

FALL VALLEY HOA NEWS

2025 IN REVIEW

I hope you all had a wonderful holiday season and a good start to your 2026. As we look back on 2025, I think the word that comes to mind is “Progress”. We updated our three main governing documents, after over 25 years. We voted on and approved a special assessment, which is always a bummer to need, but this allowed us to replace the HOA owned fence along 25 ½ Road. We had a very successful community volunteer day to stain the new fencing, and we made some maintenance improvements in our parks. The End-of-Year Budget Vs. Actual is included on the following page.

ARCHITECTURAL CONTROL COMMITTEE (ACC) REMINDER

Please remember that all exterior changes must be reviewed and approved by the Architectural Control Committee (ACC) before work begins. This includes projects such as replacing roof shingles, painting your home, additions, or making changes to your landscaping. Please provide the ACC a few weeks to reply.

If you are replacing something with the exact same item/color—such as repainting the same color, replacing fencing with the same style, or replacing a dead tree with a new live one—ACC approval is not required.

We’ve made the approval process quick and easy! Simply complete the online ACC request form here: 🖱️ <https://www.northridgehoa.org/forms>



Submitting requests helps ensure everyone is following our governing documents and protects the community as a whole. Thanks for your help with this.

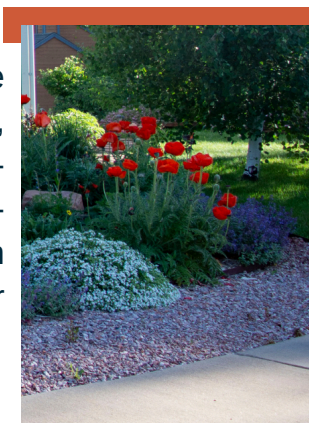
ACC VOLUNTEER NEEDED

Speaking of the ACC, if you would like to help our Fall Valley community, we are in need of one additional ACC member. It’s a pretty easy volunteer position. We receive about 2-3 ACC requests per month, and the submissions and decisions are usually done over email. If you are interested in serving in this position, please let us know.

GARDEN IN A BOX

Spring may feel far away, but a neighbor shared this with me to share with the community, and it may be helpful as you begin planning for spring. Resource Central, a conservation group based in Boulder, offers Garden In A Box—easy, plant-by-number perennial kits featuring drought-resistant, Colorado-native, and deer/rabbit-resistant plants. This project has now come to Grand Junction as well. Given our high desert climate and ongoing water concerns, this is a smart way to keep our neighborhoods green while conserving water.

For more information visit: <https://resourcecentral.org/gardens/>



2026 HAPPENINGS

If you haven’t already, please mail-in your special assessment of \$200 by January 31st. The 2026 annual assessments and annual meeting notice will be mailed out a little later in the year.

FALL VALLEY HOA NEWS

Budget Vs. Actual Report as of December 31, 2025 (CASH BASIS)

Income	Budget	Actual To Date	Variance	% of Budget
Annual Assessment HOA Dues	43,600.00	42,800.00	(800.00)	98%
Special Assessment of \$200	0.00	7,300.00	7,300.00	NA
Transfer from Savings/CD	0.00	15,000.00	15,000.00	NA
Interest Income	0.00	104.99	104.99	NA
Title Transfer Income	0.00	150	150.00	NA
Fines	0.00	738.84	738.84	NA
Total Income	43,600.00	66,093.83	21,754.99	152%
Expenses	Budget	Actual	Variance	% of Budget
Administrative				
Web Site	300.00	203.88	96.12	68%
HOA Meetings	50.00	39.24	10.76	78%
Office Supplies/Copies	100.00	940.88	(840.88)	941%
Postage	300.00	110.99	189.01	37%
PO Box	60.00	188	(128.00)	313%
License/Registration Fee	600.00	909	(309.00)	152%
Insurance - Liability	1,000.00	2,046.00	(1,046.00)	205%
Professional Fees				
Manager / Bookkeeping	3,600.00	3,600.00	0.00	100%
Attorney/Governing Docs	3,000.00	4,880.78	(1,880.78)	163%
Equipment				
Pump Repair	500.00	0.00	500.00	0%
Pump - New	1,200.00	1,497.68	(297.68)	125%
Grounds Maintenance/Repair				
Irrigation Fees GVIC	1,000.00	949.47	50.53	95%
Irrigation Repair/Maint.	3,000.00	9,962.59	(6,962.59)	332%
WD Yards Maintenance Contract	16,678.00	19,917.49	(3,239.49)	119%
Common Element Maintenance	1,500.00	151.11	1,348.89	10%
Utilities	4,000.00	3,890.71	109.29	97%
Miscellaneous	120.00	0.00	120.00	0%
Reserve Contributions	4,360.00	0.00	4,360.00	0%
Capital Improvement - 25 1/2 Rd Fencing Replacement	10,000.00	31,663.67		317%
Total Expenses	51,368.00	80,951.49	(7,919.82)	158%
Account Balance as of Dec 31, 2025	Checking	3,615.51		
	Savings	592.82		
		4,208.33	Total Account Balance	

Attorney/Governing Docs:

\$570 - Consulting Altitude Law for Legal Advice
 \$937.14 - 629 Gold Leaf Ct - Court Process
 \$3,373.64 - Governing Document Updates

WD Yard Maintenance Contract:

The Contract price was \$19,365
 January 2025 - Paid \$2,464.13

Insurance:

American Family Dropped all HOAs. HOA insurance prices have gone up a lot. This was the best price we could find.

Capital Improvement Project:

\$10,000 was budgeted for 2024, just not paid until 2025

STAY CONNECTED

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DivergentPropertiesHelp@gmail.com

<https://fvhoa.org/>

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