NORTHRIDGE ESTATES

NEWSLETTER

September 2026



IRRIGATION WINTERIZATION

Hello Everyone,

I hope you are enjoying the cooler temperatures. The HOA will shut down and drain the main irrigation lines toward the end of October and will notify homeowners when this is complete. Homeowners are responsible for winterizing all irrigation components on their property beyond the HOA's main shut-off valve. This includes draining or blowing out sprinkler lines and protecting exposed valves, backflow devices, and pipes from freezing.

Once your system is completely blown out, leave your main irrigation valve slightly cracked open to help prevent trapped moisture from freezing and damaging the valve.

MALLARD DUCKLINGS



Our neighbor, Joan Bradley, is working to save some mallard ducklings in the community, and is looking for any support she can get. She has been working with the city and Grand Valley Irrigation Company, but need signatures. If you would like to support this effort, contact Joan at joanbradley77@gmail.com or 970-260-4157.



BLOCK PARTY

Jitka, one of our neighbors and board members, is hosting a block party on October 18th, from 4-10pm. There is a flier on the next page that provides more information. For more information or questions, please contact Jitka at sineckaj@gmail.com or 970-640-0245. We hope you can join in the fun!!

HALLOWEEN



If you're new to Northridge, you should know that Halloween is a BIG night in our community! Families from all over town come to enjoy a fun and friendly evening with their children.

If you plan to hand out candy, we recommend stocking up on A LOT, especially if you live near the front of the subdivision. Traffic will also be very heavy, so please plan accordingly, drive carefully, and watch for trick-or-treaters!

REMINDERS



TRASH CANS & VEHICLES

Just a reminder to pull your trash cans in each week after pickup. The helps keep our neighborhood looking nice. Also, no automobiles, recreational vehicles, or trailers are allowed to be stored in the front areas. Storage must be behind a fence or in the garage.



CHANGES TO EXTERIOR

If you have plans to make any changes to the exterior of your property (landscaping, painting, addition, etc), please complete the ACC (Architectural Control Committee) Form before beginning your project. You can find this form here: https://northridgehoa.org/forms

STAY CONNECTED

Northridge Estates HOA
PO BOX 1657
Grand Junction, CO 81502

https://northridgehoa.org
(970) 200-6020
Info@NorthridgeHOA.org

NEIGHBORHOOD BLOCK PARTY

JOIN US FOR FUN & COMMUNITY!

OCTOBER 18 | 4:00 PM - 10:00 PM

3313 Northridge Dr



BLOCK PARTY TRAILER with GAMES!



BBQ & HOT DOGS & HAMBURGERS!

OBSTACLE COURSE FOR KIDS ON WHEELS





FREE FACE PAINTING!

& MORE! FUN!

PLEASE BRING A SIDE DISH TO SHARE