



HR Heather Ridge Metro Matters

Volume 15

June 2025

Number 6

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

Thank You to the Cobblestone Homeowner who wrote in to say how much they appreciated the Metro Matters Service Directory advertisers. Noted below their comments.

Kudos to Metro Matters advertisers. I had a very pleasant experience with Looking Glass Window Cleaning. Now, I've got clean, shiny windows inside and out for a very reasonable cost. I'll continue to check Metro Matters advertisers for future tasks.

— Cobblestone Homeowner

If you have had a similar experience please let us know so we can let our advertisers know — it is very important to them and *Metro Matters*.



Barry McConnell
Publisher/Editor

Don't forget our **11th Annual "Friends of the Fairways"** competition! In early July I will be visiting the 10 HOA communities that surround the Heather Ridge golf course taking pictures for our August 2025 issue. Water your flowers and pull those pesky weeds!

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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
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
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Heather Ridge *Metro Matters* is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. metromatters1@aol.com

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Heather Ridge Real Estate Market Report!

How are our home prices and values really doing vs the local and national headlines? Are there reasons to be concerned if selling this year? Buying? And what are the biggest real estate and economic issues to pay attention too?

The Heather Ridge Metro District was created for three reasons: First, to protect the open space best used as a golf course; next, to preserve our real estate values; and lastly, to promote our way of life. This article will focus on real estate and community values.

All markets fluctuate, but it's the big movements that create big shockwaves. Stock markets tend to react more quickly to social and economic events than real estate, but that wasn't true when Covid hit in 2020. Home prices initially dropped 5-10% just out of fear alone, but soon recovered to grow 43% on average for metro Denver 2021-2022.

Then inflation happened in 2022 – interest rates shot up and home sales fell (but prices kept rising until recently). In hindsight, perhaps the government reacted too strongly for too long keeping federal rates down, but it worked. We avoided a world-wide catastrophic economic meltdown.

The chart directly below shows Heather Ridge average and median prices for key years starting in 2020. The average price is the sum of all sale prices divided by its number. It is easily influenced by high and low prices. Median is the middle number of all sales and is deemed more reliable and balanced than average. For the metro area at large, average prices have always exceeded median prices. For Heather Ridge, with its statistically insignificant number of sales, median prices have always exceeded average prices (the opposite of metro numbers).

Over the three years from 2020 through 2022, both average and median prices in Heather Ridge increased \$96,458 and \$97,000 respectfully, or about 36% on average.

At this time, May 16, 2025, there have been 29 closed sales this year that's slightly ahead of 2024 closings (in 2024, Heather Ridge had 60 closed sales. . . a record low number going back to 2007). The average 2025 closed price of \$342,262 was influenced by a recent \$522,900 sale and others, whereas the median price of \$319,000 is significantly less than last year's \$357,000.

As of May 16, 2025, the Heather Ridge average closed price is down \$14,738 from last year's price, but the median price is down a dramatic \$36,000 from 2024!

Most likely this data reflects statistical anomalies because we have so few sales compared to metro Denver sales. However, the message not to be ignored is that our prices are down due to fewer closed sales. And fewer sales reflect higher mortgage rates, home affordability issues, and a general instability now in markets and consumer attitudes.

Paralleling sold prices are concessions paid by sellers to home buyers. It's a necessary inducement encouraged by lenders for sellers to help buyers qualify. Sellers may pay for a buyers' loan closing costs, loan buy down, or even pay off a car loan in order to qualify for a mortgage (VA loans only).

- **In 2020, the average concession was \$2,979 paid by 43% of Heather Ridge sellers.**
- **In 2022, \$3,843 paid by 37% of sellers.**
- **In 2024, 83% paid \$8,733.**

| Year | Average Price | Median Price | Comments |
|------|---------------|--------------|--|
| 2020 | \$265,875 | \$276,000 | End of year numbers; Covid market 2020 through 2022 |
| 2022 | \$362,333 | \$373,000 | End of year numbers and start of inflation to May 12, 2025 |
| 2024 | \$355,024 | \$357,000 | End of year numbers going into 2025 |
| 2025 | \$342,262 | \$319,000 | As of May 12, note extra-ordinary drop of median price |

So far in 2025, the average concession is \$7,121 paid by 69% of sellers. A good rationalization for paying concessions is to support home prices vs lowering them. That theory works up to a point if properties are correctly priced in today's market, not yesterdays. And concessions are carefully noticed by buyers and appraisers to gauge relative prices.

If you are planning to sell your home this year, then pricing it correctly (realistically) to the market is absolutely necessary until mortgage rates start moving downward. Today's rates have been bouncing around 6.75% and higher, so until they stabilize and start to fall again, home sales will remain sluggish and highly competitive.

If rates fall below 6.5%, then buyers will become more active. If rates start heading towards 6% or less, it is believed the pent up demand of home buyers will flood the market hoping to snap up sales before it becomes a sellers' market again. The word to describe this is irony.

HOAs in Heather Ridge play an important part in home sales. First off, they maintain the general appearance and "feel" of communities when buyers visit – first impressions count. And, if HOA monthly fees are too high relative to the market, buyers might not come at all.

Another consideration is the general insurance policy for an HOA's *Wind and Hail* deductible if it is greater than 5%. If greater than 5%, then mortgage underwriting giants FNMA-Freddie probably won't approve a conventional mortgage loan. That's their written policy and it hurts

community sales and prices. (to read that policy, go to website myHRRE.homes, HOA & Metro District, article dated 3-22-2025 "FNMA-Fred 10% insur deduction") *

Conventional loans (FNMA-Freddie) are a significant part of home sales in Heather Ridge (almost 60% of all sales here are conventional). If an HOA doesn't qualify for a conventional loan, then buyers or owners refinancing must use VA or FHA programs, which can be more expensive or cumbersome given underwriting and insurance issues. Again, this hurts HOA values.

The number of Heather Ridge homes for sale now is almost three times greater than our historic inventory levels. Average would be 8-10 for sale homes at any one time, but since the end of 2024, inventory levels have been 25-35 homes daily. As competition to sell has heated up, prices have fallen BUT not for all homes. A recent sale that closed for \$522,900 had multiple offers and sold in days without concessions. Without question, its value exceeded its price, whereas others for sale appear to be the opposite – price exceeds value.

Please read the monthly real estate ads in *Metro Matters* for up-to-date market and sales activities. All issues are available on the Metro District's website HRColo.org (see section news/metro matters). Also visit myHRRE.homes for up-to-date news articles about real estate. Knowledge is power, so please use it wisely.

