



# *JR* Heather Ridge

Metro Matters

Volume 15

May 2025

Number 5

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



## Heather Ridge

PUBLISHER'S NOTE

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

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



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

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

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

**Barry McConnell**

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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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Jane Klein, Cobblestone Crossing  
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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](mailto:info@HRColo.org) for an invitation.

**Heather Ridge  
Metropolitan District**  
303-755-3550 ext. 5  
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13521 E Iliff Ave Aurora, CO  
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# JR Heather Ridge

## METROPOLITAN DISTRICT

### FAIR Insurance for Colorado

On April 12, 2025, Colorado launched its FAIR Plan for residential property owners denied coverage by mainstream insurance companies here. Commercial coverage will start in June this year. In 2023, our legislature approved this plan in response to a growing insurance crisis sparked by the Marshall/Superior fires in late 2021 with losses over \$2 billion for homes and commercial buildings in Boulder County.

This is insurance of last resort for declined property owners only. Coverage will be up to \$750,000 for replacement of home but without other coverage for expenses found in traditional commercial insurance coverage plans. Options for wind and hail and other coverage exists, but not water or flood damage, liability, content replacement or additional living expenses due to displacement. This insurance product by Colorado is more expensive than other insurance and is not meant to compete with normal market products. It addresses owners denied coverage especially in high-risk areas.

Colorado is the 38th state to create this sort of insurance plan safety net. This program started in California in the 1960s after fires from civil unrest scared away insurance companies. California's recent LA fires have shown the value of this program but also its limitations when catastrophic events happen with limited coverage, slower claims processing, and funding.

In Colorado, insurance companies have been charged \$51.5 million to start (fund) the FAIR Plan. That's about 1% of the \$5 billion collected annually through premiums on homeowner policies. Insurance companies are expected to raise their rates across the board in Colorado to recoup those expenses and others to come. For more information, visit [www.coloradofairplan.com](http://www.coloradofairplan.com).

**Insurance Bills Pending in Colorado Legislature:** There are two bills pending approval and signature by the governor to increase property insurance costs by 1% to fund reinsurance needs and foster a better market here for insurance companies. House Bill 1302 and 1182 would increase the average insurance premium by \$32 a year. Insurance companies claim they have lost money on policies here for eight of the past 11 years due to fire and wind and hail claims, and this fee would fund reinsurance costs at the state level and entice

more insurance companies to participate in the Colorado market. Keep your eyes open as these bills work their way towards approval. . . or defeat.



Photo by Arlin Steven's F-16

**Coyote:** This photo shows a sickly critter who has been visiting Heather Ridge lately. Last seen near the pond at the 13th green/16th tee box, it looked sickly with mange which is a threat to cats and dogs. Please do not approach, feed, or try to help wild animals for any reason. If on the golf course, please contact the pro shop at 303-755-3550. If in your community, please contact

your own property management company. Stay clear of them, they are not pets.

**Golf Ball Strikes:** As the golfing season swings into action, anyone living along or near the golf course is subject to ball strikes. Colorado law addresses liability for ball damages as an inherent risk living on or near a golf course. However, the Heather Ridge golf course operation will respond to problems by adjusting tee boxes, working with HOAs to help mitigate errant ball issues and for long-term solutions. In many cases this has decreased strikes, but is not a 100 percent guarantee. Owners also need to look to their own HO-6 insurance coverage for losses as well as their HOA's general insurance coverage. The golf course is not liable for any ball strike damages.

**Walking on the Golf Course:** The golf course is a private, no trespassing entity for paying customers. This rule is strictly enforced during golfing hours. Those walking on the cart path during golfing hours will be asked to leave immediately. The golf course is patrolled multiple times daily by Front Range Patrol. The golf course is owned by the Heather Ridge Metro District No 1, not individual residents. Its board of directors is subject to elections by all residents residing within the district.

Van Lewis



# Dr. J's Jetting & Drain Cleaning



## Get Rid of Sewer Smells for Good!

Are sewer smells lingering in your drains, despite your best Spring cleaning efforts?

The problem may be more than just surface-level.

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  - Features natural oil-eating bacteria
  - Is free from harsh acids, alkaline, and solvents

Say goodbye to sewer smells and hello to a fresher, healthier home.

**Contact Dr. J's Jetting & Drain Cleaning today to schedule your appointment!**

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## Contact Info





Call or Text: (720) 951-7311

Email: [DrJ5280@gmail.com](mailto:DrJ5280@gmail.com)

*Were the preferred hydro jetter for the  
Heather Ridge South Community*



# May 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	 <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@HRcolo.org			1	2	3
4		6	7	8	9	10
11 	12 5 pm Burgundy HOA Mtg Community Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom	13 6 pm <b>CH HOA</b> Board Noonan's	14 6:30 pm Sausalito HOA Mtg on Zoom	15  6:30 pm Strawberry HOA Mtg via Zoom	16	17 
18	19 5:30 pm CCR Board Mtg on Zoom	20	21 6 pm Fairway 16 HOA Mtg Clubhouse	22	23	24
25 	26 6 pm Cobblestone HOA Mtg - Noonan's <i>Rescheduled for            Monday, June 2</i>	27	28 5:30 pm HRS Board Mtg Clubhouse	29	30	31



**17200 E. Iliff (SE Corner Buckley & Iliff)**  
**Sun—Thurs 7 am—8 pm**  
**Fri—Sat 7 am—8:30 pm**  
**303-751-0166**

## Celebrate Mother's Day at Jus' Grill!

- ♥ **Baked Ham** with mashed potatoes, vegetables, dinner roll, and choice of soup or salad.
- ♥ **Grilled Salmon** with homemade rice, vegetables, dinner roll, and choice of soup or salad.
- ♥ **New York Steak** served with baked potatoes, vegetables, dinner roll, and choice of soup or salad.

*All entrees include a cup of fresh Strawberry Cobbler as dessert. Offers not valid with coupon.*

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## Aurora's Future Is on the Table — And Your Voice Matters

### What does *infra-structure* mean to you?

This was the opening question at my most recent Quarterly Town Hall, because the answer shapes nearly every conversation we need to have about Aurora's future. Some say roads and bridges. Others think of water systems, power lines, or neighborhood parks. In truth, infrastructure is all of it — and more. It's the invisible backbone that keeps our city livable, safe, and thriving.

Right now, Aurora is facing \$700 million in unmet infrastructure needs. That's not a typo. From fire stations to aging public buildings, from roadways to recreation spaces, the list is long. And with a city growing as fast as ours, it won't get shorter without serious community engagement and responsible planning.

That's why we've launched **Build Up Aurora** — an initiative to gather direct feedback from residents to help us prioritize what matters most. Because not every neighborhood has the same needs. One area might need updated storm drains. Another might be asking for a new library or an expanded recreation center. Others simply want potholes fixed or school access improved. The point is, these are your tax dollars, and I want you to have a say in how they're spent.

