

# Palace Estates June Newsletter



## Palace Estates welcomes any new neighbors!

**Remember:** Palace Estates HOA is managed by HERITAGE PROPERTY MANAGEMENT and all correspondence --including dues payments made out to Palace Estates HOA--need to be mailed to:

2650 North Avenue, Ste 116  
Grand Junction, CO 80501  
970-243-3186—

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

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



Palace Estates next Board Meeting will be held on **June 30, 2026 at 5pm.** Please contact HPM for Zoom link information.

**Please remember trash cans must be stored out of sight, either in the garage, behind a fence, or behind a barrier (not visible to neighbors).**



### Neighborhood Fence Committee

The Board of Directors is looking for volunteers to help replace missing fence pickets.

Please contact the Board or Heritage if you are interested in helping out!

*We want to keep the neighborhood clean and safe for everyone!*



### Reminders:

Please keep watch for the children!  
Please clean up after your animals!  
Please do not park on the sidewalks & undesignated areas!

Please comply with the noise ordinance, 8pm to 8am!

Please ensure you are not watering on peak-hours or fines will be assessed to your account. It is important that Homeowners are managing the weeds and debris on their property so they do not become unsightly, in violation of the Covenants.

### 2026 Irrigation Season

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

**Please see the second page for the new watering schedule.** If homeowners are not voluntarily complying with Grand Valley Irrigation restrictions, the water may be turned off for the entire HOA.

### Rental Cap Education:

**Purpose:** To protect property values, to limit the number of rental properties within the HOA community at one given time, and to create a waitlist for rental properties within the community.

**Impact:** May protect property values, promote stability, and decrease HOA liabilities, and can affect the local economy's rental prices.

**Pros:** Increase owner-occupancy & community engagement, improve financing eligibility, lower insurance liability risks, enhance property maintenance & appearances, and community stability (less violations)

**Cons:** Reduced flexibility for sellers, financial risks, tracking challenges & enforcement, and legal fees.

**What if:** Current rentals are grandfathered in, sellers must disclose that the property is an investment/nonrental, a waitlist is created for those interested in investment property, and the owner occupant ratio increases over time.



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

### Board of Directors:

**Kin Herrera  
Tony Rivera  
Sam Harper  
Jamie Weibler  
Reatha Schmidt**

If anyone interested in joining the Board, please contact Heritage.

**PALACE ESTATES CCA 2026 WATERING SCHEDULE**

The Board of Directors water policy: The pump will be turned off from 3 PM to 7 PM daily. Each Zone must only water for 15 minutes. Group 1: Watering Days: Tuesday & Friday. Group 2: Watering Days: Wednesday & Saturday. Group 3: Watering Days: Thursday & Sunday. Water will be off on Mondays for repairs and maintenance.