Van Lewis

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Saturday & Sunday

4th of July
BBQ
on the Gopher Grill patio

\$8.50 Cheeseburgers
\$7 Hot Dogs & Brats
All Day Drink Specials
11am to 5pm

June 2025

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|--|--|--|---|---|---|
| 1 | 2 6 pm MAY Cobblestone HOA Mtg Noonan's | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 5 pm Burgundy HOA Mtg Community Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom | 10 6 pm CH HOA Board Noonan's | 11 | 12 | 13 | 14  |
| 15  | 16 5:30 pm CCR Board Mtg on Zoom | 17 | 18 6 pm Fairway 16 HOA Mtg Clubhouse | 19 6:30 pm Strawberry HOA Mtg via Zoom 5:30 pm Double Tree HOA Mtg at Aletha Zens' home | 20  | 21 |
| 22 | 23 6 pm JUNE Cobblestone HOA Mtg - Noonan's | 24 | 25 5:30 pm HRS HOA Board Mtg Clubhouse | 26 | 27 | 28 |
| 29 | 30 | | |  <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcold.org</p> | | |



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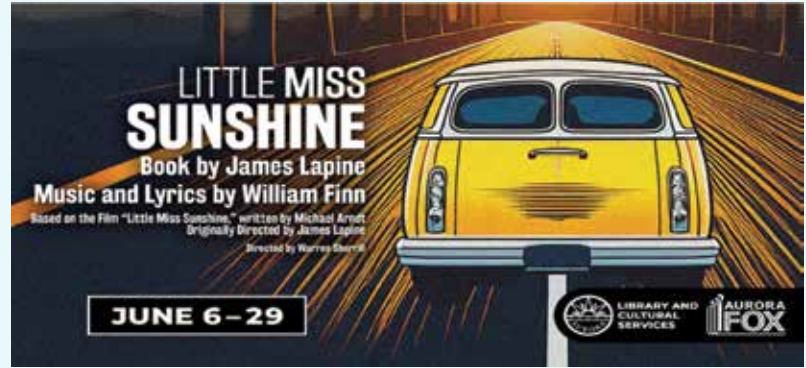
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AURORA FOX PRESENTS:

Little Miss Sunshine

Friday, June 6 – Sunday, June 29,
2025 | Mainstage Theater
9900 E. Colfax Ave.
Aurora, CO 80010
Fridays and Saturdays at 7:30 pm
and Sundays at 2 pm
Industry Night: Monday, June 16
at 7:30 pm

Book by James Lapine
Music and Lyrics by William Finn
Based on the Film “Little Miss
Sunshine,” Written by Michael
Arndt
Originally Directed by James Lapine
Directed by Warren Sherrill

The Hoover family has seen better
days. Richard, the father, is a
floundering motivational speaker,
Grandpa’s been kicked out of his
retirement home, and Uncle Frank’s
been dumped by his boyfriend.
Moody teenager Dwayne has taken
a vow of silence, and overextended
mom Sheryl can do little more than

slap on a smile. When the youngest
Hoover, energetic Olive, enters a
regional children’s beauty pageant,
the family wonders if their luck
could change. They pile into an old
VW bus and set off on a cross-
country trek, chasing the coveted
title of “Little Miss Sunshine.”

A heartwarming and hilarious
musical adaptation of the beloved
Academy Award-winning film, Little
Miss Sunshine celebrates the power
of love, determination, and the joy
of following your dreams, no matter
the obstacles. With outrageously
funny characters and an upbeat
and catchy score, this delightful
production will leave you cheering
for the underdog and believing in
the magic of family.

Content Advisory: Recommended
for teens and older. Contains strong
language, mature themes, and
depictions of drug use.

Little Miss Sunshine is presented
through special arrangement with
Music Theatre International (MTI).
All authorized performance materials
are also supplied by MTI. MTIShow-
s.com

TICKET PRICES:

Orchestra:

\$42: Adult – Center

\$38: Adult – Left / Right

Mezzanine:

\$38: Adult – Front Center

\$32: Adult – Rear Center

\$30: Adult – Left / Right

Other:

\$29 Senior 60+, Military, Student

\$17 Child (12 and under)

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williamsberyl@aol.com

Our Spring Market Struggles



Pete Traynor
303-877-9538

PeteTraynor@ReMax.net



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

The Heather Ridge real estate report on page 4 talks about declining average and median home prices so far this year, explaining it in terms of statistical or market mix anomalies. There's truth in that statement because Heather Ridge is a small marketing area that until lately has averaged about 105-110 sales a year.

In 2023, our closings dropped to 83; and hit rock bottom in 2024 with only 60. This follows the metro and national sales trend for the fewest sales not seen since 1995. Also, another trend is with fewer and fewer first-time buyers entering the home market. What's happening?

Condos and townhome prices, not single family, have dropped 6% in metro Denver from the end of 2023. The reasons are straight forward – skyrocketing monthly HOA fees due to insurance costs, too high mortgage rates, and a general “affordability” and “uncertainty” malaise about living costs, jobs, and the economy. Buyers, in particular first-time ones, have pulled back as total homes for sale have increased creating an

imbalance between supply and demand.

So, what is a Heather Ridge seller to do wanting to get a fair and reasonable sales price these days? Here's a checklist of proven solutions:

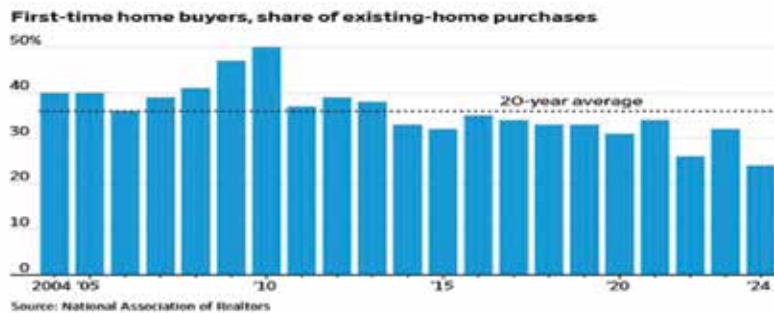
1. List with a Realtor that you feel comfortable doing business with that knows how and why Heather Ridge operates the way it does! And also understands how neighborhoods complement each other's prices and features.
2. Sellers understanding how home values and prices respond to market conditions, and how you may influence outcomes.
3. Knowing your motivation and goals for selling.
4. Having a plan that reflects market realities – and not just your wants.

Pete and I have a plan and we have executed it. We market our sales and services in *Metro Matters* each month, letting owners know what to expect from the market and us. We publish monthly and annual statistics that we produce and take responsibility for. And we each have over 50 years as Realtors where only 2% of all real estate agents survive their first year in business.

We have been active HOA board members here. Pete and his wife lived in Cobblestone Crossing and Double Tree for decades. My wife and I have called Heather Ridge South home since 1987. And both Pete and I participated in the metro district saving the golf course from development in 2006 and 2009.

