

Patterson Gardens Townhomes Association

Monthly Newsletter — October 2026

Patterson Gardens Townhomes welcomes any new neighbors!

Patterson Gardens Townhomes HOA is
managed by:
HERITAGE PROPERTY MANAGEMENT

All correspondence – including dues payments made out
to Patterson Gardens 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 Patterson
Gardens page of Heritage's website,
www.hpmgj.com.

Patterson Gardens Townhomes
Board of Directors:

Monty Luellen, Therese Luellen, Ellen Wells,
Katelyn Boelke, & Tom Marso

For local upcoming events: visitgrandjunction.com/events-calendar/



Winterization Preparation:

- ~Dryer vents to be cleaned
- ~Evaporative coolers shut down and inspected
- ~Outdoor hoses to be disconnected
- ~Use 'water bibs' to cover outdoor faucets
- ~If you are leaving for an extended amount of time: keep the heat on & leave the kitchen cupboard doors open to prevent frozen pipes



November 11, 2026

@ 6:30 PM.

Patterson Gardens Townhomes
next Board Meeting will be held
via Zoom.

Heritage will email the Zoom
link prior to the meeting.

**The 2027 Annual Meeting
will be held on January 6,
2027 at 6:30PM via ZOOM.**



Homeowners are
receiving their monthly
statement via email.

Please update your email
address with HPM at
info@hpmgj.com

Community Reminders

Parking is very limited at Patterson Gardens.

Please be considerate to park in your designated parking spot.

According to the Patterson Gardens General Rules & Regulations, Parking Regulations:

Tenants and guests of Tenants ***must*** park their vehicles in their carport, their driveway or their one assigned guest parking space. Tenants are subject to fines if they or their guests use someone else's parking space without their express permission.

Carport and Patios are not to be used for any type of storage.

Patterson Gardens General Rules & Regulations #11:

Carports and patios are not to be used for long term storage of items that are not consistent with the use of these areas. They must be kept clear of litter and debris to prevent a fire hazard to the Owner/Tenant and neighbors and to prevent the attraction of rodents and insects.

Please refer to your CC&Rs and Rules & Regulations on hpmgj.com under 'Patterson Gardens' to ensure you are not in violation status.

**THANK YOU FOR
KEEPING OUR
COMMUNITY
CLEAN, HEALTHY,
AND
WELCOMING FOR
EVERYONE.**



CITY OF Grand Junction NON-EMERGENCY DISPATCH
COLORADO 970-242-6707
POLICE DEPARTMENT

GRAND JUNCTION ANIMAL SERVICES
970-549-5000

OR report the incident online.

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



Please Pick Up After Your Pets

To keep our community clean, healthy, and enjoyable for everyone, we want to remind all residents of the importance of picking up after your dogs. When pet waste is left on the grounds, it affects the entire complex—not just the pet owner (s).

**THANK YOU FOR KEEPING
OUR COMMUNITY CLEAN!**



CC&Rs Article IV.

Section 7.

Architectural Control Committee (ACC)

Planning to change your fence, deck/patio, exterior paint, swamp cooler/Acs, exterior lighting, etc.? That includes color, materials, height, shape, or location. (List is not all-inclusive)

You will need written approval from the HOA Board before starting.

ACC Request Forms are found under 'Custom Documents' on www.hpmgj.com.