

PALACE ESTATES CONSOLIDATED CONDOMINIUM ASSOCIATION

August 2026 Newsletter

Palace Estates welcomes any new neighbors!

Remember: Palace Estates CCA is managed by
HERITAGE PROPERTY MANAGEMENT
All HOA related correspondence and dues payments must be
made out to: Palace Estates HOA
Mailed to: 2650 North Avenue, STE 116
Grand Junction, CO 81501

To make payments over the phone, call 970-243-3186.
Email Heritage Property Management at
info@hpmgj.com.

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

Have A Happy Summer!
Sincerely, the Board of Directors
*Kin Herrera, Sam Harper & Jamie Weibler,
Tony Rivera, & Reatha Schmidt*

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).



FRIENDLY REMINDERS

Please keep watch for the children!
Please clean up after your animals!
Please do not park on the sidewalks &
undesignated areas.
Please comply with the noise ordinance from 8pm
to 8am.

Homeowners must manage the weeds &
debris on their property to prevent
unsightliness.

**We want to keep the community clean &
safe for everyone!**



If you would like to
receive HOA related
emails, newsletters, &
statements, please
contact
Heritage Property
Management at
info@hpmgj.com.

Fire Prevention/ Home Maintenance

Owners, tenants and other occupants shall main-
tain their respective units in a clean, sanitary and
attractive condition. This should be from the
accumulation of trash. Residents shall maintain
general and limited common elements for their
units in a neat, clean, cultivated, trimmed, weeded
and well maintained condition. Please pay special
attention and trim trees and shrubs regularly to
keep from infringing on neighborhood sidewalks
or at intersections. This includes: Grass/ Lawns,
Bushes, Trees, Xeriscaping, Yard décor, Trash,
Debris, Leaves, Weeds (list is not all inclusive).



Palace Estates next Board Meeting
will be held on

August 25, 2026 at 5 PM.

Please contact HPM for Zoom link
information.

**If anyone is interested in joining the
Board and learning about their
community, please contact Heritage
Property Management.**

Ph: (970) 243-3186

Em: info@hpmgj.com

Back to School - District 51

First day: Tuesday, August 11, 2026

****Please reduce speeds and keep an eye out
for children traveling to school****

2026 Irrigation Season

The new watering schedule was provided
digitally and physically. Please see the
second page for the new watering schedule.
If homeowners are found watering in excess
of GVICO, they may be fined up to \$500. we
want to make sure the HOA is not

restricted by GVICO .

Architectural & Landscape Requests

The Board of Directors kindly reminds
homeowners that all exterior architectural
and landscape changes must be submitted
in writing and approved by the Board of
Directors.

Forms can be found on the HPM webpage
under 'Custom Documents'.

PALACE ESTATES CCA 2026 WATERING SCHEDULE

The Board of Directors water policy: The pump will be turned off from 3 PM to 7 PM daily. Each Zone must only water for 15 minutes. Group 1:
Watering Days: Tuesday & Friday. Group 2: Watering Days: Wednesday & Saturday. Group 3: Watering Days: Thursday & Sunday.
Water will be off on Mondays for repairs and maintenance.

