

Palace Estates Consolidated Condominium Association

Palace Estates Filings 1, 2, and 3

2024 Newsletter

Take Pride in Your Place. Please respect your neighbors and community. Keep your yard clean and healthy. Obey the city of Grand Junction's Noise Ordinance, which is 8:00 pm to 8:00 am. Clean up after your animals. Do not park on the sidewalks and undesignated areas. This is the respectful and neighborly thing to do for everyone, including yourself.

Irrigation:

You can find irrigation information on the Heritage Property Management website at www.hpmgj.com and look for our property. Conserve water by watering in the cooler hours of the day. Watering when the sun is at its peak (11:00 am to 7:00 pm) is the **worst** time of day to water because most of the water evaporates and does not absorb into your yard. Conserve water by watering less. The recommended duration of time to water is 3 times a week, for 30 minutes at a time during the summer season. Any more than this is not necessary, is very wasteful, and can even damage your lawn. The irrigation ditch frequently runs low. With low water pressure the water pump turns off. Please try to share with others.



Xeriscaping – Using native plants, bushes, trees, rocks, and sand. This conserves water and maintains healthy soils.

Our irrigation pump will be shut off for winter on Thursday, October 17, 2024.

Landscaping:

Part of respecting your neighbors is keeping your landscaping clean and healthy. One way to do that is by using natural herbicides like Baking Soda (recipe: Add 10 tbsp. per 1 gallon of water, shake until baking soda is dissolved) or Table Salt and Water (recipe: starting with a weaker mixture ratio of 1:2 for around yards or a stronger ratio of 2:1 for cement cracks). Using in a spray bottle is excellent way to distribute the mixtures. A great resource for information; www.thespruce.com.

Trash Cans:

Trash cans must be stored out of sight, either in your garage, behind a fence, or behind a barrier so it is not visible to your neighbors. All trash cans should be put away the evening of your scheduled trash day



Zero-landscaping – Using minimal landscaping. Uses next to no water.

Fireworks:

The State of Colorado has a statewide ban on all fireworks that explode and/or leave the ground. Please adhere to this ban. If any damage is caused by fireworks, it will result in the perpetrators paying for all costs of repair or replacement of property. In addition, it may result in a fine up to \$500 for creating a risk to the association's insurability. It also may result in fines from the fire department or police.

Roofs:

The roofing project is on schedule and is to be finalized in 2025. Each Filing has their own budget for roofing. As of September we have 24 roofs remaining. Filing #1: has 7 roofs left, filing #2: has 12 roofs left, and filing #3: has 5 roofs remaining.

Homeowners, you need to know that if you use a different company for repairs to your roof, you void the warranty on your roof through E & E Roofing.

5th Annual Palace Estates Fall Community Yard Sale:

Our Fall Yard Sale is to be held September 19th, 20th, 21st, and 22nd. Anyone in the Palace Estates community is welcome to participate. The HOA provides the advertising and the signage.

HOA Dues:

Due to inflation, we have no choice but to increase our dues. As of October 1st, our dues will be \$84.70 a month, which is a rise of \$7.70 equaling 10%. Moving forward you can anticipate 10% dues increase yearly. Attached to this mailing you will find a letter explaining why this is occurring.



Manicured Lawn – Clean, healthy, and well kept landscaping.

You can find our Policies and Procedures, Covenants, Bylaws, and Financials on Heritage’s website, look for Palace Estates.

Introducing Our New HOA Board

Marlys Laugsand	President (Interim)
Sharon Armstrong	Treasurer (Interim)
Deborah Parcaut	Board Member
Patti Herland	Board Member
Kin Herrera	Board Member
Cori Armstrong	Board Member

Introducing Our New Property Management Company

Heritage Property Management

www.hpmgj.com

www.info@hpmgj.com

970-243-3186

If you would like to get to know your neighbors and make a difference in your association, we invite you to get involved with your Palace Estates HOA. We are looking for board members that care about our community and want to better our future.

Due to the Vastness of Palace Estate Condominium Association, we would also like to form committees to help the Board and community with communication and information about what is going on in our area. This includes such things as maintenance and people that are in need of assistance.