

# HR Heather Ridge



## Metro Matters

Volume 12

March 2022

Number 3



Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

# Heather Ridge

### PUBLISHER'S NOTE

The 2022 golf season is right around the corner, if you haven't signed up yet there is still time to do so and get your name in the directories.

Spring banquet for the Men's Golf Club will be Thursday, April 7, location to be announced at a later date and the first tournament will be held April 9. The 18-Hole Ladies Spring Luncheon will be held on Saturday, April 4, preceded by an 8:30 am shotgun start tournament, the 9-Hole Women's League will host its Spring Kick-off Brunch with Opening Day Tournament, location and date to be announced at a later date.

If you haven't had a chance to meet our Ward IV Councilmember, Juan Marcano, you can attend the next Ward IV Town Meeting Thursday, March 10, 6:30 to 8 p.m. at Colorado Early Colleges, 1400 S. Abilene Street.



**Barry McConnell**  
Publisher

**Heather Ridge  
Metropolitan District**  
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Joan Beldock  
Jane Klein  
Kay Griffiths

Regular Meeting Schedule: **HRMD  
4:00 pm, 3rd Thursday  
each month** at Heather Ridge  
Clubhouse, providing there is  
business to conduct, but always the  
3rd Thursday in April and October.  
Email [info@HRColo.org](mailto:info@HRColo.org) for an  
invitation.

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Metropolitan District**  
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[heatherridgecolorado.org](http://heatherridgecolorado.org)

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13521 E Iliff Ave Aurora, CO 80014  
303-755-3550  
[www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com)

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# **HR** *Heather Ridge* METROPOLITAN DISTRICT

## **As Inflation Goes Up, The Metro District's Mill Levy Goes Down**

In the December 2021 issue of Metro Matters, the budget for 2022 was announced. In that article, it was pointed out the mill levy was reduced, Not Increased, from last year. In this time of inflation and rising interest

rates, the Board of Directors takes every opportunity to balance tax assessment to its operational needs. With that said, the levy was reduced to help property tax payers. Please look at your property tax statements

for last year and this year to compare fees. Your final tax bill includes other taxing entities, so please bear that in mind. Also, your assessed market value and assessment rate change from year to year.

### ***For Whom the Dog Barks***

We've all seen poor animals lying along roadways, but this one on E. Yale Ave by the golf course really got to me. From the moment I saw it, I still can't get those images out of my mind.

Driving home from King Soopers late Friday afternoon on January 7, I spotted four or five cars stopped helter-skelter in the middle of Yale Ave just east of where the golf course runs under it. Slowing down looking for a car accident, I didn't expect to see Rin Tin Tin, my favorite childhood TV dog, stretched out peacefully on the cold-wet asphalt frozen in mid-stride running somewhere. What happened – a car? A heart attack? I'll never know.

I thought about stopping to help, but others were already out of their cars. Yet, they weren't so much helping the dog as standing



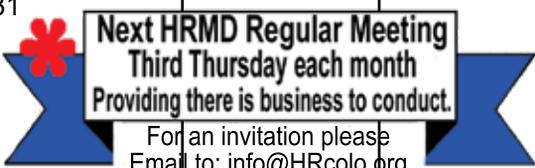
around it with similar expressions – “Why did this happen to such a beautiful animal?” Perhaps it

was a show dog; it was definitely loved and well cared for; what a sad and lonely way to go.

My drive-by experience lasted fifteen seconds – tops. Yet, seeing that majestic German Shepard has stayed with me. My first childhood dog, Taffy, died in my arms after being run over. I was six or seven years old when it happened, and some nice lady stopped her car, scooped us up, and took us to the animal hospital. It was too late for Taffy, but all those memories came rushing back to me seeing Rin Tin Tin there. I also thought of Sam, our house cat so spoiled and loved by my wife and I. To lose Sam would be terrible, so hopefully the Shepard's owner was found for one last goodbye.

*Thanks for listening.*  
Van Lewis

# March 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 	2	3	4	5
6	7	8	9 6 pm CH HOA Meeting via Microsoft Teams  6:30 pm Sausalito HOA Mtg. via Zoom	10	11	12
13 	14 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual  6 pm Cobblestone Crsing HOA Meeting via Zoom	15	16  6 pm Fairway 16 HOA Meeting via Zoom	17   6:30 pm Strawberry HOA Meeting via Zoom	18	19 <b>METRO MATTERS DEADLINE 3-16-2022 FOR APRIL 2022 ISSUE</b>
20	21  5:30 pm CCR HOA Meeting via Zoom	22  5:30 pm HRS HOA Meeting contact Board Member	23	24	25	26
27	28  6 pm Cobblestone HOA Mtg via Zoom	29	30	31  Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: <a href="mailto:info@HRcolo.org">info@HRcolo.org</a>		



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# What's Happening In Home Sales Today

Unless you are actually thinking of selling and buying a home today, almost all that's now written or said about the market might be useless tomorrow – that's how fast and furious sales are now. Today's home buyer is facing a purchase challenge like none seen before; and sellers need to count their blessings by remembering the Great Recession 2007-2011.

**Pete Traynor**  
**303-877-9538**  
[PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)

**Van Lewis**  
**Heather Ridge South**  
**303-550-1362**  
[van@vanlewis.com](mailto:van@vanlewis.com)

Last fall, Pete and I reported that metro homes sales were slowing down. In that case, "slowing down" was a relative term in a record-setting year. In 2021, over 63,000 metro homes closed (including a record 129 in Heather Ridge). Price records were set every month until Oct-Nov-Dec. Yes, a "slowdown" did happen, but it was like a train at

100 MPH slowing down to 85.

Since early January 2022, metro Denver sales have been running at 105 MPH fueled by buyers trying to buy before interest rates get too high. Mortgage rates are now bouncing around 4 percent with experts not sure how high they might go due to inflation and world events. Just two years, mortgage rates were in the 2.5-2.8% range and housing was on life support.

Pete and I are as busy as ever – even more than this time last year. Our experiences and knowledge of real estate are extensive, but our real strength comes from being busy – making sales happen as listing and selling agents. There's nothing like hands-on experiences to actually know what the real estate market is doing. Many agents think five sales a year qualifies them as "top producers" to help others; Pete and I average 35-45 sales together – something we've done for decades. Please give us a call for a professional but low-key analysis of your home. **"Please, don't leave home without us!"**

## Flagship Model in Heather Ridge?

Every housing community, whether condo-townhome or single-family home, has one home model that agents and appraisers use for relative pricing. It's the home with the greatest value per price when compared to all others.

In Heather Ridge, that model is the 1633-1650 sq ft "Spruce" 2-story found only in Fairway 16 and Heather Ridge South (and Heather Gardens but that's another story). A larger and more expensive version exists in our Double Tree community, but sales are infrequent in that 26-unit community.

Last year, a Spruce model sold for \$480,000 in Fairway 16. Does that mean all Spruce models are now worth that or more? The short answer is no. It did raise the pricing bar for everyone else in Heather Ridge, so understanding why is important. Last year we had ten sales above the \$400,000, but it could easily double in 2022. Where does your home fit into this market? Do you need to update features to get the price you want? Can or should you sell "as is"? And, most importantly, what are your plans after selling?

Pete and I ask those questions and more to help you make the best decision. Last year, we helped two potential sellers to stay in their homes by getting them a reverse mortgage. We are here to help you and not to just sell your home. Please give us a call. With our wives and families, Heather Ridge has been our home since the 1980s. Pete and I think of Heather Ridge as our neighbors.