Group 1		Group 2		Group 3	
2949 Bunting Ave #1	2935 Bunting Ave #A	516 A 29 3/8 Rd	520 A April Ln	519 Estate St #A	2943 S Palace Cir #A
2949 Bunting Ave #2	2935 Bunting Ave #B	516 B 29 3/8 Rd	520 B April Ln	519 Estate St #B	2943 S Palace Cir #B
2949 Bunting Ave #3	2935 Bunting Ave #C	517 Estate St #A	2936 Kennedy Ave #A	510 Estate St #A	2941 S Palace Cir #A
2949 Bunting Ave #4	2935 Bunting Ave #D	517 Estate St #B	2936 Kennedy Ave #B	510 Estate St #B	2941 S Palace Cir #B
2947 Bunting Ave #1	2933 Bunting Ave #A	515 Estate St #A	2934 Kennedy Ave #A	512 Estate St #A	2947 Sandra Ave #A
2947 Bunting Ave #2	2933 Bunting Ave #B	515 Estate St #B	2934 Kennedy Ave #B	514 Estate St #A	2947 Sandra Ave #B
2947 Bunting Ave #3	2933 Bunting Ave #C	514 A 29 3/8 Rd	2932 Kennedy Ave #A	514 Estate St #B	2945 Sandra Ave #A
2947 Bunting Ave #4	2933 Bunting Ave #D	514 B 29 3/8 Rd	2932 Kennedy Ave #B	516 Estate St #A	2945 Sandra Ave #B
2945 Bunting Ave #1	2933 Bunting Ave #E	513 Estate St #A	2930 Kennedy Ave #A	516 Estate St #B	2943 Sandra Ave #A
2945 Bunting Ave #2	2931 Bunting Ave #A	513 Estate St #B	2930 Kennedy Ave #B	2944 S Palace Cir #A	2943 Sandra Ave #B
2945 Bunting Ave #3	2931 Bunting Ave #B	512 A 29 3/8 Rd	2928 Kennedy Ave #A	2944 S Palace Cir #B	2948 Sandra Ave #A
2945 Bunting Ave #4	2931 Bunting Ave #C	512 B 29 3/8 Rd	2928 Kennedy Ave #B	2942 S Palace Cir #A	2948 Sandra Ave #B
2945 Bunting Ave #5	2931 Bunting Ave #D	523 A 29 3/8 Rd	2926 Kennedy Ave #A	2943 N Palace Cir #A	2944 Sandra Ave #A
2945 Bunting Ave #6	2931 Bunting Ave #E	523 B 29 3/8 Rd	2926 Kennedy Ave #B	2943 N Palace Cir #B	2944 Sandra Ave #B
2943 Bunting Ave #1	513 Amy's Way #A	521 A 29 3/8 Rd	519 Amy's Way #A	2939 N Palace Cir #A	2942 Sandra Ave #A
2943 Bunting Ave #2	513 Amy's Way #B	521 B 29 3/8 Rd	519 Amy's Way #B	2939 N Palace Cir #B	2942 Sandra Ave #B
2943 Bunting Ave #3	513 1/2 Amy's Way #A	519 A 29 3/8 Rd	518 Amy's Way #A	2942 N Palace Cir #A	539 A 29 3/8 Rd
2943 Bunting Ave #4	513 1/2 Amy's Way #B	519 B 29 3/8 Rd	518 Amy's Way #B	2942 N Palace Cir #B	539 B 29 3/8 Rd
2943 Bunting Ave #5	515 Amy's Way #A	517 A 29 3/8 Rd	519 A April Ln	2944 N Palace Cir #A	537 A 29 3/8 Rd
2943 Bunting Ave #6	515 Amy's Way #B	517 B 29 3/8 Rd	519 B April Ln	2944 N Palace Cir #B	537 B 29 3/8 Rd
2941 Bunting Ave #1	517 Amy's Way #A	515 A 29 3/8 Rd	516 Amy's Way #A	2946 N Palace Cir #A	535 A 29 3/8 Rd
2941 Bunting Ave #2	517 Amy's Way #B	515 B 29 3/8 Rd	516 Amy's Way #B	2946 N Palace Cir #B	535 B 29 3/8 Rd
2941 Bunting Ave #3	518 A 29 1/4 Rd	513 A 29 3/8 Rd	517 A April Ln	2948 N Palace Cir #A	533 A 29 3/8 Rd
2941 Bunting Ave #4	518 B 29 1/4 Rd	513 B 29 3/8 Rd	517 B April Ln	2948 N Palace Cir #B	533 B 29 3/8 Rd
2941 Bunting Ave #5	516 A 29 1/4 Rd	512 A April Ln	514 Amy's Way #A	2950 N Palace Cir #A	531 A 29 3/8 Rd
2941 Bunting Ave #6	516 B 29 1/4 Rd	512 B April Ln	514 Amy's Way #B	2950 N Palace Cir #B	531 B 29 3/8 Rd
2939 Bunting Ave #1	514 A 29 1/4 Rd	514 A April Ln	515 A April Ln	2949 S Palace Cir #A	529 A 29 3/8 Rd
2939 Bunting Ave #2	514 B 29 1/4 Rd	514 B April Ln	515 B April Ln	2949 S Palace Cir #B	2948 Kennedy Ave #A
2939 Bunting Ave #3	518 A 29 3/8 Rd	516 A April Ln	512 Amy's Way #A	2947 S Palace Cir #A	2948 Kennedy Ave #B
2939 Bunting Ave #4	518 B 29 3/8 Rd	516 B April Ln	512 Amy's Way #B	2947 S Palce Cir #B	2946 Kennedy Ave #A
2939 Bunting Ave #5	520 A 29 1/4 Rd	518 A April Ln	513 A April Ln	2945 S Palace Cir #A	2946 Kennedy Ave #B
2939 Bunting Ave #6	520 B 29 1/4 Rd	518 B April Ln	513 B April Ln	2945 S Palace Cir #B	2944 Kennedy Ave #A
					2944 Kennedy Ave #B