

HR Heather Ridge



Metro Matters

Volume 14

July 2024

Number 7



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

Friends of the Fairway Sponsored by Nick's Garden Center & Farm Market

It's that time of year again. What time? *Annual Friends of the Fairway Flower Garden Contest* time. Our highly skilled and unbiased flower garden judges will be traveling around the Heather Ridge Metro District to once again pick the most attractive flower gardens. Like last year gift certificates, provided by Nick's Garden Center & Farm Market, will be awarded to the winners. Details on page 13.



You may nominate your garden, your neighbor's garden, or one you see as you walk through the Heather Ridge community. Email your nomination to Publisher Barry McConnell at bmconn202@aol.com.

Thanks to all you gardeners who make our community and our golf course such a delight.

Barry McConnell
Publisher

IN EVERY ISSUE

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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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Treasurer Charlie Richardson,
Sausalito
Althea Zens, 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
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303-755-3550
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Heather Ridge **Metro Matters** is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. metromatters1@aol.com

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METROPOLITAN DISTRICT

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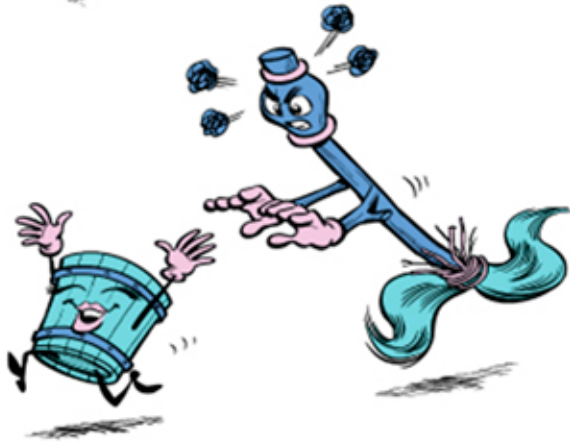
Rynk Strothers, PGA Camp Director grew up in southern California and makes his home in Englewood, Colorado. His resume features over 20 years of instruction in the Denver Metro area. He is a Class-A member of the PGA of America. Our promise – is to support, encourage, and respect each one of our campers and inspire them to reach their full potential, both on and off the golf course.

You can learn more about PGA Camps at pgacamps.com or 888-PGA-PLAY.



Rynk Strothers, PGA
– Camp Director

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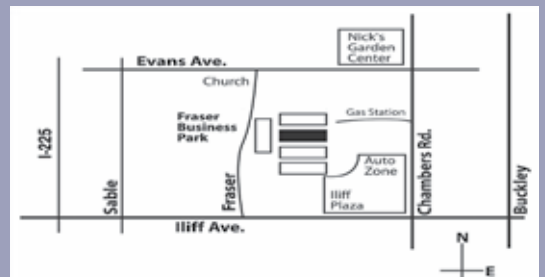



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July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 	5	6
7	8 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	9 6-8 pm ChimneyHill HOA Mtg at Noonan's upstairs conference room	10 6:30 pm Sausalito HOA Mtg via Zoom	11 6:30-8 pm Ward IV Town Hall Stephanie Hancock Colo Early College 1400 S Abilene St	12	13
14	15 5:30 pm CCR Board HOA via Zoom	16	17 6 pm Fairway 16 HOA Mtg in Clubhouse	18  6:30 pm Strawberry HOA Meeting via Zoom	19	20 
21	22 6 pm Cobblestone HOA Mtg Noonan's	23	24	25	26	27
28	29	30	31 5:30 pm HRS HOA Monthly Meeting Clubhouse			



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Real Estate for Today. . . And Tomorrow!

Metro Denver real estate is in transition – a common comment by statisticians. “Transition” means we don’t know. Mortgage rates are still high (6.8% on June 17 but better than 7.3% last month) but becoming “acceptable” to buyers. . . and to sellers who subsequently buy. The Fed was hoping for three rate reductions in 2024, but now only one seems realistic. Canada and Europe recently lowered their rates “a smidge” but our Fed wants more confidence that inflation is withering vs napping.

Metro Denver’s real estate stats are very accurate and user-friendly painting pictures of what HAS happened vs. what the future holds. Published monthly by DMAR (Denver Metro Association of Realtors),

it reports on dozens of categories with charts, but it leaves to reporters and economists to “pontificate” about tomorrow. That’s where Pete and I show up “bigtime” applying our 50 years each experience in real estate that other agents might miss. We are never in transition.

Metro Denver’s end-of-May’s for sale inventory jump 31% from April to 9,159 homes (single-family and condo/townhouse) from April’s 6,990 listings. That’s a record increase for April-to-May time period beating out the previous record increase in 2019 – a 26.8% jump. However, this is not a crisis but a gradual return to normal markets. Transition? Our historic inventory number for May is 14,895.

The number of Closed sales continue to decline due more to limited inventory than higher mortgage rates. This trend will change with more inventory and softer mortgage rates. Oh, and the economy needs to stay healthy to hold off a recession.

Pete and I believe Pending sales is one of the most important statistical categories for home sellers to understand in marketing and pricing. This category compares homes for sale to those under contract for trends, market volume, and days to sell.

Heather Ridge currently has 13 Active homes for sale vs. 6 Pending ones. That indicates a more balanced market averaging 24 days before going under contract (Pending). During the hot sellers’ market after Covid, monthly Active inventory might have been 4 for sale and 12 Pending. And during the Great Recession, 2007-2009, monthly inventory might have been 18 Active and 4 Pending. In hindsight, these ratios proved to be very reliable in forecasting markets. . . and prices.

