

HR Heather Ridge Metro Matters

Volume 14

December 2024

Number 12



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

Metro Matters Readers. . .

Last week I was in the gas line at Sam's Club. The young woman in front of me was having trouble getting the pump to accept her debit card. The customer who was on the other side of the same pump, was filling his truck, asked her if he could help. After a brief discussion, he removed the gas nozzle from his truck and pulled the hose around the pump and filled her gas tank at his expense.



In the spirit of the season, take a break from viewing people as a "D" or an "R" and do something nice for someone less fortunate than you.

Winter holiday shopping season is here. Please shop with, dine with, and patronize our local advertisers whenever possible. Their advertising dollars and the Heather Ridge Metro District make *Metro Matters* possible. Sports fans will find it hard to find a better place to watch a "Buffs", "Broncos" or "Nebraska" game than at Noonan's Sports Bar & Grill. Noonan's also has a large event space for those considering holiday parties or special events.

Your continued support of the Heather Ridge Metro District, *Metro Matters Magazine*, and our advertisers is greatly appreciated.

Happy Holidays

Barry McConnell
Publisher

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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, Chimney Hill
Jane Klein, Cobblestone Crossing
Kay Griffiths, Cobblestone
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct, but
always be held on the 3rd Thursday
in April and October. Email *info@*
HRColo.org for an invitation.

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

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO
80014
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Heather Ridge

METROPOLITAN DISTRICT

Agent Compensation Agreements A New World in Old Real Estate

Real estate practices changed on August 17, 2024 resulting from a settlement between the National Association of Realtors (NAR) and plaintiffs in Missouri and other locations (no such litigation in Colorado because we already had “agency”). The two issues argued in the Missouri case were: lack of transparency about how buyers’ real estate agents are paid; and its effects on real estate costs. Called commissions before the settlement, the fees are now called compensation.

This article is not a discussion of the issues debated, settled, or unsettled. It is a *nuts-and-bolts* narrative on how buyers and sellers may enter into listing agreements to buy or sell homes.

Agency: In 1999, Colorado instituted mandatory written agency for licensees working with buyers. Called an *Exclusive Right-to-Buy Listing Agreement*, it formalized for buyers what sellers have done with listing agents for decades. . . a written agreement describing their working relationship. Both buyer and seller listing agreements define services, costs, and how agents will be paid.

Then, but not now, listing agents were required by NAR to state in MLS their co-op commissions. To some observers, this could result in “steering” if agents selected homes for buyers based on co-op fees. In theory that was possible, but in fact almost unheard of. For the past 30-plus years, buyers, not agents, have selected the homes they see using the Internet process. However, it is fair to say almost all buyers were indifferent to their agent’s co-op fees because they didn’t pay them directly, only indirectly in the purchase price.

The Changes: Today, all agents across the country must have a written listing agreement with buyers before showing them a home (again, nothing new in Colorado since 1999). What is new is that NAR prohibits in MLS any statement or reference to buyer’s agent compensation, so buyer’s agent *DON’T* know what or if they will be paid by the seller or the listing agent. This prohibition has produced the following changes:

Buyer’s Agent: That agent must have a written buyer’s

agreement stating a specific, fixed compensation amount, how it’s earned, and who may pay it. Historically, sellers have paid through their listing fee a co-op to buyers’ agents vs buyers paying it. Why? Because buyers will always have limited funds to buy, and paying an agent is not on their list of closing expenses, especially first-time buyers.

In the buyer’s *Contract to Buy*, Section 29 offers three choices about who pays what to the buyer’s agent: the seller, the buyer, or the seller’s agent brokerage.

Seller’s Agent: That agent has always had a written seller’s listing agreement stating duties, brokerage fee, and when it is earned. What’s new is in Section 7.1.1, *Sales Compensation*, which states what and how seller paid fees can be used for. This change allows for greater transparency and understanding in various and variable fees for services. It may be further expanded or clarified in the listing agreement’s *Additional Provisions*, Section 28.



Ostensibly, the listing brokerage fee may be for the listing agent’s listing services only; or if the listing agent sells the property to an unrepresented buyer; to pay a co-op fee brokerage-to-broker; or for the seller to pay the buyer’s agent at closing.

Does all this seem confusing and perhaps unnecessary given that all buyers want to do is buy, and that all sellers want to sell? At first glance that might seem to be true given that sellers will most likely continue to pay all brokerage fees for reasons mentioned. I believe that these changes will be good for consumers and agents alike promoting both transparency and a better understand of fees and their usage.

Lastly, the new process stresses that all fees are negotiable subject to market forces and professional services. This will allow better agents to better explain their costs and services while others might not. Ultimately, consumers and the real estate industry will benefit from it. Knowledge is power.

Van Lewis

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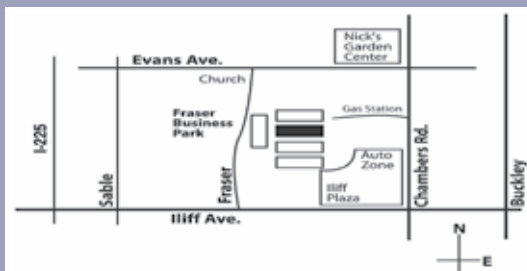
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December 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
1 Advent Begins Dec 1 	2	3	4	5	6	7 December 7 	
8	9 6 pm Burgundy HOA No Mtg in December 6 pm Cobblestone Crossing No HOA mtg in Dec	10 6 pm CH HOA Board No Meeting in Dec. Register 6:30 pm Annual HRS HOA Meeting Clubhouse Starts at 7 pm	11 6:30 pm Sausalito HOA Mtg No Meeting in December	12 6 pm HR HOA Board Members Holiday Party Noonan's	13	14 METRO MATTERS DEADLINE 12-16-2024 FOR THE JAN 2025 ISSUE	
15	16 No CCR Board Mtg in Dec. Next Board Mtg will be 5:30 pm Mon. Jan 20 on Zoom	17	18 6 pm Fairway 16 HOA Mtg No Meeting in Dec. Next meeting Jan 15, 2025	19  6:30-7:30 pm Strawberry Annual Budget HOA Meeting via Zoom	20 	21	
22	23	24  Hanukkah Dec. 25 Begins	25 Christmas Day Dec. 25 	26 December 26 	27	28	
29	30	31 New Years Eve Dec 31 	 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org 				



