

Patterson Gardens Townhomes Homeowners Association

Monthly Newsletter August 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.

Have a great summer!

**Sincerely, the Patterson Gardens Townhomes
Board of Directors:**

Monty Luellen, Therese Luellen, Ellen Wells,
Katelyn Boelke, & Tom Marso



Back to School:

Tuesday, August 11, 2026

***Please reduce speeds and watch for children
traveling to school****

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

August



September 16, 2026

@ 6:30 PM.

Patterson Gardens Townhomes
next Board Meeting will be held
via Zoom.

Please contact Heritage for the
invitation link to the meeting.

If anyone is interested in learning
more about their HOA, join us at the
next Board Meeting for
Patterson Gardens HOA.



If you would like to receive
your monthly statement
and newsletter by email,
please provide your email
address to Heritage at
info@hpmgj.com.

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

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).

Why It Matters to Everyone

Health & Safety; Pest Problems; Damage to Landscaping; Higher Maintenance Costs; Odor & Appearance; Property Values; and Fairness to Responsible Pet Owners

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

Parking/Storage

Parking is very limited at Patterson Gardens; Please be considerate to park in your designated parking spot. Carport and Patios are not to be used for any type of storage.

According to the Patterson Gardens General Rules & Regulations, Parking Regulations:

Tenants and guests of Tenants **must** park their vehicles in their carport, their driveway or their one assigned guest parking space. Tenants are subject to fines if they or their guests use someone else's parking space without their express permission.

According to the Patterson Gardens General Rules & Regulations #11:

Carports and patios are not to be used for long term storage of items that are not consistent with the use of these areas. They 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.

Mesa County Reminders

- Dogs shall be leashed at all times.
- It's a good time for a little extra caution around open flames: BBQ grills shall be **propane/gas only & not** be used or stored within 10 feet of any structure.



Patterson Gardens Board of Directors would like to thank you for your participation and continued support!



Irrigation & Landscaping

Due to the drought, Homeowner Associations are advised to practice water conservation methods.

Any updates for irrigation & the drought will be posted on the HOA webpage at www.hpmgj.com.

You may visit, <https://gvwua.com/>, for other updates and information regarding the drought.

CC&Rs Article IV. Section 7. Architectural Control Committee

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'll need written approval from the HOA Board before starting.

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

CITY OF
Grand Junction
COLORADO
POLICE DEPARTMENT

NON-EMERGENCY DISPATCH
970-242-6707

GRAND JUNCTION ANIMAL SERVICES
970-549-5000

OR report the incident online.

[File a Report Online | Grand Junction, CO](#)