The single-family metro Denver median home price is holding steady at \$600,000; however, condo/townhomes have dropped 4.2% from a year ago to \$407,250 (blame HOA fees about insurance). The Heather Ridge market is numerically too small monthly reports, but the end-of-year totals that Pete and I publish are meaningful (see all February issues for annual reports). However, Heather Ridge listings above \$500,000 are non-existent now vs. four in 2022 (where did that market go?). Also, about 30%+ of all metro Denver closings now show seller paid concessions to buyers averaging \$5000 each. In Heather Ridge last month, all the closed sales had eye-popping concessions. Concessions come and go as markets fluctuate (transition).

As real estate becomes more and more complicated, and to some confusing, let’s remember one simple fact: sellers want to sell, and buyers want to buy. Pete and I are here to listen, ask questions, share experiences, and to help sellers make the best decisions. Please call. Our experience counts!



Van Lewis
Heather Ridge South
303-550-1362
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Van Lewis

RE/MAX Alliance

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PROFESSIONALS

Pete Traynor
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Please remember don’t leave home without them.



Homes Pending as of June 17, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$249,900	2608	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Burgundy	\$327,500	2631	S Xanadu Way B	2 - 2	1,162	1 Gar, Det	2 Story
Sausalito	\$335,000	2419	S Worchester Ct D	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$370,000	2740	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Sausalito	\$385,000	2468	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Cobblestone	\$390,000	2151	S Victor St A	2 - 2	1,208	1 Gar, Att	2 Story

Homes Closed from May 16, 2023 to June 17, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$261,000	2644	S Xanadu Way D	1 - 1	843	FHA	\$6,000	Individual
Burgundy	\$277,500	2699	S Xanadu Way C	1 - 2	942	Conventional	\$6,000	Individual
Cobblestone Crossing	\$355,000	13444	E Asbury Dr	2 - 2	1,392	Conventional	\$5,000	Individual
Sausalito	\$374,000	2468	S Victor St B	3 - 2	1,282	Conventional	\$5,000	Individual
Fairway 16	\$415,000	2558	S Vaughn Way A	3 - 4	1,650	FHA	\$6,840	Individual
Fairway 16	\$435,000	2446	S Vaughn Way F	4 - 4	1,650	Conventional	\$5,000	Estate
Heather Ridge South	\$440,000	2810	S Wheeling Way	3 - 3	1,633	Conventional	\$5,000	Individual

Active Homes for Sale as of June 17, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$299,900	2411	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$299,975	2693	S Xanadu Way A	1 - 1	772	1 Gar, Det	2 Story
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$315,000	2431	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$325,000	2415	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$339,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$344,500	2680	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Cobblestone	\$350,000	2191	S Victor St C	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Country Club Ridge	\$385,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
ChimneyHill	\$389,000	13651	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Fairway 16	\$420,000	2466	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story
Double Tree	\$425,000	2673	S Vaughn Way	3 - 3	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$499,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

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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

18-Hole Ladies' Club News

Pictures from the Member/Member-Member/Guest Tournament held on June 19 will appear in next month's issue. Meantime, our next important club event is the Club Championship which will be held Saturday and Sunday, August 24 and 25. Let's have a big turnout for that!

Teresa Anderson
Publicity

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



Heather Ridge Residents

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

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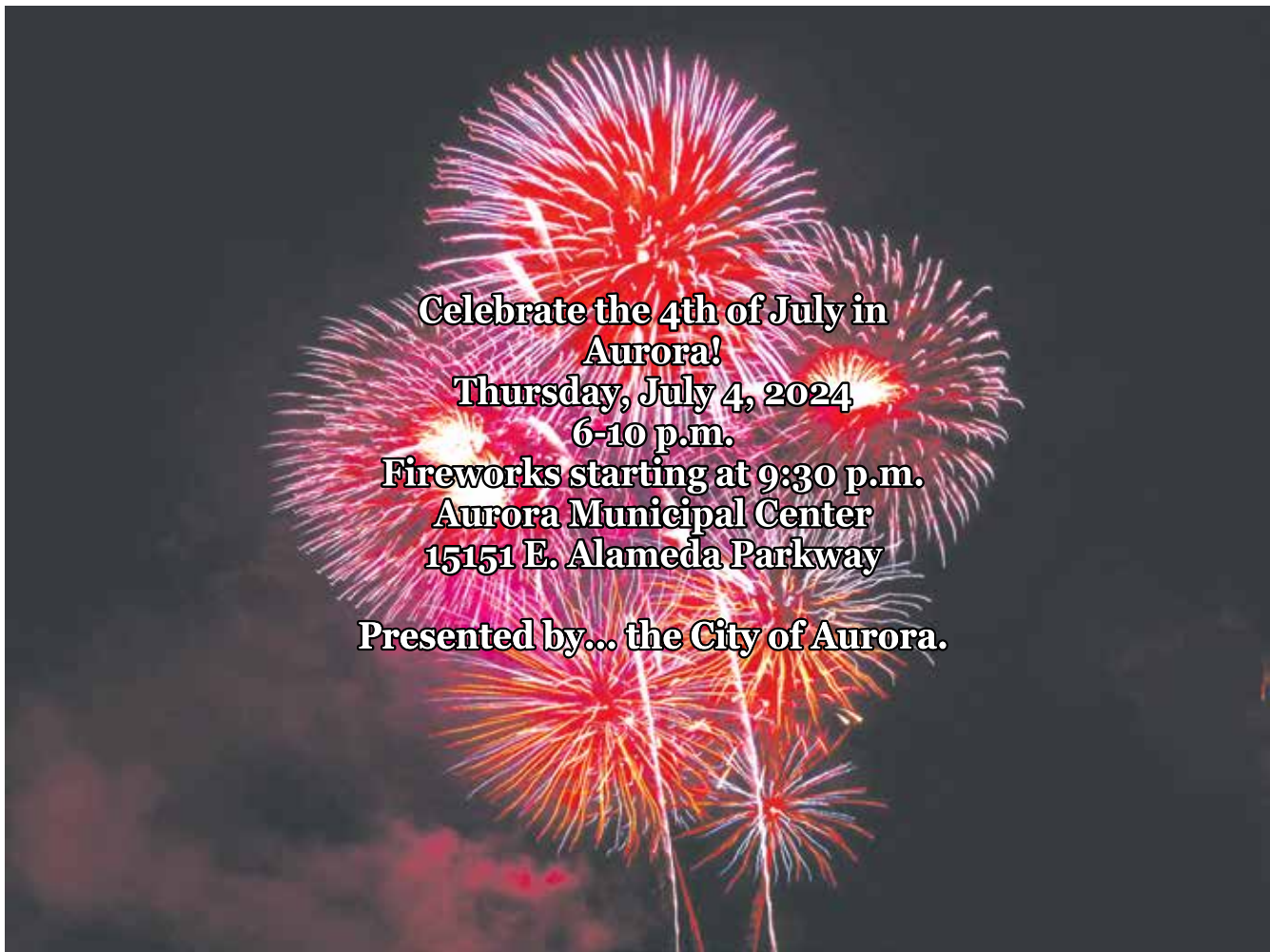
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**Celebrate the 4th of July in
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Thursday, July 4, 2024

