

HR Heather Ridge



Volume 15

Metro Matters

July 2025

Number 7



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

Heather Ridge

PUBLISHER'S NOTE

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

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



Barry McConnell
Publisher/Editor

You may nominate your garden, your neighbor's garden, or one you see as you walk through the Heather Ridge community. Email your nomination to Publisher Barry McConnell at bmcconn202@aol.com.

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

Barry McConnell
Publisher

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Heather Ridge *Metro Matters* welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge *Metro Matters*.

Heather Ridge

Metropolitan District

President Errol Rowland, Burgundy
errol@idmybag.com

Vice President Van Lewis, HRS
van@vanlewis.com

Treasurer Charlie Richardson,
Sausalito

Althea Zens, Double Tree

James Cronin, Chimney Hill

Jane Klein, Cobblestone Crossing

Kay Griffiths, Cobblestone

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

Heather Ridge

Metropolitan District

303-755-3550 ext. 5

info@HRColo.org

heatherridgecolorado.org

Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO
80014

303-755-3550

www.GolfclubatHeatherridge.net

Heather Ridge

Neighborhood Watch

PAR Officer Patty Southwick
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psouthwi@auroragov.org

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Heather Ridge

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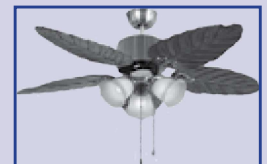
Air Conditioning — Electrical Repairs: Hot water repairs, circuits, outlets, switches, lighting, doorbells, smoke detectors, carbon monoxide detectors, security and outdoor lighting, stove exhaust fans, bathroom exhaust fans, thermostats, window air conditioners and motors.

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Robert L. Stevenson, Owner

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Heather Ridge **METROPOLITAN DISTRICT**

The following partial list of signed legislative acts focuses on real estate issues more than others. Please look up each one for more details.

- **HB25-1249** security deposit and tenant damage issues
- **HB25-1108** rental leases termination and penalty issues
- **SB25-20** given cities and counties powers for unsafe housing
- **SB25-184** continues the HOA Information Center
- **SB25-175** continues the towing taskforce
- **HB25-1205** FAIR insurance act for Colorado
- **HB25-1322** enforces insurance compliances
- **HB25-1182** risk model uses in property insurance
- **HB25-1272** modified construction defect laws
- **HB25-1043** owner equity protection in HOAs
- **HB25-1117** vehicle immobilization company regulation
- **HB25-1077** backflow prevention devices
- **HB25-1053** landowner immunity civil liabilities access to property

Chart of Heather Ridge and dother monthly HOA fees. Please contact Van Lewis with any corrections or additional information. This chart is posted on the HRMD website and on myHRRE.homes site.

HOAs/Budget Year/#ofUnits								Reserves	Ins renewal
HRS/Jan-Dec/176 units	\$490	\$485						\$700K	1/1/2025
Fairway 16/Apr-Mar/116	\$695								
DoubleTree/Jan-Dec/24	\$550								
Sausalito/?/159	\$406	\$402	\$400	\$393					
Burgundy/Jan-Dec/120	\$489	\$434	\$400	\$444	\$397	\$310			
Strawberry II/?/?	\$397	\$387	\$355	\$343	\$340	\$300			
Strawberry II/?/328 total	\$390	\$385			some have carports others not				
Country Club Ridge/?/64	\$425	\$398							
Cobblestone (CS)/Jan-Dec/74	\$495	\$421	\$407	\$396	\$385				
CS Crossing/?/150	\$470	\$460	\$440	\$399	\$383				
Chimney Hill/?/116	\$527	\$470							
Dam East Townhomes	\$500	\$488							
Danbury	\$520	\$500	\$498	\$448					

- Data derived from REColorado.com. Fees may be based on square footage. Verify before using data.
 - Due to rising insurance costs OR insurance policies not matching budget years, fees may be amended.
 - Fees usually change the first of each year in Heather Ridge community. Check for special assessments!
 - Check if HOA general insurance a 5 or 10% deductible. If greater than 5%, FNMA-Freddie Mac won't fund.
- Data input date 6-15-2025



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

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.



