

# Fountain Green Patio Homes HOA

## 2026 Annual Meeting

Saturday, February 14, 2026 – 10:00AM

2650 North Ave. #116, Grand Junction, CO

### Agenda

1. Introduction of the Board of Directors
  - Board Member: Faith Welsh
  - Board Member: Debra Fitzgerald
  - Board Member: John Manfro
  - Board Member: David Klemm
2. Introduction of Heritage Property Management
  - Jade Buehrer-Locke & Raye Rash
3. Approve 2025 Annual Meeting minutes [copy enclosed]
4. Unfinished Business
5. New Business
  - Concerns of governing body of The Masters
6. Committee Reports: (ACC)
7. Presentation & approval of 2026 Proposed Budget [copy on back]
8. Nomination and Election of Board Members
  - Any interested members must be in good standing with the HOA
  - Board members are vital element to a successful HOA and the current Board of Directors would like to have more owner participation and continuity for when existing Board members leave. Please consider involvement by offering to take a position on the Board.
9. Other Business
10. Adjournment

**Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted prior to the meeting. Send questions to [info@hpmgj.com](mailto:info@hpmgj.com).**

**NOTICE:** If you are unable to attend this meeting, please complete and return the enclosed proxy to: Heritage Property Management at 2650 North Ave St 116, Grand Junction, CO 81501 or via e-mail to [info@hpmgj.com](mailto:info@hpmgj.com). Thank you.

Heritage Property Management is inviting you to a scheduled Zoom meeting.  
Join Zoom Meeting

Topic: Fountain Greens Patio Homes

Time: Feb 14, 2026 10:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89640886021?pwd=eH9ssVYZyUYhI1X318XQO6ojEu6icy.1>

Meeting ID: 896 4088 6021

Passcode: 740068

**Fountain Greens Patio Homes**  
**Proposed 2026 Budget**

<b>Income</b>	<b>Approved '25</b>	<b>Actual '25</b>	<b>Proposed '26</b>
HOA Dues	\$ 63,480.00	\$ 62,785.08	\$ 63,480.00
Miscellaneous Income	\$ -	\$ -	\$ -
Working Capital	\$ -	\$ -	\$ -
Transfer Fees	\$ -	\$ -	\$ -
Interest on Bank Accounts	\$ -	\$ 1,002.31	\$ -
Late Fees	\$ -	\$ (82.99)	\$ -
<b>Total Income</b>	<b>\$ 63,480.00</b>	<b>\$ 63,704.40</b>	<b>\$ 63,480.00</b>
 <b>Operating Expenses</b>			
Landscape Maint-On Contract	\$ -	\$ 43,747.00	\$ 47,724.00
Landscape Maint-Off Contract	\$ -	\$ 653.74	\$ -
Snow Removal 1X 1.5"- 4" of snow	\$ -	\$ -	\$ 1,500.00
Lien/Filing & Processing Fees	\$ -	\$ 43.00	\$ 1,000.00
Irrigation System Expense	\$ -	\$ 80.00	\$ -
Management	\$ 5,760.00	\$ 5,760.00	\$ 6,336.00
Insurance	\$ 880.00	\$ 1,122.00	\$ 1,200.00
Bank Charges	\$ -	\$ 3.80	\$ -
Postage/ Mailing/Checks	\$ 500.00	\$ 513.75	\$ 550.00
Legal & Accounting	\$ 140.00	\$ 140.00	\$ 140.00
Income Tax	\$ -	\$ 190.00	\$ -
Taxes & Licenses	\$ 60.00	\$ 69.00	\$ 70.00
Office Supplies	\$ -	\$ 20.91	\$ -
<b>Total Expenses</b>	<b>\$ 7,340.00</b>	<b>\$ 52,343.20</b>	<b>\$ 58,520.00</b>
<b>Net Income</b>	<b>\$ 56,140.00</b>	<b>\$ 11,361.20</b>	<b>\$ 4,960.00</b>

