

Horseshoe Ridge Estates Homeowners Association

C/O Heritage Property Management

2650 North Ave Suite 116 Grand Junction CO 81501

970-243-3186

May 1, 2026

Dear Horseshoe Ridge Estates Homeowner,

As presented and discussed at the April 9th Annual Meeting, we need to levy a Special Assessment of **\$75** per household to cover our budget shortfall for 2026 due to additional irrigation water charges imposed by GVWUA in December of 2025. These additional charges which include a reclassification to “developed” subdivision, a new user access fee, as well as our excess water overage, increased our total invoice for 2025 from what we had planned in our 2026 budget, from \$6024.54, to \$8397.87.

Please make checks for the \$75 special assessment payable to: Horseshoe Ridge Estates HOA or if you choose, online payments can be made at [hpmgj.com](http://hpmgj.com). The online payment tab is on the right-hand side of the screen.

Please also note, at our April 9<sup>th</sup> Annual HOA meeting, the budget for fiscal year 2027 was approved. The budget includes an annual dues increase to **\$450.00** to cover what we anticipate will be a similar invoice from GVWUA, increased insurance cost, and the need to add additional funds to our reserve account. The fiscal 2027 budget will be effective June 1, 2026 and will be assessed in January 2027.

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 the Horseshoe Ridge Board of Directors