6-10 p.m.

Fireworks starting at 9:30 p.m.

Aurora Municipal Center

15151 E. Alameda Parkway

Presented by... the City of Aurora.

This event will have a variety of musical performances, food trucks and a large fireworks show! Fireworks will begin at approximately 9:30 p.m. and will last 30 minutes.

Important Safety Rules — bags are subject to inspection. No animals allowed with the exception of service animals. No glass bottles. No unlawful devices. No illegal substances. No open carry of firearms. No outside alcohol. No unauthorized sound amplification devices.

Accessibility — If you are a person with a disability requiring assistance or accommodations at the event or venue, please contact Jessica Boles at jboles@auroragov.org

For information — email Jessica at jboles@auroragov.org or call at 303.739.7170.

Parking/Transportation — Free onsite parking will be available on the premises on a first come, first served basis. Event parking will be available on the east side parking lot in front of the Aurora Municipal Center building, on the west side parking lot in front of the Aurora courthouse building and in the lower south parking lot in front of the Great Lawn. There will be signage on-site to guide you on the appropriate spaces to park.

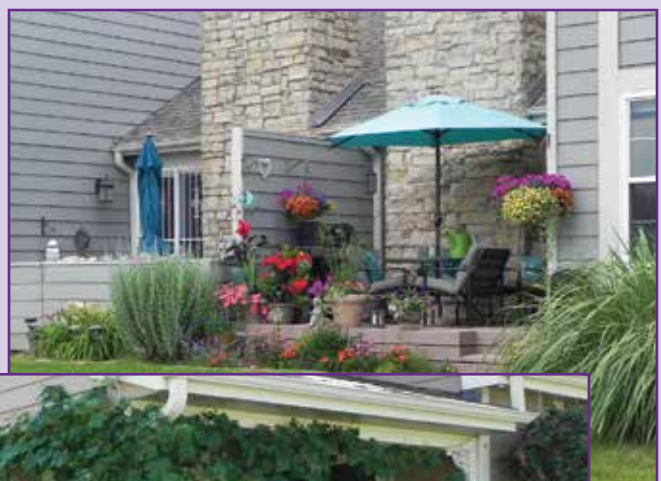
Don't want to drive? Take the Aurora R-Line! Get dropped off at the Aurora Metro Station and take a short walk up to the event site.

10th Annual "Friends of the Fairways" Competition

It's time to think about submitting your nominees for our Annual "Friends of the Fairways" competition, sponsored by Nick's Garden Center & Farm Market. Nominate your garden or your neighbors. Send your nomination to Publisher Barry McConnell, email Barry by Wednesday, July 10 at bmcconn202@aol.com. Barry, along with a few highly skilled and unbiased flower garden judges, will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens.

Nick's Garden Center & Farm Market will once again provide gift certificates to our winners.

- ★ 1st Place — \$200.000 Nick's Garden Gift Certificate
- ★ 2nd Place — \$100.00 Nick's Garden Gift Certificate
- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ Off Fairway Winner — \$50.00 Nick's Garden Gift Certificate



Past Winners



NOONAN'S
SPORTS BAR & GRILL

Top Row (left to right): Shawn Clay - Bar Manager, Taylor Peters - Bar Manager, Anthony Smith - Kitchen Manager, Anna Woody - Event Coordinator, Nigel Drake - Bar Manager

Bottom Row (left to right): Bailey Brown - General Manager, Megan Smith - Gopher Grill Manager, Mitch Marina - Owner, Erin Gilligan - Bar Manager



Noonan's Sports Bar & Grill has been a staple at the Heather Ridge Golf Club for many years. Serving multiple generations of Noonanites with a wide-ranging selection of food and beverages and various nightly entertainment, Noonan's has something to offer for everyone that steps through the door. This is all made possible by Mitch Marina who will be celebrating 11 years of ownership this month with Noonan's annual Customer Appreciation Day.