Van Lewis



## Homes Pending as of February 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$220,000	13629	E Yale Ave A	1 - 1	843	1 Carport	2 Story
Strawberry I	\$225,000	13605	E Yale Ave A	1 - 1	843	1 Carport	2 Story
Strawberry I	\$234,900	2646	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Cobblestone Crossing	\$299,900	13494	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Strawberry I	\$325,000	2618	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$329,000	2499	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$329,900	2419	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Cobblestone	\$345,000	2152	S Victor St F	2 - 2	1,392	2 Spaces	2 Story
Sausalito	\$359,000	2419	S Worchester Ct C	2 - 2	1,230	2 Gar, Att	2 Story
Sausalito	\$374,900	2497	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$375,000	2448	S Victor St F	3 - 2	1,273	2 Gar, Att	2 Story
Fairway 16	\$399,500	2598	S Vaughn Way B	3 - 2	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$404,900	2715	Xanadu	2 - 2	365	2 Gar, Att	2 Story

## Homes Closed from January 16 to February 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Burgundy	\$255,500	2693	S Xanadu Way D	1 - 1	772	Conventional	\$0	Corp/Trust
Burgundy	\$320,000	2645	S Xanadu Way A	2 - 2	1,314	Conventional	\$0	Individual
Burgundy	\$344,100	2697	S Xanadu Way C	2 - 2	1,162	VA	\$0	Corp/Trust
Sausalito	\$349,990	2459	S Worchester Ct C	3 - 2	1,252	FHA	\$2,500	Individual
Sausalito	\$358,000	2503	S Victor St A	3 - 2	1,273	Conventional	\$0	Individual
Heather Ridge South	\$365,000	2703	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual
ChimneyHill	\$379,900	13574	E Evans Ave	3 - 2	1,512	VA	\$0	Individual
Cobblestone Crossing	\$380,000	13246	E Asbury Dr	2 - 2	1,392	Cash	\$0	Individual
ChimneyHill	\$405,000	13510	E Evans Ave	3 - 3	1,512	VA	\$0	Individual
Country Club Ridge	\$420,000	2220	S Vaughn Way 201	2 - 2	1,476	VA	\$0	Individual

## Homes Active as of February 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$360,000	2667	S Xanadu Way F	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story

 <b>Van Lewis</b> 303-550-1362 van@vanlewis.com	 <b>Pete Traynor</b> 303-877-9538 PeteTraynor@ReMax.net
Please remember don't leave home without them.	

*Notice to Readers: Van Lewis and Pete Traynor are disclosing the properties displayed herein were marketed in REColorado (formerly MLS) and are not their sales only. Other agents listed and marketed many of them under a joint co-operative agreement with REColorado and its broker members.*



# Heather Ridge Golf Club Monthly Update

[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

## HR Men's Golf Club News

All right, it is 2022 and time to get signed up for this year's Men's Club. I'm sure it will be another banner year for the club and I want you to be a part of it. Please don't delay and get signed up now!!

**Darrel Vanhooser, HRMC President**  
<https://www.heatherridgemensclub.com/>  
**303-875-4768**

### Heather Ridge Men's Golf Club 2022 Schedule

Thur 4-7-22	Men's Club Spring Kick-Off	Sat 7-2-22	Red, White, and Blue Four Man Scramble (Computer Draw)
Sat 4-9-22	Member/Member – Member Guest Four Man Scramble. A, B, C, D Players (Computer Draw – 80% of Handicap for Each Player – Guests Must have Valid Handicap or get One Established before Participating)	7-15, 16, 17-22	Member/Member, Member/Guest (Partners must be within 10 Strokes)
	Tee Times Start at 8:06 am	Fri, Sat, Sun	Horse Race Starts at 6 pm on Friday Tee Times Start at 8:06 am
Sat 4-23-22	Point Par, Playing Groups Set by Computer (A Flight Plays from Blue Tees)	Sat 8-6-22	Two Man Point Par, Pick Your Partner (Partners must be within 10 Strokes)
	Tee Times Start at 8:06 am		Tee Times Start at 8:06 am
Sat 4-30-22	Two Man Teams – 9 Holes Best Ball/9 Holes Aggregate, Pick Your Partner (Partners must be within 10 Strokes)	8-13-14-22	Club Championship, Playing Groups Set by Computer (A Flight Plays from Blue Tees)
	Tee Times Start at 8:06 am	Sat Sun	Tee Times Start at 8:06 am
Sat 5-14-22	Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees)	Sat 9-3-22	Tournament of Champions/Non-Winners Tournament – Playing Groups Set by Computer
	Tee Times Start at 8:06 am		Tee Times Start at 8:06 am
Sat 5-28-22	Two Man Best Ball, Pick Your Partner (Partners must be within 10 Strokes)	Sat 9-17-22	Four Man Best Ball (2 Scores Per Hole from Team) (Computer Draw)
	Tee Times Start at 8:06 am		Tee Times Start at 8:06 am
Sat 6-11-22	Men's Club/Women's Club Mixer, Shamble (Computer Draw)	Thur 9-29-22	Men's Club Fall Banquet
	Tee Times Start at 8:06 am		
Sat 6-25-22	Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees)	Sat 10-1-22	Two Man Scramble, Flighted – Pick Your Partner
	Tee Times Start at 8:06 am		Tee Times Start at 9:18 am



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## Heather Ridge Men's Club Golf Association 2022 Membership Application

This year the HRMC will continue a schedule of 15 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring banquet is April 7, 2022 and our first tournament will follow on April 9, 2022. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMC website [www.heatherridgemensclub.com](http://www.heatherridgemensclub.com) (contact info for members/ tournament signups, results, and other HRMC info)
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (Bring your significant other, but there will be a charge for them, amount TBD)
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes (the Member/Member—Member/Guest will have a total fee of \$100.00/player)

**PLEASE PRINT CLEARLY AND LEGIBLY.**

Name: \_\_\_\_\_ Significant Other's Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

**New Members Only:**

List the name of the Men's Club member who suggested that you join HRMC, so they can get their \$20 Finder's fee bonus \_\_\_\_\_

**Do you have a recent or current USGA handicap? Yes \_\_\_\_\_ GHIN # \_\_\_\_\_ No \_\_\_\_\_**

**If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event**

USGA handicap index \_\_\_\_\_ Name of previous club \_\_\_\_\_

***You must have an active handicap in order to play in any tournaments or match play.***

**THE FIRST 25 APPLICATIONS SUBMITTED WILL RECEIVE A SLEEVE OF PRO V'S!!!**

Make checks payable to: **HEATHER RIDGE MEN'S CLUB GOLF ASSOCIATION**

Membership*	\$155.00	\$ _____
Match Play	\$25.00	\$ _____
<b>TOTAL DUE</b>		<b>\$ _____</b>

\* HRMC memberships are non-refundable

\* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2022 season. All members are automatically entered in pool.

**Return this application, with your check to the Heather Ridge Golf Shop or mail to:  
Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014, Attn: Men's Club**



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## 18-Hole Ladies' Club News

Looking forward to our 2022 golf season. Here are some dates to remember.

Posting Begins	March 15
Spring Tournament and Luncheon	April 3
Men's and Women's Club Mixer	June 11
Member-Member/Member-Guest	June 15
Club Championship	August 27-28
Fall Tournament and Luncheon	October 1

April 6 will be the first Wednesday tournament and April 9 will be the first regular Saturday tournament. Look for Golf Genius notifications to sign up for all events. Happy Golfing!

**Teresa Anderson**  
**Publicity**

# Let's Play Golf!



Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2022 season. We have a fun filled golf season with different tournament play each week from April through September.



We have two play days, Wednesday and Saturday, beginning in April. You must be a paid member of HRWGA to participate. Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 15, 2022.

An email will be sent to registered members in mid-March for our kick-off luncheon. Tournament schedules will be posted in the clubhouse and will appear in the membership roster book.

I hope you will join us for the 2022 golf season.

Please feel free to call me with any questions, 303-520-0529.