We've created a short, five-minute survey available both online and in paper form. [https://www.auroragov.org/news/whats\\_new/take\\_our\\_build\\_up\\_aurora\\_survey](https://www.auroragov.org/news/whats_new/take_our_build_up_aurora_survey) share it with your neighbors. The more voices we hear, the better job we can do at setting real priorities and shaping realistic solutions.

But infrastructure isn't the only big issue we're tackling.

We also heard from Aurora's Budget Officer, Grant Haynes, who shared a sobering fiscal picture. The city's general fund is looking at an \$11.5 million shortfall. Like many households, our revenues haven't kept pace with our needs — especially in a post-COVID economy where sales tax (which makes up 57% of our general fund) has softened.

What many residents don't realize is that Aurora hasn't raised its sales tax since 1993 and hasn't increased property taxes since 2000. We've been remarkably prudent with your money. But we're nearing a point where tough choices will have to be made. That may include going to the ballot to ask voters whether to approve new funding mechanisms — whether through limited-time sales tax increases, bond measures, or other tools.

Those conversations aren't easy. But they must be honest, transparent, and informed by community feedback. Again, that starts with your participation. Check out the budget here <https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16401631>.

We also heard from Chief Todd Chamberlain, who gave a clear-eyed look at how Aurora Police Department is adapting to today's challenges. The Chief emphasized that while the mission of law enforcement remains crime prevention, officers



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

are now dealing with much more: homelessness, untreated mental illness, substance abuse, and community mistrust built over decades.

The department has implemented data-driven policing strategies, including hotspot targeting, real-time crime centers, and a renewed focus on constitutional, community-based enforcement. And it's working: Year-to-date, overall crime in Aurora is down 22.2%, with auto thefts falling by nearly 40% since February.

That said, our police force is understaffed. We're currently budgeted for 748 officers based on a city population of 380,000 — but Aurora is now over 404,000 residents and still growing. The national standard recommends 2 officers per 1,000 residents. We're at 1.5. That gap strains response times and stretches resources thin. Recruiting is ongoing, but like everything else, hiring and training take time and funding.

Throughout the evening, one theme came up again and again: participation matters. Whether we're talking about capital improvements, public safety, or budgeting — Aurora works best when its residents are involved. The loudest voices don't always represent the majority. Too often, the people in the middle — the working families, the quiet citizens, the everyday taxpayers — go unheard.

Let's change that.

My next town hall will be Thursday, July 11, 6:30 at **Noonan's Sports Bar & Grill**, 13521 E Iliff Ave, Aurora, CO 80014. We'll be joined by our City Attorney Pete Schulte to discuss what his office does, our home-rule authority and what we can do to protect Aurora's right to govern itself among other topics.

In the meantime, please take the **Build Up Aurora** survey, read through our budget summaries, reach out to my office with your concerns — and know that I will continue fighting for a city that is safe, modern, and responsive to you.

Aurora is growing, but we can grow with vision, not just velocity. That's only possible if we walk the path together.

### Need Assistance?

As your member of Council, I have fielded citizen concerns regarding, neighborhood trash, abandoned vehicles, traffic noise and many more. If you have a concern, reach out to me at ([shancock@auroragov.org](mailto:shancock@auroragov.org)). You can also go online to the customer portal [https://www.auroragov.org/city\\_hall/online\\_services](https://www.auroragov.org/city_hall/online_services) for a wide range of services.

Remember, Positive change starts with you.

*Your Citizen Servant,*

**Stephanie Hancock**  
Council Member Ward IV



*Left: Chief Todd Chamberlain and Council Member Stephanie Hancock. Below: Heather Ridge community at recent Town Hall Meeting.*







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

# Our Befuddled RE Market

It's been five years since Covid-19 and our metro Denver and Heather Ridge markets have changed. Home values rose on average 38.5% between March 2020 and April 2022. In the same period, mortgage rates went from 3% (or less) to around 7% by late 2022. Today, rates are bouncing around 6.7% unable to "stick a landing" as they say in gymnastics due to unstable bond, stock, and other markets.

Yet, our resale market is active and our economy relatively healthy. The rest of the story –

Today, the median metro home price (single family and attached) is \$599,000, or 3.9% below its peak in April 2022. Condos/townhomes prices have fallen due to HOA affordability issues (fees, insurance). March 2025's median price was \$389,000 vs \$415,000 March 2024 – a \$26,000 or 6.3% decline.



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

In March 2021, metro Denver had 1,921 homes for sale, and 1,221 in March 2022. Today, there are 9,764 all homes for sale – the historical average for March is 13,188, so no problems of too much inventory (just lack of demand).

At the end of March 2021, Heather Ridge had four homes for sale and eight pending sales. Today, April 16, 2025, there are 23 for sale and 8 pending – not too shabby! And like the metro area, Heather Ridge's days-on-market now averages 48.

This article's title, "Befuddled", best describes our real estate market. It is confused and puzzled by mortgage rates, home affordability issues, and market perceptions. It lacks direction. And in that atmosphere more buyers than not are sitting on the sidelines waiting to see what happens next. Those buyers who are looking are seeking greater values than price, or a low price to create future values.

This is where Pete and I step in. It's all about knowing where the market is heading, why, and what can be done about it.

In today's market, sellers need to be clear about why they are selling. Pete and I focus on seller motivation relative to urgency vs market realities. We go directly to the home's value and pricing points. We have the data and inside knowledge because we list so many homes in Heather Ridge. We know its pulse which helps its sellers better manage expectations.

Today's market is a relative good one where home value will be recognized and buyers will respond. However, questionable value and over-priced homes will be bypassed with few showings and offers.

Pete and I have over 50 years each selling homes in good and not-so-good times. We specialize in Heather Ridge vs other agents or buyout companies. Your home is probably your most important asset, so please don't leave home without us. For most people, selling their home is about time, money, and needs. We get it, so call us.

**Van Lewis**

## Homes Pending as of April 16, 2025 — [www.heatherridgerealestate.com](http://www.heatherridgerealestate.com); [myHRRE.homes](http://myHRRE.homes)

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$275,000	2463	S Xanadu Way D	2 - 2	1,174	1 Carport	2 Story
Strawberry II	\$279,000	2451	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$280,000	2674	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Cobblestone Crossing	\$310,000	1917	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$350,000	2488	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Cobblestone	\$369,900	2182	S Victor St D	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$419,900	2879	S Xanadu Way	4 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$528,900	2823	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story



