Westwood Ranch Homeowners' Association

2525 Shetland

Grand Junction, CO 81505

For Westwood Ranch Homeowners:

 Please find the accompanying invoice for your homeowner dues with this letter. PLEASE RETURN THE INVOICE WITH YOUR PAYMENT ON OR BEFORE JANUARY 1, 2021

The Board decided that we will keep the dues for 2021 at the same rate for 2020. Part of the savings were from not painting the fence, Integrity Painting had done such an excellent job we are able to get at least an extra year before painting again. The new property management company delayed enforcement due to the requirements related to COVID. Pat, Ron, Gary, John, and Rick have done an outstanding job with the pumps which helped keep the pump repairs to a minimum this year as in years past, however, we did need to purchase a new door to the pump house. As always, your HOA board works to monitor the expenses to help keep the dues at a reasonable rate while maintaining the enjoyable environment of Westwood Ranch. Reminder the dues must be paid by January 1, 2021, otherwise there will be a late fee charged (see the form at the bottom with the late fee information). Thank you for your cooperation.

 Your HOA Board Members this year are:

Ken Thomas, Pres. 970-314-7110 Nicole Lopez, V.P. 210-3624 Joan Kehrer, Treas. 549-1764

Alyssa Anderson, Sec. 720-841-3131 (email: westwoodranchoa@outlook.com )

Mikki Hall, Member-at-large 243-4129

 Thank you for doing your part in keeping Westwood Ranch safe and pleasant. As always, we appreciate your efforts to maintain your property, and to abide by the HOA covenants, rules & regulations so the subdivision can be one that we enjoy living in.

Thank you,

Westwood Ranch Homeowners Association Board of Directors

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Invoice for 2021 Homeowner Dues:

**The assessment for each property is $191.00—due and payable on January 1, 2021.**

This is in accordance with Article IV of the Declarations, Covenants, Conditions, and Restrictions. . Unpaid dues will be assessed a late fee of 1½% per month on the unpaid balance. Homeowners that have failed to submit their dues after 90 days will be subject to a lien on the property and/or being turned over to a collection agency and will be responsible for the dues, late fees as well as any collection charges

Please make your check payable to Westwood Ranch HOA at the above address. (This is not a residence – just a mailbox.) If you want to pay in cash or make payment arrangements, please contact our Treasurer, Joan Kehrer (549-1764)

Thank you for your prompt payment.

Please Detach and return with payment:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mailing Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Emergency phone numbers:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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E-mail Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Do you prefer to receive HOA correspondence via e-mail? Yes \_\_\_\_\_\_\_ No \_\_\_\_\_\_\_\_

For next year would you prefer to receive your dues invoice/letter via e-mail? Yes \_\_\_\_\_\_ No \_\_\_\_\_\_

In the future would you like to pay the Westwood Ranch HOA dues on line? Yes \_\_\_\_\_ No \_\_\_\_\_\_\_

Payments to be applied to the following properties:

Additional Properties: