



Canyon River Ranch Cabin Site HOA Dues

Amount: \$779.50 per month

Includes: Garbage Service

Common area of lodge access and upkeep - includes utilities, cleaning, insurance, and Wifi.

Water/ Irrigation connection to lot – includes water delivery and treatment systems and well heads.

Septic connection to lot – includes main tanks, pumps, and drain field.

Grounds/ Landscaping outside of lot perimeter – includes roadways and pathways, outdoor activity areas, and snow removal.

Pool/ Hot tub access and maintenance

Fire protection contract fees

Vineyard operations and wine allocation

Private “Upper” boat launch

Not included: Annual property taxes

Electricity/ propane use for cabin

TV/ Wifi/ Telephone for cabin

Landscaping within lot perimeter

Cabin insurance

