

HR Heather Ridge



Metro Matters

Volume 14

May 2024

Number 5



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



HR Heather Ridge

PUBLISHER'S NOTE

There's No Better Time Than the Present to Join One of Our Heather Ridge Golf Leagues

Please give some serious thought to joining either the Mens or Ladies Golf Leagues this year. Players of all ages and skill levels are welcome to join in the fun. Applications for joining either of these leagues can be found at the Pro Shop.

For more information about golf at Heather Ridge, stop in the pro shop located in the lower level at 13521 E. Iliff Ave, then stop upstairs for a great sandwich at Noonan's.

More of a gardener than a golfer? We will be holding our annual summer "Friends of the Fairway" flower contest again this year. Planting time is just around the corner.

Spring at last . . . Spring at last. Thank God Almighty It's Spring at last!



Barry McConnell
Publisher/Editor

Barry McConnell

Heather Ridge Metropolitan District
President Errol Rowland, Burgundy
errol@idmybag.com
Vice President Van Lewis, HRS
van@vanlewis.com
Treasurer Charlie Richardson,
Sausalito
Althea Zen, Double Tree
James Cronin, Chimney Hill
Jane Klein, Cobblestone Crossing
Kay Griffiths, Cobblestone
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct, but
always be held on the 3rd Thursday
in April and October. Email *info@*
HRColo.org for an invitation.

Heather Ridge Metropolitan District
303-755-3550 ext. 5
info@HRColo.org
heatherridgecolorado.org

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO
80014
303-755-3550
www.GolfclubatHeatheridge.net

Heather Ridge Neighborhood Watch
PAR Officer Patty Southwick
303-739-1826
psouthwi@auroragov.org
Non-emergency 303-627-3100

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IN EVERY ISSUE

- | | |
|------------------------------------|--------------------------------------|
| 02 FROM THE PUBLISHER | 16 THE AURORA |
| 04 HR METRO DISTRICT UPDATE | FOX THEATRE |
| 06 CALENDAR | 18 HOA NEWS |
| 08 PETE & VAN UPDATE | 30 SERVICE DIRECTORY LISTINGS |
| 10 HR GOLF CLUBS UPDATE | 31 CLASSIFIEDS |

Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge **Metro Matters**.



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HR Heather Ridge

METROPOLITAN DISTRICT

HOA News

HOA Education Meeting: On April 23, Tuesday, over 35 community board members and guests attended a real estate class about HOAs at the Heather Ridge club house. Sponsored by the Heather Ridge Metro District (HRMD), the evening featured four speakers. Headlining the event was Ben Binger, of Alloy Mortgages, (720- 308-7161) who spoke about getting or not getting mortgage loans in HOA controlled communities. This is a real problem that could prevent owners from refinancing, selling, or better managing sale concessions due to HOA underwriting issues.

Ben was followed by Pete Traynor and Bill Maher, two Realtors from Re/Max Professionals (303-771-9400), who talked about their recent listing and sale here that almost didn't happen due to mortgage problems with the HOA. True stories always hit home especially when it comes to "your" real estate property.

Next, Scott Wiens talked about wind and hail deductible insurance coverage and community damage claims. Scott is the owner of Loss Resource

Center, a company that helps owners pursue under-paid or denied insurance claims for losses (970-306-7633). Years ago, Scott helped Sausalito and the HRMD successfully negotiate under-paid claims for weather damages. Weather damage in Colorado is a given, so it's not if it will happen but when.

Lastly, two guests from Heather Gardens (HG) spoke about their community issues given HOA litigation and claims. Bruce and Nancy Hanson, who live in HG and own Heather Gardens Brokers (720-641-9800), spoke about "real-time home sale issues" and the impact that an HOA may have on sales. Their message was clear – "This could happen to any HOA community."

Come help the Heather Ridge Metro District: The HRMD is reaching out to all its HOAs and residents to come together to see if HOA costs could be reduced through consolidation of common services. For example, could trash services be consolidated for Heather Ridge and the savings to lower HOA budgets? Other topics for consolidation could include

security services, insurance, pool services, management companies, and maintenance-landscaping services.

Heather Ridge has done this before. When our community was threatened 17 years ago by the loss of the golf course, we pulled together and fought back – and won!

In 2006, the HRMD was formed around the then privately owned golf course to monitor its sale and possible foreclosure. Losing the golf course open space to developers then was a very real threat to our real estate values. In 2009, with an almost 85% voter approval, owners voted "yes" for the HRMD to buy the golf course. Doing that saved the golf course and created new working relationships between HOAs and metro district leaders. Let's do it again.

To learn more and to help, please contact James Cronin of ChimneyHill or Lori Foster of Burgundy for more details: James Cronin – jfrancisc2@gmail.com; Lori Foster – foster.lori@gmail.com.

Van Lewis



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May 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org</p> 			1	2	3	4
5 	6	7	8 6:30 pm Sausalito HOA Mtg via Zoom	9 6:30-8 pm Ward IV Town Hall Stephanie Hancock Colorado Early College 1400 S Abilene St	10	11 
12 	13 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	14 6-8 pm Chimney Hill HOA Mtg at Noonan's upstairs conference room	15 6 pm Fairway 16 HOA Mtg in Clubhouse	16  6:30 pm Strawberry HOA Meeting via Zoom	17	18 
19	20 5:30 pm CCR Board HOA via Zoom	21	22 5:30 pm HRS HOA Monthly Meeting Clubhouse	23	24	25
26 	27 6 pm Cobblestone HOA Mtg via Zoom	28	29	30	31	



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Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

What's Up in Real Estate; Rates are up, but so are sales!

The Fed was supposed to have lowered rates by now indirectly empowering stronger home sales. In fact, rates are higher now than in the past 12 months. In today's counter-intuitively logic that rising rates should mean fewer home sale, the opposite is happening – sales are exceeding expectations. . . especially for Heather Ridge (affordable prices, excellent values, great location). Why is this happening?



Van Lewis
Heather Ridge South
303-550-1362
van@vanlewis.com

Looking at this month's *Metro Matters* inventory report, the Pending sales category is equal in number to Active listings. . . something not seen for many months. This indicates a strong spring-summer market when Pending sales equal or exceed homes for sale. Buyers, and sellers too, are accepting higher rates as the "new normal" and now are buying and listing more homes. Pete and I are out there seeing and selling homes, especially Heather Ridge. Call us to discuss your home's value. Nothing beats experienced, seasoned, and caring agents

Coming Changes to the Practice of Real Estate

The home-selling and buying experience may change soon following settlements from national brokerage firms and the National Association of Realtors in a series of class-action lawsuits. Heather Ridge owners and sellers need to know what's going to happen in order to optimize their home values. A lack of knowledge could be costly.

As your Heather Ridge real estate specialists, Pete and I have recently undergone training by Re/Max to insure the home selling and buying experience works as planned. This goes directly to sellers wanting a timely, problem free, and "optimal" home sale. Not all agents will be up to speed when the new selling practices are mandated. . . as early as July pending final court agreements. (However, present legal delays and/or court changes could push it near the end of 2024.)

Re/Max, as an industry leader, is making sure its agents know the new rules to help sellers and buyers.

Residential real estate sales in the U.S. have been driven by the reality that home buyers normally have limited cash, especially first-time buyers. . . and almost no cash to pay their agents. It has been the long practice of listing agents and sellers to pay the agent working with the buyer from the listing brokerage commission. Called the "co-op" fee, this practice may change in form but not so much in reality as the new rules are implemented.

