

## Information for Home Seller's Letter: Year 2026

### Request for Records:

Governing Documents, financial records, insurance information, etc.: Contact the association's Secretary and ask for a Home Sellers Document Kit.

Dolly Daniels (541) 571-3194  
2692 G ½ Rd email: m\_ddaniels@outlook.com  
Grand Junction, CO 81506

### Dues:

Annual dues are established at the annual meeting held in April of each year, and become due within 30 days of approval (typically May 1<sup>st</sup>). The dues are \$650 per lot in 2026. Dues are typically prorated in escrow. Contact the Treasurer if more information is needed.

### Other Assessments:

Special Assessments: There are no special assessments for calendar year 2026.

Reserve Fund Assessments: For 2025, the Reserve Funds account is expected to be funded from annual assessments in the amount of \$5000, split between the fence and the irrigation pump funds.

New this year is a User Access Fee assessed to each parcel owner by the Grand Valley Water Users Association. The purpose of the fee is to allow GVWUA to cover increased expenses. Our HOA is billed the aggregated fees annually. For this first year the Association will cover the fee from our Operating Fund cash on deposit. The Board of Directors will assess our ability to pay this fee going forward, and a future adjustment to Annual Dues may be required.

### Transfer Fee:

A transfer fee of \$500 shall be levied in escrow for any transfer of ownership. The transfer fee is typically paid by the Buyer.

The fee shall be made payable to "Country Club Heights POA" and mailed to the Treasurer:

Cathy Fletcher  
744 Continental Drive  
Grand Junction, CO 81506

### Annual Financial Review:

The required financial review was performed as required and approved by the Board of Directors.

### Reserve Fund:

A Reserve Fund Study is on file for the fence, but no study has been done for the Irrigation System and Pumps. The Association is in the process of assessing irrigation system replacement costs, and is already saving for the future.

Funds on deposit in CD Savings account: (Total as of 2025 Fiscal Year end):

Irrigation and Pump Replacement or Repair Fund:	\$13,312.32
Fence Replacement Fund	\$ 7500.00
Fund balance – End of Year 2025	\$20,812.32

A portion of the Operating Funds is invested in a CD Savings Account. The amount on deposit at the end of fiscal year 2025 is \$6908.71.

Budget: The Budget is incorporated into the Annual Financial Statement