

# *HR* Heather Ridge



Metro Matters

Volume 14

September 2024

Number 9



**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

Heads up! Its back-to-school time. If you have school age children at your home, remind them that the golf course should not be used as a short cut to and from school. Golf balls travel at over 100 miles per hour. It may take a couple of extra minutes, but using the city sidewalk is a much safer choice. The “No Trespassing” signs around the golf course apply to all residents and their children.



The *heatherridgerealestate.com* website is a nice addition to our community, and a great source of information about “all things Heather Ridge”. Please take a minute to check out.

**Barry McConnell**  
Editor/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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Althea Zens, Double Tree  
James Cronin, ChimneyHill  
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.GolfclubatHeatherridge.net*

**Heather Ridge Neighborhood Watch**  
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303-739-1826  
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## A Broom and A Bucket



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# *Heather Ridge* METROPOLITAN DISTRICT

## New Real Estate Practices

On August 17, 2024 new rules kicked in concerning real estate practices nationwide, let alone in Colorado. The changes are the result of the *National Association of Realtors* settlement about transparency in real estate fees. The changes address how compensation (not commission) is earned and paid to Realtors representing sellers and buyers. It also removes any offers of compensation previously stated in MLS data bases. Lastly, it emphasizes that all compensation is negotiable.

Colorado sellers won't see significant changes, but buyers will. In order for a buyer to work with a Realtor, or agent, a signed agreement must be executed first before looking at any homes. This agreement between a

buyer and Realtor will stipulate how much the Realtor is compensated and by whom.

Real estate practices across the nation are not "uniform" given 50 states and districts. In a few states like California, rules and practices may vary within its borders. Not so for Colorado – real estate practices are uniform here. So please remember that "What happens in Colorado stays in Colorado" vs what other states may do. . . or not.

In the new real estate changes and practices the key word is education. Realtors are required to educate sellers and buyers about the new practices. . . especially that all compensation fees are negotiable. Each Realtor must

negotiate compensation on a case-by-case basis not using one standard or practice.

Expectations vary on how these changes will affect residential real estate. Will it lower sales costs weeding out unproductive agents who cannot sell their value? Will it slow the pace of home sales because buyers are confused or scared about the new rules? And will it lower prices as unsold inventory grows waiting for more "motivated" sellers to drop prices?

The biggest factor in real estate activity is and will always be the economy. . . which is now being "talked" into a recession. The Fed has done an excellent reducing inflation, now at 2.9% for July 2024, so the hope is for a "soft-landing" vs. a crashed economy.

What happens if mortgage rates start to fall? Will it spur housing costs by increasing demand (more people buying) and thus "inflating" home prices? Will the Fed react to that?

What is the effect of employment-jobs on housing? Are jobs more important than rates? If you are old enough to remember inflation in the early 1980s, home mortgages were 18%, but people were employed and buying homes. However, in the Great Recession of 2007-2009, rates were very low and unemployment was high. . . and home sales and prices dropped drastically.

From now on when you meet with a Realtor or agent, please expect to be "educated" about today's new practices vs yesterday's. These changes will ultimately be good for everyone, but getting there might be bumpy at first. Your home is probably your most important asset, so know that the real estate industry has prepared for this change. Through profession training and services, homes will be bought and sold as before but with a few new twists and turns.

**Van Lewis**

## HOA Budgets for 2025

Most, but not all HOAs operate on a calendar year Annual Budget. Why? Because most service providers and vendors operate that way which synchronizes HOA budgets to expenses. Today, the biggest "expense" in most HOA budgets is insurance. A few years ago it was water; tomorrow's budget needs might see the requirement to increase Reserves balances. If Reserves become a mandated issue, generating funds to pay it would come through monthly fees, special assessments, or increased working capital accounts.

The 'heart-stopping' insurance increases of 2024 might be less for 2025, but don't hold your breath. Reports indicate insurance costs are stabilizing, but national weather and fire disasters are still

in the headlines. Insurance isn't an option for HOAs, so please read your HOA's declarations for details about coverage.

HOA owners also need to understand and prepare for higher insurance deduction levels. This means that damage or liability claims would be paid first out of HOA Reserves vs filing an insurance claim. This could impact you and your home through assessments. Also discuss with your insurance agent your HO-6 policy for losses and liabilities, loss-assessment coverage, and temporary housing. Also discuss restoration coverage vs. your HOA's general policy. Before any of these calamities happen, please see your insurance agent before it is too late.

# Garden Plaza of Aurora

## Open House and Casino Night

Garden Plaza of Aurora recently held an Open House and Casino Night in celebration of its totally remodeled front lobby of the independent living facility.

Seated (left to right): Lou, resident. Damon, lifestyles director. Roxanne, housekeeping director, Vern, maintenance director, and Dorothy, business office director. Standing (left to right): Trey, sales associate, Crystal, sales director, Amber, executive director, Ellen, dining services supervisor, Paul, dining services director, Kim, assistant business office manager, and Skye, casino dealer.



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# September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1  <b>Next HRMD Regular Meeting</b> <b>Third Thursday each month</b> <b>Providing there is business to conduct.</b> For an invitation please Email to: info@HRcolorado.org			4	5	6	7
8	9 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	10	11 6:30 pm Sausalito HOA Mtg via Zoom	12	13	14
15	16 5:30 pm CCR Board HOA via Zoom	17 6-8 pm Chimney Hill HOA Mtg at Noonan's upstairs conference room	18 6 pm Fairway 16 HOA Mtg in Clubhouse	19 6:30 pm Strawberry HOA Meeting via Zoom  Double Tree HOA meeting time, location, and Agenda will be posted on the mailboxes	20 	21 <b>METRO MATTERS</b> <b>DEADLINE</b> <b>9-16-2024</b> <b>FOR THE</b> <b>OCT 2024 ISSUE</b>
22	23 6 pm Cobblestone HOA Mtg Noonan's	24	25 5:30 pm HRS HOA Monthly Meeting Clubhouse	26	27	28
29	30					






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***Hello Dear Friends,***

It's hard to believe summer is already coming to an end and I hope you've all enjoyed a fun and safe season. **As I said when I ran for office, my goal was to make Aurora a safer community for our families, our residents and our businesses.** Here is an update on the progress I've made.

**Keeping Aurora Citizens Safe**

As a member of the Public Safety Committee, I am proposing new ordinances to keep us safe. Since the pandemic the number of motor vehicles on Aurora's roads with expired license plates, expired tags or no plates at all has increased exponentially. This poses a safety risk to the community. I'm working with our law enforcement to design a policy to incentivize vehicle owners to be in compliance with the current laws for public safety and wellbeing. If they continue to flaunt our vehicle registration laws, our police officers will be able to tow and impound their vehicles until they come into compliance.

