

# Chatfield II HOA

C/O Heritage Property Management  
2650 North Ave Suite 116 Grand Junction CO 81501  
970-243-3186 | [info@hpmgj.com](mailto:info@hpmgj.com)

## Clarification of 2025 Dues

June 1, 2026

Dear Chatfield II Homeowner,

In 2025, HOA Dues were assessed at \$220.00 for the year on January 1<sup>st</sup>, 2025. However, the membership decided to increase dues to \$242.00 at the 2025 Annual Meeting on April 17<sup>th</sup>, 2025. The additional amount of \$22.00 was then assessed to Owners' ledgers on May 1<sup>st</sup>, 2025. This miscommunication created confusion as to what was actually due for 2025. Some homeowners have paid the full amount of \$242.00 and some still have a remaining balance of \$22.00 for 2025.

Going forward the HOA will hold its Annual Meeting prior to the annual dues being assessed. The yearly budget will be ratified at each Annual Meeting which should include any increases. This will mitigate potential confusion in the future.

**Please review your statement carefully and make the remaining payment of \$22.00 for the 2025 HOA Dues if necessary.**

**Due to the confusion the Board of Directors waived late fees for 2025.**

**Please make checks payable to: Chatfield II HOA.**

Online payments can be made at [hpmgj.com](http://hpmgj.com). The online payment link is under 'HOA Dues' on the Chatfield II webpage at [www.hpmgj.com](http://www.hpmgj.com).

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 Board of Directors

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## 2026 Dues Increase Notice

June 1, 2026

Dear Homeowner,

The Chatfield II 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 \$250.00 per year and will be effective as of May 1, 2026. Due by June 30, 2026.

**Please make checks payable to: Chatfield II HOA.**

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## Community Reminders

June 1, 2026

Dear Homeowner,

The 2026 Annual Meeting was held on Thursday, May 7, 2026 at 6 PM at the Clifton Branch Library. The membership discussed neighborhood concerns for safety.

1. The posted speed limit in the community is 20 MPH. Please drive slowly and watch for children playing.
2. It would benefit the community if homeowners would alternate parking on the street due to limited space. Please do not park on the curbs.
3. Please remember the Chatfield II HOA Rules and Regulations for recreational vehicle parking. RVs and trailers must be parked in an approved outbuilding or screened storage facility, not parked on the street.
4. Please ensure you are following the trash collection tips provided by the City of Grand Junction and the Rules and Regulations for Chatfield II HOA. Once trash is collected, please store the trash cans out of sight, screened from public view.
5. Please refer to the CC&Rs, found on [www.hpmgj.com](http://www.hpmgj.com), on the Chatfield II HOA webpage.
  - a. Please maintain your lot (do not let weeds accumulate on the property).
  - b. Please submit an ACC Request for any exterior changes to [info@hmgj.com](mailto:info@hmgj.com). ACC forms are available through the Chatfield II webpage at [www.hpmgj.com](http://www.hpmgj.com). Homeowners who do not submit request may be assessed fines.
  - c. Please update your contact information with Heritage to receive HOA information and emergency notifications.

**We want to keep the community safe, clean, and attractive for everyone!**

Sincerely,

Heritage Property Management for the Board of Directors