

# PALACE ESTATES CONSOLIDATED CONDOMINIUM ASSOCIATION

## July 2026 Newsletter

### Palace Estates welcomes any new neighbors!

**Remember:** Palace Estates CCA is managed by  
HERITAGE PROPERTY MANAGEMENT  
All HOA related correspondence and dues payments must  
be made out to: Palace Estates HOA  
Mailed to: 2650 North Avenue, STE 116  
Grand Junction, CO 81501

To make payments over the phone, call 970-243-3186.  
Email Heritage Property Management at  
info@hpmgj.com.

\*\*CC&Rs, Bylaws, Rules & Regulations, Policies, and an-  
nouncements can be found on the Palace Estates page of  
Heritage's website, www.hpmgj.com.\*\*

Have A Happy Summer!  
Sincerely, the Board of Directors

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



Palace Estates next Board Meeting will  
be held on  
August 25, 2026 at 5pm.  
Please contact HPM for Zoom link  
information.

**If anyone is interested in joining the  
Board and learning about their  
community, please contact Heritage.**

### 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 owners  
are not voluntarily complying with the  
Grand Valley Irrigation restrictions, the  
water may be turned off for the entire  
HOA.

### Fire Safety

Fire Restrictions are ever-changing.  
Please watch out for updated fire  
restrictions.

You can find the most current fire  
restriction information with the local  
sheriff department or the Mesa County  
Website.

[Fire Restrictions | Mesa County](#)

*Let's celebrate  
the 4th of July  
safely in our  
community!*



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).



### FRIENDLY 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 from  
8pm to 8am.  
Homeowners must manage the weeds &  
debris on their property to prevent  
unsightliness.  
**We want to keep the community clean &  
safe for everyone!**

### Rental Cap Homeowner 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.

**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 HOA related  
emails, newsletters, &  
statements, please  
contact  
Heritage Property  
Management at  
info@hpmgj.com.

**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	2931 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