Over three decades ago, Colorado created "agency" as a way for consumers to know who is working for whom. Prior to that, all agents paid by the seller were legally obligated to act in the seller's best interests, not the buyer's. Agents working with buyers were called "sub-agents" of the sellers, and in theory were legally obliged to the seller who paid commissions, not the buyer.

About two decades ago, Colorado expanded agency issues by requiring a written agreement specifying representation, duties, and commissions between buyers and buyer's agent. The recent national agreement requires that that policy-practice now be done in all 50 states – something Colorado started over 20 years ago.

The big change for Colorado will be if a seller offers "compensation" or not to a buyer's broker. The new change in practice will prohibit in the MLS any mention of a fee or commission to be paid to a buyer's agent. However, that fee or commission may be marketed on an agent's website or by other means. Buyer's agents wanting or needing to be paid by the seller per their written buyer's agreement must now know this in advance of making any offers. This will allow buyers to determine if they can "afford the house" if they are paying their broker, and not by the seller. This process will be bumpy at first, but knowing that "sellers want to sell and buyers want to buy" it will be a short learning curve.

For a personal, no obligation visit to discuss your real estate needs, please call Van or Pete. **Remember, "Please don't leave home without us."**

Van Lewis

Homes Pending as of April 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$335,000	2445	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$344,900	2676	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
ChimneyHill	\$379,900	13625	E Evans Ave	2 - 2	1,344	1 Gar, Att	2 Story
Sausalito	\$379,900	2450	S Worchester St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$385,000	2522	S Worchester St B	3 - 2	1,282	2 Gar, Att	2 Story
ChimneyHill	\$390,000	2071	S Worchester Way	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$400,000	2419	S Worchester St C	3 - 2	1,230	2 Gar, Att	2 Story
ChimneyHill	\$400,000	13623	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Fairway 16	\$415,000	2558	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story
ChimneyHill	\$420,000	2094	S Worchester Way	3 - 3	1,337	2 Gar, Att	2 Story
Double Tree	\$444,900	2663	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story

Homes Closed from March 16, 2023 to April 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$280,000	2650	S Xanadu Way B	1 - 1	856	FHA	\$12,100	Individual
Strawberry II	\$317,000	2429	S Xanadu Way C	2 - 2	1,091	FHA	\$8,000	Individual
Strawberry II	\$325,000	2439	S Xanadu Way C	2 - 2	1,091	FHA	\$11,964	Individual
Sausalito	\$355,000	2407	S Victor St A	3 - 2	1,273	Conventional	\$9,100	Individual
Cobblestone Crossing	\$385,000	13344	E Asbury Dr	2 - 2	1,392	Cash	\$0	Individual

Active Homes for Sale as of April 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$329,000	2481	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	\$329,900	2631	S Xanadu Way B	2 - 2	1,162	1 Gar, Det	2 Story
Strawberry I	\$339,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Sausalito	\$376,989	2468	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Country Club Ridge	\$385,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Cobblestone	\$387,500	2191	S Victor St C	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$435,000	2810	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Country Club Ridge	\$445,000	2270	S Vaughn Way 102	3 - 2	1,722	2 Gar, Att	2 Story
Heather Ridge South	\$489,000	2829	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$509,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

RE/MAX Alliance

Van Lewis
303-550-1362
van@vanlewis.com

Please remember don't leave home without them.

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303-877-9538
PeteTraynor@ReMax.net



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 cooperative agreement with REColorado and its broker members.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Men's Club Golf News

We're underway for 2024!!! It was a chilly day to start our season and we but we still had some pretty good golf! There's still plenty of time to join up and enjoy playing in the Men's club, just fill out the application and drop it off with your check at the Pro Shop!!

Darrel Vanhooser, SR/WA
President, HRMC

303-875-4768, <https://www.heatherridgemensclub.com/>

2024 Tournament Schedule Heather Ridge Men's Club

Date	Tournament Name	Format / Notes
05-04-2024	Two Man Team	9 Holes Best Ball / 9 Holes Aggregate
05-18-2024	Individual Gross / Net	Pick Your Partner (Must be within 10 Strokes) Groups Set by Computer
05-31-2024	Match Play – Round 1 Completed	Match Must Be Completed by 05-31-2024
06-01-2024	Two Man Best Ball	Pick Your Partner (Must be within 10 Strokes)
06-15-2024	Men's Club / Women's Club Mixer	Shamble (Computer Draw)
06-29-2024	Individual Gross / Net	Groups Set by Computer
06-30-2024	Match Play – Round 2 Completed	Match Must be Completed by 06-30-2024
07-12-2024	Member / Member – Member / Guest	Friday – Horse Race PM
07-13-2024		Sat – Sun Tournament (Must be within 10 Strokes)
07-14-2024		100% HNDGP
07-27-2024	4 Man Best Ball	Computer Draw
07-31-2024	Match Play – Round 3 Completed	Match Must be Completed by 07-31-2024
08-10-2024	Club Championship	2-Day Tournament
08-11-2024		Groups Set by Computer (A Flight Plays from Blue Tees)
08-24-2024	6–6–6 2 Man Team	6 Holes Best Ball, 6 Holes Modified Scotch 6 Holes Scramble. Pick Your Partner (Must be within 10 Strokes)
08-31-2024	Match Play – Round 4 Completed	Match Must be Completed by 08-30-2024
09-07-2024	Tournament of Champions / Non-Winners Tournament	Groups Set by Computer
09-19-2024	Men's Club Fall Banquet	Member Plus Guest
09-21-2024	2 Man Scramble	Pick Your Partner (Must be within 10 Strokes)

“In a medical emergency at the Heather Ridge Golf Course, there are AEDs available to “jump start” unconscious victims of heart stoppage.”

Women's Golf Association 9-Hole League

The 9-Hole Ladies Golf held its annual 2024 Spring Breakfast on March 26 at Rosie's Diner. The group plays every Tuesday from May through September. Contact President Judy Ahlbrecht at 303-726-3856 for additional information (text preferred).
Photos submitted by Vice President Ginny Lewis.



Below, left to right: Judy Ahlbrecht and Sally Simon.



Left to right: Donna Brothis, Marj Copeland, Kathy Bonham, Dianne Barnes, and Peggy Coppens.

Left to right: Linda Chaisson, Sherri Cooper, Hannah Herbold, and Suzy Koch.



Left to right: Judy Straayer, Sandy Finney, Sonya Matthews, and Barb Secord.



Left to right: Stacey Visentin, Liz Clancy, Cyndi Carfrey, and Joyce Scott.



Women's Golf Association 9-Hole League

Men's Member / Member – Member / Guest Tournament April 6, 2024



Left to right: Jerry Weakley, Robert Jackson, Don Blosser, and Bruce Larson.



Left to right: Allan Charlebois, Robert Harbison, Steve Harmon, and Wayne Sartori.



Left to right: Darnell Brown, David Hunn and Ryan Eisenbaugh.

Above photo, left to right: Frank Meeks, Brett Meeks, Thomas Knaub and Fred Agyarkwa.



Left to right: John Stachowski, Kevin Rabideau, Andy Canavan, and Matt Daley.



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Left to right: David Pels, James Senerth, Michael Lockwood, and Dick Hinson.



Left to right: Glen Travis, Chris Van Brunt, Roger Andersen, and Jeff Costa.



Left to right: Austin Richard, Anthony Sarmiento, Dwight Lyle, and Art Lacey.



