

# Patterson Gardens Townhomes Homeowners Association

## Monthly Newsletter

**Patterson Gardens Townhomes welcomes any new neighbors!**

**Remember:** Patterson Gardens Townhomes HOA is managed by

HERITAGE PROPERTY MANAGEMENT

All correspondence – including dues payments made out to Patterson Gardens HOA – need to be mailed to:

2650 North Ave, Ste 116, Grand Junction, CO 81501

\*\*CC&Rs, Bylaws, Rules & Regulations, Policies, and announcements can be found on the Patterson Gardens page of Heritage's website,

[www.hpmgj.com](http://www.hpmgj.com).

*Best wishes for the 2026 Year!*

*Sincerely, the Patterson Gardens Townhomes Board of Directors*

Monty Luellen, Therese Luellen, Ellen Wells,

Katelyn Boelke, & Tom Marso

**If anyone is interested in learning more about their HOA, join us at the next Board Meeting for Patterson Gardens HOA.**



Heritage Property Management for the Board of Directors  
2650 North Ave #116, Grand Junction, CO 81501  
Ph: 970-243-3186 | E: [info@hpmgj.com](mailto:info@hpmgj.com)

# June

hello

## SUMMER



Patterson Gardens Townhomes next Board Meeting will be held on

**July 8, 2026 @ 6:30 PM.**

The meeting will be held via Zoom.

Please contact Heritage for the invitation link to the meeting.



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

**For local upcoming events:** [visitgrandjunction.com/events-calendar/](http://visitgrandjunction.com/events-calendar/)

## Please Pick Up After Your Pets

To keep our community clean, healthy, and enjoyable for everyone, we want to remind all residents of the importance of picking up after your dogs.

When pet waste is left on the grounds, it affects the entire complex—not just the pet owner(s).

## Why It Matters to Everyone : Health & Safety

Dog waste carries bacteria, parasites, and viruses that can remain in the soil for months. This creates health risks for children, residents, and the maintenance staff.

### Pest Problems

Uncollected waste attracts flies, rodents, and insects; which then spread to dumpsters, patios, and even units.

### Damage to Landscaping

Dog waste is not fertilizer. It burns grass, kills plants, and creates dead patches on the grass—increasing the landscaping costs for the HOA.

### Higher Maintenance Costs

When staff must stop their work to remove pet waste, it slows down all other maintenance tasks and increased labor costs for the community.

### Odor & Appearance

Leftover waste creates foul smells and makes the property look neglected. This impacts everyone's living experience.

### Property Values

A poorly maintained community lowers overall property values and makes it harder to rent or sell.

### Fairness to Responsible Pet Owners

Most pet owners do the right thing. When others don't it leads to stricter rules, higher fees, and frustration for the responsible majority.

### Community Expectations

All residents—owners and tenants—are required to pick up after their pets immediately. Failure to do so may result in violations and fines.

**THANK YOU FOR KEEPING  
OUR COMMUNITY  
CLEAN, HEALTHY, AND  
WELCOMING FOR EVERYONE.**



### Mesa County Reminders

Dogs shall be leashed at all times.

It's a good time for a little extra caution around open flames:

BBQ grills shall be **propane/gas only & not** be used or stored within 10 feet of any structure.



Fireworks are **prohibited entirely** with the current dry conditions.



## Irrigation & Landscaping

Water was turned on the third week of April.

Due to the drought, Homeowner Associations are advised to practice water conservation methods.

Any updates for irrigation & the drought will be posted on the HOA webpage at [www.hpmgj.com](http://www.hpmgj.com).

You may visit, <https://gvwua.com/>, for other updates and information regarding the drought.

## CC&Rs Article IV. Section 7.

### Architectural Control Committee

Planning to change your fence, deck/patio, exterior paint, swamp cooler/Acs, exterior lighting, etc.?

That includes color, materials, height, shape, or location. (List is not all-inclusive)

You'll need written approval from the HOA Board before starting.

Requests are reviewed within 30 days after all required information is received.

If denied, the work cannot proceed as proposed.

CITY OF  
**Grand Junction**  
COLORADO  
POLICE DEPARTMENT

NON-EMERGENCY DISPATCH

970-242-6707

GRAND JUNCTION ANIMAL SERVICES

970-549-5000 OR

Report the incident online.

[File a Report Online | Grand Junction, CO](#)