Heritage Property Management 2650 North Ave #116, Grand Junction, CO 81501 Ph: 970-243-3186 E: info@hpmgj.com

Patterson Gardens Townhomes Association

Monthly Newsletter — November 2026

Patterson Gardens Townhomes welcomes any new neighbors!

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.

Patterson Gardens Townhomes Board of Directors:
Monty Luellen, Therese Luellen, Ellen Wells, Katelyn Boelke, & Tom Marso

For local upcoming events:
visitgrandjunction.com/events-calendar/

HOA Pet Registration Update:

According to the Rules and Regulations, Pet Regulations:

3. All pet owners must submit Pet Registration forms with updated information to the HOA. Each pet must be current with required vaccinations.

4. The size of each pet will be limited to no more than 25 lbs. No more than 2 pets per unit.

*Due to the fairly recent change in manager for our Association, it is necessary for **all** owners to update their pet registrations with Heritage Property Management.*

Pet Registration Forms can be found on www.hpmgj.com on the Patterson Gardens Townhomes Association page, under 'Custom Documents'.





MEETING NOTICE!

November 11, 2026 @ 6:30 PM.
Patterson Gardens Townhomes next Board Meeting will be held via Zoom.
Heritage will email the Zoom link prior to the meeting.

The 2027 Annual Meeting will be held on January 6, 2027 at 6:30PM via ZOOM.



Homeowners are receiving their monthly statement via email.

Please update your email address with HPM at **info@hpmgj.com**

Winterization Preparation:

~Evaporative coolers shut down and inspected
~Outdoor hoses to be disconnected
~Outdoor faucets must be covered (front and back)
~If you are leaving for an extended amount of time: keep the heat on & leave the kitchen cup board doors open to prevent frozen pipes

Community Reminders

Parking is very limited at Patterson Gardens.

Patterson Gardens General Rules & Regulations, Parking Regulations:

Please be considerate to park in your designated parking spot.
Tenants are subject to fines if they or their guests use someone else's parking space without their expressed permission.
Please submit concerns at: info@hpmgj.com

Patterson Gardens General Rules & Regulations #11:

Carport and Patios are not to be used for any type of storage.
Carports and patios must be kept clear of litter and debris to prevent a fire hazard to the Owner/Tenant and neighbors and to prevent the attraction of rodents and insects.

Please refer to your Governing Documents on www.hpmgj.com.
If you need a copy, please visit or email:
2650 North Ave STE 116, Grand Junction, CO 81501
info@hpmgj.com

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

Have a great Holiday!



CITY OF Grand Junction COLORADO POLICE DEPARTMENT NON-EMERGENCY DISPATCH

GRAND JUNCTION ANIMAL SERVICES
970-549-5000
OR report the incident online.
File a Report Online | Grand Junction, CO



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).
THANK YOU FOR KEEPING OUR COMMUNITY CLEAN!

CC&Rs Article IV. Section 7. Architectural Control Committee (ACC)

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 will need written approval from the HOA Board before starting.

ACC Request Forms are found under 'Custom Documents' on www.hpmgj.com.