

MAILED 1/20/2026
Letter to Heritage at Canyon Pointe Homeowners
From: HCP Board of Directors

Dear fellow owners,

Over the past year, your HOA Board has been communicating with you with proposals to address the structural deficiencies we face in our community. Initially, the Board proposed funding these repairs with a loan to ease the financial burden on the owners. Unfortunately, enough owners did not vote to approve the proposed loan, so the HOA's only way to fund these repairs is through the series of special assessments. Below are Executive and Detailed summaries of our situation.

Executive Summary

2026 renovation work: \$974,000

2026 special assessments: \$6,900; \$4,000 due March 1st, \$2,900 due June 1st.

2027 renovation work: \$488,000

2027 special assessment: \$3,400 est.

2028 renovation work: \$232,000

2028 special assessment: \$1,100 est.

This schedule of work and special assessments will be voted upon in a special, in-person board meeting scheduled for January 28, 2026, at 6:00pm in the clubhouse. As always, all homeowners are encouraged to attend.

Bank financing option is still available. The Board continues to believe that this financing may be the best option for most owners. The Board will be conducting another vote on the financing option. You will receive a new ballot later this week. It must be returned quickly. Do not delay.

ckard Management Company
75 Aero Drive #335
Diego, CA 92123

RTANT INFORMATION
OSED



(11) 970 0000 2174 5802 3