

Patterson Gardens Townhomes Homeowners Association

Monthly Newsletter July 2026

Patterson Gardens Townhomes welcomes any new neighbors!

Remember: 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**



****This is a friendly reminder of the termite inspection scheduled July 22, 2026. Please do not sweep storage units and have crawl space access for the inspectors.****

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

JULY



Patterson Gardens Townhomes next Board Meeting will be held on

July 8, 2026 @ 6:30 PM.

The 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.**



Fire Safety

The entirety of Mesa County is currently in a drought and is expected to remain under water restrictions throughout the season.

Fire Restrictions are ever-changing. Please watch out for updated fire restrictions.

You can find the most current fire restriction information with the local sheriff department or on the Mesa County Website.



Fire restrictions from Emergency
Services | Mesa County

*Let's celebrate the 4th of July safely
with our community!*

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.
Fireworks are **prohibited entirely** with the current dry conditions.



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](#)