Noonan's staff is a mix of servers, bartenders, and cooks with backgrounds in the food and beverage industry, some of whom have been with the company for 10+ years! Their team prides themselves on the fact that they promote excellent individuals from within and



CUSTOMER APPRECIATION **Party**

develop them into their management team to carry on the legacy that has become Noonan's. Leading the way is the General Manager, Bailey Brown. Since her start with Noonan's in 2012, Bailey quickly moved through positions from a server and bartender, up to management. Today you will see a group of individuals that bring their own personality and knowledge to a well-working team.

Noonan's has developed a delightful menu full of food and beverages that allows them to cater to a variety of individual palates. They offer everyday options like their Homemade Pork Green Chili and Hand-Breaded Chicken Tenders to weekly specials like their weekend breakfast menu and build your own Bloody Mary bar. The full bar has a

Saturday, July 13th

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wonderful years as Noonan's
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The Gopher Grill & Bar at Noonan's

creative cocktail menu, a vast selection of liquor, 12 draft beer taps, and a large assortment of canned beer.

Not only does Noonan's provide daily entertainment and nourishment to the everyday customer, they also operate Noonan's Event Center which provides private events for guests planning any 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.

Since renovations in 2022, The Gopher Grill & Bar at Noonan's moved away from concession style service and into a grab and go full-service bar. As the manager of The Gopher Grill and an avid golfer herself, Megan Smith has created a fun, new environment, from grilling on the patio on select weekend/holidays to golf bag giveaways, as well as providing the golfers with everyday food and beverage essentials.

Whether you're looking to satisfy your thirst during a nice round of golf, celebrate a special event, or just have a bite to eat during a game, Noonan's has you covered!



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ASSOCIATION NEWS

Cobblestone

July is hollyhocks and hammocks, fireworks and vacations, hot and steamy weather, cool and refreshing swims, beach picnics, and vegetables all out of the garden.

—Jean Hersey

***Wishing everyone happy and safe
4th of July celebrations!***

Updates:

Pool House Refresh Celebration: An open house is planned over the July 4th holiday to celebrate the completion of the pool house refresh and to welcome homeowners and residents to stop by to view the improvements. Watch your email

and Town Square announcements for details about the open house.

Pool Key and Bracelets: The swimming pool is an asset for Cobblestone homeowners, residents, and their guests. Each household was provided a key for the gate along with six bracelets which are intended to identify residents of Cobblestone. If you need to replace your key or bracelets, please contact Associa. There is a \$25 fee for replacing your key.

Please make sure that you and your guests wear a bracelet when using the pool. Recently, some individuals who do not live in Cobblestone have hopped over the fence to use the pool. Wearing the bracelets makes it easy for our security to identify Cobblestone residents as they patrol the area. Landlords are to ensure that tenants receive their key and the bracelets along with sharing the rules and regulations for pool usage.

Reminders:

Trash: 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 dump-

sters. The community is charged an additional fee for these items. Make sure that any liquids or grease are placed in sealed containers.

Pick Up After Your Pets:

Cobblestone HOA does not hire a service to remove pet waste. Three pet-waste-bag stations located throughout the community are supplied with bags to make it easy to clean up after your pet. Please be mindful of where you walk your dog. There's ample common area for dog walking purposes besides directly in front of someone's home. Be the responsible pet owner and be sure to pick up after your pets.

Speed Limit 10 MPH: During the summer, people are out walking dogs and children are playing. Please watch your speed as there are many blind corners within the community. Let's make sure that this summer continues to be a safe one.

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. Notices for these 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; Ersin Sulukioglu, Vice President; Faith Gillis, Secretary; Tina Lockman; Felicia Smith.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go to your unit's Accord Property Management website. 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.

Board Meetings: We encourage owners to attend the monthly board meeting to stay up to date with our community projects and upcoming HOA changes. This is the place to voice concerns, get answers to your questions and keep informed about future projects.

Suspicious Activity: Please do not hesitate to contact **Front Range Patrol, 303-591-9027** to report loitering of non-residents that are on the Strawberry property. This includes suspiciously parked vehicles with people inside. Even though it's tempting to confront them, please contact our security patrol to handle the situation. Patrol officers will address the issue appropriately. You will need to provide an approximate location, i.e., carport number, driveway number, landmark, etc. Together, we can make our community a safer place to live. At times, there is drug activity in unauthorized vehicles, so it's crucial to let security patrol handle it. Many times, they can respond quicker than the Aurora Police Department and they are familiar with the Strawberry layout.

Neighborhood Traffic Calming Program Update:

Sonja Mooney, Strawberry HOA Board, remains committed to working with City of Aurora Public Works (PW) regarding the potential for approval of speed humps on Xanadu. Sonja is still in the beginning stages of getting things rolling for potential safety improvements. The petition is not ready to request signatures at this time, but we will communicate updates in future publications. If you are a registered voter, and you agree with this measure, we need your vote! When the petition is available, you can reach out to Sonja via email: sonja.strawberryhoa@gmail.com. Sonja can bring the petition to you for signature.

