



## What's New

Big things are happening! We're in the middle of an exciting renovation phase that includes demoing the old houses and making way for brand-new ones. It's a major transformation, and while it can look a little messy along the way, this progress is what sets the stage for fresh, modern homes and a stronger community. We can't wait for you to see how everything comes together as the new builds start taking shape – this is just the beginning of what's ahead!

# **Rent Increase Reminder**

Please don't forget that our rent increases go into effect on February 1, 2026.

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## **Tenant Appreciation - Yard of the Month**

Congratulations to our Yard of the Month Winners! Each month, we will select two outstanding yards for special recognition. The winners will receive a prize for their exceptional efforts in maintaining their yards and/or decorating their yards for holidays. It's our way of showing appreciation for your hard work in keeping our community looking its best.

Please submit your pictures to our office email for your chance to win!  
[westernhills@osprey-management.com](mailto:westernhills@osprey-management.com)

# Safety in Our Community

Your safety is our top priority. Here are some reminders for a secure living environment:

## **Fire Safety**

Check and replace smoke detector batteries regularly. Create a fire escape plan for your home and practice it with your family.

## **Emergency Preparedness**

Keep an emergency kit with essentials like water, non-perishable food, and first aid supplies. Know the location of emergency exits and shelters within the community.

## **Home Security**

Install outdoor lighting around your home to deter burglars. Connect with neighbors and report any suspicious activities to the authorities promptly.

## **Traffic Safety**

Please adhere to posted 5 mph speed limits within the community, ensuring the safety of pedestrians and other residents.

# Pet Safety

For our residents with furry friends, here are some pet safety tips for the winter season:

## Identification

Ensure your pets wear identification tags with updated contact information. Consider microchipping your pets for added security.

## Outdoor Safety

Use a leash during walks to prevent pets from running into traffic. Secure your yard to prevent escapes and encounters with wildlife.

## Weather Precautions

Protect pets from extreme weather conditions with appropriate shelter and clothing. Be cautious with seasonal plants and decorations that may be harmful to pets.

## Pet Etiquette

As a friendly reminder, please be mindful of your neighbors and clean up after your pets. Let's keep our community grounds clean and enjoyable for everyone.

Please register your pets in the office, if you haven't done so already. The limit is 2 pre-approved pets per household.

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**EXCITEMENT  
RESOLUTION  
WINTER  
COMMUNITY  
WESTERN HILLS**

**NEW YEAR  
JANUARY  
GRAND JUNCTION  
FAMILY  
COLORADO**