**Homes Closed from March 16, 2025 to April 16, 2025 — [www.heatherridgerealestate.com](http://www.heatherridgerealestate.com); my HRRE.homes**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$255,000	13619	E Yale Ave C	1 - 1	856	Conventional	\$8,000	Individual
Strawberry I	\$277,000	13621	E Yale Ave C	2 - 2	1,098	Conventional	\$6,000	Individual
Cobblestone Crossing	\$280,000	13254	E Asbury Dr	2 - 2	1,392	Cash	\$0	Estate
Strawberry I	\$280,000	2630	S Xanadu Way C	2 - 2	1,098	FHA	\$6,750	Individual
Cobblestone Crossing	\$289,900	13254	E Asbury Dr	2 - 2	1,392	Cash	\$0	Corp/Trust
Fairway 16	\$295,000	2640	S Vaughn Way D	4 - 4	1,650	Cash	\$0	Individual
Strawberry II	\$300,000	2441	S Xanadu Way D	2 - 2	1,091	FHA	\$15,000	Individual
Sausalito	\$336,000	2497	S Victor St F	3 - 2	1,273	Conventional	\$1,800	Individual
Fairway 16	\$360,000	2466	S Vaughn Way A	4 - 4	1,650	FHA	\$200	Individual
Cobblestone	\$364,000	2152	S Victor St F	2 - 2	1,392	Conventional	\$6,220	Individual
Cobblestone Crossing	\$369,900	13504	E Asbury Dr	2 - 2	1,392	Conventional	\$5,000	Individual
Cobblestone Crossing	\$380,000	1929	S Xanadu Way	2 - 2	1,392	Conventional	\$12,500	Individual

**Active Homes for Sale as of April 16, 2025 — [www.heatherridgerealestate.com](http://www.heatherridgerealestate.com); myHRRE.homes**

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$229,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$239,990	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$274,900	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$279,000	13651	E Yale Ave C	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$289,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$295,000	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$315,000	2485	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$319,000	2639	S Xanadu Way B	2 - 2	1,303	1 Carport	2 Story
Strawberry II	\$320,000	2441	S Xanadu Way A	2 - 2	1,271	1 Carport, 1 Sp	2 Story
Cobblestone	\$325,000	2101	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	\$328,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Sausalito	\$345,000	2504	S Victor St E	2 - 2	1,025	2 Gar, Att	2 Story
Cobblestone	\$345,000	2141	S Victor St B	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$370,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Cobblestone	\$375,000	2122	S Victor St F	2 - 2	1,392	1 Gar, Det	2 Story
Sausalito	\$375,000	2490	S Worchester St E	3 - 2	1,282	2 Gar, Att	2 Story
Country Club Ridge	\$399,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Att	2 Story
ChimneyHill	\$407,500	2061	S Worchester Way	3 - 3	1,512	1 Gar, Att, 1 Sp	2 Story
Fairway 16	\$412,500	2650	S Vaughn Way D	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$425,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$445,000	2761	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$449,500	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$474,750	2446	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story

A home's value is what a buyer gets, and price is what they paid for it. In the past two years, Heather Ridge prices have been diluted by too many homes sold "as-is." For example, the "Spruce" model found in Fairway 16 and Heather Ridge South (2-story, 1633-1650 sqft, 3-bdrm on top level), now sells between \$295,000 and \$523,000. That's a \$228,000 spread. And it's not just this model but others too sold "as-is" to investors.

This is important to know because sellers trying to get a "fair" price are fighting an uphill battle about values and prices. Buyers and most agents are not familiar with Heather Ridge's ten HOAs and multiple models and styles of homes. This is where Pete and Van can detail comps and argue better for their sellers. Knowledge is power.



# Heather Ridge Golf Club Monthly Update

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

## HR Men's Golf Club News

The season is underway, but there is still time to join us for some fun and golf!!! Applications are available on the bulletin board outside the pro shop, so fill one out today!!!

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

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

### Results from HR Men's Golf Club's First Tournament:

**April 12th Member/Member Member/Guest:**

#### **1st Flight:**

1st: Harbison, Swanson, Swanson, J. Whitlock \$300 team/\$75 each

2nd: Brian, Black, Richard, Dawson \$120 team/\$30 each

2nd: Larson, Propp, Hinson, Travis \$120 team/\$30 each

#### **2nd Flight:**

1st: Costa, Jamison, Bade, Andersen \$300 team/\$75 each

2nd: Richard, Petzinger, Petzinger, Weekley \$120 team/\$40 each

3rd: Agyarkwa, Lockwood, Behling, Struhar \$40 team/\$10 each

3rd: Trego, Ptacek, Svenby, Ashburn \$40 team/\$10 each

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

#5 Johnson team; #8 Canavan team; #10 Richard team; #14 Harbison team \$40 per team per hole

### 2025 HRMC Tournament Schedule

DATE:	TOURNAMENT NAME	FORMAT / NOTES
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% HNDCP
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)

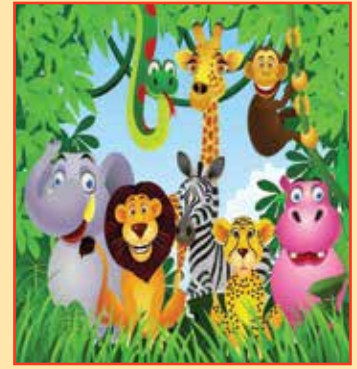


## 18-Hole Ladies' Club News

Ladies, get your teams together for the Wednesday, June 16, 2025, **Member-Member/Member-Guest Tournament**. The theme this year is **Safari**. Lots of fun and games, a yummy luncheon, awards and door prizes. The entry fee is \$45 per person, not including the green and cart fees of \$69. Entry forms will be emailed to HRWGA members soon. A Good Time Will Be Had By All!!

(For more information, contact Dantha Stewart at [dantha.stewart@comcast.net](mailto:dantha.stewart@comcast.net).)

**Teresa Anderson**  
Publicity



## 9-Hole Spring Breakfast

Top row, left: Joyce Scott, Karla Enge, Sue Klaus, Maureen Mrinez, and Sally Simon. Right: Linda Chaisson, Judy Ahlbrecht, and Sherri Cooper. Second row left: Hannah Herbold, Lori Butterfield, Linda Chaisson, Cyndi Carfrey, and Tracie Chapman. Center: Donna Brothis. Right: Sandy Finney, Liz Clancy, Patti Hatfield. Lower row, Left: Sue Smith and LaRee Van Brundt. Center: Jeannine May, Suzy Koch, and Judy Strayer Right: Ginny Lewis, Judy Ahlbrecht, and Sherri Cooper



# Why Adopt a Pet?

**Find out at the 7th Annual Adopt – a – Pet and Pet Education Day  
Saturday, May 31st, 10 – 4 p.m. Vendors and Pet Adoptions  
11 – 3:30 Luncheon, Speakers and Entertainment  
Located at Heather Gardens Clubhouse**

This month the 7th Annual Adopt -A - Pet and Pet Education Day Luncheon will be held at the Rendezvous Restaurant in Heather Gardens Clubhouse on Saturday, May 31st from 10 – 4 p.m. for the Pet Adoptions and Vendor Fair, and 11:00 – 3:30 p.m. for the ticketed luncheon which includes keynote speakers that will talk and educate the public about their current pets or about adopting a new four-legged friend. Also available with the tickets purchased is a special guest comedian, Dr. Kevin Fitzgerald. Over the past 6 years there have been over 75 pets adopted, and thousands of dollars raised in donations for these well-deserved Metropolitan Denver area shelters.