Left to right: Harold Wallace, Terry Bade, Seth Swanson, and Sid Swanson.



Left to right: Morris Hoole, Mark Cole, Kirk Thomson, and Ben Barnes.

Heather Ridge
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18-Hole Ladies' Club News

It's the FABULOUS50'S for our Wednesday, June 19, Member-Member/Member-Guest tournament with an 8:00 am shotgun start. All ladies' club members should have received the official flyer and application form by email. Lots of fun and games followed by lunch. Ladies, bring your friends in either ones, twos or threes, and be sure to have your applications and entry fees in to Dantha Stewart (or applications to Dantha and payment through Zelle) no later than June 12. If you only have one guest, ask another member or Dantha will help set up your foursome.



**Teresa Anderson
Publicity**

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The Aurora Fox Arts Theatre
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303-739-1970



America's Hidden Gem: Northwest Aurora
 Thursday, May 2, 2024
 6:00 pm film screening, 7:15 panel discussion
 Tickets: \$15 (general admission)



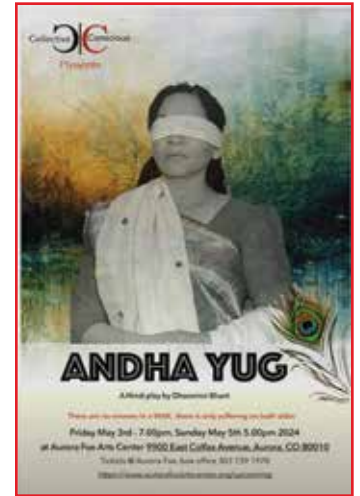
Embrace and celebrate the rich living history of Northwest Aurora, one of the most diverse communities in the country. The city of Aurora boasts 160 languages spoken in the public schools, countless award-winning restaurants, and a vibrant arts scene. However, challenges exist as the community faces poverty, crime, and displacement. Development is encroaching and housing prices are on the rise. The community's efforts to survive and thrive are highlighted in this inspirational and uplifting film that follows five individuals. This is the story of a community making good on the promise of the American dream.

Collective Conscious presents
"ANDHA YUG"

Friday, May 3 at 7 pm
 Sunday, May 5 at 5 pm
 Tickets: General admission: \$35

ANDHA YUG

A Hindi play by Dharamvir Bharti
 Andha Yug is based on the ancient Sanskrit epic, Mahabharata. The play begins on the eighteenth and last day of the Great Mahabharata War, which devastated the kingdom of Kauravas, their capital Hastinapur lies burning, the battlefield of Kurukshetra is strewn with corpses, and death laments all around. The play shows the survivors as they deal with their fate.



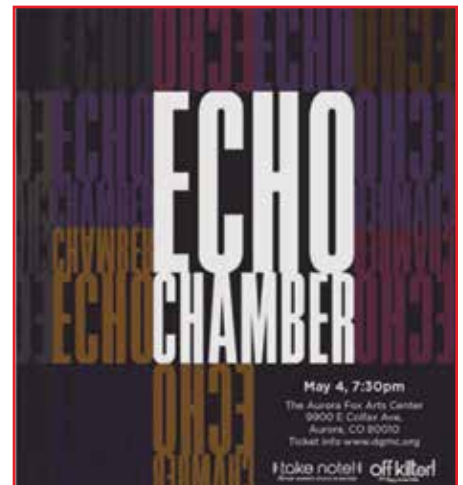
Off Kilter! and Take Note! Presents
"Echo Chamber"

Saturday, May 4 at 7:30 pm
 Pricing: General admission \$16 + \$3 ticketing fee
 Youth \$10 + \$3 ticketing fee
 Senior/Military 20% off

Step into *Echo Chamber*,

a showcase performance of three of the Front Range's premier vocal chamber groups! Hear what happens when distant echoes converge in this one-night-only celebration of community and vocal music!

This concert features all-new arrangements of choral and pop a cappella music performed by the top ensembles from Colorado's LGBTQIA+ choruses, including Off Kilter! from the Denver Gay Men's Chorus and Take Note! from the Denver Women's Chorus.



Shaun Johnson Stand Up Comedy Tour

Saturday, May 11 at 7:30 pm

Tickets: \$40 – Orchestra

\$35 – Mezzanine

Viral comedian Shaun Johnson is bringing the laughs with his first ever Stand-Up Comedy Tour! Shaun is known for his hilariously relatable style of comedy, and after over 100 sold out shows, he's taking it to the next level! Get your tickets now to see Shaun Johnson like you've never seen him before!



The Lightning Thief:

The Percy Jackson Musical

Saturday, June 1 - Sunday, June 23, 2024

Performances Fridays and Saturdays at 7:30 pm

Sundays at 2 pm

Industry Night Monday, June 10.

Directed by Nick Sugar

Music Direction by Andrew Fischer

Aurora Fox Mainstage

Book by Joe Tracz

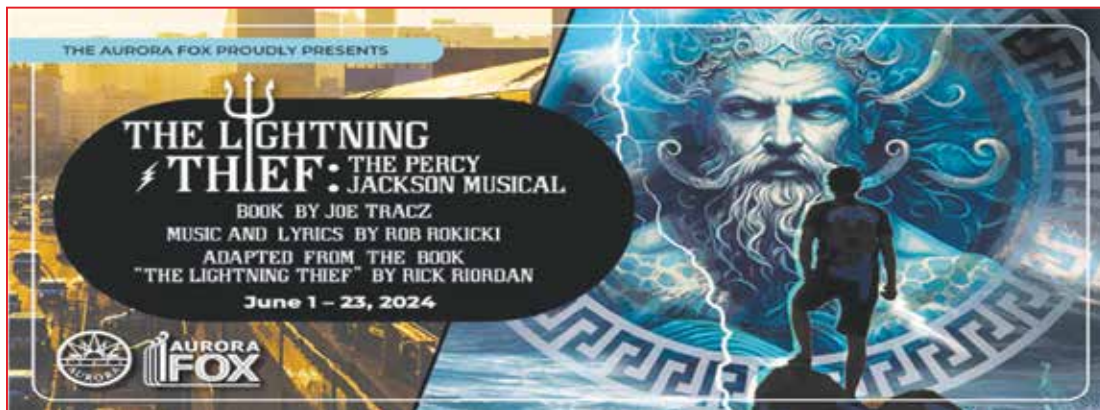
Music and Lyrics by Rob Rokicki

Adapted from the book "Lightning Thief" by Rick Riordan

Percy Jackson has 10 days to find Zeus's stolen lightning bolt and bring peace to the warring gods of modern-day Mount Olympus. To succeed in his quest, Percy and his Camp Half-Blood sidekicks will have to do more than seize the true thief. He must come to terms with the father who abandoned him, solve the riddle of the Oracle and unravel a treachery more powerful than the gods themselves.

With over 180 million copies sold, "The Lightning Thief" is based on Rick Riordan's best-selling fantasy novels, sprung to life with dazzling special effects and a riveting pop-rock score. "The Lightning Thief" will capture your inner-child and push your imagination to the limits.

Content Advisory: Appropriate for all ages





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JR Heather Ridge

ASSOCIATION NEWS

Cobblestone

May is the month of expectation, the month of wishes, the month of hope.

— Emily Brontë

Sending good wishes to all the mothers in our community for a happy and celebratory Mother's Day!

