

**PEAR MEADOWS HOMEOWNERS ASSOCIATION
2025 ANNUAL DISCLOSURE**

Colorado Law (CCIOA) requires that the following disclosures be made annually:

1. The legal name of the association is: Pear Meadows Homeowner's Association
2. HOA Disclosure Documents, Declaration, Bylaws, Rules and Regulations, Responsible Governance Policies, Meeting Minutes, Certificate of Insurance, Current Annual Budget, Current Financials, Reserve Study (if available) and other miscellaneous documents and information can be located on the HOA website that is maintained by Heritage Property Management at www.hpmgj.com or obtained at no charge by emailing info@hpmgj.com or calling 970-243-3186.
3. Board Meetings are held: as needed.
4. The registered agent for the association is: Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501. 970-243-3186 info@hpmgj.com
5. The initial date of the recording of the Declaration is: July 7, 2014
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 5618, Page 310, Reception # 2694845
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$240.00 paid annually. There are currently no special assessments.
9. A transfer fee of \$100 will be due at closing, made payable to Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501.