

Where the HOA stands, and where it's headed

Grange Valley is a small, self-managed association of 12 units. Just before 2020, the owners paid for a new driveway, which used much of their savings. Then costs climbed fast and dues didn't keep pace. In 2026 the owners took it head on with higher dues, lower costs, a new volunteer board and firmer rules.

BEFORE 2020	2020-2025	MAY 2026	JUNE 2026	OCT 2026
New driveway	Costs rise	Dues raised	Trash bill cut	Firmer rules
Paid for largely from savings.	Insurance, water, snow and trash outpaced dues.	\$200 to \$250/mo, plus a one-time \$250/unit assessment.	Rebid from almost \$600 to under \$300/mo.	New board. Late fees from Nov 1, liens at 3 months past due.

Rebuilding the savings

From **\$296** at the end of 2025



About \$6,500 on hand (Sept 30, 2026)

\$10,000 first goal

The budget sets aside \$7,200 for reserves in 2026 and \$5,400 in 2027. To get there sooner, the board is pricing options: higher dues, another assessment, or lower lawn care costs. Nothing has been voted on.

What \$250/mo covers

Water, sewer, trash, common area upkeep, master insurance, and a replacement reserve. Still below the \$290 to \$320/mo at newer nearby complexes.

Good to know

Master insurance in force through May 2027. Fidelity bond for the board is on this year's list. Roof last replaced 2007 and on the 5 to 10 year plan. Chimney flashing redone Jan 2026, 5-year warranty. No pending litigation.

The sellers of 2800 have your back. If any special assessment is approved before closing, they'll pay their unit's share. It won't fall on you.