**BANK BALANCES - 12/31/2025**

Operating/Checking Account xxx3662	\$ 25,111.05
Unallocated Reserve Account xxx7355	\$ 38,339.38
CD1 Mailbox Capital Reserve xxx8497	\$ 5,533.90
CD2 Mailbox Capital Reserve xxx0754	\$ 8,299.42
<b>TOTAL CASH</b>	<b>\$ 77,283.75</b>

# Fountain Greens Patio Homes

Annual Meeting Minutes  
February 15<sup>th</sup>, 2025 9:30 Am  
Heritage Offices

Meeting began at 9:35am

Introduction of the Board of Directors:

- President: Steven Spydell
- Board Member / ACCO: John Manfro
- Board Member / ACCO: David Klemm

Introduction of Heritage Property Management (HPM):

- Jade Buehrer-Locke & Brieana Molinari

Members Present: Susan Smith, Phyllis Buckley, Genevieve Blecha, Karla Klemm, Jaclyn Lenahan, Faith Welsh, Annika Sheya, Barbara Moore, Ursula Clark, ton & Sue Ann Buick, Jim Karandjeff, Christy Minnick, Winona Schwartz, Fred Schwartz, Karen Huntington, Connie Sanford, Rob Sanford, Jon Conrad, (11 Proxies) Quorum Achieved.

Approval of 2024 Annual Meeting Minutes: As Posted to Website. M/S/C 0 opposed.

- Correction to 2024 Minutes: Were posted to website for 2024.

Owner Education: CCR's bind Board to educate homeowners.

- History:
  - 4 HOAs govern Fountain Greens Subdivision: The Masters, Hamlet, Village Condos and the Patio Homes.
  - 1998- Developer from Boulder, Colorado started to build out.
  - 1999- Declaration was recorded for The Masters HOA, all-encompassing areas
  - 2000- The Masters was Incorporated
  - 2001-First residential units in Patio Homes were started
  - 2002-Hamlet CCR's were recorded, to become a sub association to The Masters HOA
  - 2009- Articles of Incorporation for the Patio Homes filed.
  - 2012-Patio Homes CCRs was recorded. 51 of the 64 properties belonged at that time. Due to state law. 63% had to notarize their intent to join. They were not obligated to join. To date there are only 3 outliers in the Patio Homes.
  - Patio Homes, Hamlet and Village Condos CCR's are subjective to The Masters HOA CCR's
- Board of Patio Homes meet 12 times in 2024 – meetings can be found on [www.hpmgj.com](http://www.hpmgj.com)
  - Homeowners are encouraged to attend board meetings to be informed and ask questions.
  - Meetings were scheduled 3 months in advance.
- Dues increase last year.
- Confusion with contractors for the Irrigation start up with The Masters.
- Weed and trash concerns with the City of Grand Junction on 25rd.
- Yard Sale – Board felt that this will be managed by Grand Junction Code Enforcement and is not an issue that the Board should be burdened with.

Unfinished Business:

- None at this time.

New Business:

- John Manfro (ACC Member) July 28, 2024. The Daily Sentinel printed an article for the Weed Abatement Control Ordinance
  - Started in the 1907. Ordinance #236. Reinstates in 1915 to present.
  - Behind the homes that back to 25 Rd from the fence to the asphalt is the responsibility of the homeowner to maintain. Homeowners can be fined for failure to maintain.
  - Some homeowners are not capable of maintaining the area due health, tenants or not present in the area.
  - Board decided as a courtesy to spend the money to have the area cleaned up and weed management. Cost was \$850.00.
  - Proposal to add \$1500.00 added to the budget to maintain this area.
  - Boundary is from the new fence on the South to the entrance.
  - The Masters has taken care of the area in previous years.
    - Homeowners concerned that The Masters did not notify any homeowners of their discontinued maintenance of the area.
  - Consensus of the homeowners is to inquire with The Masters to maintain this area for the betterment of the entire Subdivision due to this being and entrance area.
  - A Homeowner approached The Masters with a plea for the area to be maintained by the Masters and was denied.
  - Membership encouraged to go to The Masters annual meeting in force to address issue of 25 Rd. Clean up and maintenance.
  - Motion to for membership to instruct the board to undertake the maintenance of the areas on 25Rd and 24 ¾ Rd. If The Masters refuses maintenance. M/S/O 0 Opposed.
- Landscape contract
  - Board felt it important to align contractors with The Masters to relieve communication concerns.
  - Thompsons is taking care of The Master, Hamlet and Patio Homes.
  - 11 Bid requests sent out, 5 responded.
  - Communication with Board and Heritage was important factor for services.
    - Thompsons came highly recommended for communications.
    - Thompsons was also the lowest bid.
- Homeowners want to make sure that the Opt Out forms are followed.
  - Forms sent to Management company to correspond with Thompsons
- Issues with the contractor services need to be reported to HPM immediately.
- Mulching is currently not part of the contract from Thompsons. They will remove debris.
- Valves should be shut off at the beginning of the season.
- Manifold and filter is the homeowners responsibility. Homeowners can hire contractors for their own irrigation systems responsibilities. Thompsons will charge homeowners separately.
- Forms: All on [www.hpmgj.com](http://www.hpmgj.com)
  - Opt Out Form to cover the entire season of landscaping.
    - Turned in by February 15 every year.
  - ACC Form
    - Anything on the exterior of your property
    - Forms to be submitted through HPM to Board for review and decision.
  - Complaint Form
    - Homeowner would like to have a way to communicate a positive concern. Can the form be a communications form?
- Concerns of Trash Cans in the neighborhood.
  - Trash can should be put away the same day that trash is collected.
  - Trash can cannot be on the sidewalks. They must be in the curb of the street for pickup.

## Presentation & Approval of 2025 Proposed Budget:

### Budget:

- Dues increase was not properly enacted in 2024.
- Corrections from 2024 -
  - Budget did not have all expenses listed. Addressing concerns from homeowners of balances in bank accounts.
  - Glossary created by Steven Spydell to ease understanding for homeowners what charges are covered in budget line item.
- HOA only needs to have 3 accounts to properly function:
  - Operating account (checking) – monies spent for ongoing operating costs.
  - Unallocated Reserve Account (savings) – Money can be spent on costs the homeowners approve that are not part of the current budget.
  - Capital Reserve Account – Funds should cover the replacement of any Capital Reserves the association is responsible for (6 mailbox clusters).
- Money in the operating account was only earning .15% interest.
- Reduced the operating account to a balance of \$13,000.00. Adequately funding operating expenses.
- Most money in Money Market account is earning interest for the HOA. Due to a better interest rate.
- In 2024 there were 3 invoices from 2023 that were not paid, which reflected in the 2024 Landscaping shortfall in costs.
- Board reviews all financials monthly submitted by HPM.
- Unallocated funds will cover inflationary costs such as Insurance rates.

Motion to Accept the 2025 Proposed Budget. M/S/C 0 Opposed.

### Nominations:

- Board positions are encouraged to step up and volunteer for the Board. Current board express the importance of passing along information from Board to Board.
- 2024 Board has started to work on an operations manual to streamline future Board Members ease into the position.
- Board can appoint members to the board at anytime throughout the year.

Motion to accept the current slate of Board members. M/S/C 0 Opposed

Meeting Adjourned 11:58 am

Minutes transcribed by:

Jade Buehrer-Locke

Heritage Property Management

## **FOUNTAIN GREENS PATIO HOMES HOMEOWNERS ASSOCIATION**

### **2026 ANNUAL DISCLOSURE**

Colorado Law (CCIOA) requires that the following disclosures be made annually:

1. The legal name of the association is: Fountain Greens Patio Homes Homeowners Association
2. HOA Disclosure Documents, Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, Responsible Governance Policies, Meeting Minutes, Certificate of Insurance, Current Annual Budget, Current Financials, and other miscellaneous documents and information can be located on the HOA website that is maintained by Heritage Property Management at [www.hpmgj.com](http://www.hpmgj.com) or obtained at no charge by emailing [info@hpmgj.com](mailto:info@hpmgj.com) or calling 970-243-3186.
3. Board Meetings are held: as needed
4. The registered agent for the association is: Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501. 970-243-3186 [info@hpmgj.com](mailto:info@hpmgj.com)
5. The initial date of the recording of the Declaration is: March 28, 2012.
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 5279 Page 258, Reception # 2605565
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$85/month for attached units and \$95/month for detached units. There are currently no special assessments.
9. A transfer fee of \$200 will be due at closing, \$100 made payable to the HOA and \$100 made payable to Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501.