Updates:

Pool Season: This year's pool season is scheduled to open on Memorial Day weekend beginning on Saturday, May 25th. Watch your email or check Town Square for confirmation of this date.

Sewer Line Cleaning Recommendations: Everyone can

contribute to maintaining a clean and functional sewer system. Here are some actions that homeowners can take to minimize potential backups:

- **Professional Cleaning Services:** Consider hiring professional sewer cleaning services at least once a year. These experts have equipment to clean your sewer lines and remove any debris.
- **Proper Waste Disposal:** Be mindful of what you flush down your drains and toilets. Avoid disposing items such as grease, oil, paper towels, feminine hygiene products and non biodegradable materials that can contribute to blockages.
- **Install Drain Screens:** Place drain screens over your sinks, showers and tubs to catch hair, food particles and other debris. This simple measure can significantly reduce the risk of blockages.
- **Use Bio-Clean Products:** Bio-clean products contain natural enzymes and bacteria that break down organic waste, helping to keep sewer lines clear. Regular use of these products can prevent buildup and clogs.

By following these recommendations, everyone can contribute to preserving our community's sewer system and minimizing the potential for sewer line backups. Your cooperation is appreciated.

Reminders:

Trash Etiquette: Remember that the dumpsters are for regular household trash. Please do not place oversized items or things that do not comply with trash guidelines next to the dumpsters. The community is charged an extra fee for these items.

In addition, it's a homeowner's responsibility to dispose of materials resulting from interior remodeling projects. You can submit a request in Town Square to get the contact information for Republic Services to schedule a pickup of these materials. This service is a homeowner's expense.

Dogs Need to Be on a Leash. Many in our community are proud dog owners and are seen walking them during the day and evening hours. While it may be tempting



Smiling Pansies and Nemesis

to let your dog play in a common area without a leash, it's a potential hazard for your dog and for those of others. Please review and abide by the community's rules for pet ownership as stated in the Rules and Regulations document, which can be found on Town Square under Tools, then Documents tab, then COB Rules and Regulations. These rules are designed to benefit everyone in the community regardless of pet ownership.

HOA meetings occur on 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 to all homeowners by email and through the News & Events section of Town Square.

Sharon Taylor

Strawberry

Management: Accord Property Management, 10730 E. Bethany Drive, Suite 280, Aurora, CO 80014, 720-230-7303. Kyle Taizhou, Association Manager, 720-230-7320, Kyle@accordhoa.com

Board Members: Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, strawberryhoa.sulukioglu@gmail.com; Faith Gillis, Secretary, faithstrawberryboard@gmail.com.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go



to the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call on your phone to attend at **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting ID **83309919250#**

Security Service: Front Range Patrol provides security for Strawberry. They provide 24/7 dispatch, **303-591-9027**, if you need to report suspicious activity.

Emergencies Call 911: All non-life-threatening emergencies, please contact the Aurora Police Department Non-emergency line, 303-627-3100.

Happy May Day!! We made it through another winter! Hopefully, the snow is finished for the season, but you never know with Colorado! Once we make it through May, we know

we are safe from any cold weather for a while. The iris, daffodils, and tulips are all blooming beautifully and summertime fun is on the way!

Pool Opening Memorial Day Weekend: Memorial Day weekend is opening day for both swimming pools. While we enjoy splashing around, please be sure and review the Strawberry Rules and Regulations to ensure that you and your visitors are following the rules. Please be considerate of your neighbors! A Strawberry resident must accompany all visitors.

Board Member Applicants: We are in the final stages of reviewing board member applications and will be announcing the new board members in the June *Metro Matters* edition. Thank you to all who applied!

Non-Working Sprinklers: Please notify Kyle if you observe a sprinkler overwatering, or not watering at all. By doing so we can avoid costly water waste and damage to grass not being watered. Kyle will need the closest address where the sprinkler head is located, so he can notify Keesen (lawn maintenance company).

Planting Personal Gardens: Vegetable and flower gardens are welcome here at Strawberry! Be sure to stay within your private space and not to infringe on the grassy areas with gardening boxes. All trees must be left to Keesen to manicure in the summer. Please do not trim any trees located in the community common areas. If there is a problem tree that needs to be trimmed, please notify Kyle, so he can submit a work order.

Faith Gillis



Burgundy

Burgundy is a Covenant Controlled Community

Monthly Board Meeting: Second Monday of the month at 6:00 pm, we'd love to see you there!

Board Members: President – Lori Foster; Vice President – Nathan Mendel; Treasurer – Vacant; Secretary – Melissa Reuler; Member at Large – Vacant.

Management Contact Information

Company: Westwind Management Company

Manager: Roxanne Chaparro

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com;
roxanne@westwindmanagement.com

Phone: 720-509-6074 and 303-369-1800



Burgundy HOA in the Works:

1. Spring Gutter cleaning to begin
2. Community Dumpster and Shredding Event
3. Possible community Food Truck Day
4. Deciding the key priorities for landscaping bid
5. Bid for updated community lighting
6. Looking to redo a few trash enclosures
7. Assessment of community sewer lines completed and awaiting results
8. How can we conserve more water and electricity in the community

Homeowner Reminders:

- **Urgent Notice: Annual Fireplace Inspection – Homeowners who have yet to complete the inspection please note fines will be issued beginning May 2024 for non-compliance.**
- **HOA Dues:** If you have outstanding HOA dues, let's make it a priority to settle them in full and that includes any late fees as soon as possible. If you have any

questions about your account, please reach out to Westwind Management.

- **Pet Waste:** It is an Aurora City Ordinance to immediately pick up pet waste from a common thoroughfare, street, sidewalk, play area, park, or any other public or private property. Let's keep our community waste free.

- **Ice Melt Buckets:** Please keep them at your residence as we are always at risk for Spring snowstorms in Colorado. Please do not throw the ice melt in the trash bins.

- **BBQ Grills:** Per Burgundy's Fireplace, Grill and Chimney Inspection Policy established January 16, 2024 and the City of Aurora's BBQ Grill policy it is prohibited to have open-flame cooking devices on unprotected patios and balconies closer than 10 feet from your unit structure which includes charcoal grills, propane (LP-gas) grills with a fuel tank capacity exceeding 2.5lb water capacity (camping

size tank), wood pellet grills, and smokers using a field source other than electricity alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5lb water capacity. **Fire-pits** are also not allowed.

Burgundy Bulletin Board:

- **Front Range Connections 720-675-9615:** Beginning May 1, 2024 we will have a new trash company in the area. Again, please refrain from dumping large items in the trash bins (furniture, mattresses, computers, TV's, printers, monitors, etc.) You can receive a fine for dumping large items in the trash bins. Please call for a large item pick up.
- **Electronics Recycling:** Did you know that electronics are banned from landfills in Colorado? Please contact Techno Rescue 303-482-2207 for all your electronic recycling needs. This is a veteran-owned IT company and they can recycle much more than TV's and computers. Give them a call.
- **Swimming Pool:** The Burgundy swimming pool will Open Memorial Day weekend in May and stay open through Labor Day weekend in September. The pool will be serviced by Neptune Pool Specialists. Bathroom cleaning will be completed by Firehouse Cleaning and Maintenance.



Lori Foster

Chimney Hill

Management:

Advance HOA Management – 303-482-2213

Maintenance and General Requests – Clientservices@advancehoa.com

Property Manager – Ashley Thomas, ashley.thomas@advancehoa.com

Monthly Meeting: The May HOA board meeting will be held on Tuesday, May 14, 2024 at 6:00 pm at Noonan's in the upstairs conference room.