Also, I've heard from many community members tired of seeing stray shopping carts in our medians on the side of the roads. I'm pursuing new laws to provide a legal pathway to seize abandoned, lost, and stolen shopping carts from areas of the city and to initiate a program for the retrieval of abandoned and unlawfully removed shopping carts from retailers in the city. I'm working with retailers to create strategies to prevent carts from being removed from store properties; and create a team of staff or contractors to collect the abandoned carts from streets, parks, and other public areas. This will help clean up our city and keep costs lower for retailers and, in turn, you the consumer.

Lastly, many of us were shocked and surprised at the large gathering at Havana Gardens which borders the Village East subdivision. This gathering of over 4,000 people blocked traffic, impeded shoppers from entering, and exiting the shopping center as well as surrounded the Bella Vita Senior Apartments.

APD was overwhelmed by the sheer size of the crowd which left considerable trash and some stores were allegedly vandalized. This incident generated considerable anxiety among our residents. In this week's public safety meeting, which included vigorous discussion with the leadership of APD, a commitment was made to:

**(1)** Create a strategic tactical plan, should an incident like this occur again utilizing every means at their disposal including coordination with other law enforcement agencies if necessary and



**Stephanie Hancock**  
Council Member Ward IV  
*Shancock@auroragov.org*  
Cell: 720-767-0386

**(2)** Better communicate with the community through various means, social media, text messages, reverse 911, etc. to inform what is happening.

Remember *AccessAurora* is your point of contact to report your concerns regarding code violations, street repairs, abandoned vehicles, and more.

You are the eyes and ears of our city. As stakeholders we need your partnership to help us do our best to keep Aurora a safe, prosperous, and beautiful city in which to live, work, and play.

**Stay informed text Aurora to 99411 to receive emergency notifications.**

I would like to take a moment and recognize a local business.



If you are looking for some retail therapy on a budget and with a purpose, I recommend my favorite place in Ward 4 — GGirls Closet. This one-of-a-kind nonprofit shop features up-cycled, vintage, and designer fashions. Don't know what to wear? Let Patricia, the owner, help you define your unique style. Every time I visit, I find designer treasures. GGirls gives back to many organizations in the community as well as helping women and girls become entrepreneurs, manage finances, and learn the power of investing in themselves. Appointments are encouraged to get the personalized experience. For more information go to <https://www.ggirlscloset.net>.

Remember, Positive change starts with you.

*Your Citizen Servant,*

Stephanie Hancock  
Council Member Ward IV  
Cell: 720-767-0386

# A Changing Market?



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

All markets change, and they do so differently. Take real estate.

As mortgage interest rates rise, home sales (closings) and prices should drop. Sales have decreased but not so all prices (townhomes/condos prices are down from one year ago). Demand still exceeds supply as metro-Denver's housing inventory continues to increase.

Interest rates have softened to the mid-6% range. The days of 4% or less rates are gone until the next big economic crises, so be careful what you wish for. However, 5-6% is reasonable. Mortgage lenders have already anticipated changing markets: softening inflation (2.9% for last July), weaker job and unemployment reports, and falling interest rates in other countries. And yes, the recent stock market contractions helped lower rates but hurt a lot of 401-Ks.



Van Lewis  
Heather Ridge South  
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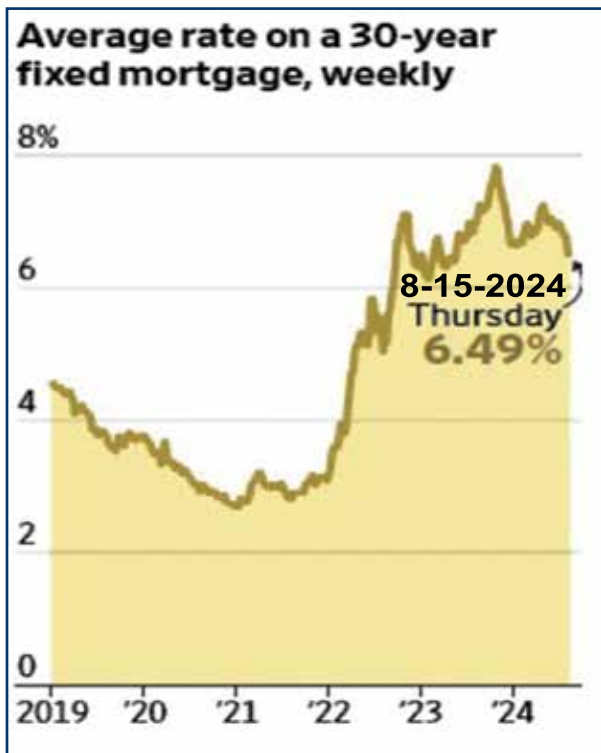
So why are we NOT in a housing recession? The answer is simple: a good economy and a low supply of homes. Affordability is a real economic issue, but if people have jobs, good credit, and some cash for down payment and closing costs, they will buy vs rent.

## Today's Denver Market and Heather Ridge Sales

July's metro Denver housing report had no surprises: home inventory was up 3.8% from June to 10,584; and sales (closings) dropped 5.2% from June and down 4.7% over the past year. Compared to July 2023, buyers now have 68% more homes to look at, or a 2.85 months' supply. In the hyper-sales period 2021-2023, home supply dwindled to 3 weeks or less.

June's median single-family price didn't change from June – \$660,000. As for condos/townhomes, the median price dropped 1.2% from June to \$415,000, and down 1.2% from last year. However, the big news is condo sales (closings) are down nearly 20% from this time last year. Observers think increased HOA fees (insurance costs) are to blame.

Metro-Denver homes over \$1 million and more saw sales drop 10% between June and July. Single family homes above \$2 million suffers from a seven-month supply; condos and townhome have a 16-month supply. The good news is that demand remains good for more affordable housing below \$600,000.



**Heather Ridge sales** have slowed too from past years. Pete and I now see three home markets in Heather Ridge: "as-is" vs remodeled-upgraded, and the great divide between those two extremes.

As you look at this month's Active listing in this article, please note that 11 of the 17 units for sale are tightly priced in the \$300,000 range between extremes. There used to be more listing in the \$400K range and above markets, but that has slowed down considerably. What's needed are listings with value exceeding price.

Value is the condition of a unit from good to bad; Price is what people will pay for Value; and Market is what buyers and sellers are doing now. Pete and I each have over 50 years experience helping people buy and sell homes, and Heather Ridge has been our focus as we each raised our families here. Please think of us as your Heather Ridge experts. And remember, we listen before we talk – how unusual is that for sales people?