# Fountain Greens Patio Homes 1<sup>st</sup> Qtr. 2026 Newsletter

# JANUARY FEBRUARY MARCH

Fountain Greens Patio Homes welcomes any new neighbors!

**Remember:** Fountain Greens HOA is managed by HERITAGE PROPERTY MANAGEMENT and all correspondence – including dues payments made out to Fountain Greens HOA – need to be mailed to:

2650 North Ave, Ste 116  
Grand Junction, CO 81501  
970-243-3186

[info@hpmqj.com](mailto:info@hpmqj.com)

\*\*CC&Rs, Bylaws, Rules & Regulations, Policies, and announcements can be found on the Fountain Greens Patio Homes page of Heritage's website, [www.hpmqj.com](http://www.hpmqj.com).



Fountain Greens next Board Meetings will be held on  
**Tuesday Jan. 6<sup>th</sup>, 2026**  
**Tuesday Feb. 3<sup>rd</sup>, 2026**  
**Tuesday Mar. 3<sup>rd</sup>, 2026**

These meetings will be held via ZOOM.  
Please contact Heritage for invitation link to the meeting.

## Board of Directors

John Manfro  
David Klemm  
Debra Fitzgerald  
Faith Welsh

**Thank you for your support.**



**Your HOA Board has been working to ensure our neighborhood is looking good, being fiscally responsible, and giving us a great place to live.**



**Newsletters will go out quarterly – January, April, July, & October.**



**Let us know how you like the newsletter.**

**Let's keep our community safe and clean for everyone.**

## ~2026 Reminders~

Please join us for the **Annual Meeting: Saturday, February 14, 2026 at 10 am at HPM Office!** (Please be on the look out for your annual meeting packet) There is a **Zoom Meeting** that will be available if you cannot attend in person. 2026 proposals include a rental cap amendment, updated policies and rules & regulations.

**Communication is key! Let's work together!**



If you would like to receive your monthly statement and newsletter by email, please provide your email address to Heritage Property Management at [info@hpmqj.com](mailto:info@hpmqj.com)

# Fountain Greens Patio Homes 1<sup>st</sup> Qtr. 2026 Newsletter



## Snow Removal Clarification

Snow will be removed after 1.5 inches have fallen & it is no longer snowing. An HOA Board Member will contact our vendor for snow removal.

## Contact Information

In order to ensure that Heritage Property Management has accurate information, please reach out and provide updated information to receive:

- Statements & Newsletters
- Annual Meeting Notices/Ballots
- Board Meeting Information
- Any returned checks
- Any courtesy letters/payment plan offers/
- CCIOA information about changes in your HOA operations

- You can volunteer for any future committees or Board positions!

## Resident Responsibilities

- The HOA would like you to please be aware of the City Ordinance that requires you to place your trash bins out the night before pick up.
- Trash bins need to be put out at the curb on the street, not on the sidewalks.
- Trash bins need to be moved out of sight by the end of the day of trash pickup.

## Rental Occupants

- You are welcome to attend meetings and stay informed on our CC&Rs (Covenants, Conditions, and Restrictions).

**The Board of Directors  
thanks you for your  
participation and support!**



## **City of Grand Junction Colorado Police Department**

- Grand Junction Animal Services at 970-549-5000 or report the incident online, for barking dog complaints, concerns, and any off-leash situations you might notice as you enjoy walking around our community.
- Grand Junction Police Department (NON-EMERGENCY DISPATCH) at 970-242-6707 or report the incident online.

## **Did You Know**

There is a \$25 fine for failing to pick up your dog waste. There are waste bag stations around our community for your convenience.