Emergencies: Call 911. For all non-life-threatening incidents, please call the Aurora Police Department non-emergency line at 303-627-3100. After hours Emergencies only – Advance after hours staff, 800-892-1423.

HO6 Insurance Policy: Please check to make sure that you have adequate assessment insurance to cover any assessment for wind/hail claim or any insurable claim to our complex.

Inspection around your homes is critical in maintaining a beautiful community. Please report any maintenance or irrigation issues to the property manager.

Sewers: Our clay pipe lines leading to the main lines are aging. **Please Do Not Flush Any Types of Wipes**, even if the package says they are flushable. **They will Clog the Mainline.**

Please Keep Pets Off Grass and Decorative Rock Areas as our landscapers will be working hard to ensure our grass remains green.



Reminders***

Owners and Renters: If you are renting your unit, it is the owner's responsibility to keep you informed of Community activities and rules and regulations for the complex.

Trash Bins: Please keep trash area clean to avoid attracting rodents.

All trash must fit Inside the Dumpsters in Trash Bags! No Commercial Dumping Allowed in Trash Bins!

The trash company will Not pick up our trash if they see commercial waste in the trash bins.

No Large Items Allowed in the Dumpsters! They will Not Be Picked Up! Contact Ashley at ashley.thomas@advancehoa.com to arrange for a personal large item pickup.

Please Do Not Leave Any Items on the Ground Outside the Dumpsters. These Items will Not Be Picked Up!

Parking Spots: Parking passes are required for All vehicles parked in parking spaces between the hours of 6 pm to 6 am. We have issued one new parking pass to all homeowners. Throw away the old passes, they are no longer valid.

Renters: Check with your landlord if you have not received a new parking pass. If your vehicle is parked in the parking lot and does **Not** have a **New Parking Pass** displayed effective Jan 1, 2024, it will be tagged to tow out of the complex.

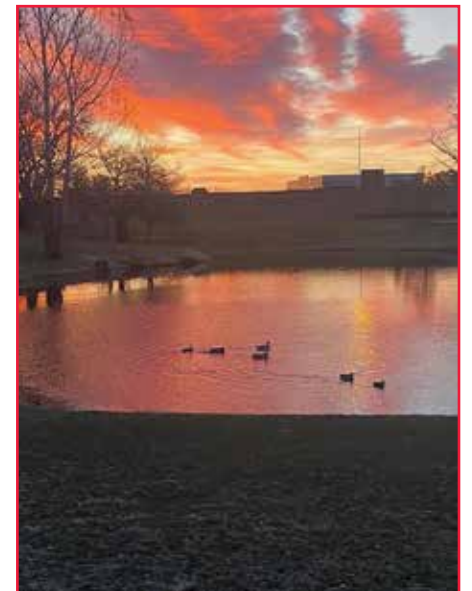
Call for Committee Members: If you have time to contribute to

your community and are interested in volunteering on a committee(s) please email Ashley Thomas at ashley.thomas@advancehoa.com.

Fire Lanes: Please **Do Not Park in the Fire Lanes!** Your vehicle Will be towed at your expense.

Architectural Improvements: All exterior improvements need to have an Architectural Control form submitted **Prior** to any work being started. Improvements or replacements include: windows, screen doors and front doors, patio fences, skylights, solar tubes, satellite dishes, air conditioners, furnaces, hot water heaters, security cameras, pergolas, shades, weather stations and landscaping your retaining wall gardens.

The Chimneyhill Board of Directors



Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and Member-at-Large Sharon Grimes. The next regularly scheduled meeting of the HOA Board of Directors will be in June. The date, meeting time, and location will be posted on the mailboxes.

Property Management: As a reminder, you all should have received a letter from Metro Property Management (MPM), the company we have contracted to manage our property. To reiterate what the letter stated, homeowners now have the option to use ACH (Automated Clearing

House) for their monthly payments. If you would like to use this method, please complete the auto debit form included in MPM's letter. This gives MPM authority to deduct your monthly dues from your checking account. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in the monthly statements you will be receiving from MPM. Or, you can send a check directly to Metro Property Management at 10800 E Bethany Drive, Suite 235, Aurora, CO 80014.

Double Tree Townhomes will be included in the Metro Property Management website. There will be a secure portal where confidential account information may be viewed. Login information was sent to owners in mid-March.

It is MPM's goal to make this transition from self-management to management company as seamless as possible. Please bear with us, as we may experience a few hiccups. You may contact our Community Manager Jen Wyman with any questions or issues. Her phone number is 303-309-6220.

Maintenance Update: Our landscaper has started his spring cleanup on our community. In March, he aerated and fertilized the property. Now we need to hope for some spring and summer showers to keep the lawn green and lush! Once we have the sprinkler waterline turned back on, work will begin on repairing any broken sprinkler lines or sprinkler heads. The City of Aurora has asked us to keep our watering scheduled to twice a week during the months

of May and June. We can up that to three times a week for the months of July and August, dropping back to twice a week for the month of September.

Architectural Improvements: Spring and summer are the perfect times for any updates or improvements you want to do on the exterior of your townhome. However, please remember that any and all changes must be approved by the Architectural Control Committee. As a reminder, you will need approval for any changes to windows, front doors, patio doors, patio enclosures, and changes or improvements you want to make to your front garden area. Please contact Metro Property Management for an Architectural Control form.

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 May 9 and 23. Feel free to put your bins out the night before. And, 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. Waste Management has asked us to remind you to separate your two bins by three feet to allow their automatic truck arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

Recycling Refresher: You can recycle glass and plastic bottles, plastic "tub" containers, paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. **Also, No plastic bags**



or plastic-bagged recyclables, and No white "foam" packing material.

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 that if you **Do** have coverage, it is adequate should there be a need for a special assessment.

With the significant increase in our property values of late (reference your tax statement!), our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claimed to be "flushable" because they absolutely are not! Also, please be aware of what you put down your drains and garbage disposal. It is much safer to scrape food, oil, and grease into the trash, rather than using your garbage disposal. If oil or grease are liquefied, please empty them into a sealable container and dispose of in the trash.

Guest Parking: *Please* have your guests park in the designated guest parking lots, not along (or even on) the sidewalk. We have 12 guest spots, along with parking on S. Vaughn Way, so there's no need to double-park for any extended periods of time.

Patt Dodd

Fairway 16

Property Manager at Advance HOA

Lauren Gerbholz

303-482-2213 ext 243

lauren.gerbholz@advancehoa.com

After Hours Emergency Maintenance 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be Wednesday, May 15, 2024.

Fairway 16 HOA in the Works:

- Sewer Cleanout project in progress
- Assessment of community sewer lines
- Completion of roofs on final six buildings is in progress.

Aging Sewer Pipes and Flushing:

Please be aware of what you are flushing down the toilet. Our sewer lines are obviously old and we need to be mindful of what is being flushed down toilet paper only, please. No facial tissues, cotton balls, pads, cotton swabs, hair, dental floss, baby wipes, personal hygiene products (that claim to be “flushable” but they absolutely are not.) Also please be aware of what you put down the drains and garbage disposal. Scrape food, oil, and grease into the trash (not your garbage disposal). If oil and grease are liquefied, please empty them into a sealable container and dispose of in the trash.

