

Ptarmigan Ridge Filing 6 Homeowners Association

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

April 7, 2026

Dear Ptarmigan Ridge Homeowner,

The Ptarmigan Ridge Filing 6 Homeowners Association is responsible for maintaining the standards of appearance, safety and value for the property owners who own property within the HOA. 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 **\$610.00** per year and will be effective as of **January 1, 2026**.

In addition to the Dues increase, a one-time Special Assessment of **\$50.00 per Lot** will be assessed for April 2026 to cover the Grand Valley Water Users Access Fees.

We would like to remind all members that the 2026 annual dues are to be paid by April 15, 2026. Late fees for both Dues and the Special Assessment will be assessed starting June 1, 2026.

Please make checks payable to: Ptarmigan Ridge F6 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.

Sincerely,

Heritage Property Management for the Board of Directors