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Pete Traynor
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Rising Rates and Growing Home Sale Concerning

The big news isn't the election but why mortgage rates have skyrocketed since September as the Fed lowers its rates – twice now. In September, the Fed came down a half point to great applause. The bond market said, *Not so fast there. . . both candidates are promising bigger federal deficits meaning more inflation.*

Mortgages are bonds, and they trade in markets that mirror Treasury sales (which are bonds), especially the yield on 10-year Treasury notes. Bond investors are demanding higher yields (think rate-of-return) to offset their belief that inflation will erode their earnings (if not principal) with huge future federal spending and debt.



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

The 10-year Treasury note (bond) is the bellwether financial instrument that drives mortgage rates. If its yield goes up, then its bond price goes down. In comparison, the Fed rate has little influence on mortgages but does direct bank loans, credit cards, savings – all short-term money. Remember, like Las Vegas, *what happens in the Fed stays in the Fed.* Bonds are long-term money and treated differently.

All this is now affecting home sales in Heather Ridge and across the nation.

Home sales Today. . . And Tomorrow

Since early September, the number of Heather Ridge homes for sale has risen to levels not seen since 2007-2009 – *the Great Recession.* **But we don't have a recession!** The economy is good, jobs are strong, and incomes are up compared to inflation. However, there's a bad *vibe* out there called bond yields, and its raising Caine now.

What we have is a short-term mortgage rate problem as buyers wait on the sidelines watching for mortgage rates to fall (think below 6%). This all goes toward home affordability issues.

Selling Now – What To Do In This Market?

You start with the right agent, which means us. We have seen markets like this before and sold homes when others wondered what to do next. We are dedicated to Heather Ridge, so we created a website <https://www.heatherridgerealestate.com/> for residents to learn about other HOA fees, insurance and property taxes, and sales reports and commentary like this article.

No other agent(s) can say they know or care more about Heather Ridge than us. We publish monthly articles in *Metro Matters* and provide daily info through <https://www.heatherridgerealestate.com/>.

Power is knowledge, so we share with sellers the market we are in and what to do about it. We use three simple words to make sales happen: **Value, Price, and Market.**

Value is what you get when you buy something. **Price** is what you paid for it; and **Market** controls the conditions of buying and selling. Look at post-Covid sales where values exceeded prices pulling up home prices to record heights.. Examples include multiple offers and over-bidding asking prices because value exceeded the price.

In the *Great Recession*, the opposite occurred. Prices mattered more than values in a market drowning in too much inventory and too little demand. There was little value until prices fell to record lows.

Pete and I understand markets. We also know owners have choices in selecting agents. An old saying goes as follows: *No one cares how much you know until they know how much you care.* We have been caring about Heather Ridge since 1985 when we each raised our families here and participated in our communities. We also helped create the metro district here, so who better to market its benefits when selling your home? We care. . . and we have knowledge.

PLEASE, NEVER LEAVE HOME WITHOUT US!

Van Lewis



Homes Pending as of November 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$299,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Burgundy	\$359,500	2635	S Xanadu Way B	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$369,900	13640	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Fairway 16	\$415,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story

Homes Closed from October 16 to November 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$275,000	2435	S Xanadu Way D	2 - 2	1,091	FHA	\$7,500	Individual
Strawberry I	\$279,888	13617	E Yale Ave B	1 - 1	843	Conventional	\$600	Corp/Trust
Strawberry I	\$285,900	2608	S Xanadu Way A	2 - 2	1,098	Conventional	\$8,500	Individual
Country Club Ridge	\$340,000	2280	S Vaughn Way 101	2 - 2	1,196	Cash	\$4,700	Individual
Heather Ridge South	\$440,000	2850	S Wheeling Way	3 - 3	1,633	Conventional	\$10,000	Individual
Heather Ridge South	\$490,000	2876	S Wheeling Way	4 - 4	1,633	FHA	\$16,000	Corp/Trust

Active Homes for Sale as of November 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$242,999	2608	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$247,500	13645	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$250,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$262,000	13619	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$274,500	2668	S Xanadu Way D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$275,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$289,900	13609	E Yale Ave A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry II	\$290,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$295,000	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$295,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Burgundy	\$325,000	2665	S Xanadu Way C	2 - 2	1,162	1 Space	2 Story
Cobblestone Crossing	\$335,000	132888	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$350,000	1995	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$365,000	2490	E Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
Burgundy	\$369,000	2625	S Xanadu Way C	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$370,000	2702	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Fairway 16	\$375,000	2406	S Vaughn Way C	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$380,000	2724	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Cobblestone Crossing	\$389,900	13504	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$390,000	2142	S Victor St C	2 - 2	1,208	1 Carport	2 Story
Fairway 16	\$395,000	2518	S Vaughn Way B	4 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$425,000	2887	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$450,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$495,000	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$499,000	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Men's Golf Club News

Here is the 2025 Application and Schedule. Be sure and take advantage of this opportunity to enjoy the great outdoors, get some exercise, spend time with your friends or make new ones, and, oh yeah, play some golf!!! This would make an awesome stocking stuffer, so don't delay!!

