

January 13, 2011

Cedarcrest Property Management is pleased to announce that we are offering different ways to pay your monthly maintenance fees (monthly assessment) and special assessments at no cost to you\* – Online via eCheck (one time or recurring), Bill-Pay, US Mail or Credit Card. Please see below to learn more about the mandatory multiple payment options now available as a result of our banking relationship with Smartstreet, a division of RBC Bank.

\*There is a \$9.95 convenience fee each transaction for credit card use only and a \$5,000 maximum per transaction, if you pay via a credit card.

YOU WILL BE RECEIVING A COUPON BOOK VERY SHORTLY IN THE MAIL, PLEASE DO NOT THROW THIS OUT, KEEP IT IN A SAFE PLACE, YOU WILL NEED THE ACCOUNT NUMBER FROM YOUR BOOK TO PROPERLY CREDIT YOUR ACCOUNT, REGARDLESS OF WHAT PAYMENT OPTION YOU CHOOSE.

If you choose to pay by check, please use your payment coupon book coupon each month (which has your account number on it) to be mailed with your check, starting with your January 1, 2011 payment.

If you choose an online payment option, log on and register @ [www.mysmartstreet.com](http://www.mysmartstreet.com) starting with your January 1, 2011 payment using your payment coupon book account number.

### **Your Bank's Online Bill-Pay**

**How does it work?** Set up your Association as a payee with your bank's online banking bill-pay.

**What do I need to do?** Please complete your bill-pay setup exactly as follows:

- Payee: Essex Park Condominium Association
- Address 1: c/o Cedarcrest Property Management
- Address 2: PO Box 105007
- City: Atlanta State: GA Zip: 30348-5007
- Account Number/Reference Number: Your Condo/Homeowner Account Number which is listed on your coupon book.

### **US Mail/ Lockbox**

**How does it work?** You write a check and mail it in every time your assessment (monthly maintenance fee) is due.

**What do I need to do?** Write a check payable to your condos or homeowner's association and mail it along with your payment coupon to the address listed on the coupon. **Important: Please write your condo or homeowner account number on the check, which is listed on your payment coupons.**

### **Online Payment via Credit Card, eCheck (One time & recurring options)**

**How does it work?** You set up a one time or recurring payment using either eCheck, or credit card (MasterCard, American Express or Discover).

**What do I need to do?** Simply follow the directions below:

- Log in once you have registered to [www.mysmartstreet.com](http://www.mysmartstreet.com) and click online payments. Or log into [www.cedarcrestpropertymanagement.com](http://www.cedarcrestpropertymanagement.com) (and click pay my assessment tab on home page).
- Select option 1 (credit card), 2 (e-check) or 3 (recurring payment) to pay your regular monthly maintenance fee  
Note: You will need a login ID to set up a recurring assessment payment (your regular monthly maintenance fee) which can be obtained by selecting "Register" and completing the form.
- Type in your condo or homeowner's association name (which will say the Association name and **Fairfield, NJ (which is our office location)** and follow the instructions on the screen.

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