

Patterson Gardens May 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 next board meeting will be held via Zoom on **June 2026 (TBD)**. Please contact HPM for the Zoom link information.

Board of Directors:

Monty Luellen
Therese Luellen
Ellen Wells
Katelyn Boelke
Tom Marso

If anyone is interested in serving on the Board for Patterson Gardens HOA, please join the next Board meeting and contact Heritage.

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.



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

Community Reminders

Dogs shall be leashed at all times.

With the current dry conditions, 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. Schedule maintenance for unit swamp coolers prior to use in the late spring and summer.

Check your safety device batteries.



The last day of school is May 20, 2026. Please keep watch for children playing.



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!

Architectural Approval

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. Requests are reviewed within 30 days after all required information is received. If denied, the work cannot proceed as proposed.

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

[Patterson Gardens HOA| Architecture and Landscape Request Form](#)

Submit the form to info@hpmgj.com.

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