Van Lewis



**Homes Pending as of August 16, 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
Strawberry II	\$310,000	2431	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$315,000	2455	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Heather Ridge South	\$355,000	2740	S Xanadu Way	3 - 3	1,633	2 Gar,.Att	2 Story
ChimneyHill	\$366,000	13651	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
ChimneyHill	\$389,900	13697	E Evans Ave	3 - 3	1,512	2 Gar, Att	2 Story
Cobblestone	\$395,000	2122	S Victor St	2 - 2	1,392	1 Gar, Det	2 Story
Double Tree	\$425,000	2673	S Vaughn Way	3 - 3	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$459,900	2816	S Wheeling Way	2 - 2	1,365	2 Gar, Att	2 Story

**Homes Closed from July 16 to August 16, 2024**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$299,900	2411	S Xanadu Way B	2 - 2	1,091	FHA	\$7,500	Corp/Trust
Sausalito	\$340,000	2419	S Worchester Ct D	3 - 2	1,230	VA	\$5,000	Corp/Trust
Sausalito	\$345,000	2467	S Victor St D	3 - 2	1,230	FHA	\$8,500	Individual
Cobblestone	\$350,000	2191	S Victor St C	2 - 2	1,208	VA	\$5,000	Corp/Trust

**Active Homes for Sale as of August 16, 2024**

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$290,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$295,000	2435	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	Ranch
Strawberry I	\$298,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$299,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Strawberry II	\$305,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$310,000	2415	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$315,000	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$341,400	2680	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Country Club Ridge	\$350,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Det	2 Story
Sausalito	\$365,000	2490	S Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
ChimneyHill	\$365,000	13609	E Evans Ave	2 - 2	1,344	1 Gar, Det	2 Story
Burgundy	\$365,000	2639	S Xanadu Way B	2 - 2	1,314	1 Gar, Det	2 Story
Sausalito	\$385,000	2500	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone Crossing	\$389,900	13504	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$392,000	2477	S Victor A	3 - 2	1,282	2 Gar, Att	2 Story
Fairway 16	\$408,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$424,500	2820	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$494,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

**Please remember don't leave home with out Pete & Van**

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.

## 18-HOLE LADIES' CLUB NEWS

Results from our Club Championship which took place August 24 and 25 will appear in the October issue.

A big thank you to Christi Clay and Dantha Stewart for manning the “#5 betting hole” for an entire day. A player had to hit and stay on the green and put down their bet to enter the raffle. Proceeds of the raffle were shared by the ladies' club and the winner of the raffle drawing. Congratulations to Debbie Holscher for winning the drawing! The ladies really appreciate all of the members of the men's and ladies' clubs, as well as other golfers, who participated. Some players even donated extra money. Thank you all!

Coming September 28 is our Fall Tournament followed by a luncheon and our annual meeting at Casa Vallerta. Ladies, watch your emails to sign up and for additional details.

**Teresa Anderson**  
 Publicity



*Christi and Dantha at the Betting Hole*



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- Monte Cristo - - - \$13.50



## Watch The Games Here!

Week	Date	Time	Opponent
WEEK 1	9/8	2:05PM	SEAHAWKS
WEEK 2	9/15	2:25PM	STEELERS
WEEK 3	9/22	11:00AM	BUCCANERS
WEEK 4	9/29	11:00AM	JETS
WEEK 5	10/6	2:05PM	RAIDERS
WEEK 6	10/13	2:05PM	CHARGERS
WEEK 7	10/17	6:15PM	SAINTS
WEEK 8	10/27	2:25PM	PANTHERS
WEEK 9	11/3	11:00AM	RAVENS
WEEK 10	11/10	11:00AM	CHIEFS
WEEK 11	11/17	2:05PM	FALCONS
WEEK 12	11/24	2:05PM	RAIDERS
WEEK 13	12/2	6:15PM	BRONCOS
WEEK 14			BYE
WEEK 15	12/15	2:25PM	CHIEFS
WEEK 16	12/22	2:05PM	CHARGERS
WEEK 17	12/29	TBD	BENGALS
WEEK 18	1/5	TBD	CHIEFS

Denver Broncos  
**2024 SCHEDULE**

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## Congratulations to our 2024 Club Champion, Dave Kevelighan!!!



*Left to right: Darrel Vanhooser, SR/WA President, HRMC and 2024 Men's Club Champion Dave Kevelighan*

### 4 MAN BEST BALL, July 27th:

**1st Place:** Willey, Sargent, Charlebois, Travis  
**2nd Place:** Costa, Cole, Lyle, Lacey  
**3rd Place:** Sarmiento, Bade, Larke  
**CTP's:** #5 Mead Team; #8 Sarmiento Team;  
 #10 Lacey Team; #14 Mead Team

### 2024 CLUB CHAMPIONSHIP, August 10th:

#### **Championship Flight:**

**1st Gross and Club Champion** Kevelighan;  
**1st Net** Trego; **2nd Net** Larson; **3rd Net** Barnes;  
**4th Net** C. Caldwell  
**2nd Flight: 1st Gross** Mead;  
**1st Net** Dawson; **2nd Net** Sidney Swanson;  
**3rd Net** Triplett  
**3rd Flight: 1st Gross** Traynor;  
**1st Net** Bade; **2nd Net** Sartori; **3rd Net** Canavan;  
**4th Net** H. Johnson

#### **CTP's:**

**Saturday:** #5 Coppens; #8 Barnes; #10 Lyle; #14 N/A  
**Sunday:** #5 Agyarkwa; #8 Larson; #10 C. Caldwell;  
 #14 Blackwell



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Everyone's insurance needs are different. And I'm here to help you find the coverage you need with the savings you deserve. That way, you can have peace of mind knowing that everything from your car to your identity is protected. Contact me today to learn more.

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Aurora, CO 80012

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Schedule Using QR Code

1. Focus your phone camera on QR code and tap screen
2. Schedule Service Online



# HR Men's Club Golf News

The season is flying, I can't believe we are already in August!!! Just a few more chances to play in our tournaments this year, so don't miss out!!!

Darrel Vanhooser, SR/WA  
President, HRMC

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



*Jimmy Sarace, Morris Hoole, Fred Larke, and Glen Travis.*



*Wayne Sartori, James Cronin, David Hunn, and Andy Canavan*



*Corey Petzinger, Daniel Hansen, Roger Andersen, and Pete Traynor*



*John Black, Harold Johnson, Terry Bade, and Steve Harmon*



*Sidney Swanson, Kevin Rabideau, Dwight Lyle, and Travis Sargent*



*Dick Hinson, Robert Jackson, Josh Triplett, and AJ Struhar*



*Fred Dawson, Kirk Jamison, and Giles Mead*



*Dave Kevelighan, Mark Cole, Bob Wiley, and Ben Barnes*

# HR Men's Club Golf News



*Austin Richard, Jeff Costa, Mark Smith, and David Pels*



*Chris Caldwell, David Trego, Bruce Larson, and Stephen Blackwell*



*Fred Agyarkwa, Michael Coppens, Robert Harbison, and Anthony Samiento*



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# JR Heather Ridge

## ASSOCIATION NEWS

### Fairway 16

**Property Manager at Advance HOA** – Susan Lange – 303-482-2213 x 228 or [susan.lange@advancehoa.com](mailto:susan.lange@advancehoa.com)  
**After Hours Emergency Maintenance 800-892-1423**

**Our Next HOA Board Meeting:** Our next meeting will be Wednesday, September 18, 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.