As we approach the 7th Annual Adoption Day, the founder of Imagine Peace Foundation, Imagine Peace Publications, and Homes That Give, event organizer, Aleta Antoinette, will co-host the event in honor of her grandmother, Ethel Baron, who co-founded the first animal rescue foundation in Las Vega, NV in 1963, helping find homes for hundreds of dogs; and also in honor of her beloved father, George Betzler who with her mother, Betty Betzler, rescued and fostered dozens of cats for over 18 years. George lost his life to Alzheimer's in 2018 and his favorite cat, Mystery, lost her life one day before he passed away. Betty still carries on the legacy of their love for cats. A love of animals is in Aleta's blood.

This year Aleta has put together a dedicated committee of others in Heather Gardens that have a love of animals. In charge of Table Captain Hosts and ticket sales is Janet Arce, a Heather Gardens favorite and head of the Puppy Poop Program and The Green Team. Kelly French, artist and AR for building 212 oversees volunteers with the help of Connie Burns. Jayne Bail with Platte River Mortgage has been a sponsor since the beginning and is helping coordinate all the pet shelters. Aleta oversees the overall event with an emphasis on Sponsors and has secured a wonderful entertainer.

## **This year's Adopt a Pet Day Entertainment –**

Dr. Kevin Fitzgerald has performed stand-up comedy and been a staple of the Denver comedy scene since 1986. Since that time, Kevin has opened for and worked with such diverse and legendary performers as Joan Rivers, Bob Hope, Kevin Nealon, Brian Regan, and Norm McDonald. He is probably best known for his eleven seasons on the popular Animal Planet television series Emergency Vets. Other television appearances include The Late Late Show with Craig Ferguson, The Maury Povich Show, and The Today Show. Radio appearances include The Howard Stern Show, one of the most popular segments ever of NPR's Wait Wait Don't Tell Me, as well as being featured on Paul Harvey's The Rest of the Story. Dr. Fitzgerald put himself through school bouncing for various rock bands including The Who, Willie Nelson, and The Rolling Stones. He believes his unusual dual career as a doctor and comedian offers him a unique perspective on life. Dr. Fitzgerald also believes none of us laugh enough.



Aleta resides and has been a Realtor in and around the community for 25 years. She donates a portion of each commission at closing, chosen by her clients from over 30 charities around the country. This will be her 100th Homes that Give Free Seminar Series she hosted on a variety of topics at Heather Gardens as her way of giving back to the community carrying on the family tradition she learned from her grandma.

**All are welcome to the event, whether you are a current pet owner, a pet lover, interested in adopting or someone who just wants to socialize, everyone will enjoy this fun-filled event.** Donations are appreciated and will go to one of our four animal shelters: Maxfund, Aurora Animal Shelter, Rocky Mountain Feline Rescue, and Humane Colorado (formerly Denver Dumb Friends League).

Tickets are \$40 through April 30th and \$45 after May 1st while tickets last. The ticket includes a complete lunch including tax, tip, desert and drink, Vendor booths, door prizes, a swag bag and treats for your cat or dog, keynote speakers on pet topics, and comedian Dr. Kevin Fitzgerald performance.

**All are welcome to visit the vendors, and the shelters at no charge -** Maxfund located at the Picnic Pavilion, Aurora Animal Shelter at the front patio of Rendezvous Restaurant, Humane Colorado at the back of Rendezvous's patio and Rocky Mountain Feline Rescue in the Ping Pong Game Room next to the restaurant. Adoptions take place 10 – 4 p.m.

Donations of cat or dog toys, treats, crates and beds are welcome. Come join this year and make a difference in the life of an animal, educate yourself on the one you own, or remember the one you've loved.



**Homes that Give**  
...giving back to the community,  
one home sold at a time!



**Aleta Antoinette**  
Realtor, Broker Associate  
Aleta@HomesThatGive.com

**303.229.9210**  
Certified Senior Housing  
Professional Designation







# 7th Annual Adopt A Pet

*A Legacy of Love*

**Saturday, May 31st**

**10am — 4pm Adoptions & Vendors Free for Everyone**  
**11am — 3:30pm Ticketed Indoor Event with Speakers, Door Prizes and Comedian**

**Held at in Heather Gardens Clubhouse**  
**2888 S. Heather Gardens Way, Aurora, CO 80014**

**Booths, Live Entertainment, Prizes & Giveaways**    **Tickets \$45 while Supplies Last**  
**(Early Bird Tickets are Sold Out)**

**For Tickets:** Call Janet Arce at 720-744-3368 or  
Aleta at 303-229-9210

**11 — 12:00 pm**    **Vendor Games and Registration**  
**12 — 1 pm**    **Lunch at Rendezvous**

**Speaker Topic:**    ***Your Pet and Estate Planning***

**Featured Speaker:**    ***Health Benefits of Pet Ownership***



Presented by Daniel McKenzie, Firm, LLC Daniel will explain how to include your pets in your estate plan. Also an event sponsor. *McKenzie Law*



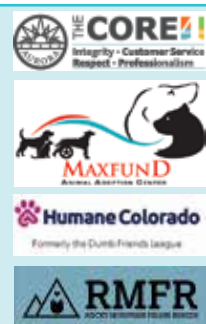
Dr. Kevin Fitzgerald has performed stand-up comedy and been a staple of the Denver comedy scene since 1986. . He believes his unusual dual career as a doctor and comedian offers him a unique perspective on life. Dr. Fitzgerald also believes none of us laugh enough.

## Event Sponsors



## Event Shelters

Shelters will be located at the Picnic Pavilion, front and back patios of Rendezvous and in the Ping Pong Game Room. Donations of money, dog or cat food, beds or treats for the shelters are gratefully accepted. Shelters will offer a senior discount for the day of event only.



# Denver Botanic Gardens



## **York Street**

1007 York Street  
Denver, CO 80206  
720-865-3500  
[www.botanicgardens.org](http://www.botanicgardens.org)

Denver Botanic Gardens at York Street, in cooperation with the City and County of Denver, presents a wide range of gardens and collections on 24 acres. The gardens reflect an ever-widening diversity of plants from all corners of the world.

York Street presents a wide range of gardens and collections on 24 acres that illustrate an ever-widening diversity of plants from all corners of the world. Distinctive gardens define and celebrate a Western identity and a unique high-altitude climate and geography.

## **Gardens of the West Roads Water-Smart Garden**

The Water-Smart Garden, created in cooperation with Denver Water, emphasizes drought tolerant planting. This lovely garden has relatively low water and maintenance needs compared to a conventional ornamental border. In most years, this garden only receives supplemental water approximately seven times through the course of the summer.