Reminders for All Dog Owners:

There continues to be an issue with people not picking up after their dogs and allowing dogs to be off leash in common areas. There is a City of Aurora ordinance in place regarding pet ownership responsibilities. You can be held liable for any

damage to personal property and/or injury to pets and persons, this includes visitors with pets on the Strawberry property. Dog excrement is a public health hazard, and no one wants to step in it, or smell it. We have easily accessible poop bag stations within our community that you can use while walking your dogs. Please be considerate of your neighbors by adhering to the City of Aurora ordinance and the Strawberry Rules and Regulations. Small dogs are not exempt from these rules in our community. If you are a renter, you can inquire with your landlord regarding a copy of the Strawberry Rules and Regulations for your reference.

Sprinkler Repairs: The sprinklers were not functioning properly the first couple of weeks in June and needed multiple repairs with sprinkler head replacements. Please keep an eye out for areas that the sprinklers are not reaching, so we can address the problem right away.

Faith Gilis



Heather Ridge South



Westwind Property Management: The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. The Community Administrator is Audrey Brown, 720-509-6067. Email: Heatherridgesouth@westwindmanagement.com. Please direct all initial questions, needs, reports to Audrey during business hours. For emergencies, call Westwind at 303-369-1800. During business hours, follow the prompts to reach Audrey or Brook. After hours, follow the prompts for on-call manager. If you leave a message and no return call within 15 minutes, call again. Keep notes of your calls.

Status of New Declarations: The New Declarations Committee did not meet in June as discussed in last month's HRS article. However, the committee did consult with our attorney, David Graf, on various proposed changes to the new declarations. The plan now is to hold public work sessions in July for owner comments. As plans firm up, HRS owners will be notified by email blasts about meeting dates and issues. If you have any questions, please email Brook Ramirez at Westwind.

Fourth of July Pool Party: The HRS board will sponsor food and beverages at the pool to celebrate the day. Plans include on-site BBQ and beverages (adult and otherwise), and guests are asked to bring side dishes and desserts. An invitation flier will be emailed and posted on all units outlining events. The last time this was done was before Covid in 2020, so please mark your calendars to come.

Homeless Campers in HRS:

Over Father's Day weekend campers took up residence in HRS along the I-225 sound wall. If they had pitched their tent in our park with No Trespassing signs, we could have easily evicted them. However, ownership or jurisdiction of the land along the sound wall is uncertain. Brook, our Westwind manager, contacted Aurora multiple times with no returned calls. Aurora recently passed a new ordinance prohibiting "urban camping" along I-225, but until they return our calls, we don't know if this issue falls under them or other authorities. The good news is the campers voluntarily left so the issue resolved itself. . . for now. We will get answers about ownership of the land on the HRS side of the sound wall. In HRS, if you see "campers" in cars, parks, or along Wheeling or Xanadu, do not approach them. Please call Brook at Westwind to report it.

Reporting Your Needs to Audrey Brown: Audrey is our Community Administrator at Westwind. She

manages on-site maintenance and management issues through work-orders. That means that any requests for landscaping, exterior maintenance, and general grounds and facilities are under her supervision. She logs in requests and coordinates with the board chairpersons overseeing those areas and others. To reach her, please read the introduction at the top of each month's article.

Brook Ramirez – Our New Business Manager: Brook replaced Janelle Mauch in April this year. Janelle worked with HRS for almost 20 years and was recently promoted to Director of Management Services for Westwind. Congratulations to Janelle for her many years (decades, really) of loyal service and success with the Board. Brook joins us having worked with Westwind for 10 years. Her duties include supporting the Board, overseeing general management, budget-billing-accounting practices, and helping owners with concerns above the Community Administrator level. To reach her, please read the introduction at the top of each month's article.

Sewer Lines: Please love and respect the sewer lines by Not putting down them: diapers, paper towels, personal wipes, broom handles (yes, it has happened), tools, kitty litter, toys, utensils (plastic or otherwise), clothes, etc. Such items do not flush like normal sewage causing blockages and flooding. Also try to limit your garage disposal usage: not everything should be ground up. Please use your kitchen trash bag first. Yes, it's a bit more work to do that, but less going down the sewage line helps.

Van Lewis

An advertisement for Koala Insulation. It features a photograph of a modern kitchen with a white countertop and a sink. Overlaid on the right side of the photo is the "Koala INSULATION" logo, which includes a green koala silhouette. Below the photo, the text "Keep the cold OUTSIDE this year!" is written in large, bold, blue letters. Underneath that, the phone number "(720) 590-8463" is displayed in large, bold, blue letters. At the bottom, a green banner contains the text "Book Your Insulation Inspection Today!" in white.

ChimneyHill

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 July HOA board meeting will be held on Tuesday, July 9, 2024 at 6:00 pm at Noonan's in the upstairs conference room. Thank you to all the homeowners who attend every month!

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

If you see anything that needs to be addressed around the property, please contact the Property Manager via email with a photo if possible. Please *Do Not* report issues verbally to board members. They cannot report problems for you.

Sewers: Our clay pipe lines leading to the main lines are aging. Please *Do*

Not Flush Any type of Wipes, even if the package says they are flushable. **They will Clog the Mainline.**

Please pick up after your pets

Golf Course: The golf course is in full swing now! Please keep people and pets *Off* the golf course between 6:30 am – 7:00 pm to avoid any injuries from golf balls. Report any suspicious activity on the golf course to Front Range Security at 303-591-9027. They will be out patrolling the golf course.

