

# **Cottonwood West Homeowners Association, Inc.**

P. O. Box 840

Arvada, Colorado 80001

(cottonwoodwest@comcast.net)

## **2025 Assessment Notice**

January 3, 2025

Cottonwood West Homeowners:

Our HOA expenses have remained steady with minor increases last year and likewise expected for 2025. Therefore, the annual 2025 HOA assessment has increased by a nominal \$12.00 amount. This is due to small changes; for example, the amount we pay for liability insurance, weekly trash collection, and other minor less significant increases.

You may ask, why an odd amount (\$12.00) of annual increase; but, we are limited by our governing documents to a 5% annual increase (without concurrence) by a homeowner vote.

Because of this minor increase, the annual homeowner's assessment has been set at a one-time payment of **\$262.00** payable by **February 15, 2025**. An additional copy of this Assessment Notice is available on the HOA web site.

Please send your \$262.00 annual dues payment to:

***Cottonwood West HOA***

***PO Box 840***

***Arvada, CO 80001***

Any comments or questions, can be sent to: ***board@cottonwoodwesthoa.org***  
Messages to the Board address will be forwarded to all five Executive Board members. For information regarding the Association, go to the HOA Web Site: ***cottonwoodwesthoa.org*** At the top, select the Documents Tab for everything you ever wanted to know about Cottonwood West and Youngfield Village.

Thank you, and the best to you during the new year.

The Executive Board  
Cottonwood West HOA