**Darrel Vanhooser, SR/WA
President, HRMC**

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

2025 HRMC Tournament Schedule

DATE:	TOURNAMENT NAME	FORMAT / NOTES
04/3/25	MEN'S CLUB SPRING KICK OFF	BANQUET - MEMBERS ONLY
04/5/25	MEMBER/MEMBER-MEMBER GUEST	FOUR MAN SCRAMBLE – COMPUTER DRAW- 2 FLIGHTS
04/19/25	INDIVIDUAL STABLEFORD	FORMERLY CALLED POINT PAR
05/03/25	TWO MAN TEAM	9 HOLES BEST BALL/9 HOLES AGGREGATE PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)
05/17/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/31/25	MATCH PLAY – ROUND 1 COMPLETED	MATCH MUST BE COMPLETED BY 5/31/23
05/31/25	TWO MAN BEST BALL	COMPUTER DRAW (PARTNERS WILL BE WITHIN 10 STROKES)
06/14/25	MEN'S CLUB/WOMEN'S CLUB MIXER	SHAMBLE (COMPUTER DRAW) 2 FLIGHTS
06/28/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
06/30/25	MATCH PLAY – ROUND 2 COMPLETED	MATCH MUST BE COMPLETED BY 6/30/23
07/12/25 07/13/25	MEMBER/MEMBER - MEMBER/GUEST	SAT - SUN TOURNAMENT (MUST BE WITHIN 10 STROKES) 100% HNDGP
07/26/25	INDIVIDUAL RED/WHITE AND BLUE	GROUPS SET BY COMPUTER
07/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 7/31/23
08/09/25 08/10/25	CLUB CHAMPIONSHIP	2-DAY TOURNAMENT GROUPS SET BY COMPUTER (A FLIGHT PLAYS FROM BLUE TEES)
08/23/25	INDIVIDUAL STABLEFORD	GROUPS SET BY COMPUTER
08/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 8/30/23
09/06/25	TOURNAMENT OF CHAMPIONS/NON-WINNERS TOURNAMENT	GROUPS SET BY COMPUTER
09/18/25	MEN'S CLUB FALL BANQUET	MEMBER PLUS GUEST
09/20/25	2 MAN BEST BALL	PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)

Heather Ridge Men's Golf Association 2025 Membership Application

This year the HRMGA will continue a schedule of 13 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off Banquet is April 3, 2025, and our first tournament will follow on April 5, 2025. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

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

**PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION
CAN BE ENTERED CORRECTLY IN OUR RECORDS.**

Name: _____ Emer. Cont, Name/Number: _____

Address: _____ City: _____ Zip: _____

Preferred Phone Number: _____ Email Address: _____

Signature: _____

*By signing, you agree to be bound by the Player Code of Conduct
furnished to you with this application.*

New Members Only:

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

**Do you have a recent or current USGA handicap? Yes _____ GHIN # _____ No _____
If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event.**

USGA handicap index _____ Name of previous club _____

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

ALL MEMBERS IN 2025 WILL RECEIVE A SLEEVE OF PRO V'S!!!

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

Membership*	\$165.00	\$ _____	Date Submitted: _____
Match Play	\$ 25.00	\$ _____	
TOTAL DUE		\$ _____	

* HRMGA memberships are non-refundable

* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2025 season. All members are automatically entered in pool.

**Return this application, with your check to: Dick Hinson, HRMGA, 109 Krameria Street,
Denver, CO 80220.**

Heather Ridge Women's Golf Association

Dear Women Golfers,



I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2025 season. We have a fun filled golf season with different tournaments played each week from May through September, as well as a Member-Member/Member-Guest Tournament and a Men's Club Mixer in June.



We have two play days, WEDNESDAY and SATURDAY, beginning in May. You must be a paid member of HRWGA to participate. You can play either or both days.

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 15, 2025.

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

I hope you will join us for the 2025 golf season.

Please feel free to call me with any questions (720-935-3840).

Sincerely,

Christi Clay
President, Heather Ridge Women's Golf Association



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12/31/24

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HEATHER RIDGE WOMEN'S GOLF ASSOCIATION APPLICATION

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and is included in the dues.

Benefits of membership:

- WEDNESDAY and SATURDAY play days (You can play either or both days)
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Event and Men's Club Mixer
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

To join Heather Ridge Women's Golf Association, Membership Dues are \$100.00.

Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association or HRWGA) to Teresa Anderson, 2438 South Victor Street, Unit C, Aurora, CO 80014, OR you can Zelle your payment to FirstBank to Leigh Anderson using my email address of ltanderson2438@comcast.net and note in the memo line it is for 2025 dues and THEN send me your completed application form by mail or pdf.

2025 HEATHER RIDGE WOMEN'S GOLF ASSOCIATION
MEMBERSHIP APPLICATION
(if received by 3/15/2025 will be included in the roster book)

Name _____ Spouse's _____
Last First First

Address _____
Street City Zip

E-mail address _____

Phone Number () _____ () _____ () _____
(for Roster) Home Cell Work

Birthday (Month) _____ Day _____ GHIN# _____

The Wednesday and Saturday weekly tournament entry fee is \$5.00 each play day and is paid in the receptacle in the 19th Hole prior to play.

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 Membership Application

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

Benefits of Membership:

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

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

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

DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2025



Cut Here

Cut Here



Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 Membership Application

Dues are \$57.00 PLUS a \$43.00 computer fee for GHIN (Golf Handicap Index Number) Services

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

Name _____ Husband's Name _____

Home Address _____

Phone Number _____ Cell # _____

Birthday (Month & Day) _____ GHIN Number _____

Email address _____



Reverse Mortgage Seminar

January 14, 2025, 6:30 pm

Noonan's Meeting Room

RSVP to Christy Kyle, 303-437-4208

Get All Your Questions Answered

1. Have your HOA dues increased or are they about to increase, possibly both?
2. Does your community have any special assessments due now or coming due for improvements in your neighborhood?
3. Have you heard of reverse mortgages? There are many misconceptions about a reverse mortgage so please understand how it can help you, especially if you're on a fixed income. **The Bank Doesn't** take your home; your heirs will receive your home just like they would if you had a traditional mortgage.
4. Can you do a Home Equity Line of Credit to give you access to your equity to help in this situation?
5. Do you need education on how to obtain your equity even if you think you wouldn't qualify for a traditional mortgage?
6. With a reverse mortgage, you can access your equity immediately while eliminating your monthly mortgage payments.

