

Vistas at Tiara Rado Homeowner Association

C/O Heritage Property Management

2650 North Ave Suite 116 Grand Junction CO 81501

970-243-3186

HAPPENINGS IN THE VISTA'S AT TIARA RADO HOMEOWNERS' ASSOCIATION

May 1, 2023

Wonder just what is taking place at the HOA?

Per the Board of Directors, we are very pleased to provide this update for the HOA.

A new Landscape Contractor has been hired and much of the landscaping work is either in progress or has been completed. Some of the recent work that has been completed includes the new black rock that was delivered and spread, the new sandstone rock has also been delivered and spread.



The project on the west side of the 500 building to remove the grass and replace it with xeriscape has been completed and the trees and shrubs have been trimmed. Irrigation repairs have been made, and some additional seal coating of the asphalt cracks in specific areas is in the works.



Coordination of meetings between the Board and the City/County regarding the widening of Broadway adjacent to Vista's property and all other communications have all been taken care. Painting of the exterior buildings is in the works or on the schedule to take place soon.

It's been a very busy Spring and the Board is evaluating proactive projects to keep the HOA shining. In the performance of these obligations over the past few years, the HOA has seen increasing costs and additional maintenance which contributed to the increase in HOA dues. The HOA financials are looking very healthy at this time. Every attempt has been made to keep HOA dues as low as possible so as not to become an unnecessary burden on owners. This benefits the community as a whole and we are very pleased to look out and see how beautiful our HOA is and how we are maintaining our property values.

Thank you,

Heritage Property Management for the Board of Directors.