**Solar Installations:** Fairway 16 has its first approved solar installation. If anyone would like details about that homeowner’s costs,

performance, and savings you are welcome to contact the homeowner at [pdja0033@outlook.com](mailto:pdja0033@outlook.com).

**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**



# 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](mailto: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. If you receive a voicemail, please leave a message; they will get back to you. Security patrol may not respond at once, but a report will be made of the incident.

**Emergencies Call 911:** All non-life-threatening emergencies, please contact the Aurora Police Department (APD) Non-emergency line, 303-627-3100. Unfortunately, not all calls received are responded to due to priority calls, such as domestic violence and shootings. When reporting a crime to APD, if asked if you would like a follow-up call from APD, please allow a call back. You may unknowingly have information about the crime that may be helpful. *We encourage owners to attend the monthly board meeting to stay up to date with our community projects and upcoming changes. This is the place to voice concerns, get answers to your questions and keep informed about future projects.*

*Topics of concern need to be brought directly to the board during the monthly meeting.*

**Access Aurora:** You can report non-life-threatening issues to Access Aurora online at [access@auroragov.org](mailto:access@auroragov.org), or download the Access Aurora app for your cell phone. You can report anonymously, or you can create an

account to be informed of the status or outcome of your request. Your information is kept confidential. The office is open Monday – Friday 9:00 am to 4:00 pm and can be reached on 303-739-7000.

**Neighborhood Traffic Calming Program:** The petition for the program can be signed by contacting Sonja Mooney, [sonja.strawberryhoa@gmail.com](mailto:sonja.strawberryhoa@gmail.com). Specifics regarding the program, can be found in previous *Metro Matters* editions, or by contacting Sonja directly.

**End of Swimming Pool Season:** Labor Day weekend is the last time for using the Strawberry clubhouse and golf course swimming pools. Please be considerate of other residents by not utilizing the pools for personal parties. We appreciate all attendees adhering to the rules within our community of pool access.

**Faith Gillis**



# Heather Ridge South



**Westwind Property Management:** The business manager is Brook Ramirez, 303-369-1800x152. Email: [Brook@westwindmanagement.com](mailto:Brook@westwindmanagement.com). The Community Administrator is Audrey Brown, 720-509-6067. Email: [Heatherridgesouth@westwindmanagement.com](mailto: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.

**New Declarations for HRS:** The Board has voted to move the issue to its January 2025 calendar for discussion. This was done for several reasons: more time for planning and transparency, a crowded Board calendar (Budget and operational demands), upcoming national elections, and the holiday season that starts in November through December.

**Annual Budget for 2025:** Yes, the budget season is rapidly approaching. The Board starts this annual process in September for review and approval at its October or November meetings. Given Board meeting dates, the Budget is approved and plans are made to send it and the Agenda to owners for Notice and ratification at the Annual Meeting for 2024 (December 3, a Tuesday).

The biggest budget issue for the Annual Budget 2024 was general insurance. In 2023, the annual insurance premium was \$125,000. For 2024, it was \$485,000 with a \$100,000 deductible per claim. Using our insurance agency, Anderson-Ban (Dalton Spandbauer), they will send out requests for 2025 insurance bids as early as September, but most insurance carriers will not respond until the last minute. This happened to us last year.

At that time, November 2023, the Board approved the 2024 Budget with a \$50 fee increase due entirely to a "projected" insurance cost of \$225,000 for 2024 vs. \$125,000 paid in 2023. The day before our Annual Meeting, December 7 that year, the insurance bids came back at \$485,000 to \$515,000. To this day, national news sources are still writing

about insurance premiums and the increases hurting HOAs across the nation.

The ultimate result for HRS was not a \$50 monthly increase for 2024, but \$145. That caused our monthly fees to rise to \$485 and \$490 respectively. Again, all things being equal back then, the \$145 increase per month for 2024 was driven ENTIRELY by insurance premiums.

The HRS Annual Budget is determined by actual needs and costs. Bids for services are based on executed contracts and operational needs. In most cases, HRS's service providers have had a long and "reasonable" cost-service relationship with us making Annual Budgets more stable and predictable than re-bidding every service provider each year. These contacts between the HOA and service providers have forged strong working relationships supporting stable costs and dependable services. A win-win.

## The Common Element area of HRS is Not a Dumping Ground:

The attached pictures show a before and after situation where a resident dumped excess dirt from their front courtyard onto HOA land. They dumped it around a recently planted tree. Neighbors immediately reported this to Westwind. The resident was contacted and immediately agreed to remove the dirt.

Every HRS owner is a 1/176th owner of the common area outside of each unit, so it makes sense not to "abuse it" by planting your landscaping there without written permission, or dispose of excess dirt or rock, or to otherwise "make more work" for the HOA and its budget. Please contact Westwind before doing anything outside of your unit, including patios and gardens areas.

Van Lewis



# Cobblestone

September showed up right on schedule and lasted a whole month.

— Jenny Wingfield

Wishing everyone a happy and safe Labor Day weekend. Whether you're traveling or staying put, partying hard or laying low, here's hoping you enjoy a well-deserved day off.

## Updates:

**Pool Season Closes:** Pool season wraps up this year at the end of the Labor Day weekend. The pool will be closed after Labor Day in order to winterize pool equipment.

**Insurance Premium Increase:** Many residents may have read the brief article in the August issue of *Metro Matters* reporting that insurance premium rates were expected to remain steady or even decrease. This article's information was specific to Metro District communities with a January 1st insurance renewal date. The reason this point matters is that while Cobblestone incurred a larger premium increase than expected last year, our community's August 1st renewal date preceeded the major increases that were applied to the other communities based on a January 1st renewal date. However, this year our community realized the steep increase that the others faced last year.



*Jewell Wetland Park*

Cobblestone's budget reflected the insurance premium cost that was paid last year. The best coverage and premium rate available came in at about a 44% increase over last year which means that the difference between the budgeted amount and the actual premium will need to be applied to next year's monthly homeowner assessments. The board wanted to make homeowners aware of this situation so that you may anticipate an increase in your monthly assessment. At this time, it's not clear on the exact dollar amount of increase; however, the board begins to work on the 2025 budget later this month. More specific information will be shared as soon as its available.

