Magic Ranch Estates Homeowner Association

Hung Xu
1105 S 4th Ave Apt 2
Phoenix, AZ 85005

RE: 6843 E San Tan Way

FINAL NOTICE OF DELINQUENCY

PAST DUE NOTIFICATION

Status of Account
as of July 9, 2025

Account Number	Notification Date	Due Date	Amount Due
MRE111	07/09/2025	DUE UPON RECEIPT	$1062.00

Summary of Charges	
Assessment - Homeowner - 2024	$484.00
Assessment - Homeowner - 2025	$308.00
Assessment - Homeowner - 2024 (Delinquent Fee)	$30.00
Assessment - Homeowner - 2025 (Delinquent Fee)	$80.00
Violation Fine - 2024	$160.00
Total:	**$1062.00**

Dear Hung Xu:

Your account is delinquent. If you do not bring your account current or make arrangements that are approved by the association to bring your account current within thirty days after the date of this notice, your account will be turned over for further collection proceedings. Such collection proceedings could include bringing a foreclosure action against your property.

If you have already paid the delinquent balance shown above, please disregard this notice.

1. To view and manage your account online, or to make electronic payments, please visit azhoaportal.com and click the "Login" button at the top of the homepage.
2. If you need to discuss your account, or if you would like to discuss a payment plan, please contact the management office at (480) 908-2250.

Your association relies on the timely payment of your assessments in order to maintain the association's common elements, insurance, and other necessary expenses. We appreciate your prompt attention to this matter.

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For the Board of Directors
(This message is sent on behalf of the Magic Ranch Estates Homeowner Association Board of Directors)

* PAYMENT OPTIONS *

ELECTRONIC PAYMENTS

To make electronic payments, log into your account on the Homeowner's Web Portal and click the "Pay Assessments" button in the menu bar at the top of the page. Enter any missing information in the Account Information section (required fields are marked with a red asterisk "*"). In the Choose Payment Method section, select **"Pay by eCheck"** or **"Pay by credit card"** (Additional charges apply). Once you select your payment method, enter the amount you want to pay along with your banking information and click "Submit". Please be sure to double check your bank account information for accuracy. Any returned payments are subject to additional bank and admin fees.

PAY BY MAIL

To pay your account by mail, simply make a check payable to "**Magic Ranch Estates Homeowner Association**" and mail your check to our Payables Lockbox for processing:

Magic Ranch Estates Homeowner Association
c/o PMI San Tan
24871 S Ellsworth Rd #100-111
Queen Creek, AZ 85142

Please remember to note your account number and property address on your check. Your account number is: **MRE111**

BANK ISSUED CHECKS / BILL PAY SERVICES

If you have payments set up through your bank or with a 3rd party payment service, please remember to update your mailing information if you have not already done so. Bank payments that are sent to the wrong address or that get lost in the mail may take up to 180 days to be credited back to your bank account. Neither the Association nor PMI Alliance is responsible for any delays in receiving your payments.

PROBLEMS WITH YOUR ACCOUNT?

If you believe this message has been sent to you in error, or if there are any other issues you need to discuss with us regarding your account, please contact our office at (480) 908-2250.

ACTIVE MILITARY DUTY ADVISORY

Please be advised that the owner(s) of the Property may have special rights or relief related to this enforcement action under federal la, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), if one or more of the owners of the Property is serving on active military duty. If this is the case, please alert the Association immediately.