Group 1		Group 2		Group 3	
2949 Bunting Ave #1	2935 Bunting Ave #A	516 A 29 3/8 Rd	520 A April Ln	519 Estate St #A	2943 S Palace Cir #A
2949 Bunting Ave #2	2935 Bunting Ave #B	516 B 29 3/8 Rd	520 B April Ln	519 Estate St #B	2943 S Palace Cir #B
2949 Bunting Ave #3	2935 Bunting Ave #C	517 Estate St #A	2936 Kennedy Ave #A	510 Estate St #A	2941 S Palace Cir #A
2949 Bunting Ave #4	2935 Bunting Ave #D	517 Estate St #B	2936 Kennedy Ave #B	510 Estate St #B	2941 S Palace Cir #B
2947 Bunting Ave #1	2933 Bunting Ave #A	515 Estate St #A	2934 Kennedy Ave #A	512 Estate St #A	2947 Sandra Ave #A
2947 Bunting Ave #2	2933 Bunting Ave #B	515 Estate St #B	2934 Kennedy Ave #B	514 Estate St #A	2947 Sandra Ave #B
2947 Bunting Ave #3	2933 Bunting Ave #C	514 A 29 3/8 Rd	2932 Kennedy Ave #A	514 Estate St #B	2945 Sandra Ave #A
2947 Bunting Ave #4	2933 Bunting Ave #D	514 B 29 3/8 Rd	2932 Kennedy Ave #B	516 Estate St #A	2945 Sandra Ave #B
2945 Bunting Ave #1	2933 Bunting Ave #E	513 Estate St #A	2930 Kennedy Ave #A	516 Estate St #B	2943 Sandra Ave #A
2945 Bunting Ave #2	2931 Bunting Ave #A	513 Estate St #B	2930 Kennedy Ave #B	2944 S Palace Cir #A	2943 Sandra Ave #B
2945 Bunting Ave #3	2931 Bunting Ave #B	512 A 29 3/8 Rd	2928 Kennedy Ave #A	2944 S Palace Cir #B	2948 Sandra Ave #A
2945 Bunting Ave #4	2931 Bunting Ave #C	512 B 29 3/8 Rd	2928 Kennedy Ave #B	2942 S Palace Cir #A	2948 Sandra Ave #B
2945 Bunting Ave #5	2931 Bunting Ave #D	523 A 29 3/8 Rd	2926 Kennedy Avr #A	2943 N Palace Cir #A	2944 Sandra Ave #A
2945 Bunting Ave #6	2391 Bunting Ave #E	523 B 29 3/8 Rd	2926 Kennedy Ave #B	2943 N Palace Cir #B	2944 Sandra Ave #B
2943 Bunting Ave #1	513 Amy's Way #A	521 A 29 3/8 Rd	519 Amy's Way #A	2939 N Palace Cir #A	2942 Sandra Ave #A
2943 Bunting Ave #2	513 Amy's Way #B	521 B 29 3/8 Rd	519 Amy's Way #B	2939 N Palace Cir #B	2942 Sandra Ave #B
2943 Bunting Ave #3	513 1/2 Amy's Way #A	519 A 29 3/8 Rd	518 Amy's Way #A	2942 N Palace Cir #A	539 A 29 3/8 Rd
2943 Bunting Ave #4	513 1/2 Amy's Way #B	519 B 29 3/8 Rd	518 Amy's Way #B	2942 N Palace Cir #B	539 B 29 3/8 Rd
2943 Bunting Ave #5	515 Amy's Way #A	517 A 29 3/8 Rd	519 A April Ln	2944 N Palace Cir #A	537 A 29 3/8 Rd
2943 Bunting Ave #6	515 Amy's Way #B	517 B 29 3/8 Rd	519 B April Ln	2944 N Palace Cir #B	537 B 29 3/8 Rd
2941 Bunting Ave #1	517 Amy's Way #A	515 A 29 3/8 Rd	516 Amy's Way #A	2946 N Palace Cir #A	535 A 29 3/8 Rd
2941 Bunting Ave #2	517 Amy's Way #B	515 B 29 3/8 Rd	516 Amy's Way #B	2946 N Palace Cir #B	535 B 29 3/8 Rd
2941 Bunting Ave #3	518 A 29 1/4 Rd	513 A 29 3/8 Rd	517 A April Ln	2948 N Palace Cir #A	533 A 29 3/8 Rd
2941 Bunting Ave #4	518 B 29 1/4 Rd	513 B 29 3/8 Rd	517 B April Ln	2948 N Palace Cir #B	533 B 29 3/8 Rd
2941 Bunting Ave #5	516 A 29 1/4 Rd	512 A April Ln	514 Amy's Way #A	2950 N Palace Cir #A	531 A 29 3/8 Rd
2941 Bunting Ave #6	516 B 29 1/4 Rd	512 B April Ln	514 Amy's Way #B	2950 N Palace Cir #B	531 B 29 3/8 Rd
2939 Bunting Ave #1	514 A 29 1/4 Rd	514 A April Ln	515 A April Ln	2949 S Palace Cir #A	529 A 29 3/8 Rd
2939 Bunting Ave #2	514 B 29 1/4 Rd	514 B April Ln	515 B April Ln	2949 S Palace Cir #B	2948 Kennedy Ave #A
2939 Bunting Ave #3	518 A 29 3/8 Rd	516 A April Ln	512 Amy's Way #A	2947 S Palace Cir #A	2948 Kennedy Ave #B
2939 Bunting Ave #4	518 B 29 3/8 Rd	516 B April Ln	512 Amy's Way #B	2947 S Palce Cir #B	2946 Kennedy Ave #A
2939 Bunting Ave #5	520 A 29 1/4 Rd	518 A April Ln	513 A April Ln	2945 S Palace Cir #A	2946 Kennedy Ave #B
2939 Bunting Ave #6	520 B 29 1/4 Rd	518 B April Ln	513 B April Ln	2945 S Palace Cir #B	2944 Kennedy Ave #A
					2944 Kennedy Ave #B