

Patterson Gardens February 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 **February 4, 2026 at 6:30pm**. Please contact HPM for the Zoom link information.



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.

2026 HOA Dues:

The Annual Meeting vote increased dues to \$360.00 per month.

Larger increase was needed for budget coverage for insurance increase and building the reserves for larger projects such as Asphalt and Painting.

**We want to keep the community clean and safe for everyone.
Thank you for your support!**

Board of Directors:

**Monty Luellen
Therese Luellen
Ellen Wells
Katelyn Boelke
Tom Marso**



Holiday decorations should be removed as of Feb. 1, 2026.

Please keep **watch** for children.

The speed limit is **10 miles per hour**.

Please remember to **clean up after your pets**. If your pet becomes a nuisance, you may be assessed fines starting at \$25.00.



Our parking spaces are **assigned!** Please avoid parking anywhere that is not the designated space for your property.

If a vehicle is found **idling unattended**, the Owner may receive a fine of \$50.



We encourage **all** residents to install cameras, like/similar to a Ring Camera, to increase the level of security while proactively deterring any unusual activities or persons.