We know Heather Ridge inside and out, so give us a call to listen to your real estate wants and needs. Remember, “Please, never leave home without us.”

Van Lewis



Homes Pending as of May 16, 2025 — www.heatherridgerealestate.com; myHRRE.homes

| HOA | List Price | No. | Street | Be/Ba | SqFt | Gar/Spaces | Style |
|---------------------|------------|-------|------------------|-------|-------|------------------|---------|
| Strawberry I | \$269,000 | 13651 | E Yale Ave C | 2 - 2 | 1,098 | 1 Carport | 2 Story |
| Strawberry I | \$275,000 | 13635 | E Yale Ave D | 2 - 2 | 1,153 | 1 Carport | 2 Story |
| Cobblestone | \$325,000 | 2101 | S Victor St C | 2 - 2 | 1,208 | 1 Gar, Det | 2 Story |
| Cobblestone | \$333,000 | 1995 | S Xanadu Way | 2 - 2 | 1,392 | 1 Gar, Det, 1 Sp | 2 Story |
| Sausalito | \$339,900 | 2504 | S Victor St E | 2 - 2 | 1,025 | 2 Gar, Att | 2 Story |
| Cobblestone | \$340,000 | 2141 | S Victor St B | 2 - 2 | 1,208 | 1 Gar, Det, 1 Sp | 2 Story |
| ChimneyHill | \$407,500 | 2061 | S Worchester Way | 3 - 3 | 1,512 | 2 Gar, Att | 2 Story |
| Heather Ridge South | \$419,900 | 2879 | S Xanadu Way | 4 - 3 | 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.

Homes Closed from April 16, 2025 to May 16, 2025 — www.heatherridgerealestate.com; my HRRE.homes

| HOA | Sold Price | No. | Street | Be/Ba | SqFt | Sold Terms | Concess | Seller Type |
|---------------------|------------|------|----------------|-------|-------|--------------|---------|-------------|
| Strawberry II | \$275,000 | 2451 | S Xanadu Way C | 2 - 2 | 1,091 | FHA | \$0 | Individual |
| Strawberry II | \$280,000 | 2463 | S Xanadu Way D | 2 - 2 | 1,174 | FHA | \$8,250 | Individual |
| Strawberry I | \$291,000 | 2674 | S Xanadu Way B | 2 - 2 | 1,153 | Conventional | \$500 | Individual |
| Cobblestone | \$305,000 | 1917 | S Xanadu Way | 2 - 2 | 1,208 | Cash | \$0 | Individual |
| Sausalito | \$350,000 | 2488 | S Victor St D | 3 - 2 | 1,230 | Conventional | \$0 | Individual |
| Cobblestone | \$366,000 | 2182 | S Victor St D | 2 - 2 | 1,392 | 1 Gar, 1 Sp | | 2 Story |
| Heather Ridge South | \$522,900 | 2823 | S Xanadu Way | 4 - 4 | 1,633 | Conventional | \$0 | Individual |

Active Homes for Sale as of May 16, 2025 — www.heatherridgerealestate.com; myHRRE.homes

| HOA | Price | No. | Street | Be/Ba | SqFt | Gar/Spaces | Style |
|----------------------|-----------|-------|-------------------|-------|-------|------------------|---------|
| 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 |
| Fairway 16 | \$430,000 | 2610 | S Vaughn Way A | 3 - 4 | 1,650 | 2 Gar, Att | 2 Story |
| Fairway 16 | \$459,750 | 2446 | S Vaughn Way A | 4 - 4 | 1,650 | 2 Gar, Att | 2 Story |
| Heather Ridge South | \$435,000 | 2761 | S Xanadu Way | 2 - 2 | 1,365 | 2 Gar, Att | 2 Story |
| Heather Ridge South | \$444,900 | 2790 | S Wheeling Way | 3 - 3 | 1,633 | 2 Gar, Att | 2 Story |
| Burgundy | \$279,000 | 2699 | S Xanadu Way A | 2 - 2 | 1,162 | 1 Gar, 1 Sp | 2 Story |
| Burgundy | \$313,000 | 2639 | S Xanadu Way B | 2 - 2 | 1,303 | 1 Space | 2 Story |
| Burgundy | \$330,000 | 2645 | S Xanadu Way C | 2 - 2 | 1,314 | 1 Gar, Det | 2 Story |
| Burgundy | \$365,000 | 2625 | S Xanadu Way E | 2 - 2 | 1,314 | 1 Gar, Det | 2 Story |
| Burgundy | \$425,000 | 2645 | S Xanadu Way D | 2 - 2 | 1,314 | 1 Gar, Det | 2 Story |
| Country Club Ridge | \$399,000 | 2210 | S Vaughn Way 103 | 3 - 2 | 1,485 | 1 Gar, Att | 2 Story |
| Cobblestone Crossing | \$325,000 | 13304 | E Asbury Dr | 2 - 2 | 1,208 | 1 Gar, Det | 2 Story |
| Cobblestone Crossing | \$379,000 | 13254 | E Asbury Dr | 2 - 2 | 1,392 | 1 Gar, Det | 2 Story |
| Cobblestone Crossing | \$380,000 | 13462 | E Asbury Dr | 3 - 2 | 1,392 | 1 Gar, Det, 1 Sp | 2 Story |
| Sausalito | \$359,900 | 2488 | S Victor St E | 3 - 2 | 1,282 | 2 Gar, Att | 2 Story |
| Sausalito | \$365,000 | 2500 | S Victor St A | 3 - 3 | 1,374 | 2 Gar, Att | 2 Story |
| Sausalito | \$375,000 | 2490 | S Worchester St E | 3 - 2 | 1,282 | 2 Gar, Att | 2 Story |
| Cobblestone | \$370,000 | 2122 | S Victor St F | 2 - 2 | 1,392 | 1 Gar, Det, 1 Sp | 2 Story |
| Strawberry II | \$275,000 | 2459 | S Xanadu Way B | 2 - 2 | 1,235 | 1 Carport | 2 Story |
| Strawberry II | \$289,000 | 2491 | S Xanadu Way A | 2 - 2 | 1,091 | 1 Carport | 2 Story |
| Strawberry II | \$289,900 | 2479 | S Xanadu Way C | 2 - 2 | 1,091 | 1 Space | 2 Story |
| Strawberry II | \$299,900 | 2469 | S Xanadu Way A | 2 - 2 | 1,091 | 1 Carport, 1 Sp | 2 Story |
| Strawberry II | \$315,000 | 2485 | S Xanadu Way D | 2 - 2 | 1,091 | 1 Carport, 1 Sp | 2 Story |
| Strawberry I | \$229,000 | 13633 | E Yale Ave B | 1 - 1 | 856 | 1 Carport | 2 Story |
| Strawberry I | \$229,000 | 2604 | S Xanadu Way B | 1 - 1 | 856 | 1 Carport | 2 Story |
| Strawberry I | \$235,000 | 2694 | S Xanadu Way D | 1 - 1 | 843 | 1 Carport | 2 Story |
| Strawberry I | \$240,000 | 2608 | S Xanadu Way C | 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 | \$289,400 | 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 |

Last month I wrote about the "Spruce" model found in Fairway 16 and Heather Ridge South. That 1633-1650 sqft model above grade is a 2-story with 741 sqft basement and 2-car attached garage. Its re-sale price range is \$522,900 to \$295,000, a whopping \$228,000 spread.