We at The Kyle Team, LLC live in your community and care about our property, neighborhood and the best interest for everyone with a limited monthly budget, but we still want our community to keep and increase our value through maintaining improvements. There are solutions so we are here to answer your questions.

Contact: **Christy Kyle, Senior Mortgage Consultant, The Kyle Team, LLC**
 303-437-4208 cell; Christy@TheKyleTeam.com

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Email us @ waylon@lgfrontrange.com

HR Heather Ridge

ASSOCIATION NEWS

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. As this issue went to press, the new board had not been elected. However, results will be included in the January issue of *Metro Matters*.

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 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.

Annual Meeting: The annual meeting of the Double Tree Homeowners Association was held November 17. We thank the homeowners who attended and those who provided their proxy so the business of running the community could proceed. Follow up materials will be distributed to homeowners, either by handout or mail, the first part of December.

Maintenance Report: At the publishing of this issue, we have not yet cleaned our gutters or completed the fall cleanup of all the leaves. Unfortunately, both were hampered

by the enormous snowstorm we had the first part of November. We also suffered some tree damage as a result of the storm. It took us a while to get on the schedule for branch cleanup, but that job was accomplished by the middle of November. Thankfully, none of our larger trees suffered a lot of damage. However, there were some smaller trees that lost branches. It is our hope that they will recover going forward.

We are attempting to get the gutter cleaning scheduled ASAP, and it will, hopefully, have been completed when you receive this issue.

Winter is coming! Please refrain from parking in the designated snow storage area located to the east of 2661 S. Vaughn Way. As a reminder, sidewalks will be hand shoveled at an accumulation of 3 inches, and the main driveway will be plowed at 6 inches.

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 December 5 and 19. 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 (wine and liquor bottles included), 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.** We have determined, however, that pizza boxes are, indeed, recyclable! Just scrape away any leftover cheese before you put the box in the bin.

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 as a result of an insurance claim.

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 claim 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.

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.

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

*Statistical History of
Heather Ridge Real Estate.
Visit heatherridgerealestate.com*

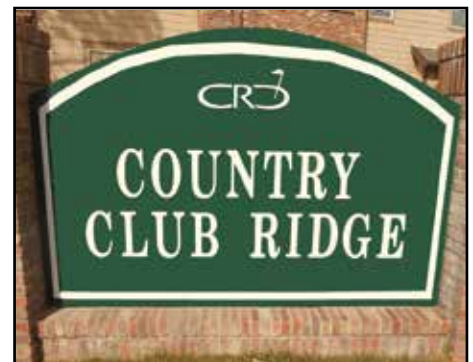
Country Club Ridge

Annual Meeting: The Annual Meeting was held on October 28th. Thanks to all the homeowners who attended or sent in proxy votes. The 2025 budget was ratified. Beginning in January, HOA monthly dues will increase to \$398.00 per month. This increase will allow us to maintain the property and complete important projects. You will receive information by mail concerning this increase.

December Meeting: There is no Board Meeting scheduled for the month of December. Our next Board meeting will be at 5:30 pm, Monday, January 20, 2025 on Zoom. You will receive an email invitation from Metro Property Management.

Surprise!! Several days of snowfall turned beautiful Fall weather into Winter so quickly early this November. Alex and Sons have been contracted again this year to remove snow from driveways and walks when accumulation reaches 2". Some parking areas are designated as

"Snow Storage Areas". Do not park in Snow Storage Areas during a snow event. Your car may be towed without the customary 24-hour notice. We are contracted with Maxx Towing for this service. Please follow the community guidelines about parking during the Winter Months.



Buckets of sand are located outside the garages at every building. If your driveway becomes icy, these are for your use.

Package Delivery: Like many local communities, we have had incidents of porch pirates taking packages from doorways. If you are expecting deliveries, please watch for and bring in packages immediately. If you are not at home, arrange for a neighbor to receive your packages. This is especially important during the Holiday Season.

Thanks for being a good neighbor!

**Judie Maurelli,
Board of Directors**

*Good Wishes
for a Happy
Holiday
Season!*



Cobblestone

To appreciate the beauty of a snowflake it is necessary to stand out in the cold.

— Aristotle

Happy Holidays to all! May this holiday season be filled with joy and laughter through the New Year.

Reminders:

Holiday Decorations: Many thanks to all of our homeowners who put up lights and other decorations that contribute to the holiday spirit. As a gentle reminder, lights and decorations need to be put away by January 30. Until then, we can celebrate!

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.

Keep the Lights On: Residents are encouraged to leave porch and patio lights on. This action adds to the lighting in place throughout the community and supports security efforts.

Speed Limit 10 MPH: Now that it's dark by late afternoon, it's important to be mindful of your speed as you drive through the community. Watch for children playing and residents walking dogs. Our community has several blind corners, and the 10 MPH speed limit ensures that everyone remains unharmed. Watch your speed within the community.

Dogs Need To Be On A Leash: Many in our community are proud dog owners and are seen walking them during the day and evening hours. While it may be tempting to let your dog play in a common

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

Pick Up After Your Pets: The three pet-waste-stations within the community are stocked with bags as a courtesy for the community. The Board tries to ensure that these stations are stocked with bags; however, if a station



Nutcracker at Beaver Creek

is temporarily out of them, the task of picking up after your pet remains the dog owners' responsibility. Cobblestone HOA does not hire a service to remove pet waste.

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

Nick's Garden Center & Farm Market
2001 S. Chambers Road
(303) 696-6657
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Fairway 16

Property Manager at Advance HOA – Susan Lange – 303-482-2213 x 228 or susan.lange@advancehoa.com

After Hours Emergency Maintenance – 800-892-1423

Our Next HOA Board Meeting: There will be no board meeting in December. Our next meeting will be Wednesday, January 15, 2025.