The Water-Smart Garden was established in 1995 according to a design by Lauren Springer Ogden. The

garden showcases xeric plants of local origin as well as those of similar arid climates worldwide. Plants are grouped by similar watering requirements with thirstier plants placed at the lower portion of sloped areas. The garden provides year-round appeal by emphasizing the form and texture of many evergreen plants. Cacti and yucca interplay with sea kale (*Crambe maritima*) and *Penstemon*. Pine trees are grounded by sweeps of poppies and *Gazania*. The garden is at its flowering peak in spring and early summer. Interesting forms, foliage and seed heads prolong its visual appeal long into the winter. For a list of plants in the Water-Smart Garden, visit [botanicgardens.org](http://botanicgardens.org)

## **Sacred Earth**

Sacred Earth is an ethnobotanical garden and displays plants that have historically been used by the over 20 Native American tribes from the Colorado Plateau (which includes parts of Colorado, Arizona, New Mexico and Utah). The garden also includes a dryland agriculture demonstration garden that incorporates Native American heirloom crops and traditional cultivation methods. When the garden was redesigned in 2000 there was an official blessing by representatives of the Tarahumara Pueblo, Sioux and Hopi tribes. For a list of plants in Sacred Earth, visit [botanicgardens.org](http://botanicgardens.org)

## **Welcome Garden**

The Welcome Garden serves as a gateway to the Gardens, offering year-round interest while hinting at what is





possible in your yard. Among its features are flowing water, a gathering space and native plants intermingling with ornamental cultivars. For a list of plants in Welcome Garden, visit [botanicgardens.org](http://botanicgardens.org)

### ***The Willow Glade in Celebration of Brandon Mandelbaum***

The Willow Glade in Celebration of Brandon Mandelbaum highlights the water-loving plant communities of riparian habitats - the banks of rivers, creeks, streams, and their related wetlands. Although riparian habitats make up less than one percent of the land area of the Western United States, around seventy-five percent of all wildlife species depend on them for some part of their lives.

Willows (*Salix*) are found in wet habitats throughout the world and serve as important food and shelter for wildlife as small as flies and as big as moose. Dozens of willow species grow in Colorado and, to preserve and showcase their unique regional variations, the willows in this garden were wild collected in Colorado in cooperation with the United States Forest Service and Bureau of Land Management.

For a list of plants in the Willow Glade, visit [botanicgardens.org](http://botanicgardens.org).

The Willow Glade was built, planted and dedicated in 2023, replacing the South African Plaza.

The Gardens has a new ticketing platform. Tickets are now available for admission, events and classes. Please [use our calendar](#) to sort by keyword, date range, location, audience or category.

### ***Admission***

Members Free

\$16 Adults

\$12.25 Seniors (65+), Military & Veterans (w/ID)

\$11.75 Children (3-15) and Students (w/ID)

Children 2 and Under Free

***2025 Free Days*** for York Street and Chatfield Farms

Tuesday, June 10

Thursday, July 3

Wednesday, Aug. 27

Friday, Nov. 28 (day after Thanksgiving)

Information and photos provided by [Denver Botanic Gardens.org](http://Denver Botanic Gardens.org)



# Heather Ridge

## ASSOCIATION NEWS

### Cobblestone

*The month of May is the gateway to summer.*

– Jean Hersey

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

#### Updates

**Pool Season:** This year's pool season is scheduled to open on Memorial Day weekend beginning on Saturday, May 24. Watch your email or check Town Square for confirmation of this date.

**May's HOA Board Meeting:** This month's regularly scheduled meeting falls on Memorial Day, May 26. *It's rescheduled for Monday, June 2.* The meeting begins at 6 pm and will be held at Noonan's.

#### Reminders

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

- **Professional Cleaning Services:** Hire professional sewer cleaning services at least once a year. These experts have equipment to clean your sewer lines and remove any debris. To support homeowners in this effort, the HOA identified All American Drain Cleaning as our

preferred vendor to provide cleanout services. All American has served Cobblestone for many years and is familiar with our property. Call them at 303-807-7549 to schedule your sewer line cleanout.

- **Proper Waste Disposal:** Be mindful of what you flush down your drains and toilets. Avoid disposing items such as grease, oil, paper towels, feminine hygiene products and nonbiodegradable materials that can contribute to blockages.
- **Install Drain Screens:** Place drain screens over your sinks, showers and tubs to catch hair, food particles and other debris. This simple measure can significantly reduce the risk of blockages.
- **Use Bio-Clean Products:** Bio-clean products contain natural enzymes and bacteria that break down organic waste, helping to keep sewer lines clear. Regular use of these products can prevent buildup and clogs.

everyone can contribute to preserving our community's sewer system and minimizing potential sewer line backups. Your cooperation is appreciated.

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

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

**ARC Request/Review Process:** Remember, that any project planned for the exterior of your home requires the submittal and approval of a completed Cobblestone ARC (Architectural Review Committee) Form. This form is located in Town Square (<https://www.townsq.io/>) under Tools – Documents – ARC

Request.

To speed up the review process, it's important that your completed Cobblestone ARC Form provides as much detail as possible. Pictures of the item(s) or a link to where it can be viewed online is ideal. The more information that the Architectural Review Committee has the easier it is to approve the request. Remember that you need to receive an approval for your request prior to beginning the project.

There are a number of commonly replaced items, such as front doors, storm doors and porch lights that are preapproved. A document with this information is located in the same area as the Cobblestone ARC Form. Be sure to check it out if you are planning to replace any of these items.

Remember that this approval process applies to any changes to the landscape. There should be no need to add plants in the ground. Homeowners are encouraged to use containers to display flowers and plants. Containers do not need a completed ARC Form.



*Shades of Pink – Crabapple*

By following these recommendations,

Sharon Taylor





## DANIELLE JURINSKY

will continue to bring  
real-world experience to  
the council and will  
**fight for ALL of  
Aurora—**  
no matter where in the  
city you live, or what  
political party  
you follow.



Aurora  
native



Successful  
Aurora  
business  
owner



Proud  
veteran



Invested  
in Aurora's  
future



# Danielle Jurinsky

## Aurora City Council AT-LARGE

Danielle truly loves her hometown of Aurora, Colorado. It's where she was born and raised, graduated from Overland High School, graduated from the Community College of Aurora, served our country honorably, started her businesses, and is raising her son.

### *Focusing on what's important to Aurora...*

#### Jobs & the Economy

As a successful small business owner and entrepreneur, Danielle knows firsthand what it takes to live within a budget, make payroll, and grow a business.

#### Public Safety

Danielle will continue to fight for a stronger, safer Aurora while bridging the gap between Aurora citizens and our local Aurora law enforcement.

#### Taxes & Fees

Danielle isn't a politician, she's a job creator and a single mom who works hard to live within her budget and believes government should do the same.

#### Development

Danielle will continue to ensure Aurora is one of the most business-friendly cities in the state and will continue to eliminate bureaucratic red tape and burdensome government regulations.

#### Revitalizing Neighborhoods

Local Aurora residents know what's best for their neighborhood and unlike politicians, Danielle will listen to those needs and respond.

