

# STAR BRIGHT TOWHOMES HOA

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

## Special Assessment Notice

June 5, 2026

Dear Homeowner or Resident,

At a Special Meeting held on May 21, 2026 a quorum of members discussed and approved a Special Assessment of \$12,222.00 per unit to be assessed June 1, 2026 and due in full July 31, 2026. This action was done according to Article XI Section 9.1 (c) & (d) of the Declaration of Covenants, Conditions, and Restrictions of Star Bright Townhomes. This Special Assessment will be in addition to the regular monthly dues. Late fees will be actively assessed. This information is relevant to Owners only, not Tenants.

**If you are facing financial hardship, please contact Heritage Property Management to discuss payment options at your earliest convenience.**

**Please make checks payable to: STAR BRIGHT TOWNHOMES HOA.**

Online payments can be made using Condo Café.

### Important Additional Information

Please see copies of the minutes from the two relevant Special Meetings included with this notice. Due to various factors, including a significant hail storm that occurred Summer 2025 the majority of the exteriors of all three buildings must be replaced. This will include roofs, siding, windows, back glass doors, and gutters. The HOA is endeavoring to complete this project before Winter 2026. Communication between Heritage Property Management, Owners, Tenants, and Rental Property Management Companies will be critical during this project. Car information is necessary due to the risk of vehicles being damaged during the project. **Please fill out the included Contact Info Update Form and submit it to Heritage Property Management as soon as possible.**

Finally, Heritage Property Management has been made aware that there are Owners who have recently replaced their individual unit's windows and/or back glass door. We have also been made aware that a few units have alternate back doors (not regular sliding glass doors). **If you are one of these Owners or know that you have an alternate back door please contact Heritage Property Management as soon as possible.** We need to ensure we have an accurate count of how many windows and back glass doors we need to order. This order will take at minimum 4-6 weeks to arrive so it is critical that we place the order soon. Additional updates to follow.

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 Board of Directors