

Palace Estates March 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

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



Palace Estates next Board Meeting will be held on **March 31, 2026 at 5 pm.** 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).



Reminders:

Please keep watch for the children!
Please clean up after your animals!
Please keep your property in clean, sanitary, an attractive condition!
Please do not park on the sidewalks & undesignated areas!
Please comply with the noise ordinance, 8pm to 8am!

Mesa County Sherriff's Office

* non-emergency phone * 970-242-6707

Please call to file any concerns or complaints about vehicles, animals, excess trash, suspicious activity, or vandalism.

To report online, visit:

<https://www.gjcity.org/647/File-a-Report-Online>

Colorado HOA Info and Resource Center

For information about Assessments/ Delinquency & Credit Counseling, visit:

<https://dre.colorado.gov/hoa-information-about-assessments/delinquency>

Watering Schedule (See next page):

The watering schedule will be removed in April 2026. Please ensure you are not watering on peak-hours or fines will be assessed to your account.

3 Filings Consolidation:

Pros: efficiency, cost savings, simplified management, legal compliance, & transparency

Cons: legal complexity, administrative challenges, conflict & dysfunction, cost concerns, aging infrastructure & deferred maintenance

We want to improve your residence experience!

Rental Cap Amendment:

A legal change that limits the number of units that can be rented at any one time. Will only apply to those who purchase after the amendment passes.

- Helps to maintain property values, improve mortgage options, and keep FHA Certifications.
- Could increase insurance costs, increase turnover, impact property values, and limits the buyer pool

Would protect the community's long-term stability.



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.

Board of Directors:

**Dan Tuttle
Kin Herrera
Tony Rivera
Bea Grimsley
Sam Harper
Jamie Weibler
Reatha Schmidt**

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

Group 1			
512 A 29 3/8 Rd.	2949 Bunting #3	512 A April Ln.	533 A 29 3/8 Rd.
513 A 29 3/8 Rd.	510 A Estate St.	513 A April Ln.	535 A 29 3/8 Rd.
514 A 29 3/8 Rd.	512 A Estate St.	514 A April Ln.	537 A 29 3/8 Rd.
515 A 29 3/8 Rd.	513 B Estate St.	515 A April Ln.	539 A 29 3/8 Rd.
516 A 29 3/8 Rd.	514 B Estate St.	516 A April Ln.	2939 A North Palace Cir
517 A 29 3/8 Rd.	515 B Estate St.	517 A April Ln.	2942 A North Palace Cir
518 A 29 3/8 Rd.	516 B Estate St.	518 A April Ln.	2943 A North Palace Cir
519 A 29 3/8 Rd.	517 B Estate St.	519 A April Ln.	2944 A North Palace Cir
521 A 29 3/8 Rd.	519 B Estate St.	520 A April Ln.	2946 A North Palace Cir
523 A 29 3/8 Rd.	2944 A Kennedy Ave.	2931 A Bunting Ave.	2948 A North Palace Cir
2939 Bunting #1	2946 A Kennedy Ave.	2931 C Bunting Ave.	2950 A North Palace Cir
2939 Bunting #3	2948 A Kennedy Ave.	2931 E Bunting Ave.	2942 A Sandra Ave.
2939 Bunting #5	514 A 29 1/4 Rd.	2933 A Bunting Ave.	2943 A Sandra Ave.
2941 Bunting #1	516 A 29 1/4 Rd.	2933 C Bunting Ave.	2944 A Sandra Ave.
2941 Bunting #3	518 A 29 1/4 Rd.	2933 E Bunting Ave.	2945 A Sandra Ave.
2941 Bunting #5	520 A 29 1/4 Rd.	2935 A Bunting Ave.	2948 A Sandra Ave.
2943 Bunting #1	512 A Amys Wy.	2935 C Bunting Ave.	2941 A South Palace Cir
2943 Bunting #3	513.5 A Amys Wy	2926 A Kennedy Ave.	2942 A South Palace Cir
2943 Bunting #5	513 A Amys Wy.	2928 A Kennedy Ave.	2943 A South Palace Cir
2945 Bunting #1	514 A Amys Wy.	2930 A Kennedy Ave.	2944 A South Palace Cir
2945 Bunting #3	515 A Amys Wy.	2932 A Kennedy Ave.	2945 A South Palace Cir
2945 Bunting #5	516 A Amys Wy.	2934 A Kennedy Ave.	2947 A South Palace Cir
2947 Bunting #1	517 A Amys Wy.	2936 A Kennedy Ave.	2949 A South Palace Cir
2947 Bunting #3	518 A Amys Wy.	529 A 29 3/8 Rd.	
2949 Bunting #1	519 A Amys Wy.	531 A 29 3/8 Rd.	
Group 2			
512 B 29 3/8 Rd.	2949 Bunting #2	519 B Amys Wy.	533 B 29 3/8 Rd.
513 B 29 3/8 Rd.	2949 Bunting #4	512 B April Ln.	535 B 29 3/8 Rd.
514 B 29 3/8 Rd.	510 B Estate St.	513 B April Ln.	537 B 29 3/8 Rd.
515 B 29 3/8 Rd.	513 A Estate St.	514 B April Ln.	539 B 29 3/8 Rd.
516 B 29 3/8 Rd.	514 A Estate St.	515 B April Ln.	2939 B North Palace Cir
517 B 29 3/8 Rd.	515 A Estate St.	516 B April Ln.	2942 B North Palace Cir
518 B 29 3/8 Rd.	516 A Estate St.	517 B April Ln.	2943 B North Palace Cir
519 B 29 3/8 Rd.	517 A Estate St.	518 B April Ln.	2944 B North Palace Cir
521 B 29 3/8 Rd.	519 A Estate St.	519 B April Ln.	2946 B North Palace Cir
523 B 29 3/8 Rd.	2944 B Kennedy Ave.	520 B April Ln.	2948 B North Palace Cir
2939 Bunting #2	2946 B Kennedy Ave.	2931 B Bunting Ave.	2950 B North Palace Cir
2939 Bunting #4	2948 B Kennedy Ave.	2931 D Bunting Ave.	2942 B Sandra Ave.
2939 Bunting #6	514 B 29 1/4 Rd.	2933 B Bunting Ave.	2943 B Sandra Ave.
2941 Bunting #2	516 B 29 1/4 Rd.	2933 D Bunting Ave.	2944 B Sandra Ave.
2941 Bunting #4	518 B 29 1/4 Rd.	2935 B Bunting Ave.	2945 B Sandra Ave.
2941 Bunting #6	520 B 29 1/4 Rd.	2935 D Bunting Ave.	2948 B Sandra Ave.
2943 Bunting #2	512 B Amys Wy.	2926 B Kennedy Ave.	2941 B South Palace Cir
2943 Bunting #4	513.5 B Amys Wy	2928 B Kennedy Ave.	2943 B South Palace Cir
2943 Bunting #6	513 B Amys Wy.	2930 B Kennedy Ave.	2944 B South Palace Cir
2945 Bunting #2	514 B Amys Wy.	2932 B Kennedy Ave.	2945 B South Palace Cir
2945 Bunting #4	515 B Amys Wy.	2934 B Kennedy Ave.	2947 B South Palace Cir
2945 Bunting #6	516 B Amys Wy.	2936 B Kennedy Ave.	2949 B South Palace Cir
2947 Bunting #2	517 B Amys Wy.	529 B 29 3/8 Rd.	
2947 Bunting #4	518 B Amys Wy.	531 B 29 3/8 Rd.	