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

PALACE ESTATES CONSOLIDATED CONDOMINIUM ASSOCIATION

November 2026 Newsletter

Palace Estates welcomes 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 announcements can be found on the Palace Estates page of Heritage's website, www.hpmgj.com.

Sincerely, the Board of Directors
Kin Herrera, Sam Harper & Jamie Weibler,
Tony Rivera, & Reatha Schmidt



Palace Estates 2027 Annual Meeting will be held on
Saturday, December 5, 2026 at 10 AM at Heritage Property Management Office and via Zoom.

****Participation is important****
The Annual Meeting Packets will be arriving via email and first class mail in early November.
Please return your ballots via email or to the HPM office no later than Saturday, December 5, 2026.
Please attend the annual meting to present concerns to the new Board & HOA Manager.

Online Voting Link:
https://mailchi.mp/bfb8dacdaff7/palace-estates-cca-ballot-to-amend-clerical-error

Architectural & Landscape Requests

The Board of Directors kindly reminds homeowners that all exterior architectural and landscape changes must be submitted in writing and approved by the Board of Directors.
Forms can be found on www.hpmgj.com under 'Custom Documents'.

Please do not feed the stray animals within the neighborhood.
If you have any concerns about stray animals, please contact Animal Services at (970) 242-4646.



Contact Information Updates

Homeowners are receiving monthly statements via email. Please update your email address with Heritage at **info@hpmgj.com**



Please update your mailing address if you have not verified any changes this year!

Thank you for your continued participation!

FRIENDLY FALL REMINDERS

Please keep watch for the children!
Please clean up after your animals!
Please comply with the noise ordinance from 8pm to 8am.
Homeowners must manage the weeds / debris on their property to prevent unsightliness.
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).

Please remember that the landscaping, including trees and shrubs are the homeowners responsibility.