This month models are the Besty Ross and Paul Revere found in Cobblestone, Cobblestone Crossing, and Burgundy HOAs.

The Betsy Ross is a 1162-to-1208 sqft 2-story, 2-bdrm/2-bath, no basement and one HOA assigned space and optional deeded garage space. Since January 1, 2024 to today, its sold price range has been \$390,000 to \$280,000 – a \$110K price spread. Seven have sold and all but one paid concessions (average paid \$8,550).

The second model is the Paul Revere, a larger 2-story with loft AND primary bdrm, 1314-to-1392 sqft 2-bdrm/2-bath, no basement, and a 1-space or 2 with detached garage. Its sold price range since January 1, 2024 has been \$400,000 to \$279,000 – a \$121,000 price spread. Of the twelve sales ONLY three paid concessions (average paid \$7,333). The range of value reflects market conditions, the property's condition, and location.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Men's Golf Club News

Season is under way and lots of good golf is being played!! It's not too late to join the fun, just fill out an application and drop it and your check by the pro shop. Here are the results from the 2 Man Best Ball/Aggregate tournament.

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

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

Results from HR Men's Golf Club's 2 Man Best Ball/Aggregate Tournament

1st Flight:

1st Place Dick Hinson/Darrel Vanhooser; 2nd Place Anthony Sarmiento/Austin Richard; 3rd Place Jeff Costa/Mike Coppens

2nd Flight:

1st Place John Stachowski/Jim Murray; 2nd Place Tie Glen Travis/Jason Sorrell and Pete Traynor/Kevin Rabideau

3rd Flight:

1st Place Terry Bade/Travis Ptacek; 2nd Place Mike Lockwood/Garrien Behling 3rd Place Corey Petzinger/Jimmy Sarace

CTP's:

#5 Swanson/Swanson; #8 Stachowski/Murray; #10 Sarmiento/Richard; #14 Costa/Coppens

2025 HRMC Tournament Schedule

| DATE: | TOURNAMENT NAME | FORMAT / NOTES |
|----------------------|--|--|
| 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) |

Men's Golf Club 2 Man Best Ball/ Aggregate



*Above: David Pels, James Senerth,
David Hunn, and Travis Sargent.*



*Above: Mike Coppens, Jeff Costa,
Sidney Swanson, and Seth Swanson.*



*Above: Keith Whitlock, Steve Harmon,
David Trego, and Bruce Larson.*



*Above: Trent Daum, Fred Agyarkwa,
Anthony Sarmiento, and Austin
Richard.*



*Above: Jim Murray, John
Stachowski, Pete Traynor, and Kevin
Rabideau.*



*Above: Dave Barela, Robert Harbison,
Glen Travis, and Jason Sorrell.*



*Above: Todd Senn, Christopher
Ashburn, Wayne Sartori, and Roger
Anderson.*



*Above: Corey Petzinger, Jimmy Sarace,
Frank Meeks, and John Propp.*



*Above: Kirk Jamison, Don Blosser,
Terry Bade, and Travis Ptacek.*

**Additional golf pictures on page
12.**

Men's Golf Club

2 Man Best Ball/Aggregate

Continued from page 11



Above Michael Lockwood, Garrien Behling Sr., Fred Larke, and Harold Johnson.



Above: Darrel Vanhooser and Dick Hinson.



Above: Maxwell Blair, Joshua Triplett, Jason Hillard, and Aj Struhar.

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18-Hole Ladies' Club News

On April 26, we had our first tournament as well as our spring luncheon at Rosie's. There was a great turn out by the ladies for both events. The food and drinks were great at Rosie's and the service was exceptional. We look forward to going back next year.

Ladies, be sure and sign up for the Men's and Women's Club Mixer on Saturday, June 14. The invite will come on Golf Genius. This is always a fun time with lunch and payouts to the winners following the tournament.

Get your teams together for the Wednesday, June 18, 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. If you don't already have an entry form, contact Dantha Stewart at dantha.stewart@comcast.net.

On Saturday, July 5, the ladies' club will again have its fund-raising event on Hole #5. Buy a ticket for \$5 and see if you can hit your drive to stay on the green. If it does, your ticket goes into the pot for a drawing at the end of the day. Proceeds will be split between the winner of the draw and the ladies' club. This event is open to all players on the course that day.



**Saturday, June 14,
2025
11 am to 6 pm
Aurora Municipal
Center Great Lawn
15151 E. Alameda
Parkway**

Aurora is truly "The World in a City," and nowhere is that more apparent than at Global Fest, the city's signature event showcasing international cultures.

Now in its 12th year, Global Fest is a free, multicultural experience bringing the sights, sounds and flavors of nations from around the world to celebrate the diverse people and communities that call Aurora home. The family-friendly, one-day

event includes two stages of vibrant musical and dance performances, a variety of local food trucks, an international marketplace, the Parade of Nations, a Fashion Show, art displays, creative activities for children, and much more.

Aurora is one of the most diverse cities in Colorado. About 1 in 5 people in Aurora are foreign-born and more than 160 languages are spoken in Aurora schools. Global Fest is an

intentional event allowing the entire city to proudly embrace its global spirit.

Global Fest provides opportunities for local vendors and businesses to interact with thousands of community members. Attendees can also access important resources dealing with health, acquiring documents, food and other services.

We welcome everyone to this event and share every moment.

9-Hole Ladies Golf Spring Luncheon



Left to right: Linda Chaisson, Patti Hatfield, Sally Simon, and Jeannine May.



Left to right: Karla Enge, Anne Habeger, Tracy Chapman, Sharon Warembourg, Cyndi Carfrey, and LaRee VanBrunt



Left to right: Ginny Lewis, Lori Butterfield, and Judy Ahlbrecht.



Left to right: Sue Smith, Marj Copeland, Stacey Visentin, Maureen Mrizek, Suzy Koch, and Dianne Barnes.



Left to right: Judy Straayer, Donna Brothis, Sherri Cooper, Sue Klaus, Liz Clancy, and Joyce Scott.