Reminders***

Trash Bins: Please keep trash area clean and cover *Closed* to avoid attracting rodents. Household garbage in plastic garbage bags only. We are being charged extra each month due to homeowners that continue to abuse our trash bins. This effects our annual budget negatively.

No large items allowed in the dumpsters or on the ground next to the dumpsters! *They Will Not Be Picked Up!* Contact Ashley at ashley.thomas@advancehoa.com to arrange for a personal large item pick-up.

Parking Lots: These lots are for short-term parking during the day for guests and vendors.

Parking passes are required for All vehicles parked overnight in parking spaces between the hours of 6 pm to 6 am. We have issued new parking passes to homeowners who qualify for them. *Throw away the old passes, they are no longer valid.*

Committee Members Needed:

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

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, security cameras, 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 September. The date, meeting time, location, and Agenda will be posted on the mailboxes.

Property Management: Double Tree is managed by Metro Property Management. Homeowners now have the option to use ACH (Automated Clearing House) for their monthly payments, automatically deducting your monthly dues from your checking account. If you would like to use

this method, please contact MPM. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your monthly statement 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. Please contact MPM for login information.

It is MPM's goal to make the 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: We are working with our landscaping company to tweak some of our sprinkler zones and, hopefully, help out with some of our brown spots.

Home Improvements: 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 July 4 (5th), 18 and August 1. 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.

As a reminder, 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. It has to go in the trash.**

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
After Hours Emergency Maintenance 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be Wednesday, July 17, 2024.

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.

Note to Owners: It is the owner's responsibility to communicate community policies and procedures to their renter. Also please provide Advance HOA with the name(s) 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.

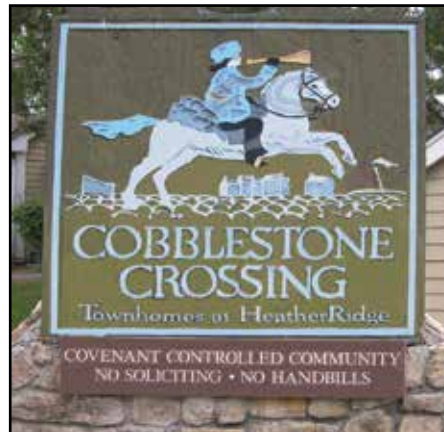
If you have an hour or two a month to contribute to your community, please consider serving on the Board. Great communities like Fairway 16 are the result of engaged homeowners.

Ryan Brand



Cobblestone Crossing

*****IMPORTANT*** Special Meeting, July 15th at 6 pm at Heather Ridge Golf Course Conference Room. This meeting will be to vote to approve special assessment to Cobblestone Crossing Owners for Asphalt Replacement Summer 2025. Additional details sent via email and USPS mail.**



HOA Monthly Board Meeting:

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.

Asphalt Patching Spring 2024:

Asphalt patching to enhance the quality and safety of our roads has been scheduled. The contracted maintenance team will be on-site on July 2nd and July 5th to carry out these necessary repairs. Additional details sent via email.

Aurora Water's Landscape Watering Rules for 2024:

Aurora is on Normal watering restrictions. As mentioned on the auroragov.org website, we are on permanent water conservation regulations, so you can water no more than three-days-per-week. From May 1 to September 30, watering is not permitted between 10 am and 6 pm.

- Between 10 am and 6 pm, watering vegetable or flower gardens by hand is allowed.
- Hand watering (hose or manual sprinkler attachment) of grass lawns follows the same guidelines as an automatic sprinkler system. The maximum number of days per week and daytime watering restrictions outlined above apply.

- Use a hose nozzle and shut-off valve when watering your garden or washing your car.
- Water waste such as excessive runoff, pooling water in landscape or hard surfaces and spraying onto hard surfaces (sidewalks, driveways, gutters, streets or alleys) is not permitted.
- Broken sprinkler systems should be repaired or shut off as soon as possible to prevent waste. Please help us **by reporting any broken sprinkler head issues as soon as possible to Accord Property Management.**

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

Landscaping/Broken Branches:

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. 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 expect it to be addressed by Deyvis. They will remove broken, unhealthy, and overgrown limbs. If it is not marked already, please report the broken branches to Accord Property Management.

Pool: The pool is open. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Security Reminders and Safety

Tips: It's traveling season. If you are traveling, remember to lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your residence while away. Pick up packages as soon as possible to avoid porch pirates.

HOA Recommendations: If you see anything suspicious, please call 911, they have Emergency and Non-Emergency lines. Also, please contact Alec with Accord Property Management to report. Remove any

items of value from your car, always lock car doors, and please notify the Aurora Police Department as soon as a break-in is discovered. Lastly, while there is exterior lighting throughout the community, we also recommend leaving front and back porch lights on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn. There are also dusk to dawn light bulbs available.

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.

New Residents: When you see new residents moving in, stop by to introduce yourself and welcome them to the neighborhood. While new owners receive a copy of the Association's Rules and Regs prior to closing, in the craziness surrounding moving they may not have time to read them, so do them a favor and provide a heads-up regarding parking regulations and requirements for tags in Open and Guest spots.

Pet Owners: Please help keep the property looking its best and be a responsible pet owner. Please 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.

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.

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



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](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

Insurance: At the monthly board meeting on 6/12/24 Pat Wilderott, the HOA's insurance agent, spoke on the importance of Homeowners having both HO6 (Townhouse/Condo personal insurance) and Loss Assessment Insurance (insurance

to cover homeowners if the HOA has to issue a special assessment to cover the HOA's deductible due to a large damage event such as hail) She recommended all homeowner go to the LCM's website for Sausalito (listed above) and look for her newsletter under Resource Center>Insurance and take that newsletter to homeowner's personal insurance agent to verify they have the correct amount of insurance coverage in place.

