

Palace Estates February 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

**CC&Rs, Bylaws, Rules & Regulations, Policies, and announcements can be found on the Palace Estates page of Heritage's website, www.hpmgj.com.



Palace Estates next Board Meeting will be held on **February 24, 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).



Lovely HOA Memos:

Please keep watch for the children!
Please clean up after your animals!
Please keep your property in clean, sanitary, an attractive condition!

Please remember you are responsible for removing snow from your sidewalks.

Please do not park on the sidewalks & undesignated areas!

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

Mesa County Sherriff's Office

* non-emergency phone * 970-242-6707

Please call to file any concerns or complaints about vehicles, animals, excess trash, suspicious activity, or vandalism.

To report online, visit:

<https://www.gjcity.org/647/File-a-Report-Online>

Colorado HOA Info and Resource Center

For information about Assessments/ Delinquency & Credit Counseling, visit:

<https://dre.colorado.gov/hoa-information-about-assessments/delinquency>

Watering Schedule (See next page):

The watering schedule will be removed in April 2026. Please ensure you are not watering on peak-hours or fines will be assessed to your account.

Rental Cap Amendment:

A legal change that limits the number of units that can be rented at any one time. Will only apply to those who purchase after the amendment passes.

-Helps to maintain property values, improve mortgage options, and keep FHA Certifications.

Kind Reminders:

2026 Monthly Dues are \$137/ month. Please provide updated contact information to Heritage to ensure you are contacted for HOA updates and in emergency situations. Contact Heritage for payment plans & avoid interest charged to your account.

The Board of Directors thanks you for your participation and support!



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.

Board of Directors:

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

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.	

