



August 19, 2025

Greg & Pam Smith
2670 Lookout Lane (Lot #174)
Grand Junction, Co 81503

RE: Deposit Refund

Dear Mr. & Mrs. Smith,

On July 1, 2025, a final inspection of your landscaping was completed, and it was determined that your landscaping was not in compliance with the SGR landscaping minimum requirements. More specifically one of the two deciduous trees used in your landscaping did not meet the minimum required 1 ½ inch caliper at 12 inches above the ground. On July 1, 2025, you were notified you were in danger of losing your deposit if your trees were not brought into compliance within 30 days. On July 11, 2025, you notified the HOA that you had corrected the issue, so another inspection was completed on July 22, 2025, where it was found that your trees still did not meet the minimum caliper required for deciduous trees. You were also instructed in the notification letter that you had 30 days from the date of the letter (July 1, 2025) to submit a written request for a hearing with the Board of Directors if you did not agree with the inspection findings. A request was not received and the 30 days expired.

During an executive session following the August 2025 board meeting the SGR Board of Directors reviewed the circumstances involved with your landscaping and determined that you are no longer eligible to receive a refund of your deposit. This decision was not made lightly and ultimately after reviewing the documents it was determined that you were given the time and the opportunity to bring your landscaping into compliance but failed to do so. For this reason, you will not be receiving a refund of your deposit. Please be aware that you will still be required to comply with the SGR minimum requirements for number and size of plants going forward and failing to do so could result in additional fines being assessed.

This decision was made by the Spyglass Ridge Board of Directors and is final. If you disagree with the decision, you may seek mediation at your expense. If you have any questions regarding this matter, please contact Jennifer Mangan in the HOA office for assistance either by phone at (970)424-5600 or email at spyglassridge@gmail.com.

Sincerely,
At the direction of the Board of Directors for
Spyglass Ridge Homeowners Association, Inc.
Jennifer Mangan
Community Association Manager