Spring Cleanup Day! Spring cleanup day was a big success! Thank you to all that help set up, did the walk around and/or did the breakdown. The donuts and refreshments were a fun reward. Lots of debris and weeds were removed from the neighborhood. It takes a village to keep us looking our best. If you couldn't join, please pick up debris when you can and of course feel free to pick as many weeds as



you'd like! A special thanks to Kelly Bailey for a great job organizing this event.

Annual Meeting: Annual meeting to be held 8/14/24 at 6:00 pm with sign up starting at 5:30 pm in person at the Victor pool. A notice will be sent out asking for candidates. Regular monthly meeting to follow.

Landscaping: Please notify the PM if you see any lighting issues. Again, feel free to pick a weed and do a good deed.

Pools: The pools will have updated safety rules and restrictions posted. Please review them carefully as you use the pool area this season. Homeowners **MUST** be present at the pool when guests are in the pool. If you need a replacement pool key contact the PM. Each key is \$25. Make sure to close the gate upon entering and leaving the pool area. Never prop a gate open. The pool is to be used at your own risk and sole liability.

Security: If you see something



suspicious, please contact our security company, contact info is above. The golf course's security company is Denver Front Range Patrol 303-591-9027. Of course, you should contact the Aurora Police Dept if it is an urgent matter at 911 or 303-627-3100. Let's help each other stay safe.

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 Regs.

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

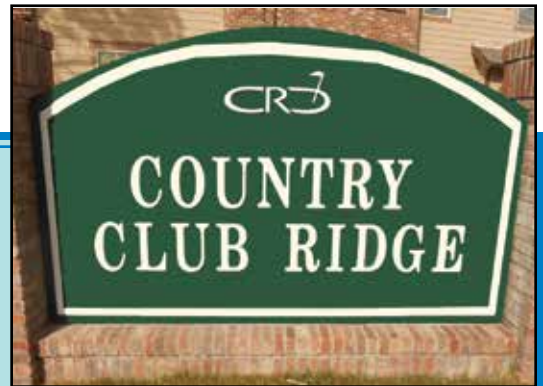
approval. The HOA is required to approve all changes to windows and doors, adding of solar panels, satellite dishes, hot tubs and more to see the complete list refer to the Rules & Regs along with Addendum A form. Architectural Control Request Form is found on the website and is required to be submitted for approval before any work is to be started. Submit completed form including attaching the contractor's contract and insurance credentials and to the Property Manager for board approval prior to beginning the project.

Have a fun and safe Fourth of July!

Patty Robinson

Country Club Ridge

***Save the Date:
Sunday, August 18th***



***Join your neighbors for a
community block party!***

4:00 pm till 7:00 pm on the lawn

Hamburgers, Hot Dogs with all the fixin's,
and Soft Drinks will be served.

Bring a lawn chair and join the fun!

If you can help by bringing a grill, a serving table, or a cooler with ice contact Chris Ashburn at crashco@mail.com. If you have questions or want to get involved, contact Chris. He would also like help with grilling!

Thanks for being a good neighbor!

Judie Maurelli

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: burgundyinheatheridge@westwindmanagement.com;
roxanne@westwindmanagement.com

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

****Welcome any New Residents or Tenants to Burgundy in Heather Ridge! We are glad you are here!***

Independence Day, “known colloquially as the **Fourth of July**, is a federal holiday in the United States commemorating the Declaration of Independence, which was ratified by the Second Continental Congress on July 4, 1776, establishing the United States of America.”



Burgundy HOA in the Works:

1. Drive D and E received trash enclosure facelifts completed by Firehouse.
2. Bids on redoing community sewer lines in the works.
3. Concrete and landscape work to begin.
4. Annual insurance bids to begin rolling in with a decision to be made in August.

Homeowner Reminders:

Swimming Pool: Please follow the pool rules to keep everyone safe



this season. No glass containers, No pets inside the gates of the pool. You must be a Resident or Tenant or accompanied by a Resident or Tenant to use the pool and have a key. Please keep an ID with you at all times while on the premises. Rules are posted at the pool and if disregarded, privileges can be revoked. Please keep the men's and women's bathrooms clean and if any issues call Westwind Management Company. Please keep the pool gates closed at all times and be considerate of noise levels.

Front Range Connections: 720-675-9615. Trash pickup is Monday and Friday each week. Things to note regarding trash:

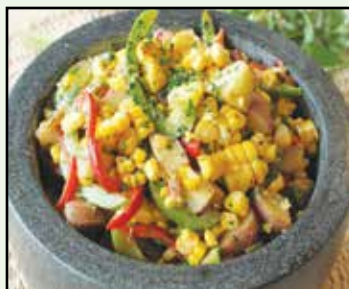
- Break down boxes before putting them in the trash bin.
- No Large Dumping if caught we can and will fine the homeowner.
- Things not allowed in or outside the trash bins: furniture, mattresses, computers, TV's, printers, monitors, etc. Please call for a large item pick up if you need to dispose of any of these items and or take them to the dump or a recycling center. Call Techno Rescue 303-482-2207.
- Securely bag all trash.

