

# Palace Estates May Newsletter



**Palace Estates welcomes any new neighbors!**

**Remember:** Palace Estates HOA is managed by HERITAGE PROPERTY MANAGEMENT and all correspondence --including dues payments made out to Palace Estates HOA--need to be mailed to:

2650 North Avenue, Ste 116  
Grand Junction, CO 80501  
970-243-3186—

[info@hpmgj.com](mailto: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](http://www.hpmgj.com).



Palace Estates next Board Meeting will be held on **May 26, 2026 at 5 pm.** Please contact HPM for Zoom link information.

**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).**



## Association Jurisdiction

The HOA does not have jurisdiction over incidents involving the streets or animals.

All concerns must be reported to the City of Grand Junction: 970-242-6707 or <https://www.gjcity.org/647/File-a-Report-Online>

*We want to keep the neighborhood clean and safe for everyone!*



## Reminders:

Please keep watch for the children!  
Please clean up after your animals!  
Please do not park on the sidewalks & undesignated areas!

Please comply with the noise ordinance, 8pm to 8am!

Please ensure you are not watering on peak-hours or fines will be assessed to your account. It is important that Homeowners are managing the weeds and debris on their property so they do not become unsightly, in violation of the Covenants.

## 2026 Irrigation Season

Water was turned on the third week of April. **Due to the drought, Homeowners are advised to practice water conservation methods.**

~water wisely

~mulch can be used to retain moisture in the soil

~check & repair leaks regularly

Any updates for irrigation & the drought will be posted on the HOA page at [www.hpmgj.com](http://www.hpmgj.com).

## Rental Cap 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 an investment/nonrental, a waitlist is created for those interested in investment property, and the owner occupant ratio increases over time.



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](mailto:info@hpmgj.com).

## Board of Directors:

**Kin Herrera  
Tony Rivera  
Bea Grimsley  
Sam Harper  
Jamie Weibler  
Reatha Schmidt**

If anyone interested in joining the Board, please contact Heritage.

The Board of Directors water policy: The pump will be turned off from 3 PM to 7PM daily. Group 1: Watering Days: Tuesday, Thursday and Saturday Group 2: Watering Days: Wednesday, Friday and Sunday. Water will be off on Mondays for repairs and maintenance.