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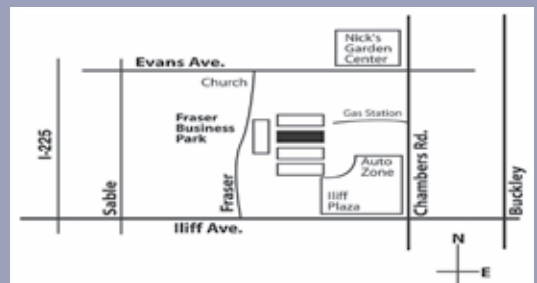
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JR Heather Ridge

ASSOCIATION NEWS

Cobblestone

June is the time for being in the world in new ways, for throwing off the cold and dark spots of life.

– Joan D. Chittister

Ah, summer – the season of sunshine, adventure, and lazy, golden afternoons. June ushers in this season with the first official day of summer arriving with the solstice on June 20.

Updates

HOA Board Meetings for May and June: As a reminder, the May board meeting is scheduled for Monday, June 2 as May's date fell on Memorial Day. The meeting will be held via Zoom as Noonan's is booked. Watch for an announcement in Town Square or by email to access the Zoom link.

June's board meeting will be held on its regularly scheduled date, June 23. It will be held at Noonan's beginning at 6 pm.

Reminders

Pool Etiquette: Long, lazy summer days invite the use of our community pool. Please be considerate of all who use the pool



Columbine

and the surrounding area. Remember that glass containers are not allowed and pool furniture must remain in the pool area. When you're ready to head back home, make sure you clean up any trash or other items brought to the pool. A good rule of thumb is to leave the area better than when you arrived.

Unsure about which improvements need an ARC request?

Summer is a popular time for making improvements to the exterior of a unit or to landscaping. If you're unsure about which improvements require an ARC request, the Association's Declarations is a good resource to verify the need. It identifies items such as windows, garage doors, doors, security/storm doors, and planting/trimming/removal of flowers/bushes. If you have concerns about any plants or bushes around your unit, reach out

to Associa by submitting a request on Town Square to ensure that these matters are addressed appropriately.

The Declarations also indicate that no exterior additions, alterations, or decorating to any building, nor changes in fences, hedges, walls, or other structures shall be commenced or erected. Patios must be maintained in a presentable manner. No objects are to extend beyond the confines of the patio. If in doubt, reach out to Associa via Town Square and they can

let you know if your project requires a complete ARC request form.

HOA meetings occur on the fourth Monday of the month beginning at 6 pm. 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



HAPPY FATHER'S DAY



DANIELLE JURINSKY
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real-world experience to
the council and will
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- ✓ Successful Aurora business owner
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- ✓ 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](https://www.facebook.com/DanielleForAurora)

3124 S. Parker Rd. Ste. A2-149

Aurora, Colorado 80014

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 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. It is the most effective way to keep you advised on community happenings. Additionally, any notices that need immediate attention will continue to be posted on the mailboxes.

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 June 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 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.

Reminder: It is the responsibility of the homeowner to keep your renter advised on community concerns and issues.

Spring Maintenance: Thank you for your patience during the recent asphalt. We apologize for the inconvenience. We will keep the community and informed of any scheduled maintenance projects that require the homeowners' attention.

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: Kindly noticed the freshly painted limes on the asphalt. 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 anything except loading and unloading!

Please help keep our community looking good. If you see trash around the property or in the driveway, kindly pick it up and put it in your bin. Pick up after your pets! Our landscaper greatly appreciates not having to mow through that mess! Parents, please have your kids pick up any toys left on the property, and ask them not to throw rocks that are around the trees, and in the flowerbeds. The mower will kick those up, and they can break a window or a door. I'm speaking from experience on that one!

Patt Dodd

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.



Summertime is Here: They say don't plant tomatoes

until after Memorial Day weekend because it could snow. That certainly seemed valid in mid-May with cool temperatures and lots of rain. That's the joy of living here. . . you never know what the weather will be. As HRS residents start to enjoy the summer season, please say hello to all the people and their pets you meet outside. And give a wave to passing vehicles – it might be returned to you when you drive through here too. With many new HRS residents, here is a list of items for consideration:

A Perfect Front Courtyard: The owners of 2891 S Xanadu Way re-landscaped their front courtyard using Nick's Flower and Garden people. It's amazing if not a work of art. Unfortunately, it's behind the front fence and not visible to others. Mim says come by and take a peek at what time and money may accomplish. She's offering guided tours upon request.

Summertime Water Issues: Water is one of our largest budget expenses with almost 90% of costs for irrigation vs personal consumption. Please immediately report to Westwind sprinkler heads stuck open, water flowing down street drains, or soggy and dry areas needing attention. Washing your vehicles is prohibited here even if

you use bottled water from France. Why? It gives the wrong impression that car washing is OK. However, you may hose out your garage as needed, but please keep it short and sweep up outside debris.

Front Driveway Oil Stains: It happens. Owners are responsible for oil stains, but the HOA helps by scheduling annual power spraying to clean the driveways. Please call for help on oil stains.

Mowing Day is Thursday: That's our scheduled day subject to weather, scheduling, or equipment problems. Please remove any

garden tools or hoses on community grass to make mowing safer and better.

And Speaking of Grass: As a gentle reminder, during non-snow months, please do not put trash containers for pickup on the grass. This includes other disposable items too. Same goes for recycle day. The trash schedule is posted on our website for easy reference.

Pool Opened May 19: To many residents, our pool is what makes summertime living here the best. The pool is shared by many interests, including guests by owners and tenants. To help identify legitimate users and guests, ALL pool users must wear identifying colored wrist bracelets. Non-wearers will be asked to leave. The pool has two entry gates accessed by key cards issues to all owners. If you need a key card or wrist bands, please contact Audry at Westwind (see top of page for her info). Please look for email blasts for summertime parties and gatherings. The pool hours are 8-10 pm, and there is no life guard. Pool rules are posted.

Parked Vehicles: Please try to park inside your garages. When HRS was designed and developed in the early 1970s, planners didn't envision occupants would park outside of their garages. As a result in some parts of HRS, the driveways are too small or block adjacent driveways and prohibits parking if not entry. Also, the size of today's SUVs and trucks further limits outside parking. Please be considerate of your neighbors and others driving through HRS.



Van Lewis

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

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

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



City of Aurora: Check out their website here for a variety of great information.
<https://www.auroragov.org/>

Burgundy HOA in the Works:

1. Sewer line replacement for Drive tentative summer start.
2. Landscape issues around the community to be addressed by JBK Landscape
3. Clubhouse Cleanup of storage areas tentative for June 6, 2025

HOA 101:

The HOA Board is an elected group responsible for establishing community rules, setting budgets, and making major decisions to maintain the community's standards and well-being. In contrast, the HOA Management Company is hired by the board to handle daily operations, including enforcing the board's rules, managing maintenance, and communicating with homeowners. While the board creates and interprets community regulations, the management company's role is purely administrative – ensuring that rules are implemented and followed in accordance with legal requirements, but without the authority to change or establish policies.

