

**FAIRWAY VILLAS SUBDIVISION HOMEOWNERS' ASSOCIATION
2026 ANNUAL DISCLOSURE**

Colorado Law (CCIOA) requires that the following disclosures be made annually:

1. The legal name of the association is: **Fairway Villas Subdivision Homeowners' Association.**
2. HOA Disclosure Documents, Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, Responsible Governance Policies, Meeting Minutes, Certificate of Insurance, Current Annual Budget, Current Financials, Reserve Study (if available) and other miscellaneous documents and information can be located on the HOA website that is maintained by Heritage Property Management at www.hpmgj.com or obtained at no charge by emailing info@hpmgj.com or calling 970-243-3186.
3. Board Meetings are held: as needed.
4. The registered agent for the association is: Heritage Property Management, 2650 North Ave. #116, Grand Junction, CO 81501. Phone: 970-243-3186. Email: info@hpmgj.com.
5. The initial date of the recording of the Declaration is: March 13, 2008.
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 4623, Page 77, Reception # 2428731.
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$200.00 paid quarterly. Current Special Assessments: No.
9. A transfer fee of \$150.00 will be due at closing, made payable to Heritage Property Management, 2650 North Ave. #116, Grand Junction, CO 81501.
10. A Capital Improvement Fee of \$500.00 will be due at closing, made payable to **Fairway Villas Subdivision Homeowners' Association**, 2650 North Ave. #116, Grand Junction, CO 81501