Oct. 1, 2026

Country Club Heights Homeowners Association:

Grand Valley Water Users Association – “User Access Fee” information and interim policy Year 2027)

Background:

The GVWUA imposes a User Access Fee” on owners of all parcels in its service territory. Each unique tax parcel owner (end user) now pays a yearly $50 fee. The fee is billed to the Account Representative, which in our case is the HOA. Please review the User Access Fee handout issued by GVWUA (it can be accessed through their website at https://gvwua.com/new-user-access-fee-information/.

GVWUA claims that this is not a rate hike, but instead a fee to supplement their income in order to meet rising costs. The fee is the responsibility of each land owner, yet there is no standard procedure for Homeowners Associations to collect for these new parcel fees. The fee is added to our annual water bill, so in essence it is billed to the HOA on our members’ behalf.

What this means for you:

The $1600 fee represents a 9.5% increase to our budget for 2026. Fortunately, we have unused funds that were held in the Operations Reserve Savings account that the board has authorized pay on behalf of all homeowners for the coming year.

For this year (2027) the CCH HOA Board of Directors has determined that the Association will cover the fee from our Operating Fund cash on hand. The Board will assess our ability to pay this fee going forward, and a future adjustment to Annual Dues may be required.

Signed:

Kyle Dickson – CCHHOA President