Insurance Coverage: Please confirm with your homeowner insurance provider that you have adequate coverage, including the HO-6 (condo) coverage. Also confirm, if you do have coverage, that it is adequate should there be a need for a special assessment. Your Insurance Agent can guide you to what would be adequate. If you have not filed an insurance claim for the recent special assessment, you may wish to do so if you have coverage as several homeowners have been reimbursed.

Clubhouse Rental: The Fairway 16 Clubhouse is available to rent. Please contact Advance HOA for rental guidelines, procedures, and pricing.

Note to Owners: It is the owner’s responsibility to communicate community policies and procedures to their renter. Also please provide

Advance HOA with name and contact information of your renters.

Replacing the Old Declarations:

The Declarations is a document which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with current Colorado state law governing common interest communities. The Board voted to pursue replacement by working with our attorneys. The initial cost for creating a new document will be around \$6,000. There may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. ***This effort is still in process, and will be subject to approval by 67% of homeowners.***

Your Personal Vehicle Parking Spaces:

Each homeowner or renter has 4 parking spaces for their use including two spaces inside of your garage, and the two directly outside of your garage in your driveway. Additional vehicles and commercial vehicles must be parked on the street. Parking vehicles in guest parking long term will result first in a warning and then having your vehicle towed.

Guest Parking Spaces: The guest parking spaces located around the



property are for **short term guest parking only**. These are not for your extra cars, cars that need repairs, or commercial vehicles that you drive home. Owners of vehicles in violation of Fairway 16 guest parking guidelines are subject to fines and or having their vehicles towed at the owner’s expense.

Reminder:

Outdoor Lighting: For security purposes we encourage you to have lights on the outside of your home illuminated from dusk to dawn.

Board members and committee volunteers wanted.

If you have an hour or two a month to contribute to your community, please consider serving on the Board. Great communities like Fairway 16 are the result of engaged homeowners.

Important Contact Information:

Ryan Brand, Board Member At Large



Heather Ridge South



The New Declarations Vote on March 25: The non-voters prevailed again, so it's back to the drawing board for the HRS Board of Directors. For the measure to pass, there needed to be 132 "Yes" votes. There were 121. For the measure to fail, there needed to be 45 "No" votes, and there were 36. The "non-voters, all 19 of them, controlled the vote leaving the issue up for reconsideration.

The Board at its April 25 meeting (moved from the planned April 17

meeting) will be advised by the New Declarations Committee on possible next steps. HRS will keep everyone updated as the discussion continues.

Board Meeting Date: The Board will consider at its April 25 meeting (moved from its April 17 date) to move its monthly meetings back to the fourth week of each month from the third week. Once that decision is made, notice will go out about any changes, so please stay tuned. This is being considered to receive the most current financial reports for the Board's consideration, which are sometimes not available in the third week.

Property Manager Update: Congratulations to Janelle Mauch and her promotion to Director of Management Services for Westwind Management; and a warm welcome to Brook Ramirez, our new business manager. HRS has been fortunate working with Westwind since 1987, and Janelle has been a wonderful part of that experience for the past 20+ years. She was recently promoted to Director of Management Services overseeing all of Westwind's business

managers, a position well-earned and deserved given her 22 years with Westwind. She will be ably replaced by Brook Ramirez, a 10-year veteran with Westwind. Please welcome her as you reach out to Westwind for assistance.

To reach Brook, her email is Brook@westwindmanagment.com; or call 303-369-1800x152. Audrey Brown is our Community Administrator overseeing all our services and is the initial contact person for all HRS needs (Heatherridgesouth@westwindmanagement.com; 720-509-6067).

FHA Certification Renewed: Effect April 1, 2024, Westwind Management has renewed this important certification for FHA/ HUD loans and Reverse Mortgages. For any questions, please contact Brook Ramirez, our business manager at Westwind.

Get Ready for Spring and Summer: Please be the HOA's "eyes and ears" for the following:

- Do a walk-about outside your

unit. Please report to Audrey (our Community Administrator) any damages, deferred maintenance, landscaping issues, or "something that's not right" for follow-up.

- After summer storms, or even during them, please safely observe gutters, downspouts, and their extensions for proper drainage.
- Watch the sprinkler heads around your unit and area for proper operation.
- If you have a garden(s), please maintain it for everyone to enjoy. Contact Audrey at Westwind if you want a garden outside your allotted area, or to remove an abandoned one. Gardening in and outside of your allotted area is subject to ACC and Landscape Committee review, so ask first before doing anything.
- Please maintain your back patios! Debris, damaged furniture, screens, BBQs, etc. all need to be in good order and appearance. It is the job of the HOA to oversee such things, so please be considerate. Inspections by the HOA could result in a Registered Letter to correct... and fines.

Surveillance Cameras: The HOA's website Heatherridgesouth.org and Westwind's will both post HRS's new Surveillance Policy and application form. Except for "ring cameras" next to the front door only, all other surveillance equipment attached to the outside of a unit, a building, or common element feature **MUST** be approved in writing before installation. This is done to address privacy issues for others as well as damage to HOA property know as Common Elements.

Van Lewis

Master Blinds
Services, LLC
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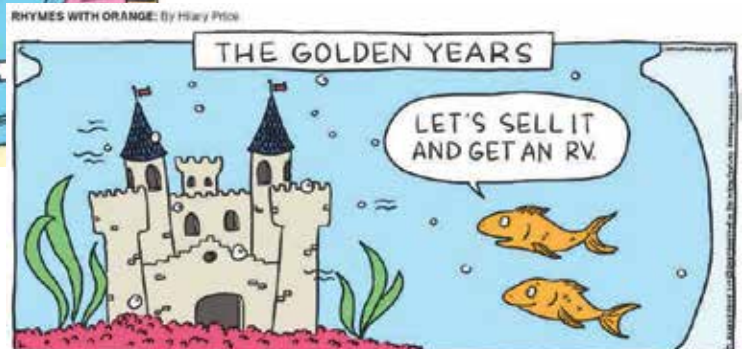
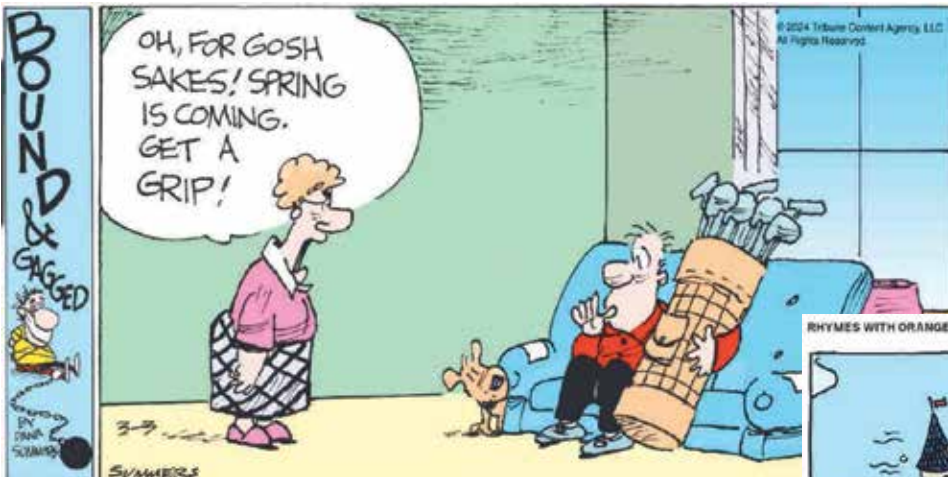
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Ask about our Discounts & Heather Ridge References

Heather Ridge South Easter Egg Hunt



Just want to give a big thank you to the ladies that gave their time and contributed goodies. Lorrie, Gail, Kathy, Tammy, Yvonne, Laura.