**Wendy Traynor**  
**President, Heather Ridge Women's Golf Association**



# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2022 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

## Benefits of Membership:

- ♦ Preferred tee times
- ♦ Prizes in each Flight
- ♦ Directory of Members
- ♦ Meet new golf partners

**To join**, complete the bottom of this form and mail it with a check payable to "9-Hole Ladies Golf Association," mail to:

**Sherri Cooper**  
2457 S. Victor Street, Unit E  
Aurora, CO 80014  
Phone 720-434-1370

**DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2022**



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Cut Here



# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2022 Membership Application

**Dues are \$55.00 PLUS a \$35.00 computer fee for GHIN (Golf Handicap Index Number) Services**

Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name \_\_\_\_\_ Husband's Name \_\_\_\_\_

Home Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell # \_\_\_\_\_

Birthday (Month & Day) \_\_\_\_\_ GHIN Number \_\_\_\_\_

Email address \_\_\_\_\_



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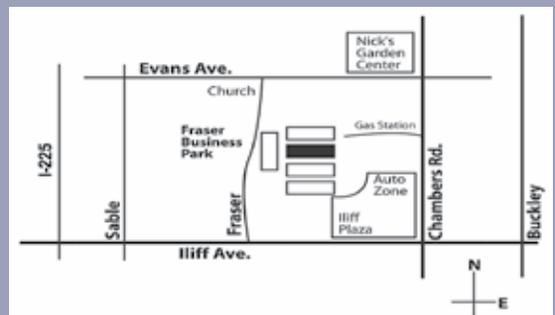
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Noonan's Sports Bar & Grill has been a staple at the Heather Ridge Golf Club for many years. Serving the multiple generations of Noonanites with various nightly entertainment and a diverse selection of food and beverages, Noonan's has something

to offer for everyone that steps in the door. This is all made possible by Milchell Marina, owner of Noonan's Sports Bar & Grill.

During the Covid-19 pandemic, Noonan's was able to safely provide

the same food and beverage services to their loyal, returning guests as well as to new guests looking to support local businesses. While unable to operate the restaurant inside, they took the opportunity to make improvements to the atmosphere with partial new flooring and a subtle new paint job. As the mandates were loosened, the business took precautions for the staff and guest's safety and thrived. This is in large part due to their staff and management team who, on the frontline of the pandemic, endured every change and mandate thrown at them and adapted to every new challenge while still providing top customer service.

Noonan's staff is a mix of servers, bartenders, and cooks who have been with the company for as little as 6 months to some who have been with the company for 10 years! Leading the way are Jerred Soderstrom, General Manager, and Bailey Brown, Assistant General Manager. They are always looking for hard working and focused individuals with backgrounds in the food and beverage industry.



Their team prides themselves on the fact that they promote individuals from within with raw talent and develop them into their management team to carry on the legacy that has become Noonan's. Today you will see a group of individuals that bring their own personality and management style to a well working group that are proud to call themselves the Noonan's management team.

Not only does Noonan's provide daily entertainment and nourishment to the everyday customer, they also operate the Noonan's Event Center which provides private events for guests planning a special occasion. The Event Center caters to events ranging from weddings and birthdays to private business meetings and golf tournaments and offers a diverse catering menu. Event Coordinator, Anna Woody, works closely with every client to personalize each event and ensure their satisfaction. Noonan's Event Center is constantly making improvements and working to provide the best experience for special events possible. Currently they are in the process of small renovations that will bring the room together and provide a better overall experience for all occasions.

Let's not forget about Noonan's Café and Pub. Noonan's Café and Pub has been in operation, serving the men and women golfers that come to Heather Ridge Golf Club, for years and years. Anyone familiar with the look that it has established over time, be ready for a change! This spring say goodbye to Noonan's Café and Pub and hello to The Gopher Grill at Noonan's. With a lot of brainstorming and feedback, Noonan's is working to move away from concession style service and into a grab and go full-service bar. Along with this revitalization they are bringing on Megan Smith as the manager of The Gopher Grill. Megan started with the Noonan's Café & Pub Team in the summer of 2020 and



helped move the food and beverage operation for the course to higher standard. She showed her colors right off the bat with her excellent customer service and eagerness to excel. With her focus primarily on The Gopher Grill, Noonan's expects great things to come for this coming golf season.

Noonan's Sports Bar - 720-246-0309  
 Noonan's Event Center - 720-246-0304



Top row (left to right): Anna Woody, Event Coordinator; Shawn Clay, Bar Manager; Tyler Barnas-Armbuster, assistant Kitchen Manager; Mitchell Marina, Owner; Jerred Soderstrom, General Manager; Nigel Drake, Bar Manager. Front row (left to right): Erin Gilligan, Bar Manager; Bailey Brown, Assistant General Manager; and Megan Smith, Gopher Grill Manager.

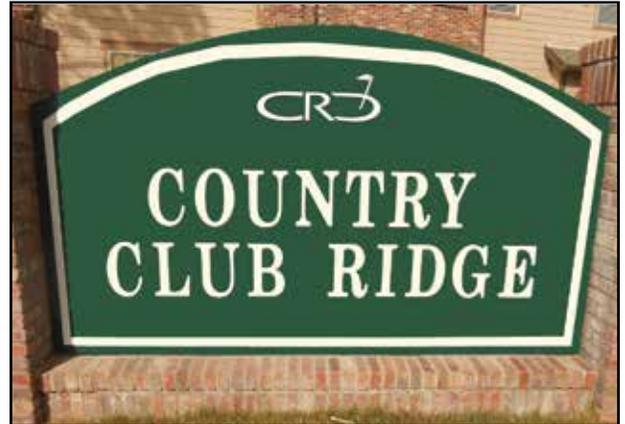
# HR Heather Ridge

ASSOCIATION NEWS

## Country Club Ridge

March is usually a snowy month for Colorado. Please continue to observe parking rules for snow days. If significant snow is predicted, do not park in or near snow storage spots on our property. Emerald Isle shovels after 2 inches of snow has fallen and plows driveways when the snowfall reaches 3 inches.

Pails of ice melt have been placed in every drive cul-de-sac for your use if driveways or sidewalks are ice covered. Please contact our manager, Matt Bramlett, or Assistant, Donna Nicholas, if there are issues with snow removal.



**Spring Forward:** March is also the beginning of Spring and daylight savings time will begin on March 13th. This is an excellent time to renew batteries in your individual smoke alarms and carbon dioxide detectors. This year, add one more maintenance item to your list.

**Water Usage:** In addition to changing batteries, please check your toilets, faucets and showers for dripping

or running water. The Board monitors monthly water usage and has noticed high water usage in some buildings. One running toilet can waste gallons of water per day. Putting a few drops of liquid food color or few teabags into the toilet tank will reveal slow leaks you may not see or hear. Please help us save water and money by monitoring your plumbing.

**HOA Board Meeting:** The Board

of Directors meets via Zoom at 5:30 pm, the third Monday of each month. You will receive a log-in email, or you will find the information on TownSq. Please join the meeting from the comfort of your home to ask questions, voice concerns and learn about the community.

*Thanks for being a good neighbor!*  
**Judie Maurelli**



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# Double Tree



**Board of Directors:** Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next board meeting has not yet been scheduled. Date and time will be posted on the mailboxes.

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on March 3, 17, and 31. Remember to set your recycling out the night before, as they have been coming before 8 am. Please make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around.

**Let it Snow:** Winter is back, which leads to shoveling and plowing snow! Sidewalks will be hand shoveled at a three-inch accumulation, and driveways will be plowed at six inches. If anticipated accumulation occurs, we will need to plow the snow into the designated parking spot in front of 2661 S. Vaughn Way. **Please** follow the weather reports, and do not park in that spot if it looks like we will get enough snow to warrant plowing.

