

The Vineyard Homeowners Association NEWSLETTER



➤➤➤ FINANCIAL MANAGEMENT CHANGES

We're pleased to announce that beginning January 2026, Divergent Properties will take over management of The Vineyard's financials and RV lot management. With this transition, several convenient updates and changes will be introduced:

- **Auto-Pay Available:** You can now set up automatic payments for your monthly HOA assessments. Simply complete the Auto-Pay Form and either mail it to the HOA or email it to info@theVineyardGJ.com. Payments can be scheduled monthly, quarterly, or annually.
- **RV Lot Billing:** RV rental spaces will now be billed monthly and linked directly to your homeowner account. These payments can also be included in your auto-pay setup.
- **More Payment Options:** We will now accept both card payments and ACH (bank account) payments.
 - Card payments will include a 2.99% convenience fee .
 - ACH payments will include a small \$0.75 convenience fee—less than the cost of a stamp!
 - The convenience fees are simply passed-on from the processor.
 - **Mailing Payments:** You may continue to mail your payments to the same address:
 - 7 Gamay Ct, Grand Junction, CO 81507.
 - For the safety and security of your payments, the drop-off box on Burgundy Ct. will be discontinued beginning January 2026.
- You will have access to an owner's online portal and app, if you would like to use it. More info. to come in January 2026.

We look forward to these updates making payment and RV lot management smoother and more convenient for all Vineyard homeowners.

WAYS TO PAY YOUR ASSESSMENTS

**STARTING JANUARY 1, 2026, MONTHLY ASSESSMENTS WILL INCREASE TO \$155/MONTH.
RV RENTAL SPACE WILL BE \$45/MONTH.**

STARTING JANUARY 1, 2026 YOU ARE ABLE TO PAY FOR YOUR ASSESSMENTS AND RV SPACE RENTALS BY:

<p><u>Mailing a check or money order to:</u> The Vineyard HOA 7 Gamay Ct Grand Junction, CO 81507</p>	<p><u>Online Owner Center:</u> https://divergentproperties.managebuilding.com User Name: Your Email We Have On File You can also find our App: Resident Center (Buildium)</p>	<p><u>Payments With Me:</u> I can accept one-time or set-up automatic monthly/quarterly/annual payments from your checking account, or debit/credit card. Simply call me.</p>
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BIG THANK YOU <<<

For years, The Vineyard has operated solely through the dedication and volunteerism of homeowners who care deeply about this community. We want to give a heartfelt "THANK YOU" to all who have served the HOA over the years—and a special thanks to Peggy Maurer and Gail Corbett for their outstanding management of the financials, and to Dede Sharp for her dedicated oversight of the RV lot. These have been significant volunteer roles, and their time, effort, and commitment have made a tremendous difference. Thank you for your service to The Vineyard community!



STAY CONNECTED



The Vineyard HOA
7 Gamay Ct
Grand Junction, CO 81507



<https://thevineyardgj.com>
(970) 200-6020
Info@TheVineyardgj.com



CHANGE IN PHONE NUMBER <<<

Tawni, who has played such an important role in helping The Vineyard make great progress and improvements over the past summer, will be stepping away from her position. Although we will certainly miss her, we have no doubt she will do wonderful things in her next chapter.

The only logistical change this brings for homeowners is the contact phone number. For any HOA-related questions or needs, please call 970-200-6020.



>>> RESERVE STUDY COMPLETED

The Vineyard has received its Reserve Study Report from Association Reserves. Over the next year, the Board will be reviewing and studying this report as part of our continued efforts to plan and prepare for the future financial and maintenance needs of the HOA. Homeowners can view the full Reserve Study on our website at:

👉 <https://thevineyardgj.com/financial-info/>



UPCOMING BOARD MEETING <<<

The Vineyard HOA board will be having their next meeting on December 3, starting at 5:30 pm, at Redlands United Methodist Church. All owners are welcome to come, but there will be no member voting. The agenda items the board will be reviewing will include the 2026 lawn care contract, the reserve study, as well as the governing document amendments that we will be presenting in 2026 for vote by the members.



>>> TREE CARE IN THE VINEYARD

The Vineyard's beautiful trees are a key part of our community. We are currently working on mapping and identifying private trees vs. HOA trees, as well as creating a systematic, long-term tree care plan. We will share more information about our plans as we get closer to spring. We appreciate your patience as we continue to create systems and plan for the future.



RV SPACE AVAILABLE <<<

The Vineyard has a secure, well-maintained RV lot located at the back of the subdivision, and we currently have spaces available! If you have a trailer, RV, or camper you'd like to store, this is a great opportunity.

The rental rate is just \$45 per month—a fraction of what you'd pay at most public storage facilities. If you're interested in reserving a space, please contact us at info@TheVineyardGJ.com



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DEBIT AUTHORIZATION FORM

I (we) hereby authorize The Vineyard HOA to electronically debit my account below for the amount specified below. This authority will begin January 1, 2026, and will remain in effect until The Vineyard HOA is notified by me (us) in writing to cancel it in such time as to afford The Vineyard HOA and the financial institution a reasonable opportunity to act on it. I (we) agree for the HOA debits to be drawn from my account on or around the 1st of the month that the HOA assessments are due.

Amount to be Charged as of January 1, 2026, with the understanding that the monthly assessments may change in the future: (Check One)

- Monthly: \$155
- Quarterly \$465 (Jan, April, July, Oct)
- Annually \$1,860 (Every January)
- I also have an RV rental space that I would like to include in my auto-payments. RV Space # _____

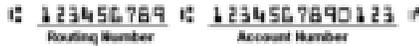
Checking/Savings Account Payment (\$0.75 Transaction Fee from Processor)

Checking/Savings Account Bank/Credit Union Name: _____

Account Owner Name: _____

Routing Number: _____ Account Number: _____

(These numbers are located on the bottom of your checks, as follows)



**STARTING JANUARY 1, 2026.
CONTINUE PAYING THE WAY YOU
ARE NOW UNTIL JANUARY 1, 2026**

OR

Debit/Credit Card Payment (2.99% Transaction Fee from Card Issuer)

Name on Card: _____

Debit/Credit Card Number: _____ Expiration Date: _____ CVC Code: _____ Street: _____
City: _____ State: _____ Zip Code: _____

Unit Address: _____

Name of homeowner: _____ Signature: _____ Date: _____

Starting January 1, 2026, you can also set this up yourself, if you would like, from our owner payment portal.

Site: <https://divergentproperties.managebuilding.com>

User Name: Your email on file

If you have any questions about this form or would prefer to provide this information via phone call or email, please contact Joy at Info@TheVineyardGJ.com or 970-200-6020.