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.

Holiday Decorations: Residents are welcome to tastefully decorate their homes for the holidays. There is no need to submit an architecture request for decorations. Please avoid attaching decorations directly to the siding, as hooks and other fasteners may damage it. The Denver area tradition is to remove holiday décor prior to the last day of the National Stock Show, January 26, 2025.

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.

Snow Parking: Please do not park



your car or your guest’s car in visitor parking during a snow event. The snow crew cannot plow and clear out those parking spaces. Also, several parking spaces may be needed to push snow to.

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



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williamsberyl@aol.com

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: No HOA Board Meeting will be held in December

Emergencies: For life-threatening 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*. Include a photo if possible.

Living at ChimneyHill

At the time this article was written, the 2025 Budget Ratification, Voting and Board Elections had not happened yet, so the outcome of the November 19th Annual meeting is not available. However, there are some things that can be said about the reasons for HOA dues and where that money goes each month.

In your Homeowners Portal there are documents that are very helpful to anyone living here. Not only is there information regarding the financial health of the community, but there are also all the governing documents and general descriptive documents that really detail community living. For instance, this description of **COMMUNITY FEES:**

All community associations have fees (assessments) that must be paid to the association. Depending on the association, the assessments may be paid monthly, quarterly, or annually. The fees cover such costs as: Water for the entire community, Landscape and Maintenance of common areas,

Snow Removal, Garbage Collection, Street Lighting, Pool Maintenance and Chemicals, Building and Property Maintenance, and Insurance. “An increase in assessment fees may be necessary periodically to ensure that income covers expenses. Common reasons for assessment hikes include increases in contractual operating costs, deferred maintenance, uninsured losses and reserve funding. Boards of directors also have limited authority to levy special assessments, a one-time charge to cover nonroutine expenses.”—CLIFFORD J. TREESE, CPCU, ARM, CIRMS.

There is money in our Reserve accounts, but those are not funds to be used for Operating Expenses. The Reserve accounts are strictly for upkeep, improvements, and replacement of deteriorated elements. The 2020 Reserve Study that was recently sent out to you by email and is also accessible in the Homeowner Portal, has information regarding the condition of the entire community and the costs projected in **2020**. Reviewing the 2020 Reserve Study may help you to understand the reason for the loan request the Board made at the Annual Meeting. All fiscally responsible HOA’s perform Reserve studies in order to prepare for future expenditures related to upkeep, maintenance and improvements. Without money in Reserves, no community will be able to improve the property when the time comes.

“Automatic and mandatory homeowners associations are part

of an overall concept of residential property ownership. Purchase of the home or lot brings with it membership in the association which provides the structure for operation and management of the residential community concept. Membership includes certain mandatory obligations, financial responsibilities and rules of the association.” —THE HOMEOWNERS ASSOCIATION MANUAL, BY PETER M. DUNBAR, ESQ., AND MARC DUNBAR

The Board of Directors are all residents of ChimneyHill and we are doing our best to improve what we can here. Honestly, this first year has been a very big learning curve as each of us was new to Board membership and steerage. However, we have a lot of camaraderie, our common goals of working together to make ChimneyHill a welcoming community with above retail market value in Heather Ridge, hoping residents feel welcome at the board meetings and encouraging you to speak and be heard, and our willingness to get out and DO SOMETHING, like plant flowers, chop ice, blow leaves, pick up trash, cut tree branches or bushes, whatever small thing we can do to show pride in the community – and save some money – we will do it. For ChimneyHill. And for you.

*Happy Holidays to
Everyone at ChimneyHill!*

**May your days be Merry and Bright,
Your nights, Peaceful and Warm,
And the New Year
Full of Joy and Promise**

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 on 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 **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 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.

Where has all the time gone? Seems like it was summertime, now the Thanksgiving holiday is right around the corner. Wishing you a happiness filled holiday with family, friends, neighbors, and your furry kids!

Access Aurora: You can report non-life-threatening issues to Access Aurora online at 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.

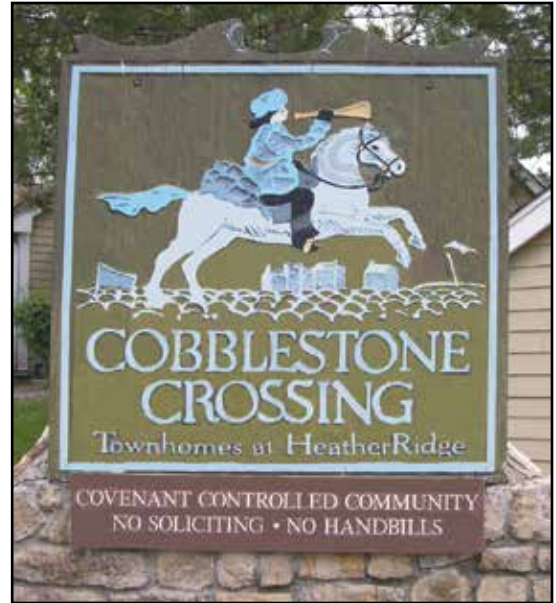
Your information is kept confidential. The office is open Monday – Friday from 9:00 am to 4:00 pm and can be reached on 303-739-7000.

Friendly Reminders for All Dog Owners: Dog excrement is a public health hazard, so please clean up after your dogs. We have easily accessible poop bag stations within our community that you can use while walking your dogs. Snowy weather is quickly approaching, so please discourage your dogs from urinating on the ice melt buckets. They are difficult to grip with dog urine on the lids!

Faith Gillis



Cobblestone Crossing



Special Assessment Meeting: This meeting took place on November 18th, it was unfortunately after the deadline to submit the December newsletter so we were unable to include the results. Results were sent via email after the meeting. We will include the results in the January newsletter. If you have any questions, please send email to alec@accordhoa.com. This meeting was to vote to approve a special assessment for Cobblestone Crossing Owners for Asphalt Replacement Summer 2026. The new proposed payment plan schedule for 2025 – 2026 will go as follows if approved. Total of 4 payments with the 1st payment due March 2025, 2nd payment July 2025, 3rd payment October 2025 and the last payment March 2026.