**HOA Dues:** Your monthly assessment is due on the first of the month and is late and subject to a late fee after the tenth. If you mail your check, please mail it early enough to ensure that it arrives on time. You also have the option of dropping your check off at Aletha's.

**Your Water Shut-Off Valve:** Be sure you know how to turn off the

water to your unit. The shut off valve is located in the basement, more than likely under where the fireplace is. One of our owners sprung a leak in the water/icemaker. Thankfully, they were home and knew where the shut off was, or the results could've been catastrophic. If you want a visual reminder as to how much damage water can do, take a look at the Grand Canyon! (An old reference plumbers love to make!)

**Insurance Coverage:** Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also, confirm you have loss assessment coverage and verify that your coverage is adequate should there be a need for a special assessment. Also, with the huge increase in our property values of late, our insurance agent has advised

us to all check that you have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

Speaking of insurance, we have switched our master property policy from Farmers Insurance to Travelers. The appropriate certificates of insurance have been posted to our website.

Website: If you would like access to the "residents only" section of the website ([www.doubletreetownhomes.com](http://www.doubletreetownhomes.com)), please send your email address to [secretary@doubletreetownhomes.com](mailto:secretary@doubletreetownhomes.com).

**Patt Dodd**

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# Cobblestone Crossing

**FYI:** Until further notice, the monthly Board meeting, held the second Monday of the month at 6 pm, will be conducted via Zoom. Instructions on attending the meeting are located on Cobblestone Crossing's home page on Accord Property Management's website.

**Snow Removal:** A reminder sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. Please note, in most cases, snow removal will start when the snow stops falling. When plowing is in progress, please take care when maneuvering around the plow!

**Ice Melt:** There are ice melt buckets by the mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.

**Remove Snow from Vehicle:** A safety reminder to remove snow from windshield, side windows, rear window as well as head lights and taillights before driving off during or after a snowstorm. Doesn't hurt to remove from the hood and roof of your vehicle too. If the driver behind you can't see your brake lights, the end result could be ugly!

**Exterior Changes:** Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making changes or additions to the exterior of the home. This includes installation of new doors and windows, installation of a satellite dish, new A/C unit (not replacement), gas line for gas fireplace or any changes to the Common area. Failure to obtain approval prior to changes could result in a fine and/or removal, at owner's expense, of unapproved or incorrectly installed items.

**Recommendations:** In order to prevent frozen and/or burst pipes, maintain the heat at 60 degrees throughout your home including unoccupied rooms. Bring your home up to code: add smoke and CO detectors and fire extinguishers.

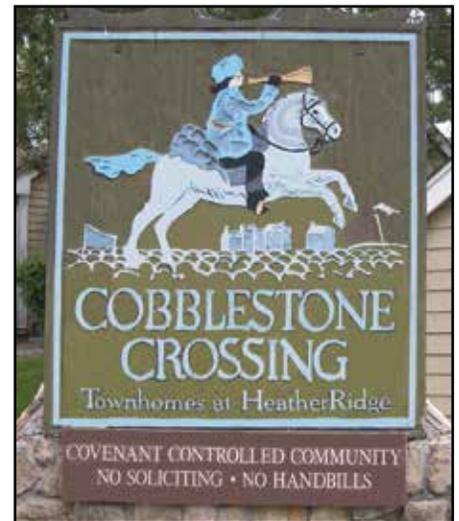
**Construction:** If renovation of a home is being considered, recommend research on city requirements. Determine whether the work will require a City of Aurora permit and validate the contractor's license. Neighbors are entitled to contact the city building division if there are any concerns, including disposal of construction materials, noise complaints, structural or

general concerns. Also, owners are responsible for repairing any damage inflicted on community property, including but not limited to, exterior of residence, irrigation lines, electrical lines, bushes, trees, and grass.

**Common Area:** Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for spring planting. Also, per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, rabbits is also prohibited.

**Pets:** Remember, pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Contrary to popular belief, it's not fertilizer. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

**Safety Tips:** Lock doors and windows when leaving home, even for a few minutes; put lights on automatic timers; pick up packages from front porch as soon as possible to avoid theft and ask a neighbor to keep an eye on your home when you are out of town. On the same topic, while there are exterior lights throughout



the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exterior fixtures to turn on lights at dusk and off at dawn. Also, car break-ins can occur in Cobblestone Crossing at any time. Please remember to remove any items of value from your car, always lock the doors and notify the Aurora Police Department as soon as break-in is discovered.

**Owners and Renters:** If you are renting your unit, it is the owner's responsibility to keep you informed of activities and processes for the complex. Please ensure your owner/management company has your contact information.

**Trash:** A reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine/GFL at 303-744-9881 to arrange for large item pick-up. Please break down boxes before depositing them in the recycling dumpsters and don't place trash, plastic bags, branches, etc., in recycling dumpsters!

**Parking:** A reminder that residents are not to park in guest spots at any time and are subject to a boot or a tow. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Also, be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review the Rules and Regs for complete parking regulations.

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# Strawberry

**Management:** Accord Management Company, 10730 E. Bethany Drive, Suite 280, Aurora, CO 80014. 720-230-7303 Kyle Thishkou is our manager, [Kyle@accordhoa.com](mailto:Kyle@accordhoa.com).

**Board Members:** Sonja Mooney, President, [sonja.strawberryhoa@gmail.com](mailto:sonja.strawberryhoa@gmail.com); Ersin Sulukioglu, Vice President, [ersinsulukioglu@gmail.com](mailto:ersinsulukioglu@gmail.com); Eric Farley [eric.farley.hoa@gmail.com](mailto:eric.farley.hoa@gmail.com); Vickie Wagner [hrstrawberryhoa@yahoo.com](mailto:hrstrawberryhoa@yahoo.com).

**HOA Meeting:** Our next HOA meeting will be held via Zoom on Thursday, March 17, 2022, at 6:30 pm. Information can be found on



the property management company website <http://www.accordhoa.com>.

**Snow Removal:** We still have a couple snowy months ahead of us. Sidewalks will be shoveled after 2 inches of accumulation. Driveways and parking areas will be plowed after 4 inches of accumulation.

**Staircases:** The final phase of staircase replacement in Phase 1, eight staircases, will begin this spring or early summer.

**Siding:** The scope of siding replacement in Phase 2 is complete. Painting of the siding on residential buildings in Phase 2 will begin in the spring.

**Security:** Front Range Patrol provides security at Strawberry. Please use the following numbers when needed:

Non-Emergency: 303-627-3100  
Emergency: 911  
Front Range 303-591-9027

*Have a great March!*  
**Vickie Wagner**



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# Heather Ridge South



**Management Information:** For HOA management information please contact Sabrina Lopez at Westwind Management at 303-369-1800 x 142, [sabrina@westwindmanagement.com](mailto:sabrina@westwindmanagement.com) or her assistant Paul Acevedo 303-369-1800 ext 147, [paul@westwindmanagement.com](mailto:paul@westwindmanagement.com). Accounting Representative DeEtt Glover 303-369-1800 ext 110, [deett@westwindmanagement.com](mailto:deett@westwindmanagement.com).

**How important are the master water shutoff valves? Very!** All residents in two-story units have been sent written notice to report to Westwind if they have the building's master shutoff

control valve in their basement. A second notice went out recently to non-responders. This is an important issue that could affect getting a mortgage, insurance premiums, and property safety – so please pay close attention! **All Master Shutoff Valves Must Be Located!**

Please respond to your latest notice. Any questions, contact Janelle or Sabrina at Westwind, 303-369-1800, extensions 115 or 142. If asked, the HOA will send someone to help you find it. Each unit in our two-story buildings has an individual water shutoff valve in its basement, usually in the furnace room area at ceiling level. That valve comes off the master water line that services all building units.