"The Aurora Police Association proudly endorses Danielle Jurinsky for Aurora City Council. Her unwavering support for law enforcement in Aurora has been crucial for us to do our jobs, protect the public, and rebuild relationships in the community. Danielle is not only an Aurora resident, but she is a business owner in the City. This puts her in a unique position to understand the many aspects and challenges Aurora is facing today. Danielle has the knowledge and energy to drive this city back to a safe and prosperous place to live and raise our families. Danielle supports all first responders and we look forward to continuing our relationship with her in the City of Aurora."



David Exstrom
APA President




DanielleforAurora.com

PAID FOR BY DANIELLE FOR AURORA



LEARN MORE

July 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 	5
6	7	8 6 pm CH HOA Board Noonan's	9 6:30 pm Sausalito HOA Board Mtg via Zoom	10	11	12
13	14 5 pm Burgundy HOA Mtg Community Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom	15	16 6 pm Fairway 16 HOA Mtg Clubhouse	17  6:30 pm Strawberry HOA Mtg via Zoom 5:30 pm Double Tree HOA Mtg at Aletha Zens' home	18	19
20	21 5:30 pm CCR Board Mtg on Zoom	22	23 5:30 pm HRS HOA Board Mtg Clubhouse	24	25	26
27	28 6 pm <i>JUNE</i> Cobblestone HOA Mtg - Noonan's	29	30	31  Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org		



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And just like that, summer has arrived. I recently celebrated my granddaughter's graduation from high school and is headed to UAB in Birmingham. We're so proud of her and seeing her and her fellow graduates shine on that stage really hits home about the excitement and possibility these young people face. It reminds me of what we're fighting for here in Aurora: to remove obstacles and create opportunities for people to realize their true potential. Our young people deserve nothing less, which really helps to focus our mission for Aurora. Congratulations to all the graduates this year.



That said, as you know, this newsletter aims to connect us and share the latest on your city government. I recently traveled to Washington, D.C., meeting with congressional representatives to advocate for Aurora's energy policy, business growth, infrastructure improvements, and housing initiatives. Finding common areas where we can promote affordability measures and bring federal support for our military and our families back to Aurora.

I also had the opportunity, along with Council member Kassaw, to meet with the U.S. Ambassador from Ethiopia. During our discussion, we extended an invitation for the Ambassador to visit Aurora and consider establishing a consulate in our city to better serve our Ethiopian citizens residing in the western United States. We hope this new friendship will be both productive and fruitful.

With the conclusion of the state legislature, I'm please to say that HB25-1112, which addresses vehicle registration enforcement, has been signed by Governor Polis. This bill originated from my local "three strikes" rule, a resolution that has strengthened public safety and accountability in Aurora. It's worked well here and will now be replicated in other communities to improve our public safety even outside Aurora's border.

The Build Up Aurora survey is in full swing – 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. These are your tax dollars, and I want you to have a say in how they're spent.



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

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 share it with your neighbors.

The more voices we hear, the better job we can do at setting real priorities and shaping realistic solutions.

There are person events on -

Saturday, July 12, 10 a.m.–2 p.m.

Winged Melody Park at The Aurora Highlands (corner of North Main Street and East 38th Place)

My next **Town Hall** will be **Thursday, July 10, 6:30 pm** at Noonans, 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.

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)

You can also go online to the customer portal https://www.auroragov.org/city_hall/online_services

Remember, Positive change starts with you.

Your Citizen Servant,

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

Perspectives in Real Estate



Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

It's said you are never as smart as you think you are, as clever as you want to be, or as successful as you hoped. What helps you through those challenges and others is perspective – easily said but sometimes hard to get.

As I write this article on June 16 for the July issue of Metro Matters, my thoughts are on the Heather Ridge real estate market. What perspectives can I share to help readers? As Realtors, Pete and I have marketed our services for over 50 years EACH. When asked to help someone to buy or sell a home, what exactly is it we do? The answer is perspective.

Home sellers in today's market are frustrated. Showings are fewer, offers are more challenging, and greater numbers of sales than ever are lost to inspection issues. Since 2023, our market has been returning to what's called a "normal" market from a hyper sellers' market. The Covid years, 2000-2022, skewed normal inventory levels down as rock-bottom mortgage rates drove home sales and prices to record levels.

