

Information for Home Seller's Letter: Year 2025

Request for Records:

Governing Documents, financial records, insurance information, etc.:

Contact the association's Secretary and ask for a Home Sellers Document Kit.

Linda Wieland
749 Continental Dr
Grand Junction, CO 81506

(970) 242-0393
email: lindawieland@hotmail.com

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 1st).

The dues are \$650 per lot in 2025. 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 2024.

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.

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 in January 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 2024 Fiscal Year end):

Irrigation and Pump Replacement or Repair Fund:	\$7500.00
Fence Replacement Fund	\$2500.00
Fund balance – End of Year 2024	\$10371.95

A portion of the Operating Funds is invested in a CD Savings Account. The amount on deposit at the end of fiscal year 2024 is \$6646.45.

Budget: The Budget is incorporated into the Annual Financial Statement