And, each building has one unit with a master shutoff valve where the main water line comes in through the foundation wall. . . unusually 3-4 feet above the basement floor. That valve controls all the water coming into the building. The unit with the master shutoff valve is usually an end unit, but that's not always the case. Some middle units have been discovered with the master shutoff valve. Go figure!

In some cases, previous owners hid the master shutoff valve when they finished their basements. In such circumstances, please contact the HOA to correct this problem.

**Basement Plumbing/Sewer Work:** If you have problems with sewer lines, plumbing, or plan on a basement remodel that would affect plumbing lines, you must first contact Westwind before having

any plumber begin work. HRS uses Cronen's Plumbing (303-937-8369) as its official plumber because they are knowledgeable about our plumbing and water systems. Failure to call the HOA first could cost owners more money and cause greater damages. So please reach out before breaching the concrete floor in your basement.

HRS is legally defined as a condominium development with Common-Shared water and sewer lines. That means the HOA is responsible for them given its Rules and Regulations. If a sewer line backs up, or a main water line break, the owner must contact the HOA first to get the problem addressed properly. The HOA will inspect, repair, and pay for all legitimate work. In particular for sewers, this includes cleaning or repairs digging through concrete to replace a line. If an owner does sewer or water line work before first calling the HOA, then all of the owner's incurred costs are not necessarily reimbursable.

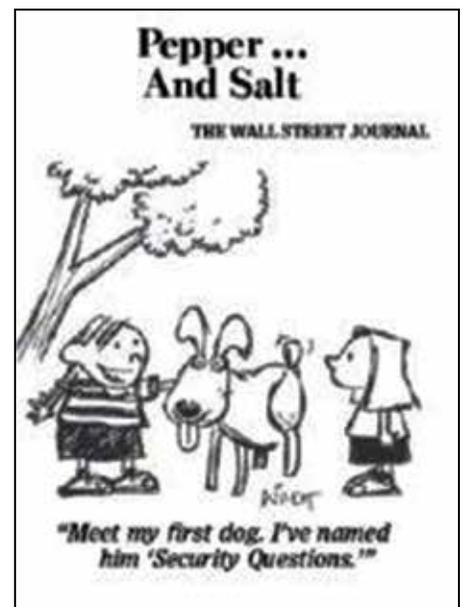
**Security:** Reminder, for emergencies, please call 911. Non-emergency crimes like vandalism, items taken from your porch/patio, car break-ins etc. should be reported to Aurora Police Dispatch at 303-627-3100 and brought to the attention of Westwind Management. Also, if there are any volunteers who would be interested in heading up, or participating in, a Neighborhood Watch Program, please contact Westwind Management.

**On-Site Maintenance:** HRS continues to look for an on-site main-

tenance person. Interested applicants should apply by emailing their resume and cover letter to Westwind Management.

**Snow:** When snow starts to fall, please remember that whether or not there will be professional plowing of our community comes down to a judgment call by the Snow Removal Chairperson. He will work with the snow removal people to determine the need for snow removal. This could be done by our on-site help for milder snow storms, or by JBK for more substantial snow falls. When plowing starts, all driveways must be vacant. Otherwise, vehicles will be towed at owners' expense and liability. To avoid any mishaps or towing, please park in your garage or on the street when it snows.

**Van Lewis and Meg Gose**



# Cobblestone

*Springtime is the land awakening.  
The March winds are the morning yawn.*

— Lewis Grizzard

**A Look Toward Spring:** While March officially marks the start of springtime, in Colorado this month can be fickle. Still, on some of the warmer days, it's natural to begin to dream about sprucing up various areas around our homes. Now is the time to get reacquainted with some of the prework necessary when considering home improvements.

## The ARC (Architectural Review Committee) Form is Your Friend:

For homeowners who have home improvement plans on the horizon, take a few moments to get familiar with the ARC form, which can be found in the Cobblestone community portal under Documents, then select the Forms tab. This form is basic and yet, the more details provided, the easier it is to approve. Please be aware that an ARC request form must be approved before beginning work. While the ARC Committee has 30 days to respond, a detailed ARC form enables an efficient approval process and minimizes the potential for project delays.

### When in Doubt, Fill It Out:

If you're wondering whether your home improvement plans need an approved ARC form, take a moment to review the Association's Declaration. It says that an approved ARC form is required

for improvements that include, but are not limited to, windows, garage doors, doors, security/storm doors, and planting, trimming, removal of flowers or bushes. No exterior additions, alterations, or decorating to any building, nor changes in fences, hedges, walls, or other structures shall be commenced, erected, or maintained. Patios must be maintained in a presentable manner. No objects are to extend beyond the confines of the patio.

If your plans include replacing a garage door, entry door, security/storm door or porch lights, there are ARC Committee approved replacements for these items. Check in with Lewis Moses at [lmoses@cchoapros.com](mailto:lmoses@cchoapros.com) or Lisa Larson at [llarson@cchoapros.com](mailto:llarson@cchoapros.com) for information about the approved item you plan to replace.

### Reminders:

**Parking:** Remember to use the appropriate parking spaces that are available throughout the community. Parking in fire lanes, near fire hydrants or on any of the common areas will result in the vehicle being towed. Towing fees are paid for by the owner of the vehicle.

As a reminder, HOA meetings occur the fourth Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Invitations for these virtual meetings are sent by Lewis Moses, [lmoses@cchoapros.com](mailto:lmoses@cchoapros.com) or Lisa Larson, [llarson@cchoapros.com](mailto:llarson@cchoapros.com).

**Sharon Taylor**



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# Chimney Hill

**Spring Watering:** Winter hit us a few times in February, but not with much measurable snow levels, so as we head into spring, we need to realize that dry conditions will affect our water usage for our green space and gardens. Our landscaping contractor will be preparing to restart the irrigation system to help our lawns and trees regenerate to acceptable levels, but water restrictions will still be in place, so extraneous hosing by residents is strongly discouraged. Hopefully, there will be a few spring snows to help add extra moisture to our green areas.

**Waste Management:** For many residents, spring also leads into an annual spring cleaning ritual. During this ritual, it is important to understand proper waste management. Placing non-recyclables into the recycle waste bins only contaminate the recyclable items

and upend the positive environmental value behind the process. Breaking down recyclable cardboard cartons provides more room for others to place their recyclable waste in the bins. Oversized waste like old furniture or mattresses need to be called in for individual pickup. Also, hazardous waste and e-waste are not suitable for standard disposal. Check out [www.auroragov.org/residents/trash\\_recycling](http://www.auroragov.org/residents/trash_recycling) for appropriate ways to dispose of items like batteries, old electronics, or paint.

**Architectural Requests:** As homeowners look forward to the warmer

days and later sunsets that come with return of daylight savings time, many will consider potential projects just outside their units. However, it must be remembered that any personal projects that affect the common area or the unit's exterior will need to be approved by the HOA architectural committee, in order to assure the project does not adversely affect common area access, structural concerns, or community equality. Any homeowner with a potential external architectural project should sign into the Westwind Management website for the community and access the ACC form to complete and submit

for approval. Attached photos and design drawings are important to demonstrate how access and structure is addressed in the plan. Reasonable creativity is honored and respected by the architectural committee.

The March HOA board meeting will be held virtually on Microsoft Teams on Wednesday, March 9. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager, Sabrina, 303-369-1800, ext 142 or [Sabrina@westwindmanagement.com](mailto:Sabrina@westwindmanagement.com), is currently still on temporary leave. During her time off, Silvia Gregory will be covering for her. Her contact info is 303-369-1800, ext 120 and [silvia@westwindmanagement.com](mailto:silvia@westwindmanagement.com). You may also contact interim assistant, Liana at 303-369-1800 ext 144 or by email at [liana@westwindmanagement.com](mailto:liana@westwindmanagement.com). Owners can also get general community information and account information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

**Kerry Reis**  
with input from the  
Chimney Hill HOA Board





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# Sausalito

**Hello Sausalito Residents,**

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meeting by Zoom because it is convenient and encourages more homeowner participation.
- 
- **Board Members:** President Sara Kersting, Vice President Suzy Koch, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces) and Sara Kersting (landscaping); Kelly Bailey (member-at-large).