*"My pride for our city is second to none! I believe Aurora is where you have a chance to live out the American dream and I will continue to fight to ensure equal opportunity for all!"*

*- Danielle Jurinsky*



## DanielleforAurora.com

PAID FOR BY DANIELLE FOR AURORA

#### Contact Danielle

(303) 775-9790

DanielleForAurora@gmail.com

f /DanielleForAurora

3124 S. Parker Rd. Ste. A2-149

Aurora, Colorado 80014



# 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; Members at Large: Tina Lockman; Felicia Smith.

**HOA Meetings:** Meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go to the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call on your phone to attend **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 from the responding officer. You may unknowingly have information about the crime that can be helpful. Reported crime with follow up from the responding officer are tracked on the APD district map, which will indicate to APD that additional patrols are needed in the vicinity.

**Loss Assessment Coverage:** On March 31, 2025, an email was sent from Accord Property Management to all property owners regarding the risk of not having Loss Assessment coverage through your condominium homeowner's policy.

It is recommended that you have a minimum of \$25K in coverage should an emergency arise, i.e., damage from inclement weather, roof, siding, etc. Please contact your homeowner insurance agent for more specific recommendations and to obtain educational materials to stay better informed. Remember, it's a minimal cost for your policy to include this very important coverage and much more of a financial risk without it.



**Strawberry I Community Signs:** The Strawberry Board of Directors is in the process of exploring replacement of the sign that was previously located at the corner of Xanadu and Yale. In 2022 a car plowed through that intersection and took out our sign! We are also looking into a smaller sign replacement for the southwest corner of Wheeling and Xanadu. We will keep you posted with updates during the process.

**Pet Care and Safety Reminders:** Dog excrement is a violation of HOA Rules and Regulations and Aurora Animal Control Code Enforcement. Decks and patios must be free of dog excrement, including urine. Please discard immediately to prevent the spread of disease and to keep the area odor free. Remember we live near other residents and your neighbors do not want to be exposed to health hazards that can easily be prevented.

Members of your community can report this to the HOA and Aurora Animal Control where violations can be issued. The unit owner may receive an HOA violation and the tenant who is the dog owner may receive an Aurora Animal Control violation. These violations can be avoided with proper disposal of dog excrement during walks and porch releases.

**Pool Opening Labor Day Weekend:** It's already that time of year again. Refreshing water to cool us off during the heat of summer! Pool rules and hours are posted on the gate. Please remember to be considerate of others. The pool areas may not be used for personal celebrations, i.e., birthday and graduation parties, this includes bringing sound equipment, tables, chairs, balloons, etc. The pool is used by other residents too, so please avoid the embarrassment of having security contact and asking you and all your guests to vacate the premises.

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.



**Garage sale May 16-17:** Get ready to sell all that “stuff”

your kids don’t want or you don’t need anymore. Make space for new “stuff” by getting rid of the old come Friday, May 16 to Saturday May 17, 8 am to 5 pm. For more info and to register for promotional signs, please text Karen Walderman at 720-841--2040.

## **Garbage Organic vs Recycle:**

Whether you use recycle or not, you are paying for it in your monthly HOA fee. There’s no exemption from this and the Board is in full support of recycling.

Please visit our HRS website for the organic garbage and recycling dates. In non-winter months, please place your garbage cans on concrete or asphalt surfaces and **Not On The Grass**. On organic garbage days don’t place your recycle items or container outside because the garage people will pick all of it up. Save the recycle items for re-cycle dates only. It seems more and more residents are confused about organic and recycling dates, so please don’t mixed them up. Please help our garbage company do its job – Republic 720-9948175 or [republicservices.com](http://republicservices.com). Call them, not Westwind, if your trash pickup didn’t happen.

**Insurance – Understanding It:** A resident recently asked why HRS no longer is responsible for community roofs and that owners must get insurance for that. The resident had it all wrong, but the question raises the question what if others don’t understand our insurance issues?

HRS is a condo community governed

by its Declarations. That document says who is responsible for what when it comes to buildings, grounds, insurance, etc. The short answer is the HOA is responsible for all common element assets (including roofs), and owners only for the insides (airspace) of their units. There are exceptions in this for sure, but that’s the general idea.

The HOA provides general insurance for common elements to protect from losses, especially from catastrophic wind and hail events (in particular roofs). Wind and Hail insurance coverage has a percentage deductible, 5%, that the HOA must pay for any claims. In that case, the deductible amount would be paid by assessing all 176 owners their prorated amount. For 2025, the estimated assessment per units is \$17,806.

Each year, owners are given an estimated deductible amount to seek insurance assessment coverage

under their HO-6 owner’s policy for Wind and Hail Assessment coverage. The HOA has Reserves, but its use is restricted and not intended for Wind-Hail deductible. If it did fund Reserves for Wind and Hail deductible, it would increase monthly HOA fees by hundreds of dollars. The solution is found in the Declarations allowing the HOA to assess owners for the deductible at minimal cost to owners through their HO-6 policy. Or, to have cash reserves.

Each year, Westwind contacts all owners about Wind and Hail coverage and their exposure to assessment risk. The person who questioned me was confused about insurance coverage not knowing or understanding the difference between assessment coverage vs. the HOA’s general insurance for roofs and other common elements. I hope the above explanation helps, but if not please contact Brook Ramirez at Westwind as noted at the top of each month’s article.

**Van Lewis**

**A dedicated website for  
Heather Ridge  
Real Estate  
[Heatherridgerealestate.com](http://Heatherridgerealestate.com)  
[myHRRE.homes](http://myHRRE.homes)**



# Burgundy

**\*Burgundy is a Covenant Controlled Community\***

**Monthly Board Meeting:** Second Monday of the month at 5:00 pm, at the Burgundy Clubhouse

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

**Email:** [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com)  
[roxanne@westwindmanagement.com](mailto:roxanne@westwindmanagement.com)

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



## Burgundy HOA in the Works:

1. Sewer line replacement for Drive A and how it will be paid for.
2. The Decs and Bylaws Committee 2nd round draft to lawyer.
3. Spring/Summer landscape discussions.
4. Clubhouse Cleanup of storage areas.
5. Ice Melt Bucket storage till next October.

## HOA 101:

**The Declaration is the document that, among other things, establishes the association, contains the use restrictions, the maintenance requirements, and defines the common elements.**

**The Bylaws set up the corporation and how it is to be run. It contains provisions on the board of directors, who is eligible, what the duties are, how they are elected, and what their powers are.**

**The Rules and Regulations set up guidelines and rules for owners to follow and reiterate the use restrictions set forth in the Declaration in simpler terms.**

## Homeowner Reminders

**HOA Meetings:** Monthly HOA meetings have been changed to **5 pm** for summer hours beginning in May the second Monday of the month.

