

Fall Valley Homeowners Association

c/o Divergent Properties
PO Box 111
Grand Junction, CO 81502

Date: September 25, 2025

Subject: Vote for Special Assessment of \$200

Dear Fall Valley Homeowner(s),

The Fall Valley Homeowners Association's has multiple maintenance projects that are well overdue, and unfortunately doesn't have the funds to complete them. These include the following:

- Complete the Construction of the 25 ½ Rd Fence: \$10,000
- Stain the 25 ½ Rd Fence: \$5,000
(we hope to have volunteers help to minimize this expense)
- Treat & Trim Ash Trees in Parks: \$7,400

Total estimated needed assessments to complete above needed projects: **\$22,400**

Although our current budget does allow us to add to a reserve fund for future needed updates, we currently do not have the funds to complete these three much needed maintenance items.

We are now seeking your vote to have a Special Assessment to pay for these three maintenance projects. The Association will provide the opportunity to set-up a payment plan for owners who need this option. Enclosed with this letter, you'll find a ballot to vote for or against this Special Assessment.

Approval Requirements

A Special Assessment requires the assent of two-thirds (2/3) of the votes of the members. This is 67% of all homeowners (74 of 109 votes).

Important: At least **72% of all homeowners (78 of 109)** must cast a vote for the results to be valid.

How to Vote

Voting is being conducted by **written ballot**, in accordance with Colorado law (C.R.S. §7-127-109). You may vote "Yes" or "No" for the Special Assessment using the enclosed ballot.

Deadline to Submit Your Ballot:

5:00 p.m. on November 24, 2025

Ballots received after this deadline **will not** be counted.

Ways to Submit Your Ballot

You may return your completed ballot using any of the following methods:

- **Mail:** Use the enclosed self-addressed stamped envelope to mail your ballot to:
Fall Valley HOA
PO Box 111
Grand Junction, CO 81502
 - **Email:**
 - Scan and email your ballot to: DivergentPropertiesHelp@gmail.com
 - OR take a clear photo of the completed ballot and email it
 - OR electronically sign the ballot and email it
 - **Hand Delivery:** Deliver your ballot in person to any Board member
 - **Electronic Signature:** Complete the electronic ballot that will be emailed to owners who have an email address on file with the HOA.
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Board Recommendation

The **Board strongly encourages a YES vote** on the Special Assessment to allow the HOA to fulfill our maintenance obligations. We have had deferred maintenance for many years, and this will allow us to get caught-up, and to a healthy place.

If you have any questions about the proposed special assessment or the voting process, please contact:

Joy Zeller

Email: DivergentPropertiesHelp@gmail.com

Phone: (970) 200-6020

You may also reach out to any member of the Board directly.

Sincerely,

Board of Directors

Fall Valley Homeowners Association

Fall Valley Homeowners Association
Ballot for Vote on a Special Assessment of \$200 for all Association Members

NOTICE: The Fall Valley Homeowners Association ("Association") is conducting a vote by written ballot on a Special Assessment of \$200 for all Association Members.

I/We certify that I/we am/are the legal owner(s) of a unit within the Fall Valley community and hereby cast my/our vote(s) as indicated below.

Please mark only one box per item.

1. Vote on a Special Assessment of \$200 for all Association Members to allow the Association to complete the 3 needed maintenance projects.

- ☐ **YES** – I vote **IN FAVOR** of a \$200 Special Assessment
☐ **NO** – I vote **AGAINST** a \$200 Special Assessment

Property Address(s) in Fall Valley: _____

Owner Signature	Owner Printed Name	Date
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Owner Signature	Owner Printed Name	Date
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Ballot Return Instructions

Please submit your completed ballot no later than **5:00 p.m. on November 24, 2025**, by:

- **Mail:** Send to Fall Valley HOA, PO Box 111, Grand Junction, CO 81502 (a stamped return envelope is enclosed).
- **Email (scan or photo):** Send to Joy Zeller at DivergentPropertiesHelp@gmail.com
- **Hand deliver to one of the board members.**
- **Electronic Signature:** Sign the ballot electronically.
- **Hand Delivery:** Deliver in person to any current Board member.