January 2010 Volume 2, Issue 1

Echo Canyon Estates

Board of Directors:

President: Linda Berry 858-5131

Treasurer: Kim Filener 858-3262

Secretary: Brooke Thomas 858-1934

Snow Removal Reminder

City of Fruita residents are required to shovel show from the sidewalk in front of their home or lot. If you back up to 18 Road, you are also responsible for shoveling the sidewalk behind the fence (on 18 Rd.)

Echo Canyon Estates Homeowners Association

Managed by: Heritage Property Management (970) 243-3186

www.traceyheritage.com

Financial News

The Board of Directors of Echo Canyon Estates would like to share some good news for 2010.

We have received a check in the amount of \$4,752 from Home Loan Investment Company for payment of the former Ridemore properties. Ridemore Enterprises was the developer of Echo Canyon and filed bankruptcy last year. The bankruptcy court required payment of half of the 2009 assessments and all of the 2010 assessments. All other monies owed have been voided by the court. This is wonderful news for our HOA. We finally have a capital reserve fund!

2009 Assessments Paid

The Board of Directors would like to thank everyone for getting caught up on assessments in 2009. As of December, all lot/home owners paid their dues.



Echo Canyon Estates 2010 Proposed Budget

The attached budget will be presented to the Board at the January 20 meeting. Please call Linda Berry if you have any suggestions or questions about the budget.



Mail your payment to Heritage Property Management or use their on-line payment service.

Assessments Due by January 31, 2010

Assessment notices were mailed in late November for the 2010 dues. Assessments (dues) are payable in January of each year. Please make your payment by January 31, 2010 to avoid late fees.

Heritage Property Management offers an on-line payment option. You may pay your assessment using a checking or savings account, or credit/debit card.

The on-line payment service, VANCO, will deduct 3% of your credit or debit card payment as a processing fee. Payments drafted from checking or savings accounts are free of charge. Please note that this 3% fee does not go to Heritage or to our HOA. If you fail to include the 3% fee, your account will show a remaining balance that is subject to late fees.

Example:

Assessment = \$250.00 per lot/home

3% processing fee = \$__7.50

To pay your assessment using a credit/debit card, The amount charged to your card should be \$257.50

If you have questions about paying your assessment, please call Heritage Property Management. Thank you.

E-mail Addresses

We are still collecting e-mail addresses to make communicating easier and cost effective for the HOA. Please send your e-mail address to: lrberry@q.com



The Board of Directors would like to form a committee to review our governing documents. The *Declaration of Covenants, Restrictions, and Conditions of Echo Canyon* were created by the developer. Changes to these documents require a vote of 67% of the owners in the HOA.

If you would like to participate in this committee, please contact Linda Berry at 858-5131. The committee will meet outside of the regularly scheduled Board meetings at a time and place to be determined.



Echo Canyon Estates Projected Budget 2010

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