## Reminders:

**Homeowner Insurance Coverage:** Making it a priority to evaluate your homeowner's insurance coverage annually is good practice. Homeowners who live in their unit need to obtain an HO6 (homeowner's insurance) policy. Check with your insurance company to ensure that you have adequate loss assessment coverage. Loss assessment applies if you are assessed by the association for an underinsured covered claim or the deductible portion of a claim. The cost for this coverage is minimal. Yet, it is extremely valuable should it be needed.

**If You See Something, Say Something:** Please make a note and report situations or issues you

observe that are detrimental to our community. All residents can call Cobblestone's security at 720-879-4568 or the golf course security at 303-591-9134 to report any issues of concern. It's helpful when residents report items directly so that concerns or situations may be addressed quickly.

**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**

# Cobblestone Crossing

**Annual HOA Meeting:** The HOA's annual meeting took place on Monday August 12th. Highlights from the meeting included a review of the budget, future plans, and comments/questions from several residents. The biggest topic was around the replacement of the asphalt and the potential cost per homeowner. Since the majority of homeowners voted against the special assessment this past July at the Special Meeting, the discussion will continue and we will keep you posted on Plan B. We also discussed moving forward with scoping of the sewer lines so that we can confirm they are in good condition before the repaving project is resubmitted for vote. Speed bumps were also a hot topic, we will get bids for lowering/leveling of the speed bumps in certain areas around the property. Landscaping, insurance increases, and the Reserve Study were also topics of discussion. We had a great turn out,

**THANK YOU** to all the residents that attended and sent in their proxies. We were able to re-elect Deborah Flynn, Larry Ransford, and Jody Bohl. Current Board Members also include Ralph Stevenson, Kimberly Thornberry, Venus Veroneau, and Colleen Sanderlin. We do encourage everyone's continued involvement by attending the monthly meeting to stay up to date on these continued conversations about property maintenance and upcoming community projects.

**Monthly HOA Meeting:** The meeting will be held on the **second Monday of the month at 6 pm**. This will be conducted via Zoom. We welcome all homeowners. We are also looking into having monthly meetings in person, we will keep you posted on any future changes. 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](http://www.accordhoa.com) >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

**Accessing the Portal and the Reserve Study:** The new portal has been able to streamline announcements, communication, and online payments. The Portal can be accessed through the [accordhoa.com](http://accordhoa.com) website by clicking on HOA PORTAL LOG IN. Here you will supply your User Name and Password and then click on LOGIN NOW. Once on the Portal you can go to Documents >> Reserve Study. Here you can download the entire Reserve Analysis Report. If you have not received the

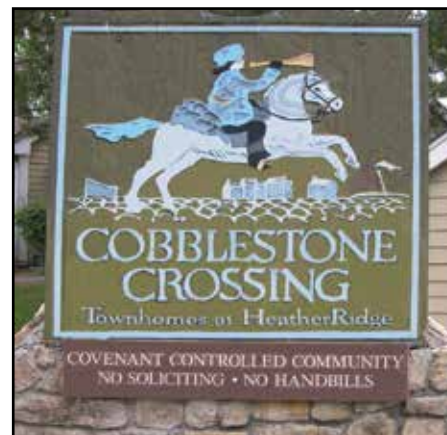
registration email for the Portal or if you have had issues registering or getting onto the Portal, please contact Alec with Accord Property Management. He can be reached via email at [alec@accordhoa.com](mailto:alec@accordhoa.com). If you are renting your unit, it is the owner's responsibility to keep 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.

**Pool:** The last day for the pool this season is Monday, September 2nd. It will re-open Memorial weekend in the Spring. See you then!

**Recycling Review Reminder:** **Our community has recycling dumpsters in C, D and E.** As we continue to prioritize sustainability, it's important to periodically review our recycling habits to ensure we're making the most impact. Whether you're recycling at home, in the office, or in your community, here are a few key reminders to keep your efforts on track:

Check Local Guidelines: Recycling programs can vary by location, so make sure you're familiar with what's accepted in your area. Items like plastic bags, electronics, and batteries often require special recycling methods. Only put recyclable materials – paper, cardboard, metal cans, plastic bottles and jugs – in your recycling cart.

- **Clean and Dry Items:** Before placing items in the recycling bin, ensure they're free of food residue and liquids. Contaminated



materials can ruin entire batches of recyclables, sending them to the landfill instead.

- **Avoid "Wishcycling":** It's tempting to throw questionable items in the recycling bin with the hope they can be recycled, but this can do more harm than good. Only recycle items you're sure are accepted; when in doubt, find out!
- **Break Down Cardboard Boxes:** Flattening cardboard boxes not only saves space but also ensures they're properly sorted and processed. This small step can make a big difference in the efficiency of recycling facilities.
- **Recycle Electronics Responsibly:** Electronics contain valuable materials but can be hazardous if not handled correctly. Look for local e-waste recycling events or specialized drop-off points for old gadgets and devices.
- **Don't Forget About Reuse:** Before recycling, consider if an item can be reused or repurposed. Upcycling and donation are excellent ways to extend the life of products and reduce waste. Let's keep up the good work and make sure our recycling habits are as effective as possible. Together, we can continue making a positive impact on the environment!
- **USUALLY ACCEPTED:** Plastic recycling includes all CLEANED plastic bottles and jars #1 to #7, soft drink bottles, milk jugs, detergent bottles, FLATTENED cartons, etc. Check the bottom of the container. If you see the recycling symbol with a #1, 2, 3, 4, 5, 6, or 7 in the center, it is acceptable.

- **USUALLY ACCEPTED:** Metal recycling includes aluminum cans, pie and baking pans, tin cans, steel food containers, EMPTY aerosol cans, and lids. Metal beverage cans, baking tins, foil, and food containers are also included in this material category. All items must be CLEAN OF FOOD.
- **USUALLY ACCEPTED:** Card-board recycling includes corrugated cardboard, shipping boxes, cereal and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, and paper towel/toilet tissue rolls. All boxes MUST BE FLATTENED for proper disposal.
- **USUALLY ACCEPTED:** Paper recycling includes newspapers, inserts, labels, magazines, catalogs, paperback books, manila folders, letterhead, notebook paper (no backings), computer paper, envelopes (with windows), coupon books, index cards, calendars, and brown paper bags.
- **SOMETIMES ACCEPTED:** Glass recycling items usually include bottles and jars – lids must be REMOVED and separated, and the item must be CLEANED of all food and liquid waste before being placed inside the container.

