

Fountain Greens Patio Homes Homeowners Association

3rd Quarter Newsletter 2026

Fountain Greens Patio Homes welcomes any new neighbors!

Remember: Fountain Greens Patio Homes HOA is managed by HERITAGE PROPERTY MANAGEMENT

All correspondence – including dues payments made out to Fountain Greens Patio Homes 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 Fountain Greens Patio Homes page of Heritage’s website, www.hpmgj.com.

Have a Happy Summer!

Sincerely, the Fountain Greens Patio Homes Board of Directors

John Manfro, David Klemm, Debra Fitzgerald & Faith Welsh



The Fountain Greens Patio Homes Homeowners Association would like to thank the three homeowners that volunteered to join the Board of Directors of the Fountain Greens Master Association.

Ryan Flemming, Naomi Bellavia, & Dawn Davis

Thank you for your participation!

JULY

AUGUST

SEPTEMBER



Fountain Greens Patio Homes next Board Meetings will be held on

July 14th, 2026

August 4th, 2026

September 8th, 2026

The meetings will be held via Zoom.

Please contact Heritage for the invitation link to the meeting.



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 visit: [Grand Junction Events](#)

Rental Cap Amendment Education

Purpose: To protect property values, to limit the number of rental properties within the HOA community at one given time, and to create a waitlist for rental properties within the community.

Impact: May protect property values, promote stability, and decrease HOA liabilities, and can affect the local economy's rental prices.

Pros: Increase owner-occupancy & community engagement, improve financing eligibility, lower insurance liability risks, enhance property maintenance & appearances, and community stability (less violations)

Cons: Reduced flexibility for sellers, financial risks, tracking challenges & enforcement, and legal fees.

What if: Current rentals are grandfathered in, sellers must disclose that the property is noninvestment/nonrental, a waitlist is created for those interested in investment property, and the owner occupant ratio increases over time.

Heritage sent out an educational pamphlet in April.
Submit feedback to info@hpmgj.com.



Your participation makes a difference! Thank you!

Warm Weather REMINDERS

- * **Pet waste shall be removed at all times**
- * **Dogs shall be leashed at all times**
- * Keep watch for children playing
- * Trash bins shall be removed the same day of service
- * BBQ Grills shall not be used or stored within 10 feet of any structure
- * Perform any sprinkler system maintenance

****The personal use of all fireworks are prohibited during fire restrictions****



Most area schools go back to school on Tuesday, August 11, 2026.



2026 Irrigation Updates:

Water Users of the Grand Valley Irrigation Company are reminded to limit watering to **three days per week, avoiding 10 am to 6 pm.**

Water use in excess can result in fines and/or service restrictions.

Homeowners are reminded to check irrigation systems regularly & conserve water. Please contact Heritage for assistance in reprogramming your rainbirds.

Architecture & Landscape Requests **CC&Rs Article 13:**

Architectural Control

No improvements or alterations shall be made without approval from the Board of Directors.

The board suggests that you review your Covenants and familiarize yourself with conditions and restrictions set forth, as they may apply to your home.

Please complete this form:

[Architectural & Landscape Request Form](#)

Submit with your plans or drawings for Review to info@hpmgj.com.

Please allow the board 30 days to review and advise on any submissions.

Did You Know

There is a \$25 fine for failing to pick up your dog waste. There are waste bag stations around our community for your convenience.

CITY OF
Grand Junction
COLORADO
POLICE DEPARTMENT

Please contact the local authorities for any unusual activity:

NON-EMERGENCY DISPATCH

970-242-6707

GRAND JUNCTION ANIMAL SERVICES

970-549-5000 **OR**

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