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.

Water Usage: We are monitoring our communities water usage through the Aurora Water's Variance program check out the particulars here at https://www.auroragov.org/residents/water/water_conservation

- Please **DO NOT** water grass areas around your unit or the community. We have sprinklers for this.
- Check faucets and pipes for leaks
- Run dishwashers on a full load
- Invest in high-efficiency dishwashers and washing machines.
- Install low-flow bathroom fixtures (showerheads and faucets)
- Toilets are the single highest-consuming devices in homes and offices, according to statistics. Check out some major savings by installing new ultra-high efficiency toilets in your unit.
<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16599601>

Landscape: JBK Landscape will be handling our mowing, sprinkler and other landscape needs throughout the community.

- **Towing Company:** Tri-County Auto Recovery, 720-298-7466.
(REMINDER: Please do not park in the fire lanes as this can be an immediate tow)

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. Dalton. 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 3-3-755-3550 option #1 or Front Range Security 303-755-0665**.

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 to roxanne@westwindmanagement.com, burgundyinheatherridge@westwindmanagement.com

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

- ACC approval does not constitute approval of the local City/County building departments and a Building Permit may be required (patio fencing is just an example)
- Submission of an ACC Request does not constitute approval. Please refrain from beginning any work until your request has been approved.
- Note if your project is not completed as per the Approved ACC Request you can be asked to remove/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 45-day window for an approval or denial and plan accordingly to when you think your project might start. If your ACC Request requires more information the timeline starts over on the revised submission of the request.

Lori Foster

Summer Recipe

Cucumber Shrimp – 30 minutes

Ingredients

- 2 pounds shrimp peeled and deveined
- 1 English cucumber small diced
- 3 green onions thinly sliced
- Creamy Lime Dressing
- 1/3 cup mayonnaise
- 1/3 cup sour cream
- 1 large lime zested and juiced (about 2 teaspoons zest and 2 tablespoons juice)
- 2 tablespoons chopped fresh
- 1 tablespoon Dijon mustard
- 1 garlic clove minced
- 1/4 teaspoon kosher salt



d

Instructions

1. **Make the dressing.** To make the dressing, stir together the mayonnaise, sour cream, lime zest and juice, dill, mustard, garlic, salt, and pepper. Set aside or place in the fridge.
2. **Cook the Shrimp.** Bring a pot of water to a boil. Add the shrimp and cook for 2 to 3 minutes, until cooked through and pink.
3. **Make an Ice Water Bath.** While the shrimp are cooking, prepare an ice water bath. Remove the shrimp to the ice water bath using a skimmer. Let them cool for 3 minutes, then drain them in a colander. Chop them into bite-sized pieces.
4. **Stir it all together.** In a mixing bowl, stir together the chopped shrimp, green onion, diced cucumber, and dressing, until creamy.

**A dedicated website for
Heather Ridge Real Estate
Heatherridgerealestate.com
myHRRE.homes**

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 Salacious, Vice President; Faith Gillis, Secretary; Members at Large: Tina Lockman; Felicia Smith.

HOA Meetings: Meetings are held via Zoom on 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 dispatches, **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 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.

Corrections:

Strawberry I Community Signs: The smaller sign replacement is for the southwest corner of **Worcester and Xanadu**, NOT **Wheeling and Xanadu**.

Pool Opening Memorial Day Weekend NOT Labor Day Weekend.

Looking Glass Window Cleaning has teamed with **LG Maintenance and Home Services** for all of your home maintenance needs!

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A Broom and A Bucket

(303) 667-3536

Cleaning Metro Denver

One House At A Time

Clubhouse Renovation: The Board of Directors is looking into the potential of our clubhouse with new paint, carpeting, kitchen cleaning, etc. Currently, the clubhouse is available for rent for \$75 for owners with a refundable \$300 deposit, however, it has seen much better days!! No additional personnel will be hired for the tasks, except for those required for the flooring work. Community volunteers will complete painting and cleanup. Our budget is limited so please keep in mind that costs will be kept to a minimum. The clubhouse has been in its original state since 1973, appliances and all!

Strawberry Community Signs: We are committed to adding our new signage to the northeast corner of

Yale and Xanadu and the smaller sign on the carport wall at the southwest corner of Worchester and Xanadu. We are still in the proofing process, but hopefully we will have new signage installed by next month's issue.

Dog Reminders for the Golf Course: To preserve the quality and safety of our golf course, we would like to remind residents that walking dogs on the golf course is prohibited.

- No Dogs Allowed: Dogs are not permitted on the golf course premises at any time. This rule applies to all areas including the greens, fairways, and pathways.
- Private Property: The golf course is privately owned and managed. Only paying members

are allowed on the course. If you experience any problems with the golf course, please call the Golf Club at Heather Ridge, 303-755-3550, option 1, (reservations and tee times), or issues after hours, please call Front Range Patrol, 303-591-9027.

- Safety and Maintenance: The restrictions placed on dogs are to ensure the safety of all golfers and to maintain the pristine condition of the course. Dogs can cause damage to the turf and may pose a risk to players.

Community Humor Corner

Renovation Notices "Got spare paint? Bring it to the clubhouse renovation party! No, seriously, the walls have been begging for a makeover since they were last stylish in 1973 – back when bell-bottoms were in vogue!" One can't help but chuckle at the imagery of walls adorned in retro patterns, yearning for a modern facelift.

Community Signs

Ah, community signs – those omnipresent messages that attempt to guide us in our everyday lives within our shared spaces. They are like passive-aggressive sticky notes of the neighborhood, gently nudging us to conform to the rules with a mix of stern authority and delightful charm.

No Dogs Allowed

Ever seen a sign that sternly declares, "No Dogs Allowed"? It's as if the grass is privy to some sort of scandalous canine conspiracy, plotting to wreak havoc on our pristine lawns. Picture this: a cadre of rebellious dogs, tails wagging in unison, poised to launch an all-out assault on the turf. But alas, their plans are foiled by a simple sign, leaving them to ponder their thwarted ambitions as they gaze wistfully from the sidewalk.

With these reminders in place, we aim to make our community spaces more enjoyable and harmonious for everyone. Speaking of community

spaces, the humor corner this month brings light-heartedness to our everyday notices. It's amazing how a bit of humor can transform mundane updates into something memorable. After all, who doesn't find a smile in the quirky yet charming remarks about our shared spaces?

In addition to keeping our golf course pristine and safe, and bringing renovation notices alive with humor, our community signs serve as silent guardians. They guide us with subtle authority mixed with a touch of charm, ensuring we navigate our neighborhood with compliance and a dash of amusement.