**What can't I recycle?** \*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

**Trash 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.

**Security Reminders and Safety**

**Tips:** 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.

**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**

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**Kellstarelectric@comcast.net**

# Chimney Hill



## Management:

**Advance HOA Management** – 303-482-2213

**Maintenance and General Requests:** [Clientservices@advancehoa.com](mailto:Clientservices@advancehoa.com)

**Property Manager:** Ashley Thomas – [ashley.thomas@advancehoa.com](mailto:ashley.thomas@advancehoa.com)

**Monthly Meeting:** The September HOA Board Meeting will be held on Tuesday, September 17th, 2024 at 6:00 P.M. 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**. Or after-hours emergencies only – Advance HOA after hours staff – 800-892-1423.

If you see anything that needs to be addressed around the property, please contact Ashley Thomas, the Property Manager, via email [ashley.thomas@advancehoa.com](mailto:ashley.thomas@advancehoa.com). Include a photo if possible.

**HEATHER RIDGE GOLF COURSE** is still in full swing! Please keep people and pets off the golf course between 6:30 am – 7:00 pm to avoid injuries from golf balls. If you notice any suspicious activity on the golf course, contact Front Range Security at 303-591-9027.

## Greetings To All The Residents of Chimney Hill!

We hope you have had a lovely summer so far and have had an opportunity to enjoy the pool this year! We have had an excellent pool service company that has kept the pool crystal clear and they installed the new heater just before opening day. It has been working just like it should, keeping the water at a very pleasant 84 degrees. The ambiance of the vibrant green grass, our big trees and shrubs along with the large pots of colorful, fragrant flowers makes relaxing at the pool so nice. We have also fixed the leaks in the bathrooms, and added to everyone's security by changing to new self-locking closures

on the bathroom doors. The pool area is a much-improved space! Remember pool closing is Labor Day!

**Thank You** to all the homeowners who attend the Board meetings whenever you can. Your participation is appreciated and *WELCOMED*. Your input is valuable to the Board and thus to the Community. This Board wants to do what we can to make our Community a great place to live! We are a hard-working group, willing to do what we can to help the people who live here. If you need something, ASK. If you think something could be better, speak up! We want your ideas! We want to be *INCLUSIVE*. We would like to get to the point where we could have a Block Party and everyone would show up! Toni Palmer, your President, has passion, drive, and a willingness to *DO THE WORK*. She is a force of nature and has negotiated and done everything she can to get costs down and keep expenses within an impossible budget that was left for us to work with by the previous Board. But somehow, we are getting things done. The grass is green! The lawns are mowed! The bushes are trimmed! Trash is getting picked up.

**Recycling** is a bit of an issue, still. It has been discovered that even though we have a lock with a code, someone put items into the Recycle bin that are *NOT* recyclable. The purpose of the locked bin is to ensure we do not get the charge backs from Republic Waste Services as that gets quite costly. If **ANY PLASTIC BAGS** are in the Recycle bin, the entire load is

“contaminated”, and we are charged for it. Plastic bags are garbage, not recycle.

**What** can I /or should I do with my patio area or outside my front door? Your patio area is yours to make into your own Zen garden, leave completely plain, or string lights, have a small fountain, bring in a few chairs, and a ton of plants. Make it yours! Just please take care of it, keep it neat, don't let it become an eyesore (remember you are not the only one who will be looking at it) and when the season changes, put the items away appropriately. Pretty much the same can be said for your front porch and front “yard” areas. Some folks have no desire to do anything and that is fine. Other folks can't wait to get out there and plant some flowers in pots, or shrubs in the ground. All we ask is that you *DO NOT* plant any trees. Or shrubs that will get over 3' tall. We have to be careful that the roots do not get into the clay sewage pipes. Consult the Architectural Guidelines (Landscaping) under Documents in the Advance Portal. Or ask! Also, look around at what your neighbors have for ideas.

Come and see who we are and what is happening at Chimney Hill!

Thank you for your interest, feedback, and communication,

**Your Chimney Hill Board of Directors**

**Toni, Susan, Maureen, Robin, and Rob**

# 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:** Shirley Forbes (Temporary Manager)

**Website:** [www.westwindmanagement.com](http://www.westwindmanagement.com)

**Email:** [burgundyinheatheridge@westwindmanagement.com](mailto:burgundyinheatheridge@westwindmanagement.com); [shirley@westwindmanagement.com](mailto:shirley@westwindmanagement.com)

**Phone:** 720-509-6074 and 303-369-1800 ext 157

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

## Burgundy HOA in the Works:

1. Temporary HOA Manager Shirley Forbes will be our manager while Roxanne is on maternity leave (see above information).
2. Bids on redoing community sewer lines in the works.
3. Concrete bids to be reviewed.
4. The Decs and Bylaws committee working on reviewing and making notes.
5. Burgundy Buzz Newsletter created and attached to each

mailbox. Please take the time to read it and keep it in the flier holder for others to read.

6. Gutter cleanouts to begin October or November by Firehouse.
7. Fall clean-up to begin October by JBK.

## Burgundy Shout Out:

A big **Thank You** to Vice President, Nathan Mendel, for the amazing yellow paint job at each mailbox around the Burgundy community.



## Homeowner Reminders:

- **Swimming Pool:** Closed for the season beginning the day after Labor Day.
- **Pets:** Please have your pets leashed at all times around the community. This is an Aurora City ordinance as well. Note having a confined area around your unit for your pet is also against the HOA rules.
- **Front Range Connections (720-675-9615):** Trash pickup is Monday and Friday each week.
- **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.
- **Water:** It's one of the largest expenses the HOA has every month. Please be conscious of the amount of water you are using in and around your home. Take steps to help the HOA lessen this expense.
- **Electric:** Some lighting fixtures around the community have been changed from electric to solar and/or led lighting. With this change we are hoping to address some of the rising costs of the community electric bills. Please do not alter these lights on the light poles or garages.
- **Emergencies:** Please call 911 if you have an emergency. For non-emergency situations please call the non-emergency line at 303-627-3100.

**Lori Foster**

## Jalapeno Poppers Recipe:

Jalapeno Poppers are always an eye-catching appetizer, and these poppers are no exception. . . they're sure to go fast. Wear plastic gloves when preparing the jalapenos to protect your hands.

**Serves:** 6-10  
**Prep:** 10 minutes  
**Cook:** 15 minutes  
**Total:** 25 minutes  
**Difficulty:** Easy

### Ingredients:

6 oz. cream cheese, softened  
2 cloves garlic, minced  
1/2 cup pepper jack cheese, shredded  
2 tbsp. fresh chives, chopped  
6 jalapenos, halved and seeded  
1/4 cup panko bread crumbs  
2 tbsp. butter, melted



### Directions:

**Step 1:** Preheat the oven to 400°F.  
**Step 2:** In a bowl, combine cream cheese, garlic, pepper jack cheese and chives. Spoon mixture into jalapeno halves and place on a baking sheet.  
**Step 3:** In a small bowl, mix bread crumbs and butter. Sprinkle mixture over jalapenos.  
**Step 4:** Bake for 10-15 minutes, until golden.  
**Step 5:** Serve and refrigerate leftovers.

