

Patterson Gardens January Newsletter



Patterson Gardens welcomes any new neighbors!

Remember: Patterson Gardens HOA is managed by HERITAGE PROPERTY MANAGEMENT and all correspondence --including dues payments made out to Patterson Gardens 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 Patterson Gardens page of Heritage's website, www.hpmgj.com.



Patterson Gardens Annual Meeting will be held via Zoom on **Wednesday January 7, 2026 at 6:30 PM.** Please contact HPM for the Zoom link information.



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.

Annual Membership Meeting: Wednesday, January 7, 2026 at 6:30pm

We encourage all Owners to participate! There will be important information regarding the HOA affairs and homeowner contributions.

Please submit all ballots to Heritage by January 6th: by dropping off at the office, mailing, or email, **IF YOU ARE UNABLE TO ATTEND VIA ZOOM.**

Zoom Instructions are listed on the bottom of the agenda.

We hope to see you at the Annual Meeting!

Patterson Gardens hopes everyone had a Merry Holiday Season!

Please remember holiday decorations to be removed by February 1st.

2026 Notifications:

Please keep **watch** for children.

The speed limit is **10 miles per hour.**

Please remember to **clean up after your pets.** If your pet becomes a nuisance, you may be assessed fines starting at \$25.00.

Our parking spaces are **assigned!** Please avoid parking anywhere that is not the designated space for your property.

If a vehicle is found **idling unattended**, the Owner may receive a fine of \$50.

We encourage **all** residents to install cameras, like/similar to a Ring Camera, to increase the level of security while proactively deterring any unusual activities or persons.

2026 HOA Dues:

Dues shall increase to **\$306.00 per month** to cover daily operation costs of the HOA. The Annual Meeting will determine if dues increase to **\$360.00 per month.**

Board of Directors:

Monty Luellen
Therese Luellen
Ellen Wells
Katelyn Boelke
Kayla Hallock