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

July Recipe – Summer Corn Salad

Ingredients:

2 bell peppers, 1 red and 1 green, cored
1/3 cup plus 2 tablespoons corn oil
4 large ears corn, cooked
2 cups small red new potatoes, cooked
3 tablespoons finely chopped red onion
2 teaspoons minced fresh tarragon
2 tablespoons minced fresh parsley
2 teaspoons Dijon-style mustard
1 teaspoon soy sauce
1 tablespoon tarragon or white vinegar
Salt and pepper to taste



Instructions:

Cut peppers into thin strips; then, in a medium-sized skillet, sauté over high heat in 2 tablespoons of the oil until peppers are browned in spots. Set aside. Cut corn from the cob and dice potatoes fairly small. Mix remaining 1/3 cup of oil with onion, herbs, mustard, soy sauce, and vinegar. Stir in the peppers, then add the remaining vegetables and season to taste. Stir well and chill in a tightly covered 2-quart bowl for at least 2 hours, so flavors have a chance to blend. This salad will keep well in the refrigerator for 2 or 3 days.

alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5 lb water capacity. **Fire-pits** are also not allowed.

Owners Who Rent: Please make sure your tenants understand and follow HOA rules and know who to contact in case of an emergency. Please inform Westwind Management of the tenant's information for contact purposes.

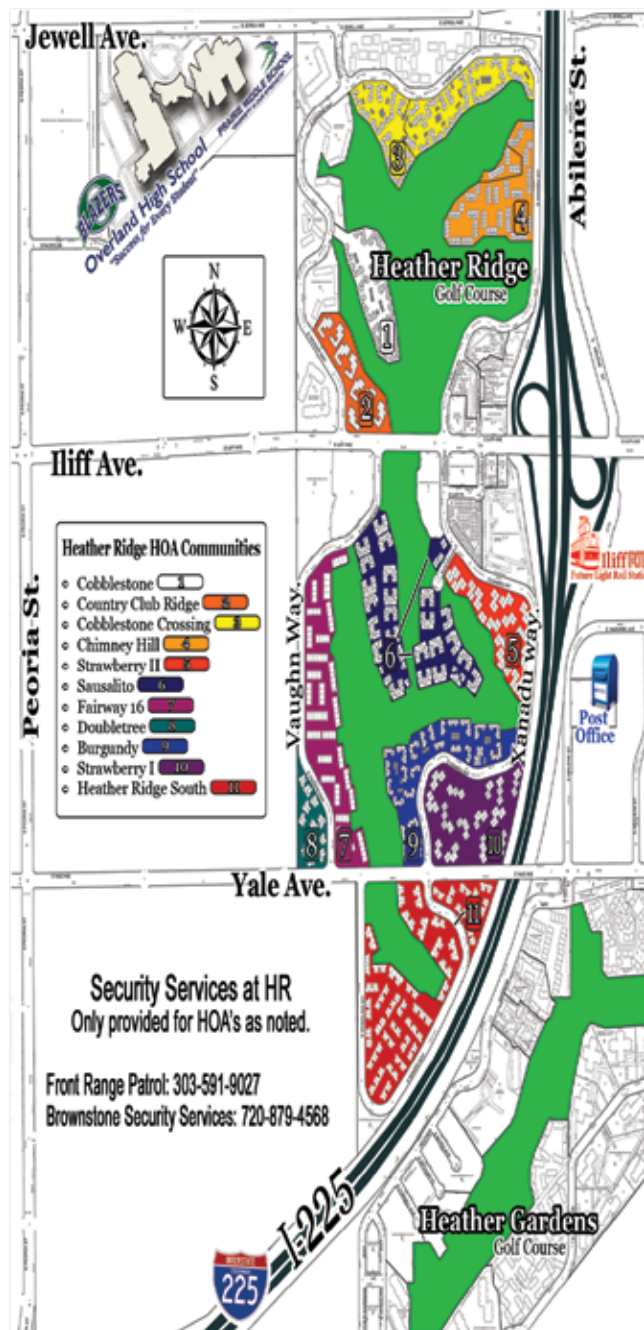
Architecture and ACC Requests: Anything (studs out) must have Board approval: patio fences, windows, doors, satellite dishes, AC Units, exterior light fixtures, security cameras, unit numbers and letters, pergolas, etc. Submit a "Design Improvement Form or ACC Request" found at www.westwindmanagement.com to roxanne@westwindmanagement.com burgundyinheatherridge@westwindmanagement.com.

Provide as much information about your project as possible (specs, pictures, brochures, diagrams, type of material being used, copy of the bid for the work, etc.)

- ACC approval does not constitute approval of the local City/County building departments and a Building Permit may be required (patio fencing is just an example)
- Submission of an ACC Request does not constitute approval. Please refrain from beginning any work until your request has been approved.
- Note if your project is not completed as per the *Approved* ACC Request you can be asked to remove/redid it.
- Residents (Owners/Renters) who make alterations to the exterior without ACC Request Approval may be forced to restore the property to its original condition at Owners expense.
- You should alert the Management Company when your project is completed.
- *Please allow a minimum 30-day window for an approval or denial and plan accordingly to when you think your project might start. If your ACC Request requires more information the timeline starts over on the revised submission of the request.*

Lori Foster

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
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 Ramirez, 303-369-1800 x 152
Heatherridgesouth@westwindmanagement.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

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)

Burgundy
Westwind Management Group, Inc.
Roxanne Chaparro
burgundyinheatherridge@westwindmanagement.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
Noonan's
Security: Brownstone Security

Service Directory



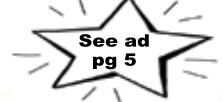
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