

# Copper Canyon Subdivision

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

April 4, 2024

Dear Homeowner,

Copper Canyon Subdivision is responsible for maintaining the standards of appearance, safety and value for the property owners who own property within the HOA. In the performance of these obligations over the past few years, the HOA has seen increasing costs and dwindling funds in the HOA's accounts. 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 \$330.00 per year and will be effective as of May 1, 2024.

**We would like to remind all members that dues are assessed annually and will be due June 1, 2024 and late fees will be actively assessed. Please make checks payable to: Copper Canyon Subdivision.**

**Online payments can be made at [www.hpmgj.com](http://www.hpmgj.com). The online payment tab is on the right-hand side of the screen.**

If you are facing financial hardship and would like to discuss payment plan options please contact Heritage Property Management.

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 Board of Directors