

# Colony Meadows II Homeowners Association

C/O Heritage Property Management  
2650 North Ave Suite 116 Grand Junction CO 81501  
970-243-3186 | [info@hpmgj.com](mailto:info@hpmgj.com)

January 6, 2026

Dear Homeowner,

The Colony Meadows II Homeowners Association is responsible for maintaining the standards of appearance, safety and value for the property owners who own property within the HOA. The HOA has experienced increasing costs, in the performance of these obligations over the past few years. Every attempt has been made to keep HOA dues as low as possible as to not become an unnecessary burden on owners, however 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 \$77.50 per quarter and will be effective on January 6, 2026.

**We would like to remind all members that Dues are to be paid by 1/31, 4/30, 7/31, and 10/31. Late fees will be actively assessed. Please make checks payable to: Colony Meadows II HOA.**

Online payments can be made at [hpmgj.com](http://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](mailto:info@hpmgj.com).

Sincerely,

Heritage Property Management for the Colony Meadows II Homeowners Association