

The Falls 2004 HOA

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

Dear Homeowner,

October 15, 2024

The Falls 2004 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 \$400.00 per year and will be effective as of January 1st, 2025.

We would like to remind all members that dues are to be paid by January 31st and late fees will be actively assessed. Please make checks payable to: the Falls 2004 HOA.

Online payments can be made at 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.

Sincerely,
Heritage Property Management for the Board of Directors