

Cezanne Court Condominium, Inc.
C/O Heritage Property Management
2650 North Ave Suite 116 Grand Junction CO 81501
970-243-3186

January 1, 2026

Dear Homeowners,

The Cezanne Court 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 \$810.00 per quarter and will be effective as of January 1st, 2026.**

If you have tenants please pass this information on to them!

Please be advised, it is in the best interest of the community that all homeowners discontinue the disposal of inappropriate items down the drains. These items include but are not limited to paper towels, baby wipes, feminine hygiene products, grease, and tennis balls. Drains include toilets, garbage disposals, sinks, bathtubs, and showers. Due to its age, the plumbing will continue to have problems and the disposal of these items will only speed up the wear and tear process.

We would like to remind all members that dues are to be paid by the 10th of every month and late fees will be actively assessed. Please make checks payable to: Cezanne Court 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.

Thank you for doing your part to care for the community,

Heritage Property Management for the Board of Directors