## Homeowners Insurance:

- *Homeowners Insurance* should include an *HO6 Policy*.
- *Homeowners Insurance* should include a *Loss Assessment Endorsement Policy* with a recommended minimum of \$15,000. Having the Loss Assessment Endorsement Policy should help to cover you for a special assessment. Be sure to confirm with your Agent if you are covered for all Assessments or just Wind and Hail. There should be no sub-limit that would leave you on the line for the difference between the sub-limit and the assessment. For more information, please contact Dalton Spanbuaer with Anderson Ban Insurance, Inc. [andersonban@gmail.com](mailto:andersonban@gmail.com) / 303-814-3558 ext. 2.
- *Renters Insurance* – If you are a renter of the unit be sure to look into Renters Insurance to cover your belongings inside the unit.
- *Make sure you always get your coverage in writing from your agent.*

## Golf Course Information:

The golf course property is for paying customers and residents should not be walking or bringing their pets onto the course. The golf course is not a dog park and animals are not allowed. It is also a safety hazard to be on the

golf course while golfers are playing.

If a resident experiences issues with vandalism by golfers or notice suspicious activity please contact the **Pro Shop at 303-755-3550 option #1 or Front Range Security 303-755-0665.**

**Pool Pros Colorado:** We have switched to a new pool maintenance company for the summer beginning May 26, 2025 through September 1, 2025.

- *Swimming Pool Rules* – Please follow the pool rules to keep everyone safe this season. No Glass containers, No Pets inside the gates of the pool. You must be a Resident or Tenant or accompanied by a Resident or Tenant to use the Pool and have a key. Please keep an ID with you at all times while on the premises. Rules are posted at the Pool and if disregarded, privileges can be revoked. Please keep the Men's and Women's bathrooms clean and if any issues call Westwind Management Company. Please keep the pool gates closed at all times and be considerate of noise levels.

**BBQ Grills:** Per Burgundy's Fireplace, Grill and Chimney Inspection Policy established January 16, 2024 and the City of Aurora's BBQ Grill policy it is prohibited to have open-flame cooking devices on



unprotected patios and balconies closer than 10 feet from your unit structure which includes charcoal grills, propane (LP-gas) grills with a fuel tank capacity exceeding 2.5lb water capacity (camping size tank), wood pellet grills, and smokers using a field source other than electricity alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5lb water capacity. Fire-pits are also not allowed.

#### **Architecture and ACC Requests:**

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

- Provide as much information about your project as possible

(specs, pictures, brochures, diagrams, type of material being used, copy of the bid for the work, etc.)

- ACC approval does not constitute approval of the local City/County building departments and a Building Permit may be required (patio fencing is just an example)
- Submission of an ACC Request does not constitute approval. Please refrain from beginning any work until your request has been approved.
- Note if your project is not completed as per the Approved ACC Request you can be asked to remove/redo it.
- Residents (Owners/Renters) who make alterations to the exterior without ACC Request Approval may be forced to restore the property to its original condition at Owners expense.
- You should alert the Management Company when your project is completed.

***Please allow a minimum***

***30-day window for an approval or denial and plan accordingly to when you think your project might start. If your ACC Request requires more information the timeline starts over on the revised submission of the request.***

#### **Confined Pets, Pet Waste, and Off Leash Pets:**

- Pets must be on a leash at all times.
- Pets cannot be confined around units.
- Pet waste should be picked up immediately and disposed of properly.
- Pets cannot be left unattended on patios nor tethered on one's patios.
- Fines/charges can be given to homeowners for the Burgundy property ruined by a homeowner's pets.

**Lori Foster**

## ***Country Club Ridge***

### ***Spring maintenance activities are beginning!***

**Alex and Sons** have begun work on landscape maintenance projects around the property. The sprinklers will be turned on after the chance of frost has passed. If you have areas that need sprucing up, dead trees and or bushes to report, please contact Dan Anderson by email.

**Gardner Painting** is under contract to paint buildings 2230 and 2240 this year. You will be notified before the project begins. Touch up work will be done as needed on the other buildings. If



you notice areas that need attention, please report to Dan Anderson.

**Aurora Water** provides some online tools to help us monitor water usage in each building. If water usage appears to be due to running toilets and dripping faucets, you may be requested to set an appointment with our selected plumber. To avoid that

cost, please check all sinks, showers, tubs and toilets for leaks.

**Reminder:** Summer means open windows and outside activities. Please be a considerate neighbor while entertaining on your patio.

**HOA Meetings** are held at 5:30 pm the third Monday of each month

on Zoom. You always receive an email invitation to join and the link. There is a "Homeowner's Forum" on the agenda that gives you a time to ask questions and bring up concerns. The next meeting is June 16th.

*Thanks for being a good neighbor!*

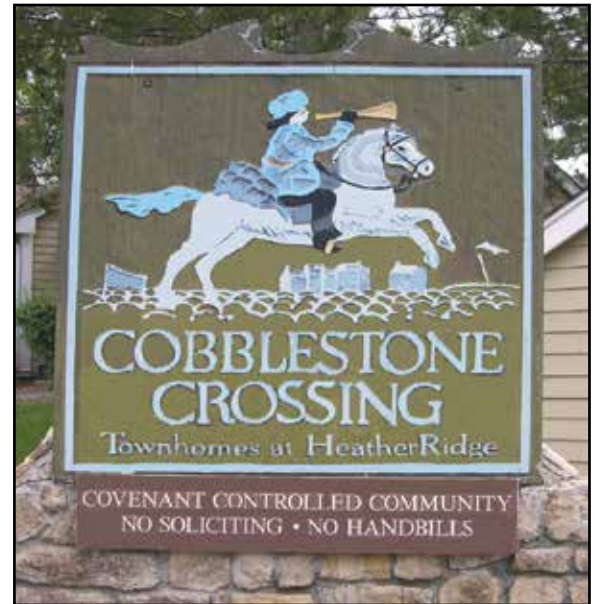
**Judie Maurelli**

# Cobblestone Crossing

## 🌸 Happy Mother's Day! 🌸

This month, we want to take a moment to honor all the incredible mothers and mother figures in our community. Whether you're a mom, stepmom, grandma, aunt, or someone who simply steps up with love and care — thank you for all that you do. Your strength, kindness, and dedication make our neighborhood a better place every day. Wishing you a beautiful and relaxing Mother's Day!

**HOA Monthly Board Meeting:** Again, we apologize for needing to cancel the April meeting. We will resume for May. 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 for attending the meeting are located on the Cobblestone Crossing's HOA Portal. Log in at [www.accordhoa.com](http://www.accordhoa.com) >> HOA PORTAL LOG IN >> Enter credentials and Log In >> Calendar >> Click on the meeting >> the link and multiple phone # options to access the Zoom meeting will be there.



**Aeration, Gutter and Downspout Cleaning:** Gutter and Downspout Cleaning took place in April. Seasonal Aeration is also scheduled.

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

### Spring Clean-Up Reminders:

- Please ensure your window screens are in good shape. If you notice tears or worn screens, please **Replace** or **Remove** them.
- It is the homeowner's responsibility for repairing/replacing damaged air conditioner pads.
- Homeowners are responsible for front doors, screen/storm doors, sliding doors, windows,

and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

- For residents with fences around or on your patio, as the weather improves later in the Spring, please consider staining the fences to help decrease wood rot.

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

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

**Common Area:** Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for spring planting. Also, per Association Rules and Regulations, nothing in the common area can be altered which

includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, and rabbits is prohibited.

