

2026 Arlington Villa Estates Annual HOA Meeting

Tuesday, February 17, 2026, at 3:30 PM

Online Access Only

Available Online at <https://zoom.us/>

Meeting Code: 873 2527 6921 Passcode: 223542

contact@hoaservicesco.com

Notice

Dear Arlington Villa Estates Association Owner/s:

Notification: The Arlington Villa Estates Owners Association has scheduled their Annual Meeting for **February 17, 2026, at 3:30 PM**. The meeting will be held online only! See below for online access information.

Election: The Association needs to elect three Members to the Board of Directors for one-year terms. If you are interested in volunteering for the Board, please notify HOAServices prior to the meeting at contact@hoaservicesco.com. You may also volunteer or be nominated at the meeting.

Online Access: The meeting will only be available online at Zoom.us. **The Meeting ID # is 873 2527 6921 and the Passcode is 223542**. To join the meeting, type "zoom.us" into your URL and then click on "Join a Meeting" in the upper, right-hand corner of the web page. You will be prompted to then enter the Meeting ID #, followed by the Meeting Passcode.

Proxy: If you are unable to attend the Annual Meeting, **please return your completed proxy** (enclosed) to HOAServices at 607 S. 7th St. Grand Junction, CO 81501 or by email at contact@hoaservicesco.com. If you plan to mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting.

Returning your proxy will help the Association achieve quorum and conduct scheduled business. ***Thank you in advance for returning your proxy if you are unable to attend the meeting.***

Budget/Dues: **There is a proposed dues increase as expenses have continued to increase in all sectors.** The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on previous years' expenses. Please review the packet and, if you have any questions or concerns, please do not hesitate to contact us before the scheduled meeting.

The Board of Directors
& Your HOA Mgmt. Partners

2026 Arlington Villa Estates Association Proxy
PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

Quorum: I (Print Full Name) _____ APPROVE
my Proxy to be counted toward achieving quorum.

Budget: I am casting my vote on the proposed budget:

Approve: _____ OR Reject: _____

Election: The Association will be voting for three members to be elected to the Board of Directors. Use this Proxy to nominate the members of your choice. The Vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

For the Proxy to be Valid, this Section Must be Completed

Member Name: _____

Dated: _____

Member Address in the HOA: _____

Member Signature: _____

Cumulative Voting is not permitted.

How to Assign Your Proxy to Another Person or The Board to Represent You

Do Not Fill Out if You Plan to Attend the Meeting in Person

The undersigned member of Arlington Villa Estates Homeowners Association assigns either the Board of Directors as my Proxy or (insert proxy's name): _____ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and WANT the Board to direct my vote. I will complete and send in this written Proxy via mail or email to contact@hoaservicesco.com.

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AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% (6 Proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Arlington Villa Estates – Meetings – Minutes for your review. Please review these minutes beforehand if you wish to discuss any matters pertaining to this meeting.
5. Old & New Business
6. Budget Discussion and Ratification
 1. Declaration. Art. VIII. Section 4: Unless at the meeting, a majority of the affected Unit or Lot Owners reject the budget, the budget shall be deemed to be ratified, whether or not a quorum of such Unit or Lot Owners is present at the meeting.
7. Annual Election: Three Members are Needed to Serve 1-year Terms
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Arlington Villa Estates HOA

2026 ANNUAL BUDGET Draft

Proposed Monthly Dues: (12) Condo Units at \$175/ (16) Single Family Units at \$75

Effective March 1st

INCOME

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
Income from Dues	\$32,879.84	\$33,543.16	\$32,880.00	\$39,600.00
Violation Fees	\$100.00			
Interest	\$5.82	\$8.39	\$5.00	\$5.00
Postage Reimbursement	\$24.68	\$19.16		\$20.00
Legal Fee Owner Reimbursement		\$50.00		
Reserves Contribution to Operating				
Capital Assessment Fee for New Buyers		\$350.00	\$350.00	\$350.00
Total Income	\$33,010.34	\$33,970.71	\$33,235.00	\$39,975.00

EXPENSES

Repairs/Maintenance/Grounds		\$4,799.34	\$2,500.00	\$5,000.00
Landscaping Maintenance-Contract	\$10,098.00	\$9,540.00	\$9,540.00	\$10,070.00
Landscape Trees Trimming		\$797.50	\$500.00	\$1,000.00
Irrigation System Maintenance & Repair	\$1,285.05	\$891.52	\$2,500.00	\$1,500.00
Pet Waste Services	\$1,920.00	\$1,920.00		\$1,920.00
Management	\$4,125.00	\$4,200.00	\$4,200.00	\$5,000.00
Insurance	\$6,105.09	\$8,341.52	\$10,443.38	\$8,371.30
Electricity	\$60.00	\$60.00	\$60.00	\$60.00
Trash Service	\$2,421.94	\$3,160.92	\$2,280.00	\$2,500.00
Office/Mailing	\$548.35	\$431.71	\$450.00	\$550.00
Registrations: DORA & SOS	\$67.93	\$44.00	\$53.00	\$53.00
Legal/Professional Services	\$50.00			
Accounting/Tax Prep	\$250.00	\$283.50	\$250.00	\$300.00
Bank Fees				
Capital Reserves			\$400.00	\$3,600.00
Total Expenses	\$26,931.36	\$34,470.01	\$33,176.38	\$39,924.30

NET INCOME

	\$6,078.98	-\$499.30	\$58.62	\$50.70
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Account Balances YTD, 1/1/2026:

Operating Cash: \$6,382.06

Reserve Cash: \$400.29

Total Cash Assets: \$6,782.35