

# Fountain Greens Patio Homes Homeowners Association

## 2nd Quarter Newsletter

**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](http://www.hpmgj.com).

*Best wishes for the 2026 Year!*

*Sincerely, the Fountain Greens Patio Homes Board of Directors*

John Manfro, David Klemm, Debra Fitzgerald & Faith Welsh



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

April

May

June



Fountain Greens Patio Homes next Board Meetings will be held on

April 13th, 2026

May 5th, 2026

June 9th, 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](mailto: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.



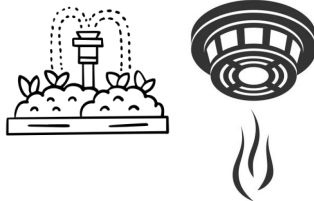
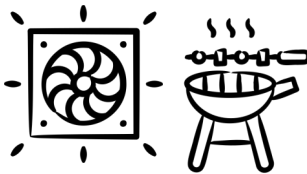
Heritage sent out an educational pamphlet in April.

Submit feedback to [info@hpmgj.com](mailto: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
- \* Any exterior improvements must have approval (see right in green column)
- \* Trash bins shall be removed the same day of service
- \* Check safety device batteries
- \* Perform any dryer vent maintenance
- \* BBQ Grills shall not be used or stored within 10 feet of any structure
- \* Perform any sprinkler system maintenance



### 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.



### Irrigation & Landscaping

The 2026 Irrigation Season begins the third week of April. Please let us know of any irrigation concerns before the water is turned on: [Complaint Form](#)

Submit to Heritage at [info@hpmgj.com](mailto:info@hpmgj.com) or 970-243-3186.

TLM Pros service days are Thursdays. Please have access and remove any pet waste.

Spring Clean Up: March 12, 2026

Weed Mitigation: March 13, 2026

\*Opt – Out Forms are past due. Submit forms to Heritage before the end of April 2026. \*

### 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](mailto:info@hpmgj.com).

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

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](#)