

**Pepper Tree HOA**  
C/O Heritage Property Management  
2650 North Ave Suite 116 Grand Junction CO 81501  
970-243-3186

Dues Increase & Special Assessment Notice

January 8, 2026

Dear Homeowner,

The Pepper Tree Homeowners Association is responsible for maintaining the standards of appearance, safety and value for the property owners who own property within the HOA. In the performance of these obligations over the past few years, the HOA has seen increasing costs and dwindling funds in the HOA's accounts. Every attempt has been made to keep HOA dues as low as possible as to not become an unnecessary burden on owners, however at this time it has become necessary to increase the HOA dues in order to maintain the HOA's responsibilities. The dues will increase to **\$222.00 per month** and will be effective as of January 1, 2026.

In addition to the Dues increase, a Special Assessment of **\$77.00 per month** will be assessed for the next 12 months to cover the insurance premium. This assessment will start January 2026 and end December 2026. The Declaration gives the HOA the authority to impose a Special Assessment to cover the cost of insurance (Article IV Section 5).

**Late fees for both Dues and the Special Assessment will be assessed starting March 1, 2026.**

**We would like to remind all members that dues are to be paid by the end of the month and late fees will be actively assessed. Please make checks payable to: Pepper Tree HOA.**

Online payments can be made at [www.hpmgj.com](http://www.hpmgj.com). The online payment tab is on the right-hand side of the screen.

If you have any questions or concerns, please contact Heritage Property Management at 970-243-3186 or [info@hpmgj.com](mailto:info@hpmgj.com).

Sincerely,  
Heritage Property Management for Board of Directors