Cobblestone Crossing

HOA Monthly Board Meeting: Great turn out for April meeting. Thanks to all that were able to attend. The monthly Board Meeting will be held on the second Monday of the month at 6 pm. This will be conducted via Zoom. We welcome all homeowners. Instructions on attending the meeting are located on the Cobblestone Crossing's homepage on the Accord Property Management website. Log in at www.accordhoa.com >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

HOA Dues Autopay Reminder: If you use the new online payment system via the portal and did not get a chance to update the new amount in April, we kindly ask that you log in and modify the monthly assessment to correspond

with the new 2024 figures. The portal will direct you to the associated (pull based) banking system where the amount can be updated. If you use the bill pay service with your bank, please contact your bank and have them update the amount on the check to the new 2024 figures.

Owners and Renters: (HOA) Portal Any questions, concerns, or issues regarding the portal, please contact Alec with Accord Property Management. He can be reached via email at alec@accordhoa.com. Once you are registered, the Portal can be accessed through the accordhoa.com website by clicking on *Client Log In*. If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your current contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

Trash & Recycling Reminder: All trash must be placed in bags and placed completely in dumpster. No mattresses, furniture, or appliances. It is the resident's responsibility to dispose of large items that do not fit in the dumpsters. Please call *Republic Waste* at 303-277-8727 to arrange for a large item pick up.

Recycling: Our community has recycling dumpsters in C, D and E. Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

What should not be put in the recycle dumpster?

*Styrofoam

*Window glass and mirrors

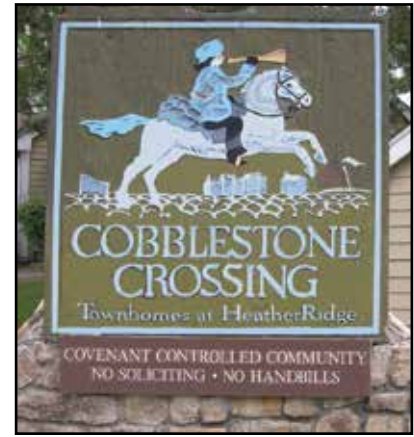
- *Electronic waste (TVs and computers)
- *Motor oil containers
- *Yard waste
- *Chemical containers
- *Shredded paper
- *Plastic bags
- *Ceramics or dishes
- *Food waste
- *Scrap metal
- *Monitors

Aeration, Gutter and Downspout Cleaning: Seasonal aeration, gutter and downspout cleaning took place in April.

Asphalt Patching Proposal: The asphalt patching proposal was approved by the board. It was determined it will be best to complete all recommendations and accept the proposal in full. As we have discussed in several meetings, we are aware the asphalt needs to be replaced but due to the extreme cost, we are waiting for the reserve study to be completed. Once complete, we expect this to help us implement a plan that we can bring to the homeowners.

Spring Clean-Up Reminders:

- Please ensure your window screens are in good shape. If you notice tears or worn screens, please *Replace* or *Remove* them.
- It is the homeowner's responsibility for repairing/replacing damaged air conditioner pads.
- Homeowners are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.
- For residents with fences around or on your patio, as the weather improves later in the Spring,



please consider staining the fences to help decrease wood rot.

Landscaping/Broken Branches:

We are expecting Eco Cutters to continue Spring Clean-up and the sprinkler system will be activated in or early May. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Alec with Accord Property Management. Until the sprinkler system is activated, on occasion, please water bushes and trees around your home. Special thanks to Larry for identifying several trees that need attention due to the last storm. If you see a tree with a blue flag on it, please note we are aware of the issue and working to address it. If it is not marked already, please report the broken branches to Accord Property Management.

Pool: Weather permitting, the pool will open on Memorial Day weekend. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Architectural Forms: The weather is getting warmer, and you may want to remodel. Please remember, all changes or updates to the exterior must be submitted to the Board through the Architectural Request Form found on the website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc. The complete list of items is on the form. Please submit the form to the Property Manager for board approval prior to beginning the project.

Common Area: Individual home-

owner'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, and rabbits is prohibited.

Planters: If you live close to an entrance planter box, or other planter box throughout the property, please consider planting flowers in them if they are not filled with rock. As always, exercise caution and don't plant too early! Good guideline to follow is normally after Mother's Day. 🌻

Pet Owner: Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pet 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.

Parking Reminder: Parking decals are required seven days a week for vehicles parked in an *Open* or *Guest* parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a *Reserved* parking place. Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as "*Reserved*", "*Open*" or "*Guest*" Homeowners are assigned one *Reserved* parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an *Open* space. *Open* parking spaces are on a "first come, first serve" basis for all residents and guests. Vehicles parked in an *Open* or *Guest* parking space are

limited to 24 hours. Vehicles may not be parked in an *Open* space if a resident's *Reserved* space is vacant. Owners are assigned one *Guest* decal that is to be used only by a visitor or guest. Anyone who lives on the property is *Not a Guest* and should *Never* park in a *Guest* parking space.

Accord Emergency Contact Number: If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019. While the following are important, they are *Not* emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Jody Bohl

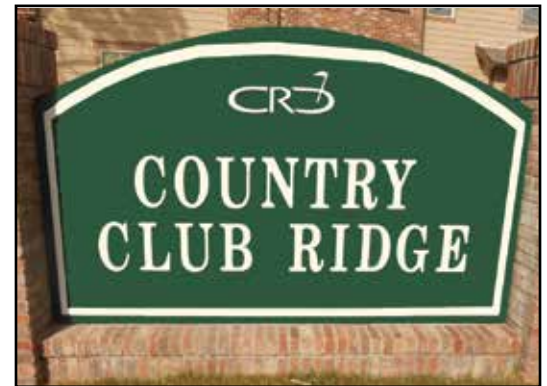
Country Club Ridge

Warmer weather is ahead and this means you will see more activity on the property. Our landscapers, Alex and Sons, fertilized, aerated, removed dead trees and overgrown plantings in April. To prepare for new shrubs and trees to be planted this Spring, the sprinkler system is being tested. This will make sure that all landscaping will receive proper water. The new shrubs were a planned expense in the 2024 budget. Other general maintenance – gutter cleaning, patio maintenance and painting – will be started this month. If you notice exterior problems or signs of wear, let Dan Anderson know so your unit is on the maintenance list.

One of Our Biggest Expenses is Water. Please report any excess water running down the street or damaged sprinkler heads to our community manager, Dan Anderson, so we do not waste water. His email address is danderson@metropropertygmt.com and office phone number is 303-309-6220.

Golfers are Out in Full-Force on Nice Spring Days. For safety it is important to keep children and

dog-walkers off the golf course during their business hours of 6:30 am-6:30 pm. We've received reports of small encampments on the golf course near our property lines. If you observe people on the golf course, call Heather Ridge Golf Course at 303-755-3550. Their security personnel will be alerted. If our property is involved, please call Aurora Police non-emergency line 303-627-3100.



Reminders:

- No parking is permitted outside garage doors except for loading and unloading.
- Garage doors should be kept closed for appearance and your security.
- Patios cannot be used for storage.
- Clean up after pets.

Thanks for being a good neighbor.