No Board Meeting for December: Meetings will resume in January. 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 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.

Sewer Line Inspection: As of the November board meeting, we are still waiting for the formal report results. The owner seems to be having health issues and has been unable to send over to Alec. They did conduct the scoping inspection and confirmed nothing was found. We will provide the formal report results once available. As a reminder, the inspection was done from the main line out to the parking lot throughout the community.

Speed Bump Reminder: Bids for this project have been received, but we have decided to postpone the project at this time because there will be no warranty after October 1st due to colder weather conditions. We also do not have the funds in this year's budget for the extra expense because of the increased cost of the patching of the asphalt. We will look at adding this to the 2025 budget, depending on the results of the asphalt replacement vote.

Owners and Renters: As we wrap up 2024 and head into 2025, please

make sure Alec with Accord Property Management has your up-to-date contact information, including your email address. He can be reached via email at 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.

Winter Starts Dec 21st: Gutters have been cleaned, leaves have been picked up, sprinklers have been blown out and the backflows have all been removed. Temperatures continue to drop. Please remember to disconnect your hose when a freeze is forecast. If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA. Per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas. Please report broken branches, damaged edging, and damaged sidewalks to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management.

Snow Removal: Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow and make sure not to park in the guest spots that are designated for snow.

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

Holiday Decorations: Please be careful when putting up holiday decorations and ensure electrical cords, light cords, etc., do not pose a safety hazard. While this date has already passed, a reminder that per Rules and Regs, winter holiday decorations may be put up the day after Thanksgiving.

Thank You: A heartfelt thank you to the residents who perform various activities around their homes, i.e., picking up trash, leaves and small branches, trimming bushes, and taking care of planter boxes. Your efforts are much appreciated.

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.

Additional Community Reminders

Garages: Overhead garage door maintenance is the responsibility of the exclusive garage space owner. The garage door must be kept in good shape and good working order. No business is to be run out of any garage as to incur deliveries or customer traffic. Each owner shall be responsible for the maintenance, repair, and replacement of his dwelling unit and garage.

Pets: No pet can be tethered or left unattended on the patio, porch or common areas. Also, pet crates are not allowed on porches or patios.

Screens: Please ensure your window screens are in good shape. If you notice tears please replace or remove them. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners

are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

Trash: 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. 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. 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. 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.

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* 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

*Insurance articles
about HOAs
and owners. Visit
heatherridgerealestate.com*

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*. 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; and covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Jody Bohl

*Enjoy the Holidays! Wishing everyone a Merry Christmas,
Happy Hanukah, and Happy Kwanza
from the Cobblestone Crossing Board of Directors.*

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, CMCA

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com

roxanne@westwindmanagement.com

Phone: 720-509-6074 (Office) or 303-369-1800 (x150)

****NO HOA BOARD MEETING IN
DECEMBER 2024! HAPPY HOLIDAYS!**

Burgundy HOA in the Works:

1. Sewer line replacement ongoing discussions working toward a plan.
2. The Decs and Bylaws committee is working to get the first draft to Burgundy Legal.
3. Replacing Dumpster Structures (4 completed and 4 more left to complete)

Homeowner Reminders:

- **Homeowner/Tenant Winter Checklist:** If you have a water spigot outside your unit, please be sure the hose is removed and the valve is turned off. These

spigots are the responsibility of the owner and if the HOA needs to send someone out to remove the hose or fix a water issue it will be billed back to the homeowner.

- **Holiday Lights and Decorations:** All holiday decorations must be taken down in a reasonable time frame after the holidays are over.
- **Garages:** Please be sure all lights are turned off in your garage unit when not in use this adds to the community electric bill. Per the Decs & Bylaws only your garage



door should be the main source of electricity. **Electric Cars** are not to be plugged into the garage units either.

- **Dumpsters:** With the holidays coming up and more and more trash please be sure to **BREAK DOWN YOUR BOXES** to keep more room in the trash dumpsters.
- **Snow Removal Company:** *BrightView, 303-288-2701.* Snow removal will begin when there are 2" (two inches) on the ground. Please **do not remove stakes** on the property so they know where not to put the snow. Please leave ice buckets at your door **do not move** to other locations (i.e.: the mailboxes).
- **Clubhouse Rental:** The



**Tuesday,
Dec 3, 2024
5-7 pm
Aurora Municipal Center
15151 E. Alameda Parkway**

Witness the illumination of thousands of strands of lights. Presented by the city of Aurora.

This FREE event will have holiday-themed activities, sweet treats, magical light displays, performances from Aurora Heart Dancers and The Original Dickens Carolers and special appearances from Ana and Elsa, as well as the one and only Santa Claus.

Other Activities Include: Merry Makers Market – Get your holiday shopping done early from 4 to 8 p.m. inside Aurora Central Library! Merry Makers Market is a one-stop shopping event with a selection of unique products to choose from. Festival of Wreaths – Come visit Aurora History Museum's annual Festival of Wreaths. Festive wreaths created by members of the community will be displayed in the Community Gallery. Don't forget to visit Trolley Trailer #610.

clubhouse is available to rent for those holiday parties coming up. Please reach out to Westwind Management for rental guidelines and procedures.

- **Board Meeting Minutes:** You can access the monthly board meeting minutes a week after the meeting online at <https://portal.westwindmanagment.com>.
- **Burgundy Buzz:** A monthly publication written up by Melissa Reuler who is on the Burgundy HOA Board. This will recap the monthly HOA meetings and you can find a copy in your email or at the side of each mailbox.
- **Heather Ridge Metro District:** Please look online <http://www.heatherridgecolorado.org/> as there is a lot of great information here and you can also access the monthly *Metro Matters* publication on this site.