Faith Gillis



Happy Father's Day



Cobblestone Crossing

In Loving Memory of Sharry Swanson

We are deeply saddened by the passing of Sharry Swanson, a cherished longtime resident and former HOA President of our community. Sharry touched the lives of so many. Through her years of service, she helped strengthen the spirit of our neighborhood and made a lasting difference that will not be forgotten. She will be deeply missed and fondly remembered by all who had the pleasure of knowing her. Our heartfelt condolences go out to her family and loved ones during this difficult time.

HOA Monthly Board Meeting: The monthly Board Meeting will be held on the Second Monday of the Month at 6pm. This will be conducted via Zoom. We welcome all homeowners. Instructions for attending the meeting are located on Cobblestone Crossing's HOA Portal. Log in at 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.

Aurora is on NORMAL watering restrictions — We are on permanent water conservation regulations, so you can water no more than three days per week. From May 1 to September 30, watering is not permitted between 10 am and 6 pm.

Aurora Water's Landscape Watering Rules for 2025

- Between 10 am and 6 pm, watering vegetable or flower gardens by hand is allowed.
- Hand watering (hose or manual sprinkler attachment) of grass lawns follows the same guidelines as an automatic sprinkler system. The maximum number of days per week and daytime watering restrictions outlined above apply.
- Use a hose nozzle and shut-off valve when watering your garden or washing your car.
- Water waste such as excessive runoff, pooling water in landscape or hard surfaces and spraying onto hard surfaces (sidewalks, driveways, gutters, streets or alleys) is not permitted.
- Broken sprinkler systems should be repaired or shut off as soon as possible to prevent waste.

Help Keep Our Community Clean: Let's Work Together on Pet Waste! We've noticed an increase in pet waste throughout our community, and it's becoming both a health concern and an eyesore.

While we currently pay for pet waste cleanup services, these costs are adding up — and we believe we can do better together.

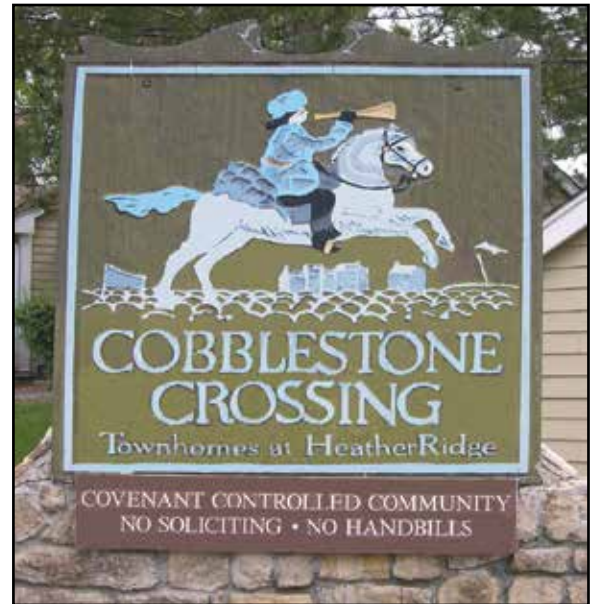
Here's how you can help:

- *Pick up after your pet every time.* It only takes a minute, and it makes a huge difference.
- *Carry extra bags.* If you see someone in need, offer one — it's a great way to help out.
- *Gently remind neighbors.* A kind word can go a long way in building awareness and accountability.

If we all pitch in, we can keep our shared spaces clean, reduce the need for costly cleanup services, and take pride in our beautiful community. Thank you for your cooperation and commitment!

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: Pool is open. 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.

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.

Jody Bohl

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 will be Wednesday June 18, 2025. A great community is the result of engaged homeowners.

Our Community Wide Garage Sale is Friday June 27 to Saturday June 28 from 9 am to 3 pm. Who knows what treasures might await you!

Respect Our Aging Sewer Pipes! Toilet paper **ONLY**

in the toilets. Baby wipes are not “flushable”, neither are paper towels, pads, dental floss, personal hygiene products, hair, etc. Also please be aware of what you put down drains and garbage disposals: scrape food, oil and grease into the trash can and pour larger amounts of grease and oil into a sealable container to dispose of also to the trash can.

Concerning Insurance Coverage please confirm with your homeowner insurance provider that you have adequate coverage including the HO-6 condominium coverage. If you do have HO-6 coverage confirm that it is enough should there be a need for a Special Assessment. Your insurance agent can guide you to what would be adequate.

Note to owners renting their units you are *responsible* to provide Advance HOA management with the name(s) and contact information of your renters and to communicate to them our community policies and procedures.

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. *Each homeowner or renter has 4 parking spaces for their use, two in front of and two inside their garage!* 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.

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.

Cheers!

From the Fairway 16 Board

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. Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown
- **Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Log onto the [lcmpm.com](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

Clean Up Day: The Welcome Committee is sponsoring a clean-up day June 21, 2025 at 9:00 am meeting at the Victor pool. This is a great way to meet new neighbors and give our community an extra bit of sparkle. It usually only takes about 1 and half hours so come out and join the fun! If you want to help set up, please contact Kelly Bailey at fitz2503b@gmail.com

Rules & Regulations: The R & Rs have had a recent update. They have been mailed to homeowners in the last week. They are also available on the LCM website. If you have not received them, you may contact PM. Please review them carefully for several rules have been revised. This is done every few years to keep up with the needs of the community.

Reserve Study: Every 5 years a Reserve Study to guide the maintenance and replacement needs of the community is prepared by an outside professional. This study is used as a guide for what is the expected life and costs of these needs are for the next 30 years. It is not a must do list but a tool to keep the community aware of potential issues. The Reserve Study is posted on the website. If you have any questions, please contact the PM.

Feeding of Wildlife: Our feathered and furry neighbors are fun to look at but feeding them is not recommended. These critters may not be causing issues at your home issue but may cause issues for your neighbors. The HOA has received several calls on wildlife issues. Let's keep costs down and people & pets safe, please do not feed our wild friends.

Summer Pool Schedule: The Worchester pool is now open. The Victor pool will be opening June 14.



Please use much caution when using the pools. Read all the regulations and keep the gates closed. Also, no glass should be used at the pool.

Keep Your Information Up-To-Date: If you have any changes with phone numbers, email addresses, tenant info or any other contact information please send PM those updates as soon as possible.

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. 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. The HVAC

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



Friday, July 4, 2025

6 to 10 p.m.

Fireworks starting at 9:30 pm

Aurora Municipal Center

15151 E. Alameda Parkway

Celebrate the 4th of July in Aurora!

Presented by the City of Aurora.

This event will have musical performances, free face painting, food trucks, craft vendors and a large fireworks show! Fireworks will begin at approximately 9:30 pm and will last 30 minutes.

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

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 June 10, 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.