Judie Maurelli

Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch—President, Frazier Hollingsworth—Vice President, Linda Chaisson—Treasurer, Patty Robinson—Secretary, Kelly Bailey—Member at large, Laurie Hoffman—Member at large, Hannah Herbold—Member at large. Committee heads: Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape)
- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager (PM): Suzanne Lopez, 303-221-1117 x 123, slopez@lcmpm.com. Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown.
- **Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

Say Hello! The weather is finally getting warmer and it's time to spend more time outside. Make our neighborhood an even nicer place to be by saying hello to a new or longtime neighbor. A wave and smile can brighten another's day. 😊

Spring Clean Up! As in the past years we have an annual Spring Clean Up morning. This year it will be Saturday 6/1/24 at 9:00 am meeting



Security: Keeping the garage doors closed when not in operation is very important for the security of the neighborhood. Also keeping delivered packages picked up as soon as possible. If you see anything of concern, contact our security company or the police as soon as possible. Let's work together on keeping Sausalito a safe and thriving neighborhood.

Visitor Parking: Please remember there are parking restrictions including no overnight parking without permission from the Brownstone Security, 720-879-4568. No parking is ever allowed in auto courts or fire lanes. For more information, please refer to the Rules and Regulations.

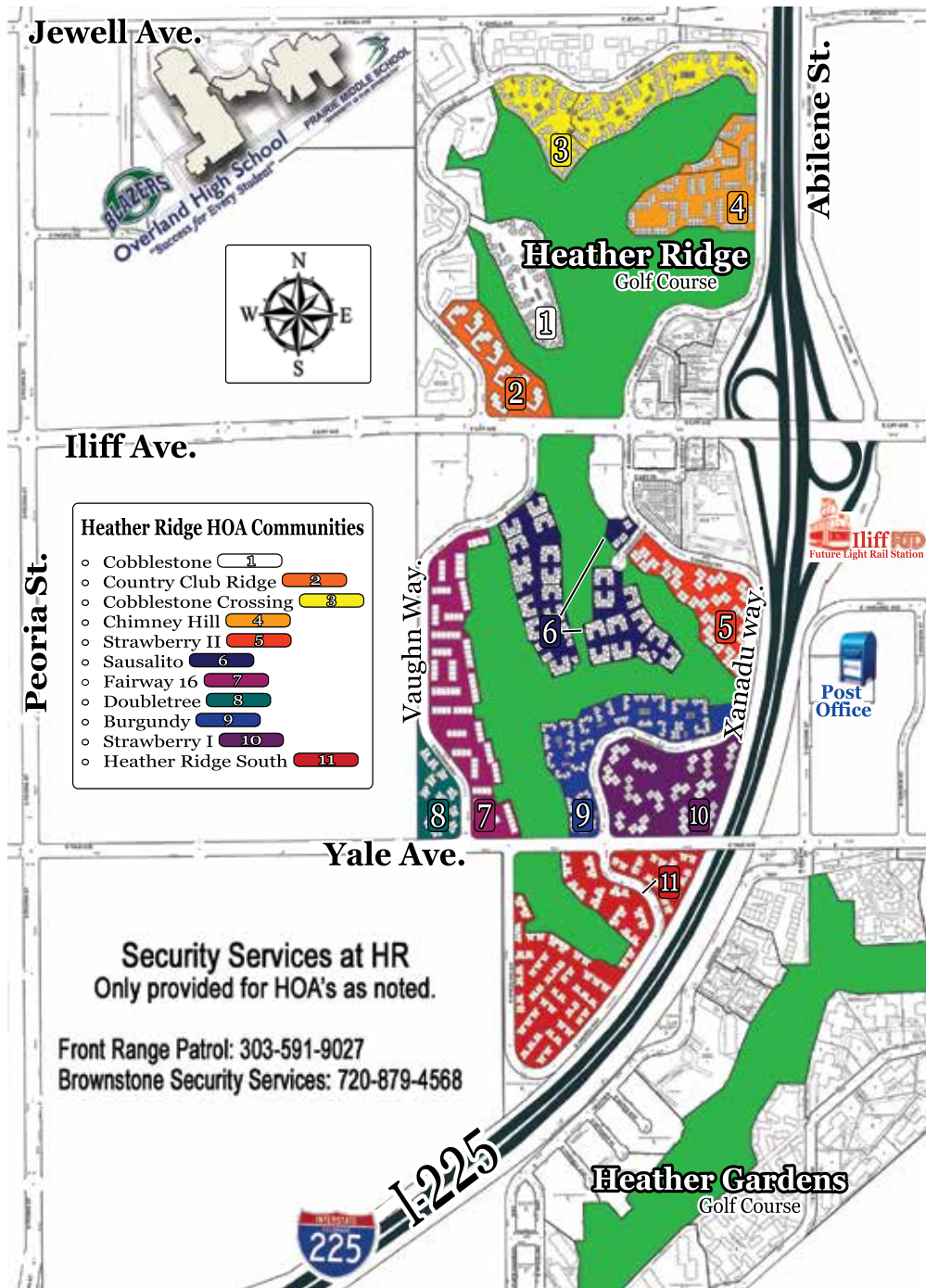
Grounds and Pets: Please help with keeping our property looking it's best. If you see some trash pick it up if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of it in your trash. Feel free to pick a weed anytime too!

Architectural Approval and Required Form: It is always best to check if any exterior home improvement requires a HOA approval. The HOA is required to approve all changes to windows and doors, adding of solar panels, satellite dishes, hot tubs and more to see the complete list refer to the Rules and Regulations along with Addendum A form.

Architectural Control Request Form is found on the website and is required to be submitted for approval before any work is to be started. Submit completed form including attaching the contractor's contract and insurance credentials to the Property Manager for board approval prior to beginning the project.

Patty Robinson

Heather Ridge Community Map



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

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

Country Club Ridge
Metro Property Management Inc.
303-309-6220
303-309-6222 f
Units: 64
HOA Meeting: 3rd Mon. 5:30 pm
Via Zoom
Security: None

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Tues. semi-monthly
Contact Patt Dodd, 303-368-7713 for information
Security: None

Fairway 16
Advanced Management HOA
Tiffany Averett
303-482-2213 ext. 235
Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: None

Heather Ridge South
Westwind Management Group, Inc.
Brook Ramiez, 303-369-1800 x 152
Heatherridgesouth@westwind-management.com
Units: 176
HOA Meeting: 4th Wed. 5:30 pm
HRS Clubhouse, 2811 S Xandau 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: by Zoom 2nd Wed.
6:30 pm, Heather Ridge Golf Club
www.lcmpmpropertymanagement.com/
Account/Login/48233
Security: Brownstone Security

Burgundy
Westwind Management Group, Inc.
Roxanne Chaparro
burgundyinheatherridge@westwind-management.com
303-369-1800 x 150
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

Chimney Hill
Advance HOA Management
clientservices@advancehoa.com
Ashley Thomas
ashleythomas@advancehoa.com
303-482-2213
Units: 116
HOA Meeting: 2nd Tues. at 6 pm
Noonan's main conference room
Security: None

Cobblestone
Associa
customerservice@
associacolorado.com
303-232-9200
Units: 74
HOA Meeting: 4th Mon. 6 pm
Zoom
Security: Brownstone Security

Strawberry II
(Strawberry I not in HRMD)
Accord Property Management
Kyle Taizhou, 720-230-7320
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Via Zoom
Security: Front Range Patrol
(for both Strawberry I & II)

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Call Bert Dalton at 720-323-9678 or email him at fishingtoolman@gmail.com, Bert is located at Peoria and Yale

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