Lori Foster

No-Bake Reindeer Cheesecake Recipe:

Serves: 8
Prep: 15 minutes
Total: 15 minutes
Difficulty: Easy
Service: 8

Ingredients
1 9-inch cheesecake
16 chocolate-covered pretzels
16 candy eyes
8 red candies

Directions
Step 1: Cut cheesecake into eight slices.
Step 2: Arrange 2 pretzels on the outside edge of each slice to look like antlers, then add a pair of candy eyes.
Step 3: Finally, add 1 red candy to the tip of each slice for a nose. Store in the refrigerator until ready to serve. Refrigerate any leftovers



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Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday of each month 6:30 pm via Zoom.
- **Board Members:** Patty Robinson–President, Frazier Hollingsworth–Vice President, Linda Chaisson–Treasurer, Kelly Bailey–Secretary, Laurie Hoffman–Member at large, Hannah Herbold–Member at large. Committee Heads: Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome), Laurie Hoffman (landscape) and Hannah Herbold (documents)
- **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 x 108, aweiss@lcmpm.com. 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 Services, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Please log onto the lcmpm.com website for maintenance requests, architectural forms, paint requests, etc. Bookmark for easy access <https://www.lcmpmpropertymanagement.com/Account/Login/48233/>

Homeowner Winter Checklist: Now that the first snow storm of the season has come and gone, it is time to check and make sure you are ready for the winter months. Please have your chimney inspected and cleaned before using your wood burning fireplace. Ensure that your hose(s) have been removed from your water spout and cover it.

Snow Parking: Here is your friendly reminder regarding snow parking. Please do not park in visitor parking

or have your guest's park there as those spots are used for the piles of snow. The crew needs as much room to clear our streets/pods and you don't want your car or your guests' car buried under a pile of snow.

Budget Ratification: The 2025 budget was ratified on November 13, 2025. The budget reflected many increases to the costs of the HOA including insurance rates, water, electricity, and maintenance. The monthly increase was about \$21 per unit. There will be no December meeting.

Board News: After 3+ years on the board, Suzy Koch has decided to step down. Please join us in thanking Suzy for her hard work and dedication to our community. We hope you enjoy your retirement.

Holiday Package Delivery: While having items delivered to your house helps keep stress from crowds down, it could also make you an easy target for porch pirates and sadly our community is not immune to this. If you know you have a package coming while you are not home, please ask a neighbor to grab it for you if at all possible. Let's help each other keep the neighborhood safe.

Holiday Décor: It is that time of year for the twinkling of lights and holiday cheer everywhere you look. We are excited to see the decorations in our community as well as the new additions to the monuments. Please be considerate of your neighbors in regards to holiday lighting and



ensure that you have a timer that will shut everything down by 10 pm. Please remember that nothing should be attached to the siding. If you have questions or need further clarification, please review the Rules and Regs. Denver tradition is to remove holiday décor immediately following the last day of the National Western Stock Show which is January 26, 2025.

Little Library: New books including children's books have been added to the library. Please stop by and grab a book to enjoy by the fire with a cup of hot chocolate.

Security: 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. Let's work together on keeping Sausalito a safe and thriving neighborhood.

Visitor Parking: Please remember there are parking restrictions including no overnight parking for homeowner's without permission from Brownstone Security. 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 its best. If you see trash, please pick it up if possible. Please pick up pet waste at the time of your pet's relief and dispose of it in your trash. Pets must always be on leash when outside the unit. Do NOT dispose of any pet waste in the golf course trash cans

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 to the PM for board approval prior to beginning the project.

Sewers: Always a good reminder to keep your sewer pipes clear by never flushing flushable wipes. Also occasionally run water down infrequently used plumbing to help keep things flowing. It's a good idea to keep cupboards under the sinks cracked open to help keep them from freezing.

Insurance: Pat Wilderott, our HOA

Insurance Agent, will be joining us at our January meeting to review the importance of homeowners having both HO6 and loss assessment insurance. Please mark it on your calendars now, so you don't forget (January 8, 2025).

Holidays: With the holidays upon

us the Board would like to take the opportunity to wish all of our residents a happy and healthy holiday season. Board members will be out and about taking photographs of our Holiday declarations for the January issue of the *Metro Matters*.

Laurie Hoffman







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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.

Annual Meeting Date now 12-10-2024 at 7 pm. It has been moved from Tuesday, Dec 3 to Tuesday, Dec 10 to complete the 2025 Budget and give timely Notice to all owners. The meeting will be at our clubhouse, 2811 S Xanadu Way. Doors will open at 6:30 pm for registration. The meeting is planned from 7 pm and 8 pm.

If you are not attending, please mail your Proxy to Westwind or leave it in the drop-off box at our clubhouse. Proxies are frequently collected and scanned to Westwind. If we don't have a quorum, the meeting will be postponed, so PLEASE GET YOUR PROXY IN!

What to expect in the 2025 Budget: At the November 21 monthly board meeting, the 2025 Budget was approved keeping fees as they were in 2024 – \$485 for the two-bedroom units, and \$490 for the three-bedroom ones. This was done not knowing what our general insurance cost for 2025 will be – as happened to the 2024 Budget. If insurance costs increase from 2024 to 2025, then the board will hold a Special Meeting to amend the budget. Options for that meeting includes using Reserves to funding the insurance shortfall, increasing the monthly fees, or changing operational costs in the 2025 Budget. Or, a combination of all three!

Again, like 2024, our requests for insurance bids have not been timely answered. This is not the fault of our agent, Dalton Spanbauer of Anderson-Ban Insurance, who submitted requests in October to carriers. State regulations require insurance carriers to respond no later than 30 days before an existing policy expires, which means they have until Dec 1 to do it. We shall see.

