

Fountain Greens Patio Homes Homeowners Association

4th Quarter Newsletter 2026

Fountain Greens Patio Homes Welcomes 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, Suite 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.

Have a Happy Holiday Season!
*Sincerely, the Fountain Greens Patio Homes
Board of Directors*

John Manfro, David Klemm & Faith Welsh



**The 2027 Annual Meeting will be held on
Saturday, February 13, 2027 at 10 AM.**

The meeting will be held at Heritage Property Management Office. There will be a 3 minute time limit for homeowners during open forum.

OCTOBER

NOVEMBER

DECEMBER



Fountain Greens Patio Homes next Board Meetings will be held on:

Monday, October 12, 2026

Tuesday, November 10, 2026

Tuesday, December 1, 2026

The meetings will be held via
Zoom at 10 AM.

Please contact Heritage to receive email notifications prior to the meeting.

**Your participation makes a
difference! Thank you!**



If you would like to receive your monthly statement and newsletter by email, please provide your email address to Heritage at
info@hpmgj.com.

Fall/ Winter Suggested Weather Checklist

- * Close crawlspaces/ openings, if applicable
- * Check heating systems & change filters
- * Clean gutters
- * Replace smoke & CO detector batteries
- * Drain & store garden hoses
- * Cover exterior faucets
- * Winterize swamp coolers

Homeowner & Renter Suggested Courtesies

- * Please ensure pet waste is removed at all times
- * Please keep watch for children playing
- * Please follow posted speed limit of 25 miles per hour
- * Please keep your property free of trash and other debris
- * Please ensure all refuse containers are placed at the curb, not obstructing a sidewalk (City Ord. Sec. 14-8. Pre-collection practices, Sec. C. Storing of Refuse, Subsect. 2)
- * Please store trash cans out of sight by the end of day of trash collection

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.

Rental Cap Amendment Education

Purpose: To limit the number of rental properties within the HOA community at any given time, to protect property values, and to create a waitlist for rental properties within the community.

Impact: To protect property values, promote stability, 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 and appearances, and community stability (less violations).

Cons: Reduced flexibility for sellers, financial risks (tracking challenges, enforcement, and legal fees).

What if the Amendment is voted upon and passes:

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.



2026 Irrigation Updates

Thank you to all members of Fountain Greens Patio Homes HOA.

We made it through irrigation season!

TLM Pros will be winterizing the irrigation system in October 2026.

Homeowner Responsibilities:

No improvements or alterations shall be made that are visible from the street, without approval of the HOA Architectural Control Committee.

ARCHITECTURAL & LANDSCAPE REQUEST FORM

Submit with your plans or drawings for review to info@hpmgj.com.

Landscaping Opt – Out Form

The HOA Board Members have updated the opt-out form. Forms must be submitted annually by February 15th. This form is available at www.hpmgj.com.

Pets Within the Property

Pets will be contained on their owner's property or on a leash and not permitted to run loose.



CITY OF
Grand Junction
COLORADO
POLICE DEPARTMENT

Please contact the local authorities for any unusual activity within our community

NON-EMERGENCY DISPATCH

970-242-6707

GRAND JUNCTION ANIMAL SERVICES

970-549-5000 **or**

[File a Report Online | Grand Junction, CO](#)