

Palace Estates Consolidated Condominium Association, INC.
C/O Heritage Property Management
2650 North Ave. Suite 116, Grand Junction, CO 81501
970-243-3186

September 3, 2024

Dear Homeowner,

The Palace Estates Consolidated Condominium 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 accounts. Every attempt has been made to keep the dues as low as possible so as not to become an unnecessary burden on the owners, however at this time it has become necessary to increase the HOA's dues in order to maintain the HOA's responsibilities. The dues will increase to \$84.70 per month and will be effective as of October 1, 2024. With the Roof Assessment of \$85, which has not changed, the new total monthly fees will be \$169.70.

We thank you for your time, consideration, and cooperation.

Please make checks payable to: Palace Estates Consolidated Condominium Homeowners Association. Online payments can be made at www.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,

Your Palace Estates HOA Board in care of Heritage Property Management