Parking Congestion: At two critical locations in HRS, vehicles parked outside their garages are restricting traffic flow as well as emergency access. One problem area are two buildings at 2732-to-2738 and 2748-to-2754 S Xanadu Way. The other are buildings 2844-to-2850 and 2832-to-2842 S. Wheeling Way. In both locations large vehicles parked outside their garages are restricting traffic creating unsafe conditions. This also reduces drivers' visibility for kids and pedestrians. We ask that owners make every effort to park in their garages as well as moving cars before snow removal. Residents with complains about parking are asked to email Heatherridgesouth@westwindmanagement.com to register their objections.

Snow Removal: Full plowing was delayed during the November 7-10 snow storms waiting for them to end. The main interior thoroughfares were plowed during the storms, but driveways weren't done until the storms ended. Our plowing policy is to balance safety and access needs to a budget. Sometimes driveways don't get the immediate attention an owner wants, especially north facing ones. Apologies to anyone who felt "abandoned" during the last storm, but hopefully this explanation helps?

Sewers: Please be careful what you flush or send down your kitchen sink

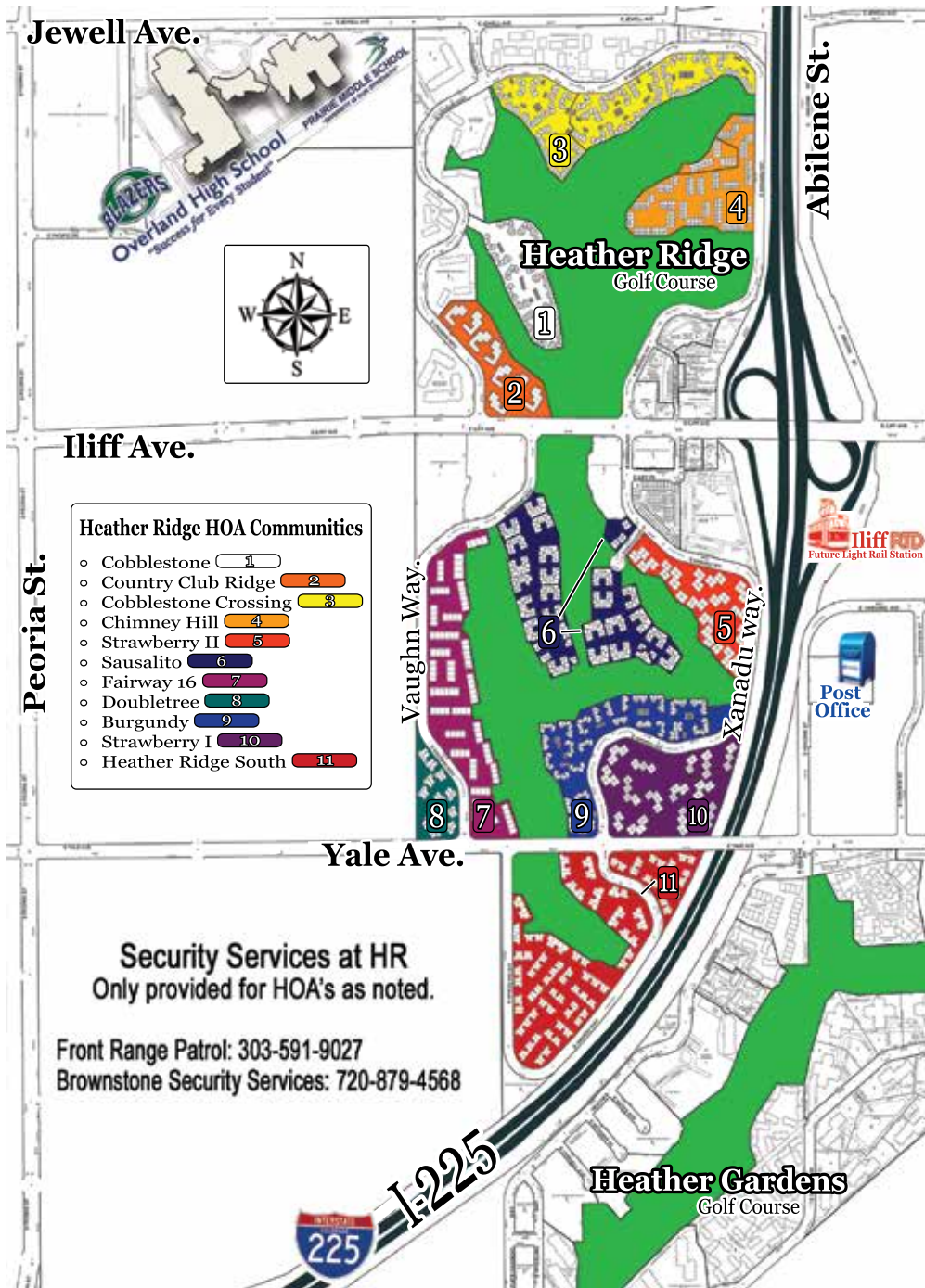
into the common sewer lines. Not only are personal and baby wipes an on-going no-no, but saturated kitchen fats are plugging sewers as well. HRS has an aggressive preventive maintenance sewer program that power-jets all exterior sewer lines three times annually. We video the lines before and after cleaning to identify problem areas for further action. Tree roots are a frequent problem especially in dry weather – roots seek water wherever it may be found. Roots snag wipes that then become coated in fats hardening into blockages. Yes, it's just that simple, and it can happen fast.

Sewer backups could happen in any unit, so please install water sensor alarms at your floor drains. Sensors can be linked to cell phones letting owners know a problem exists whether you are home or not. Sensors are inexpensive and worth their weight in gold. Remember, it's much, much cheaper buying one than mitigating a flooded basement – which is an owner's expense, not the HOA's. Does your HO-6 personal home insurance cover basement mitigation, especially water damages? Please check your coverage now!

Van Lewis



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

Service Directory

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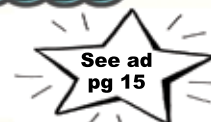
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