Group 1			
512 A 29 3/8 Rd.	2949 Bunting #3	512 A April Ln.	533 A 29 3/8 Rd.
513 A 29 3/8 Rd.	510 A Estate St.	513 A April Ln.	535 A 29 3/8 Rd.
514 A 29 3/8 Rd.	512 A Estate St.	514 A April Ln.	537 A 29 3/8 Rd.
515 A 29 3/8 Rd.	513 B Estate St.	515 A April Ln.	539 A 29 3/8 Rd.
516 A 29 3/8 Rd.	514 B Estate St.	516 A April Ln.	2939 A North Palace Cir
517 A 29 3/8 Rd.	515 B Estate St.	517 A April Ln.	2942 A North Palace Cir
518 A 29 3/8 Rd.	516 B Estate St.	518 A April Ln.	2943 A North Palace Cir
519 A 29 3/8 Rd.	517 B Estate St.	519 A April Ln.	2944 A North Palace Cir
521 A 29 3/8 Rd.	519 B Estate St.	520 A April Ln.	2946 A North Palace Cir
523 A 29 3/8 Rd.	2944 A Kennedy Ave.	2931 A Bunting Ave.	2948 A North Palace Cir
2939 Bunting #1	2946 A Kennedy Ave.	2931 C Bunting Ave.	2950 A North Palace Cir
2939 Bunting #3	2948 A Kennedy Ave.	2931 E Bunting Ave.	2942 A Sandra Ave.
2939 Bunting #5	514 A 29 1/4 Rd.	2933 A Bunting Ave.	2943 A Sandra Ave.
2941 Bunting #1	516 A 29 1/4 Rd.	2933 C Bunting Ave.	2944 A Sandra Ave.
2941 Bunting #3	518 A 29 1/4 Rd.	2933 E Bunting Ave.	2945 A Sandra Ave.
2941 Bunting #5	520 A 29 1/4 Rd.	2935 A Bunting Ave.	2948 A Sandra Ave.
2943 Bunting #1	512 A Amys Wy.	2935 C Bunting Ave.	2941 A South Palace Cir
2943 Bunting #3	513.5 A Amys Wy	2926 A Kennedy Ave.	2942 A South Palace Cir
2943 Bunting #5	513 A Amys Wy.	2928 A Kennedy Ave.	2943 A South Palace Cir
2945 Bunting #1	514 A Amys Wy.	2930 A Kennedy Ave.	2944 A South Palace Cir
2945 Bunting #3	515 A Amys Wy.	2932 A Kennedy Ave.	2945 A South Palace Cir
2945 Bunting #5	516 A Amys Wy.	2934 A Kennedy Ave.	2947 A South Palace Cir
2947 Bunting #1	517 A Amys Wy.	2936 A Kennedy Ave.	2949 A South Palace Cir
2947 Bunting #3	518 A Amys Wy.	529 A 29 3/8 Rd.	
2949 Bunting #1	519 A Amys Wy.	531 A 29 3/8 Rd.	
Group 2			
512 B 29 3/8 Rd.	2949 Bunting #2	519 B Amys Wy.	533 B 29 3/8 Rd.
513 B 29 3/8 Rd.	2949 Bunting #4	512 B April Ln.	535 B 29 3/8 Rd.
514 B 29 3/8 Rd.	510 B Estate St.	513 B April Ln.	537 B 29 3/8 Rd.
515 B 29 3/8 Rd.	513 A Estate St.	514 B April Ln.	539 B 29 3/8 Rd.
516 B 29 3/8 Rd.	514 A Estate St.	515 B April Ln.	2939 B North Palace Cir
517 B 29 3/8 Rd.	515 A Estate St.	516 B April Ln.	2942 B North Palace Cir
518 B 29 3/8 Rd.	516 A Estate St.	517 B April Ln.	2943 B North Palace Cir
519 B 29 3/8 Rd.	517 A Estate St.	518 B April Ln.	2944 B North Palace Cir
521 B 29 3/8 Rd.	519 A Estate St.	519 B April Ln.	2946 B North Palace Cir
523 B 29 3/8 Rd.	2944 B Kennedy Ave.	520 B April Ln.	2948 B North Palace Cir
2939 Bunting #2	2946 B Kennedy Ave.	2931 B Bunting Ave.	2950 B North Palace Cir
2939 Bunting #4	2948 B Kennedy Ave.	2931 D Bunting Ave.	2942 B Sandra Ave.
2939 Bunting #6	514 B 29 1/4 Rd.	2933 B Bunting Ave.	2943 B Sandra Ave.
2941 Bunting #2	516 B 29 1/4 Rd.	2933 D Bunting Ave.	2944 B Sandra Ave.
2941 Bunting #4	518 B 29 1/4 Rd.	2935 B Bunting Ave.	2945 B Sandra Ave.
2941 Bunting #6	520 B 29 1/4 Rd.	2935 D Bunting Ave.	2948 B Sandra Ave.
2943 Bunting #2	512 B Amys Wy.	2926 B Kennedy Ave.	2941 B South Palace Cir
2943 Bunting #4	513.5 B Amys Wy	2928 B Kennedy Ave.	2943 B South Palace Cir
2943 Bunting #6	513 B Amys Wy.	2930 B Kennedy Ave.	2944 B South Palace Cir
2945 Bunting #2	514 B Amys Wy.	2932 B Kennedy Ave.	2945 B South Palace Cir
2945 Bunting #4	515 B Amys Wy.	2934 B Kennedy Ave.	2947 B South Palace Cir
2945 Bunting #6	516 B Amys Wy.	2936 B Kennedy Ave.	2949 B South Palace Cir
2947 Bunting #2	517 B Amys Wy.	529 B 29 3/8 Rd.	
2947 Bunting #4	518 B Amys Wy.	531 B 29 3/8 Rd.	