Summer Arrival: June is here, and the pool is open for homeowners to enjoy the bright weather. New pool furniture will provide better relaxation around the fresh swimming laps to cool down in. Landscaping around the community will also be greening up, as refreshing irrigation maintains the grass in the warmer weeks of summer. Still, water usage will need to be carefully monitored, as homeowners should avoid careless overuse of water in what is still somewhat drought levels in the Front Range area. Relax and enjoy a warm summer.

Maintenance Accomplishments:

The board and property management has been able to start important repair projects with the calm days of spring. A few community lights, including one in the entrance triangle, have been repaired and replaced, while about a quarter of the community chimney caps which were determined to be failing were sealed and repaired, protecting units from rain intrusion. Railing repairs and additions were also accomplished. A few board members voluntarily improved plants and added mulch in the triangle entrance and along some retaining wall areas within the community. The biggest project accomplished was the repair and replacement of two balcony walls in the Worchester area. More projects are on the calendar for the summer period.

Open Positions: Toni Palmer submitted a request at the May board meeting and was accepted to fill one of the two open board seats. No other requests were submitted for the other board seat and the other open

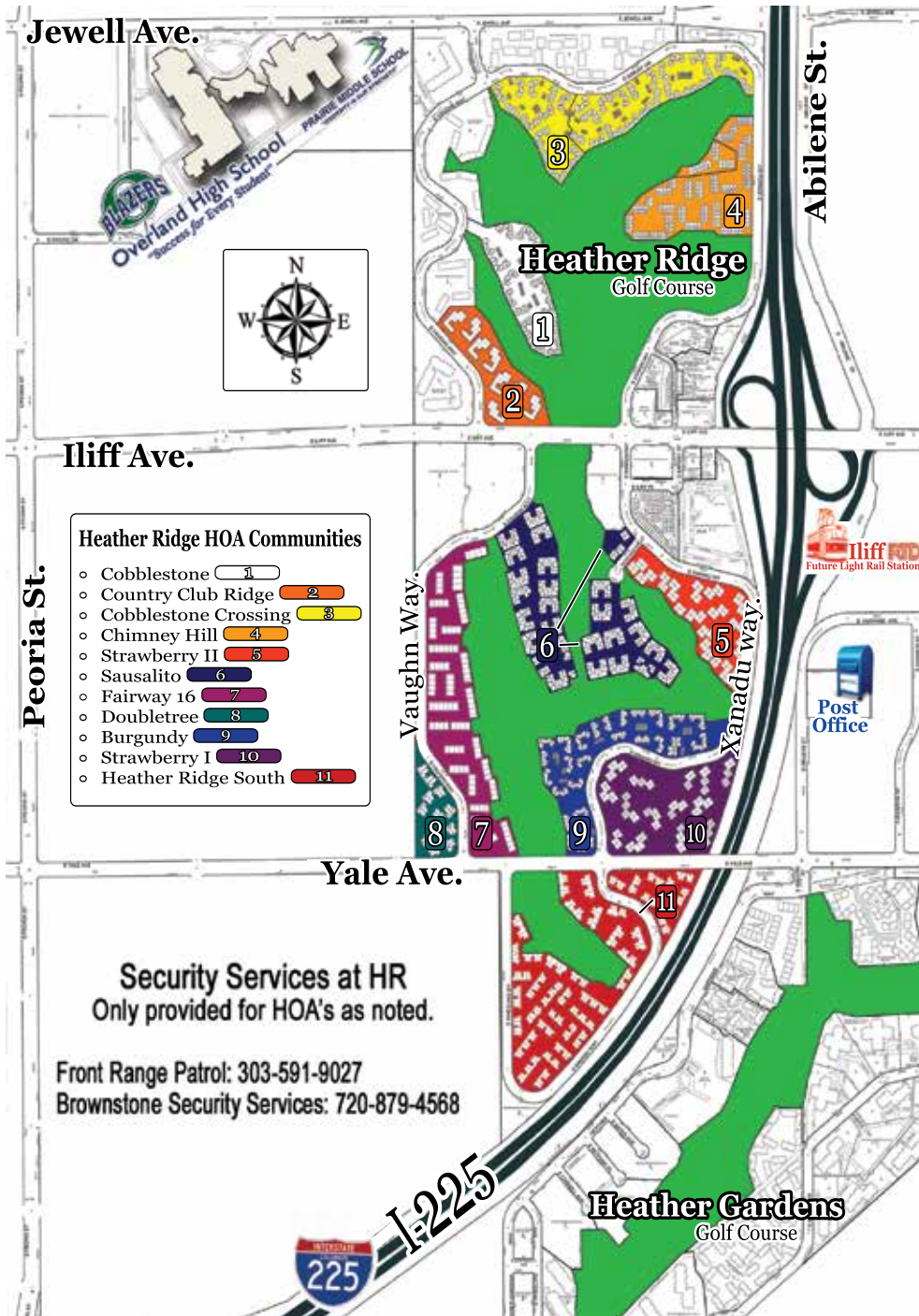
committee seats, so the board is still hoping that interested homeowners will reach out to Ashley, hoping to apply and be considered for approval at the next board meeting in June. At the same time, the Architectural Committee now has a new vacancy, and the board is asking homeowners to consider volunteering to join the committee. The Architectural Committee is important for overseeing and approving homeowner renovation requests to maintain community standards and protections. Volunteering to help the community is a worthy and fulfilling project.

The next board meeting is scheduled for Tuesday, June 10 at Noonan's conference room at 6pm. 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**

**A Website All About
Heather Ridge and its lifestyle
heatherridgerealestate.com
myHRRE.homes**

Heather Ridge Community Map



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

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

Double Tree
 Metro Property Management
 # Units: 24
 HOA Meeting: TBD
 Contact Jen Wyman, 303-309-6220 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
 burgundyinheatherridge@westwind-management.com
 303-369-1800 x 150
 # Units: 120
 HOA Meeting: 2nd Mon. 6 pm
 Burgundy Clubhouse
 Security: None

Chimney Hill
 Advance HOA Management
 clientservices@advancehoa.com
 Ashley Thomas
 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

Security Services at HR
 Only provided for HOA's as noted.

Front Range Patrol: 303-591-9027
 Brownstone Security Services: 720-879-4568

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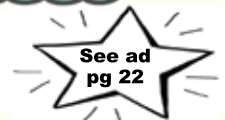
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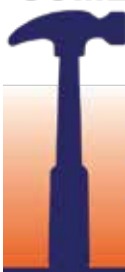
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Call Bert Dalton at 720-323-9678 or email him at fishingtoolman@gmail.com, Bert is located at Peoria and Yale

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**Heather Ridge Metropolitan District
Metro Matters Magazine**

350 Oswego Court
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Postmaster: Please Deliver by May 28, 29, 30, 2025

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