- **Property Management:** LCM Property Management, 1776 South Jackson St., Suite 300, Denver, CO 80210. Property Manager: Suzanne Lopez 303-221-1117 x 123, [slopez@lcmpm.com](mailto:slopez@lcmpm.com). Billing Questions: Allison Weiss 303-221-1117 x108, [aweiss@lcmpm.com](mailto:aweiss@lcmpm.com) 303-962-9382.
- 
- **After-Hours Emergency:** LCM 303-221-1117, Option 2
- 
- **Landscape & Snow Removal:** Landwise LLC, 303-523-0471, Paul Menningen
- 
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown
- 
- **Trash Pickup:** Alpine Waste & Recycling, 303-744-9881, for schedule [alpinewaste.com](http://alpinewaste.com)
- 
- **Work Orders and Questions:** log onto the [lcmpm.com](http://lcmpm.com) website for answers, work order submissions or call Suzanne Lopez.

**Spring is Coming!** It's hard not to think of flowers popping out and bird song returning. This is a good time to take a look at the Rules and

Regulations for the Homeowners of HOA Sausalito. Moveable pots adjacent to your unit are a good way to add to your outside curb appeal. Personal plantings in common areas are not allowed. Decorative items are also restricted on where they can be displayed. These are just a few items noted in the Rules & Regs available on the website for your review.

**Paint and Exterior:** If you notice there are any siding issues from the winter season, please send a work order into our website work order system for it to be review. In April when the weather is warmer touch up paint will be available.

**Architectural Approval:** Spring-time is a time for looking at items like new windows, solar panels and doors, etc. Please fill out the Architectural Control form for written approval before any work is done. There is a complete list in the HOA Architectural Rules for all requirements and for the work that must have a sign approval. This is all available on the website.

**Landscape:** Snow removal is still the main focus. March is noted for heavy snowfalls. Please be safe with wearing bright clothing and boots while walking only on cleared walkways.

Please report any issues with excessive snow/water accumulation or damage to the property manager.

**Grounds:** In the winter the landscapers are not on our grounds as often. Please help with keep our property looking it's best. If you see some trash please pick up if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of in your trash.

**Security:** Garage doors are to be closed except when in use. If you see anything suspicious, please contact 911 first. Randy Brown, our security patrol, contact info is listed above for general security questions. Please stay safe and contact a professional on any security concern.

March homeowner checks you can perform on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance. Check for leaks in faucets, look into water saving shower heads, remove old birds and insect nests when possible, inspect windows for needed repairs like ripped screens and broken glass.

*Think Spring!*  
**Patty Robinson**



# HAPPY SPRING



# Burgundy



Burgundy is a Covenant Controlled Community.



## Monthly Board Meetings

**Board Meetings: Second Monday at 6:00 pm.** At the Burgundy Clubhouse or virtual.

Please check website for updates. Contact our Community Manager, **Sabrina Lopez** to be added to Agenda. Homeowner participation is at the start of the meeting. Board Members: Pres. – Josh Ryines, VP – Lori Foster, Sec. – Jasmine Ehrlich, Treas. – Paige Cassara, Member at Large – Mundy Horton.

**Special Annexation Signatures:** Thank you to everyone for working with the Board and Management Company on this Annexation issue. Looks like we have a 100% agreement with owners and just waiting to receive final Notarized signatures.

## Management Contact Information:

- **Main/Emergency:** 303.369.1800, website: [www.westwindmanagement.com](http://www.westwindmanagement.com)
- **Manager:** (Currently on maternity leave) Sabrina Lopez, 303-369-1800 ext. 142, [sabrina@westwindmanagement.com](mailto:sabrina@westwindmanagement.com)
- **Interim Manager Contact:** Janelle Mauch, 303.369.1800 ext. 115, [janelle@westwindmanagement.com](mailto:janelle@westwindmanagement.com)
- **Admin Assistant:** Replacing Audrey is now Paul Acevedo, 303.369.1800 ext. 187, [paul@westwindmanagement.com](mailto:paul@westwindmanagement.com)
- **Accountant for Assessments:** DeEtt Glover, [deett@westwindmanagement.com](mailto:deett@westwindmanagement.com)



Please send your email address to Sabrina or Paul at Westwind Management to receive community announcements

**Pets in Our Community: Please** remember, dogs, cats or whatever animal it is you are outdoors with **Must Be Leashed at All Times!** This is a City and Community Law (the City of Aurora leash law states –

"Any dog leaving its property must be on a leash no longer than ten feet and held by a person physically able to handle the dog. The off-leash dog owner may be responsible for any injury caused to another person, property or animal.")

**The Golf Course is Not a Dog Park or Community Park. Either Pay and Golf or Stay Off!**



PRIVATE PROPERTY  
NO  
TRESPASSING  
STRICTLY ENFORCED

## Heather Ridge Residents

The golf course is for golfers who have paid a fee to play on it.

**Stay safe and stay off of the golf course.**

**Report golf course trespassers to:**

**Front Range Patrol at  
303-755-0665**



**Parking: All Visitors using Visitor Parking must have a Guest Pass** in view or are subject to a tow. Visitor parking is short term 24-hour limit. Absolutely no resident or tenant is allowed to park in Visitor parking.

**Property Contractors:** Do not approach or ask contractors questions or to do something. Contact our Management Company with concerns.

**Clubhouse Rental:** The clubhouse is available for rental. Check with Westwind Management for Rental Guidelines and Procedures.

**Snow Removal/Ice Melt:** Snow removal company is Optimum Landscaping and Snow Removal.

Call Westwind Management to request ice melt refills, new bucket or concerns.

**2022 Projects:** Sod Replacement in areas, Xeriscaping plans and Preventive Tree Maintenance.

**Architecture:** Anything (Studs Out) must have Board approval: patios, windows, front doors, etc. Submit a "Design Improvement Form" found at [www.westwindmanagement.com](http://www.westwindmanagement.com).

**Trash:** Do Not set trash and large items around the bins. Extra pickups billed to the HOA and raises your HOA fees. Securely Bag All Trash!!! Do not dump trash can contents



without using trash bags. Receiving complaints of trash strewn about and broken glass around the bins. Glass items must be contained in a bag or use the Recycle Bins for glass items. Remember to break down your boxes for the Recycle bins.

**Crawl Spaces:** Crawl spaces are maintained by Homeowners and covered under personal Homeowner Insurance. However, if you have water issues, it could be a main water line issue or broken pipe. Please check your crawl spaces regularly for dampness and report issues to the Management Company. Remember, wasted water means higher water bills which results in higher HOA fees.

**Beverly Valvoda**



*Spring is Nature's Way of Saying  
"Let's Party!"*



## **Freaky Friday THE MUSICAL!**

**April 29 – May 22, 2022**

**Single tickets go on sale, March 15th**

**Thursdays-Saturdays 7:30pm**

**Sundays 2:00pm**

**Aurora Fox Arts Center**

**9900 E Colfax Ave, Aurora, CO 80010**

**For ticket information:**

**[foxbox@auroragov.org](mailto:foxbox@auroragov.org) • 303-739-1970**



*Book by Bridget Carpenter | Music by Tom Kitt | Lyrics by Brian Yorkey Based on the novel by Mary Rodgers and The Walt Disney Motion Pictures Direction by Kenny Moten*

We were just about to start rehearsals for this hilarious, musical update of an American contemporary classic when a certain germ put the brakes on... well... everything. Now, two years later, we're so excited to present Disney's *Freaky Friday the Musical!* When an overworked mother and her teenage daughter magically swap bodies, they have just one day to put things right again before mom's big wedding. With a score by the Pulitzer Prize-winning composers of *Next to Normal* and *If / Then* and a book by *Parenthood's* Bridget Carpenter, Disney's *Freaky Friday* is a delightful, little musical adventure for anyone with a perfectly imperfect family. The directorial mind behind our award-winning production of *Caroline, or Change*, Kenny Moten, returns to tell this magical story, two years in the making!