# 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](mailto:slopez@lcmpm.com), Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto:aweiss@lcmpm.com), 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2.
- **Landscape & Snow Removal:** 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/>

**Annual Meeting:** Annual meeting was scheduled before the regular board meeting on 8/14/24. However, we did not meet a quorum so there no election. The current board will stay in place for the next year at this time.



**Golf Course Reminder:** A friendly reminder to new and current residents, the golf course does not allow pet's waste to be placed in their trash receptacles. We ask if you see this happening to contact the golf course pro shop at 303-755-3550. Please take your pet's waste to your trash. Also please be safe the golf course does not allow walkers at any time for your safety. Please stay outside the white out of bound markers.

**Security:** As all over Denver metro area there is a transient issue. Please be on alert if you see anything suspicious report it to our security company and/or police. 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 PM for board approval prior to beginning the project.

**Patty Robinson**

**King Kong Electric**  
**Affordable Electric Services**  
**References Available**  
**Senior Discounts**  
**303-619-2702**

**Heather Ridge Residents**

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

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

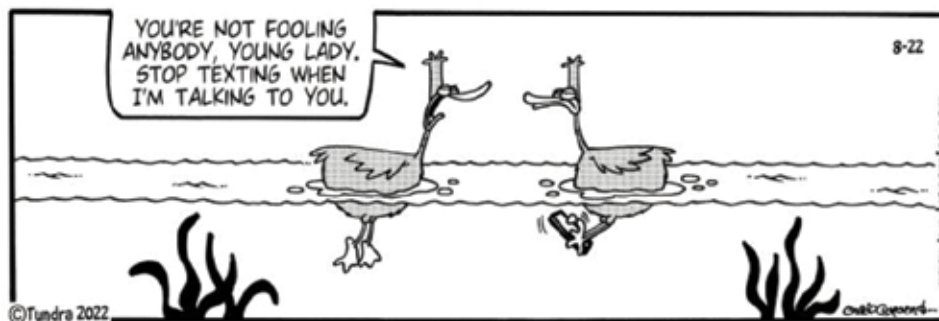
Report golf course trespassers to:

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

**WARNING**  
THIS PROPERTY PATROLLED BY  
**FRONT RANGE PATROL**  
CRIMINAL TRESPASS IS STRICTLY ENFORCED  
**303-755-0665**



TUNDRA by Chad Carpenter



# 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 September 19. The date, meeting time, location, and Agenda will be posted on the mailboxes. If you have provided the management company with an email address, you will also receive the notice via email.

**Property Management:** Double Tree is managed by Metro Property Management (MPM). 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. Please contact our Community Manager Jen Wyman with any questions or issues. Her phone number is 303-309-6220.

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.

**Maintenance Update:** As we get closer to winter, we are grateful that Mother Nature graced us with some much-needed showers the last part of August to help green up our yard a bit. Unfortunately, the weeds love the rain as much as the grass does! Our landscape service will proactively treat those weeds in the fall, and again in the spring, to get a head start on them for next summer.

We are also reviewing bids from tree service companies for a fall pruning. We want to make sure that our trees stand a good chance against heavy winter snows.

As a reminder, you are responsible for the maintenance of your outdoor back patio enclosure.

**Home Improvements:** You will need approval for any changes you want to make to your windows, front doors, patio doors, patio enclosures, and changes or improvements to your front garden area. Please contact Metro Property Management for an Architectural Control Committee Approval 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 September 12 and 26. 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.

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.

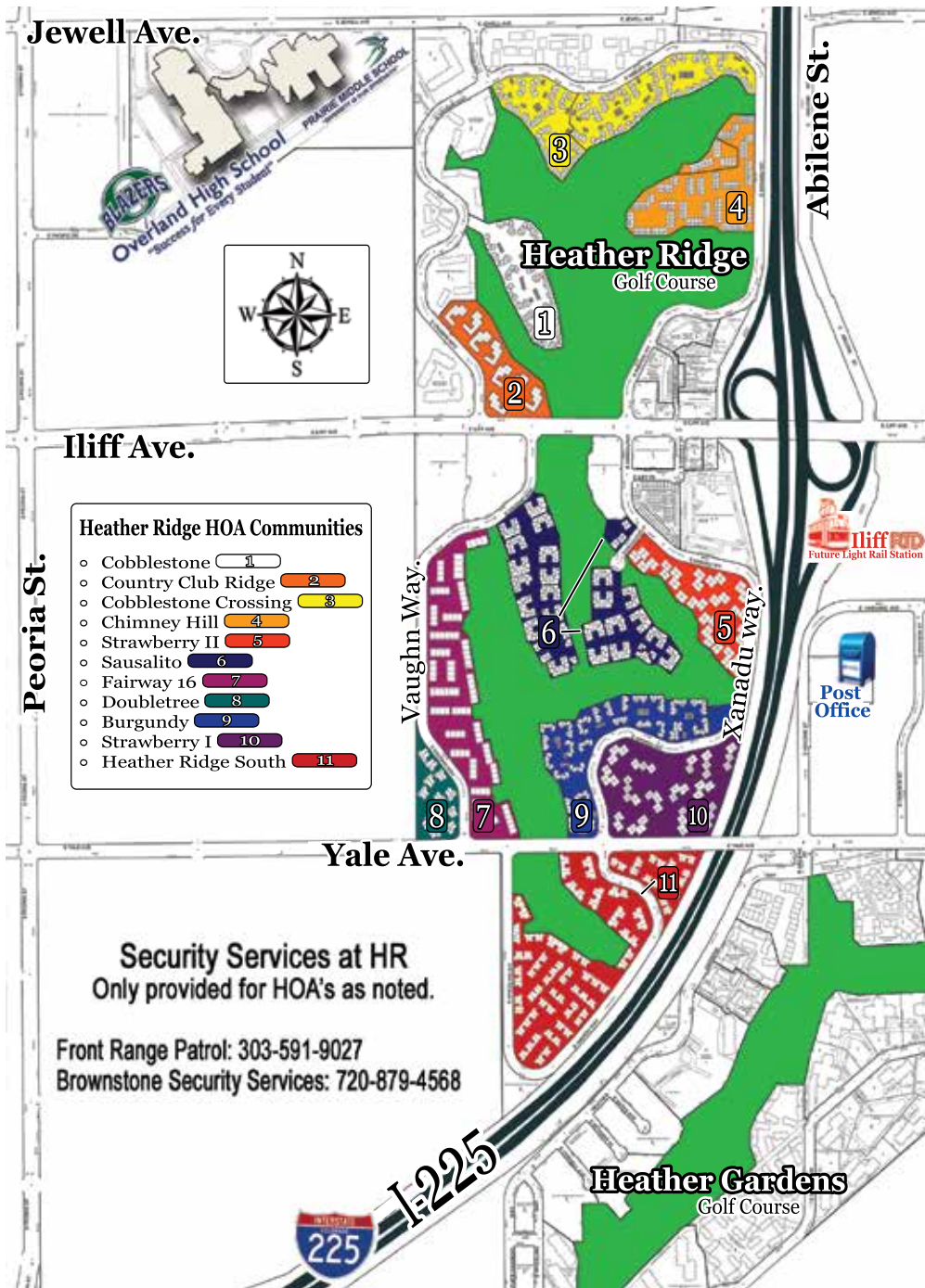
With the significant increase in our property values of late (reference your tax statement!), our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

