

2026 HOA Annual Dues



Master Assessment

\$192/month

Service Areas

Alleyway: \$8.50

Encore: \$151.50

Boulder Park Villas: \$125.52

Serenity Hill Villas: \$137.76

Endor Townhomes: \$321.92

Great Ridge Parkway Townhomes: \$171.43

Tobacco Farm Way Townhomes: \$366.63

Winkler Way Townhomes: \$286.75

Payment Methods

Below you will see instructions of what you need to do depending on your payment method. If you are not sure what payment method you are on, please log into your [Kuester Portal](#) and click on "My Accounts" to see your account ledger.

<i>Payment Method</i>	<i>How to Pay</i>	<i>Key Features</i>	<i>Fee</i>
Automatic Draft (ACH)	Use checking or savings account. If you are not set up for ACH and would like to be, please use this link .	Immediate payment. Does not require payment at end of year if dues change.	FREE

<p>E-Payment/ E-Check with Bank Account</p>	<p>Use checking or savings account.</p>	<p>This can be set up as a one-time or recurring. Requires annual change if dues change.</p>	<p>\$2.99 one-time Processing Fee \$1.99 recurring Processing Fee</p>
<p>E-Payment/ E-Check with Credit Card</p>	<p>Using a credit card</p>	<p>Accepted credit cards: Visa, MasterCard, American Express, and Discover.</p>	<p>3.25% Processing Fee</p>
<p>Online Bill Pay</p>	<p>Automatically drafted from your bank account each month.</p>	<p>Recurring automatic payment that requires annual change if dues change.</p>	<p>FREE</p>
<p>Mail a Payment</p>	<p>Payment Address: BCCA PO Box 998 Commerce, GA 30529-0019</p> <p>Checks can be dropped off to Staff during office hours or dropped in the white drop-box located outside the Clubhouse front doors.</p>	<p>Mail payment directly to Kuester Management</p>	<p>Postage</p>

**** Please make sure you are only signed up for one of these options to avoid duplicate payments to your account. ****

Tips to Avoid Late Fees

- If you make a payment online - allow 2-3 business days for processing
- If you mail your payment or **pay by Billpay** through your personal banking website - ensure that you allow 7-10 business days for delivery, and it is mailed to our **Commerce, GA** lockbox address in bold up top.
- Late Fee for each month is \$20.00 and will be applied after **15 days**. Late interest for each month will be charged in the amount of **10%**.
- If applicable, a homeowner may set up a Payment Plan by submitting this [FORM](#). A homeowner may also request a Late Fee Waiver by submitting this [FORM](#).

If there are any questions regarding Annual Dues, Payment Methods, or Late Fees, please contact Briar Chapel Management by emailing BCCA@BriarChapelLife.com, by calling (919) 240-4955, or stopping by the Clubhouse Monday through Friday from 8:30am through 5:30pm.