# Fairway 16

**Our Next HOA Board Meeting:** Wednesday March 16th via Zoom starting at 6 pm. We have several new homeowners, in our community and we look forward to seeing you all there. Attendees will be required to wear a mask regardless of vaccination status.

**Annual Meeting: April 27 – Quorum required.**

Our Annual HOA meeting is coming up on *April 27th*. The annual meeting is when new board members are elected, and other important community

issues are discussed. Please circle this date and plan to attend. If you cannot attend, you are permitted to sign a proxy giving your voting rights over to another owner or board member. You will receive additional information over the next few weeks regarding the annual meeting.

Our declarations require that we have either attendance or a proxy from 1/3rd of the community to hold an “official” annual meeting. Last year we fell about three votes short of a quorum.

Increase in HOA fee approved by board for 2022. At our meeting on Wednesday September 15th the Fairway 16 Board of Directors voted unanimously to approve the 2022 budget. The 2022 budget includes a \$16.00 increase in HOA fees to \$347.00 per month. Please make sure you have updated your automatic payments to reflect the new HOA fee.

**Sewer Issues:** We have had four major sewer-line back up issues this year. These issues are caused by a

combination of three factors.

- 1) Older clay pipes,
- 2) tree roots, and
- 3) improper disposal of non-flushable paper products in toilets.

The HOA is responsible for clearing the pipes outside of your basement walls and cleaning up the unpleasant mess in basements that result from main sewer line backups, however the HOA is not responsible for replacing or repairing flooring, drywall, or furniture that might be damaged by these backups. Homeowners should double check their homeowner’s insurance policy to ensure coverage for these types of damages. The board is working on developing new standardized policies and processes for handling these events going forward.

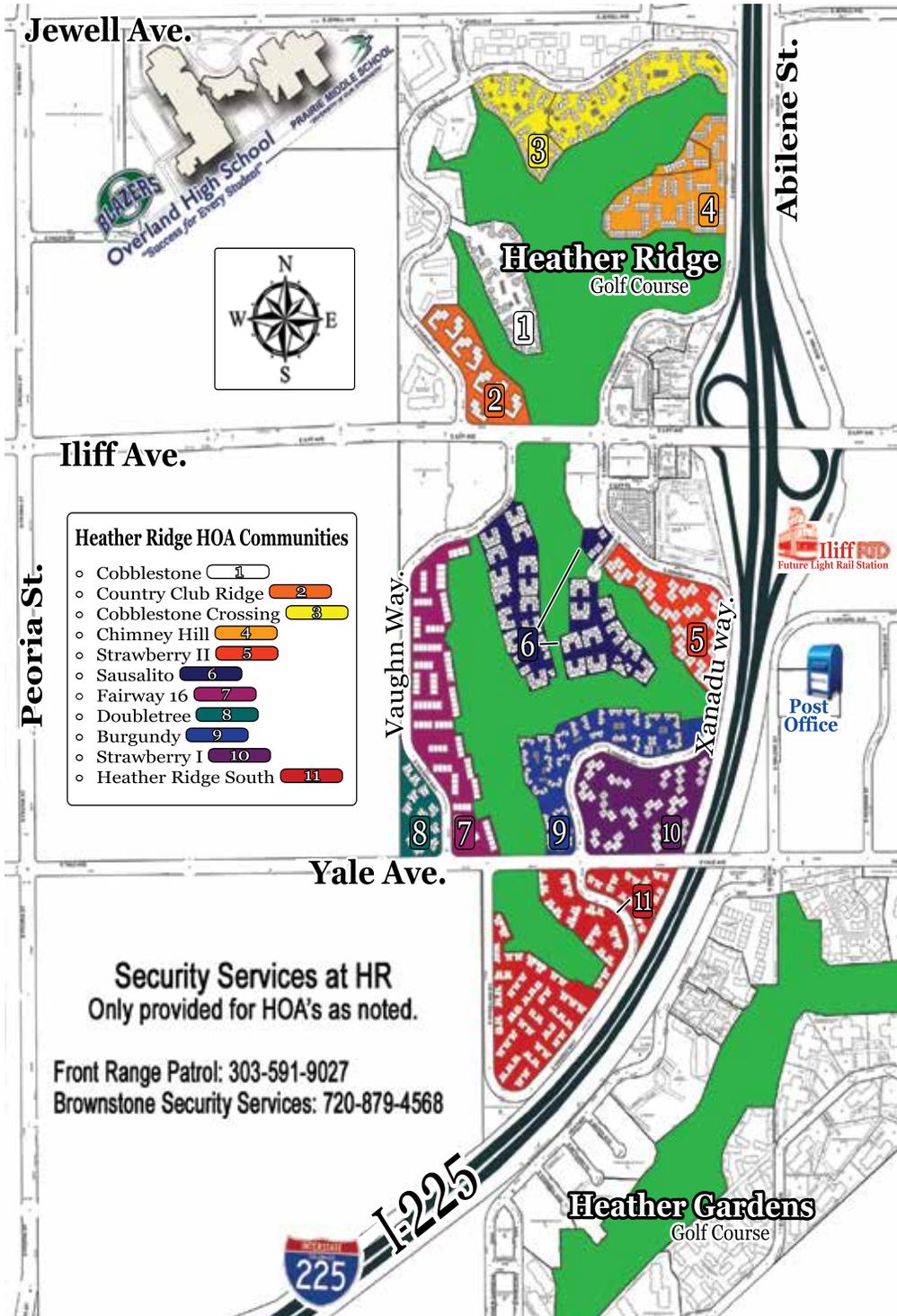
**Architecture:** Anything on the Outside of your home “*Studs Out*” is owned by the HOA. You own from the “*Studs In*” only. The land around your property is part of the common space of the HOA. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, patio fence/wall alterations/decorations, flower gardens, satellite dishes, vents, skylights, holes placed in the outside walls, etc. Submit an architectural change request to our property management firm Advance HOA. . . attach photos if possible.

**Barry McConnell**



<b>Important Contact Information:</b>	
Property Management Company	Advance HOA
Stacy Rukavishnikova	303 482-2213 ext 277 or stacy@advancehoa.com
Advance HOA After Hours Emergency Maintenance	800-892-1423

# Heather Ridge Community Map



**Cobblestone Crossing**  
 Accord Property Management  
 720-230-7393  
 # Units: 150  
 HOA Meeting: 2nd Mon. 6 pm  
 Via Zoom  
 Security: None

**Country Club Ridge**  
 Colorado Association Services  
 Matt Bramlett  
 303-232-9200  
 # Units: 64  
 HOA Meeting: 3rd Mon. 5:30 pm  
 Via Zoom  
 Security: None

**Double Tree**  
 Self Managed, Alison Ruger  
 # Units: 24  
 HOA Meeting: 1st Mon. semi-monthly  
 Contact Aletha for information  
 Security: None

**Fairway 16**  
 Advanced Management HOA  
 Stacy Rukavishnikov  
 303-482-2213 x 277  
 # Units: 116  
 HOA Meeting: 3rd Wed. 6:00 pm  
 Clubhouse, 2600 S Vaughn Way  
 www.fairway16.com  
 Security: Front Range Patrol