**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 extended periods of time

Patt Dodd

# 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 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**  
Metro Property Management  
# Units: 24  
HOA Meeting: Sept 29, 2024  
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

**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  
burgundyinheatheridge@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  
ashley.thomas@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

Aurora is truly “The World in a City,” and Global Fest, the city’s signature event show-

Now in its 11th year, Global Fest, held Center’s Great Lawn is a free, multicultural and flavors of nations from around the world communities that call Aurora home. The fami-stages of vibrant musical and dance perfor-international marketplace, the Parade of Nations, a Fashion Show, art displays, creative activities for children, and much more.



nowhere is that more apparent than at casing international cultures.

August 17, 2024, at Aurora Municipal experience bringing the sights, sounds to celebrate the diverse people and com-ly-friendly, one-day event includes two mances, a variety of local food trucks, international marketplace, the Parade of Nations, a Fashion Show, art displays, creative activities for children, and much more.



# Aurora Upcoming September Events

## **Emergency Preparedness Class**

Tuesday, September 3, 6 pm  
Central Recreation Center  
18150 E. Vassar Place  
RSVP by emailing [afd\\_oem@auroragov.org](mailto:afd_oem@auroragov.org).

Are you ready for an emergency or disaster? Learn how to build your preparedness skills so you can be more resilient! You will learn how to build an emergency kit, develop a plan, and other great preparedness tips. Seating for this class is first come, first serve, up to 25 people. A parent or guardian must accompany people under 18 for the class duration.

## **Aurora First-Time Homebuyer Seminar**

Saturday, September 7, 10 am - 4 pm  
Aurora Central Library  
14949 E. Alameda Parkway  
Registration is required by emailing [auroraed@auroragov.org](mailto:auroraed@auroragov.org) or calling 303-739-7900

Seminar in English

Are you a potential first-time homebuyer, or do you know someone who is? The city provides first-time homebuyer seminars to help potential homebuyers understand the purchasing process. Classes are offered monthly in English and Spanish. Learn more: [AuroraGov.org/Housing](http://AuroraGov.org/Housing)

## **2024 Aurora Rhythms.**

The 2024 Aurora Rhythms concert series will take place from through December at different locations throughout the city, including Aurora Public Library branches and the Aurora Fox Arts Center, offering live music, unique performances and unforgettable experiences. Summertime with the city's Library and Cultural Services Department includes free live music inside libraries and at parks with Summer Jams and Storytime and Aurora Rhythms 2024.

## **September Aurora Rhythms 2024**

Tuesday, September 10, 6:30 pm  
Mission Viejo Library

15324 E. Hampden Circle

All concerts are free, but registration is required. Register for Aurora Rhythms 2024

*Tom Pakele and Stevieguitar Glotzer*, a guitar, harmonica blues duo will perform timeless music of Howling Wolf, Junior Wells, Sonny Boy Williamson, John Mayall and so much more, including tasty original music.

## **Coffee with Conservation**

September 14, 8:30 to 10:30 am

Aurora Water-Wise Garden

15151 E. Alameda Parkway  
(northwest corner of Alameda Parkway and Chambers Road)

To register: [AuroraGov.org/WaterClasses](http://AuroraGov.org/WaterClasses)

Join Aurora Water at the Water-Wise Garden for coffee, engaging conversations on water-wise landscaping and irrigation, and a tour of this unique garden. Staff will be available to answer questions about water conservation. Bring your curious mind and your favorite coffee mug.

## **The Adventure Continues With Aurora Mini-Con 2024**

Saturday, September 21

Aurora Municipal Campus

15151 E. Alameda Parkway!

Aurora Mini-Con is a free, family friendly festival featuring comics, cosplay, all things pop culture and unforgettable memories. Families, friends and fandoms can experience gaming, superheroes, comic-themed crafts, activities and much more. Attendees can immerse themselves in fascinating history with the Aurora History Museum leading fascinating panel discussions. Throughout the day, attendees can enjoy outdoor activities and a variety of delicious food. They can also participate in

crafts and games as well as shop from a variety of vendors with unique merchandise.

Aurora Mini-Con is a collaboration between the Aurora Public Library, the Aurora History Museum and the city's Parks, Recreation and Open Space Department.

## **Annual Agriculture Festival**

Saturday, September 14, 10 am-3 pm  
Plains Conservation Center

21901 E. Hampden Ave.,

Aurora, CO 80013

More information and tickets: [AuroraGov.org/AGFest](http://AuroraGov.org/AGFest)

Admission: \$5 per vehicle

## **Explore Colorado's high plains at the annual Agriculture Festival!**

Celebrate food, nature and agriculture at the annual Agriculture Festival presented by the city of Aurora's Parks, Recreation and Open Space Department and Denver Botanic Gardens. Learn about where food comes from and how you can support healthy environments with regenerative agriculture and sustainable eating. Stop by Plains Conservation Center and enjoy wagon rides, 1880s homestead and tipi camp tours, farm animal interactions, educational presentations, food trucks and more!

*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 Fendi at [fdespres@auroragov.org](mailto:fdespres@auroragov.org)

For information: Email Fendi at [fdespres@auroragov.org](mailto:fdespres@auroragov.org) or call 303-326-8380

# Service Directory



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# Service Directory

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- ♦ Landscaping



**Chuck**  
303-913-8208

Heather Ridge  
Resident 6 years

Heather Ridge  
Resident Rating  
5 ★★★★★

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### HANDYMAN

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

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**Heather Ridge Metropolitan District  
Metro Matters Magazine**

350 Oswego Court  
Aurora, CO 80010

*Postmaster: Please Deliver by August 28, 29, 30, 2024*

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