

Palace Estates April Newsletter

APRIL

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 **April 28, 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).



Lease Addendum Education: Rentals

Document that adds terms/conditions to a lease agreement. Provisions obligate the tenant to comply with the HOA governing documents and may provide remedies for non-compliance.

The addendum can also include rules such as pet policies, maintenance responsibilities, and other relevant HOA rules.

The Board would review all leases & request the signed document from new residents. Homeowners are responsible for providing the CC&Rs/Rules.



Reminders:

- Please keep watch for the children!
- Please clean up after your animals!
- Please keep your property in clean, sanitary, an attractive condition!
- Please do not park on the sidewalks & undesignated areas!
- Please comply with the noise ordinance, 8pm to 8am!

Visit:

www.hpmgj.com

For more information about 'Palace Estates CCA'

2026 Irrigation Season

Water will be turned on the third week of April. The watering schedule will be enforced this season. Please ensure you are not watering on peak-hours or fines will be assessed to your account. A copy of the watering schedule is posted on the webpage.

3 Filings Consolidation:

Pros: efficiency, cost savings, simplified management, improved maintenance, legal compliance, & transparency

Cons: legal complexity, administrative challenges, conflict & dysfunction, cost concerns, aging infrastructure & deferred maintenance

We want to improve your residence experience!



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.	