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Sabrina Lopez – 303-369-1800 x142  
 Janelle@westwindmanagement.com  
 # Units: 176  
 HOA Meeting: 4th Tues. 6:30 pm  
 HRS Clubhouse, 2811 S Xanadu Way  
 www.Heatherridgesouth.org  
 Security: None

**Sausalito**  
 LCM Property Management  
 Susanne Lopez, Property Manager  
 slopez@lcmpm.com  
 303-221-1117 ext. 123  
 # Units: 159  
 HOA Meeting: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com  
 Security: Brownstone Security

**Strawberry II**  
 (Strawberry I not in HRMD)  
 Accord Property Management  
 Kyle, 720-230-7303  
 # Units: 328  
 HOA Meeting: 3rd Thurs. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xanadu Way  
 Security: Front Range Patrol  
 (for both Strawberry I & II)

- Heather Ridge HOA Communities**
- o Cobblestone 1
  - o Country Club Ridge 2
  - o Cobblestone Crossing 3
  - o Chimney Hill 4
  - o Strawberry II 5
  - o Sausalito 6
  - o Fairway 16 7
  - o Doubletree 8
  - o Burgundy 9
  - o Strawberry I 10
  - o Heather Ridge South 11

**Security Services at HR**  
 Only provided for HOA's as noted.

Front Range Patrol: 303-591-9027  
 Brownstone Security Services: 720-879-4568

**Burgundy**  
 Westwind Management Group, Inc.  
 Sabrina Lopez, Manager  
 sabrina@westwindmanagement.com  
 303-369-1800 x 142  
 # Units: 120  
 HOA Meeting: 2nd Mon. 6 pm  
 Burgundy Clubhouse  
 Security: None

**Chimney Hill**  
 Westwind Mgmt Group, Inc.  
 Silvia Gregory  
 westwindmanagement.com  
 303-369-1800 ext. 120  
 # Units: 116  
 HOA Meeting: 2nd Wed., 6 pm  
 Held virtually via Microsoft Teams  
 Security: None

**Cobblestone**  
 Cherry Creek HOA  
 Professionals  
 Angela Watts, 303-693-2118  
 awatts@cchoapros.com  
 # Units: 74  
 HOA Meeting: 4th Mon. 6 pm  
 Heather Ridge Golf Club  
 Security: None

# Service Directory

## ReNu Carpet Cleaning

RESIDENTIAL & COMMERCIAL

FREE ESTIMATES • Cleaning • Water Damage  
• Deodorizing • Scotch Guard • Furniture • Water  
Extraction • Car Upholstery • Carpet Repair

Owner **Gary Meschko 720-435-6612**

## Hardra Plumbing

Master Plumber since 1976  
Faucets • Disposals • Toilets  
Lowest price on Water Heater Replacement  
No trip charge to Heather Ridge

**303-621-5574**

**Harry**

## Master Blinds Services, LLC

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Specializing in All Blinds and All Shades  
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MasterBlindsServicesLLC@gmail.com

Jose 303-518-4307 Servicing Aurora for 26 YEARS

Ask about our Discounts & Heather Ridge References



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Quality Handyman Services

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- Home Improvements • House Painting

**303-514-7500**

**Steve Harmening**

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**Wanda McConnell 303-881-3066**

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## Place Your Service Directory Ad Here

Call today to learn how you can inform the  
community of your service expertise.

**Wanda McConnell**

**303-881-3066**

# March 2022

## Children's Museum of Denver

Museum will be open Wednesday - Sunday by reservation only. Masks are required inside the Museum for all guests ages 2 and older, regardless of vaccination status.  
2121 Children's Museum Dr, Denver  
303-433-7444  
[mychildsmuseum.org](http://mychildsmuseum.org)

## Fine Arts Center Museum, Colorado Springs

Free Day — Saturday, March 12. Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center. 30 West Dale Street, Colo Springs  
719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

## Denver Museum of Nature & Science

Per the Denver Department of Public Health & Environment, masks are required for everyone ages 2 and up. All guests are required to have a timed ticket for entry into the Museum. A separate, timed ticket is also required for all guests for: temporary exhibitions, Discovery Zone (free), and Space Odyssey (free). Face

## coverings required

2001 Colorado Blvd., Denver  
303-370-6000, [dmns.org](http://dmns.org)

## Denver Botanic Gardens

Free Day — Wednesday, March 16  
Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.  
1007 York Street, Denver  
720-865-3500, [botanicgardens.org](http://botanicgardens.org)

## Chatfield Farms

Free Day — Wednesday, March 16. Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.  
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, [botanicgardens.org/chatfield-farms](http://botanicgardens.org/chatfield-farms)

## Plains Conservation Center

Free Day Saturday, March 19.

Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and the City of Aurora. Advance registration is not required. Visitors will not be allowed entry without adequate masks covering their mouth and nose, which must always be worn by adults and children 3 and over, except while eating or drinking.  
Hours: 10 am - 3 pm  
720-865-3500

## Denver Zoo

Denver Zoo will be limiting the number of visitors per day. Online tickets are required for all guests, including Denver Zoo members (free) and children two and under (free). Timed tickets are staggered every 15 minutes. Tickets will not be available at Denver Zoo and must be reserved online. Masks are required indoors at Denver Zoo for guests 2+.  
2900 E 23rd Ave, Denver  
720-337-1400

## Classified Ads

**SENIOR LIVING REFERRAL & PLACEMENT SERVICES** — A Free Service! I help people find the most suitable senior living communities for their loved ones, or themselves. Independent Living, Assisted Living, and Memory Care options. Kevin Grierson 303-888-8472, [kevin@harmonyseniorreferrals.com](mailto:kevin@harmonyseniorreferrals.com).

## HELP WANTED

Community Maintenance Person Needed. Immediate Need for a Jack or Jane of all trades. Permanent Part Time - Heather Ridge Area. Competitive Pay — Mostly Outside Work. For Interview call 720-324-0242.

## GARAGE DOOR REPAIR

Tired of big businesses ripping you off? **AFTER HOURS GARAGE DOOR** is your garage door company. Broken springs, opener issues, keypads, safety eyes and noisy doors are our specialty! For personalized service, call IVAN @ 303.947.6853.

## CAN'T GET TO YOUR FEET?

IN YOUR Home Manicures and Pedicures. Yes, I come to you. 28 years experience. Reasonable Rates. Specializing in Senior Care. Call or text Jeanine@303-886-4028. State Licensed. [jkkilde09@gmail.com](mailto:jkkilde09@gmail.com)

## HOUSE PET SITTING

Retired man with references, will stay at your house. Will come by before sitting, reasonable rates. Pets

treated as my own. I have family in the Heather Ridge community. Call ray Lubinski at 715-299-9911 or [raylubinski@yahoo.com](mailto:raylubinski@yahoo.com)

## SELLING YOUR HOME?

Attention Heather Ridge Homeowners! Thinking of selling your home? Call us. . . we are cash buyers.  
303-501-6967

## HANDYMAN

Call Bert Dalton at 720-323-9678 or email him at [fishingtoolman@gmail.com](mailto:fishingtoolman@gmail.com), Bert is located at Peoria and Yale.

## HELP WANTED

Advantage Security is looking for customer service-oriented individuals for FT/PT positions in the Denver metro area. Retirees welcomed/no experience necessary. Apply online at [www.advantagesecurityinc.com](http://www.advantagesecurityinc.com) or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

## Classified Advertising Rates

\$10. Maximum 40 words. 2 Month Minimum. Write your ad and deliver with a check payable to HomewoRx Publishing, 350 Oswego Ct., Aurora, CO 80010. Publication does not imply endorsement. Call Wanda, 303-881-3066, [ensley53@aol.com](mailto:ensley53@aol.com)

**Heather Ridge Metropolitan District  
Metro Matters Magazine**

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Aurora, CO 80010

*Postmaster: Please Deliver by February 25, 26, 28, 2022*

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