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

**Pet Owner:** Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

**Parking Reminder:** ***Parking decals are required seven days a week for vehicles parked in an OPEN or GUEST parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a RESERVED parking place.*** Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as "RESERVED", "OPEN" or "GUEST"



Homeowners are assigned one RESERVED parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an OPEN space. OPEN parking spaces are on a "first come, first serve" basis for all residents and guests. Vehicles parked in an OPEN or GUEST parking space are limited to 24 hours. Vehicles may not be parked in an OPEN space if a resident's

RESERVED space is vacant. Owners are assigned one GUEST decal that is to be used only by a visitor or guest. Anyone who lives on the property is **NOT a GUEST** and should **NEVER park in a GUEST** parking space.

**Accord Emergency Contact Number:** If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019.

While the following are important, they are **NOT** emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; and covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

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# Double Tree

**Board of Directors:** Double Tree's Board Members include President Alison Ruger, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd.

**Property Management:** Double Tree is managed by Metro Property Management. If you have any trouble making your monthly assessment payment, please contact them. Our Community Manager Jen Wyman, and her phone number is 303-309-6220.

Double Tree Townhomes will be included in the Metro Property Management (MPM) website. There will be a secure portal where

confidential account information may be viewed. Please contact MPM for login information.

Please make sure that MPM has your email address to receive community updates via email blast. Additionally, any notices that need immediate attention will continue to be posted.

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on May 8 and 22. 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 truck's mechanical 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. Rinse them out before you put them in the bin. Please keep food and liquids out of your recyclables. Rinse them out before you put them in the bin. **Also, NO plastic bags; and please do not put smaller items in a plastic bag and then put it in the recycling bin. 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.

**Spring Projects:** The Board will keep the community posted on any maintenance projects. We are waiting for a scheduled date to crack-seal and seal-coat the asphalt driveways. You will get an email from the management company, and we will also post a notice on the mailboxes when we have a firm date. Unfortunately, your car will either have to stay in the garage or be parked on the street until this one-day job is complete.

**Architectural Control Committee:** If you are planning any projects to the exterior of your home, be it windows, doors, or changes to your front patio area, remember you need approval from the ACC. Please contact Metro Property Management for the necessary form.



**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 increase in property values of late, 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! As the TV insurance commercial says, "It's better to have it and not need it than to need it and not have it!" Yes, it's a commercial for life insurance, but still. . . !

**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.

**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**



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# 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, May 21, 2025. Homeowners are encouraged to attend.

**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.

**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.

**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 or sensor lights that respond to motion.

**Please consider joining our Board!** 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.

*Happy Spring!*  
**From the Fairway 16 Board**



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# Sausalito

***Hello Sausalito Residents,***

- **Board Meetings:** The second Wednesday, 6:30 pm, every other month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
  - **Board Members:** Patty Robinson–President, Frazier Hollingsworth–Vice President, Linda Chaisson–Treasurer, Hannah Herbold–Secretary. Committee heads: Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (landscape), Kelly Bailey (welcome), Linda Chaisson (pools) and Hannah Herbold (architecture).
  - **Property Management (PM):** 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](http://lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpmpropertymanagement.com/Account/Login/48233/>
- 4 guests are allowed per unit. There are additional rules and regulations posted at each pool and online. Have a fun and safe pool season.
- Touch Up Paint:** This is the time of year as you bring out your personal items for your patios you may see some winter wear and tear. If you need some touch paint, please contact the PM. If you see an area that needs more attention than also send our PM a note. Pictures help too.
- Landscape Season:** The landscapers will be setting our watering schedule to be in compliance with the City of Aurora restrictions. They will also be working on sprinkler repairs, planting the entrance beds and trimming overgrowth. If you see an area that needs special attention or a broken sprinkler head, please let PM know. They too appreciate you pulling out a weed!
- Summer Maintenance:** This is the

## May Flowers Bring Pool Openings:

Always a fun part of spring time is talking about summer. Summer brings pool season. This year Worchester pool will open May 24 and be open thru September 1, 2025. The Victor pool will open June 14 and be open thru September 22, 2025. In keeping with the recommendations of the City of Aurora the pool hours will be 9 am to 9 pm. Pool keys are used also for entering the restrooms for added security. Please remember to close the gate behind you when entering and exiting the pool area. No lifeguard is on duty. Some of the rules and regulations are children under 14 must be accompanied by an adult. A resident must be present at all time when having guests at the pool. No more than



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. Pets must always be on leash when outside the unit. Please do not leave your pet waste in golf course trash containers.

**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, permits and insurance credentials and to the PM for board approval prior to beginning the project.

## Patty Robinson





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# 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:** HOA Board Meeting will be May 13, 2025 at 6 pm in the Conference Room at Noonan's.

**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 Emergency 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.

**Upcoming Pool Opening:** April started with a cold blast, but quickly warmed up, previewing a good buildup to the Memorial Day weekend opening of the community pool. Leading up to the opening, residents will need to refresh their knowledge of the pool rules before taking their first swim and letting their children dive in. It is also important that residents check for the stored away pool key they will need to access the pool. Replacement for a missing key will need to be ordered through property management for a fee. Once the pool is open, helping to keep the

pool furniture and bathrooms clean will lead to a very enjoyable pool season for all residents.

**Architectural Requests:** As the weather settles into a calmer spring and summer season, many homeowners will consider upgrades or additions to exterior elements on their units. It is important to remember that all exterior projects will need to be approved by the HOA architectural committee via an ACC request that can be completed and submitted on the Advance Property Management portal. The ACC is not only needed to maintain some design conformity within the community, but also to ensure continued access for all residents and landscaping contractors along the common areas, as well as protect the structural viability of all units connected to the unit requesting an ACC.

**Open Board and Committee Member Positions:** Only a few homeowners showed up at the April HOA meeting, but only the one

open position on the architectural committee was filled. The two open positions on the board and the few positions open for two committees created by the board in February, a landscaping overview committee and a budget overview committee, are still available for interested homeowners to apply. Just to repeat, the landscaping overview committee will overview community landscaping and snow removal issues, checking and discussing potential adjustments to our contractors' maintenance of the community open areas. The budget overview committee will consider and present future adjustments to the HOA's spending and budget on major projects. Any homeowner that is interested in any of the open positions presented for the board or one of the committees should send a consideration request with appropriate background information in an email to property manager Ashley Thomas for the board to consider at a future meeting. Homeowners who send in a request should be prepared to attend the next board meeting for consideration. Serving the community makes a difference.

**The next board meeting** is scheduled for Tuesday, May 13 at Noonan's conference room at 6 pm. Homeowners are encouraged to attend, express concerns during the homeowner's forum, and keep up to date on the issues and projects the board is handling.

**Kerry with input from  
ChimneyHill Board,  
Matthew\*Maureen  
\*Robin\*Jarred**

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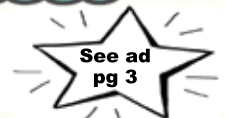
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