As of June 1, 2025, there were 13,599 metro homes for sale, including 27 in Heather Ridge. The historical average for metro Denver is 14,510, so we are getting closer to normal numbers there, but not so for Heather Ridge.

Historically, Heather Ridge has 8-12 homes for sale at any point in time. In 2025, daily inventory levels have exceeded 30-35 homes, but generally in the upper '20s. Those numbers for sale are comparable to "Great Recession" numbers, but remember – "We are NOT in a recession."

As for May's metro median home prices, they are soft but holding steady. That might change as inventory levels and sellers' frustrations increase. The median single-family home is \$650,000, and the median condo price \$405,000.

Heather Ridge's median price has fallen in the past six months. Our 2024 end-of-year median price was \$357,000. Today, our media price is \$319,000, down \$36,000 or 10%. Why is that?

Pete and I know that Heather Ridge stats are "unique" and not as meaningful as the metro Denver numbers. We also know its ten HOA communities and how their sale prices affect other prices throughout Heather Ridge. More importantly, we know why this happens and what to do about it.

In 2022, our end-of-year median price was \$373,000 with numerous sales then in the upper \$400K range and over \$500,000 range. That has changed because of too many "as-is" sales diluting values here along with fewer sales. However, homes where their value exceeds their asking price ALWAYS seem to sell quickly and at higher prices than others.

For example, 2823 S Xanadu Way – one of our listings. It went under contract in 13 days, and closed on April 28, 2025 for \$522,900. It had multiple offers and paid no concessions. Its value was significantly above its price which we recognized and marketed in what is supposed to be a soft market. Both buyer and seller were very satisfied.

When Pete or I meet with sellers, we talk about four must-know topics: Value, Price, Market, and Motivation. To learn about them and other real estate factors, please call us. We pride ourselves on listening to you first.

That's perspective.

Van Lewis



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

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$260,000	13651	E Yale Ave C	2 - 2	1,098		\$8,500	Individual
Burgundy	\$269,900	2699	S Xanadu Way A	2 - 2	1,162	Conventional	\$7,484	Individual
Strawberry I	\$285,000	13635	E Yale Ave D	2 - 2	1,153	FHA	\$12,500	Individual
Heather Ridge South	\$325,000	2101	S Victor St C	2 - 2	1,208	Cash	\$13,712	Individual
Cobblestone	\$335,000	2141	S Victor St B	2 - 2	1,208	Conventional	\$10,000	Estate
Sausalito	\$344,900	2504	S Victor St E	2 - 2	1,025	VA	\$0	Individual
Cobblestone	\$366,000	2182	S Victor St D	2 - 2	1,392	Conventional	\$0	Individual
Chimney Hill	\$415,000	2061	S Worchester Way	3 - 3	1,512	VA	\$10,000	Individual
Heather Ridge South	\$420,000	2879	S Xanadu Way	4 - 3	1,633	VA	\$14,000	Individual

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$270,000	13645	E Yale Ave C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$275,000	2459	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$289,000	2491	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$389,900	2479	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$330,000	2645	S Xanadu Way C	2 - 2	1,314	1 Gar, Det	2 Story
Cobblestone	\$333,000	1995	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$340,000	2742	S Xanadu Way	3 - 4	1,633	2 Gar Att	2 Story
Cobblestone Crossing	\$369,000	13254	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Heather Ridge South	\$439,000	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$459,750	2446	S Vaughn Way A	4 - 4	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	\$400,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Fairway 16	\$399,000	2650	S Vaughn Way D	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$394,500	2650	S Vaughn Way B	3 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$395,000	2813	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$420,000	2761	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Burgundy	\$425,000	2645	S Xanadu Way D	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$310,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Country Club Ridge	\$389,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Att	2 Story
Cobblestone Crossing	\$375,000	13462	E Asbury Dr	3 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$340,000	13228	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	\$325,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	\$312,000	13598	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Sausalito	\$375,000	2490	S Worchester St E	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$362,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Sausalito	\$349,900	2488	S Victor St E	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	\$365,000	2122	S Victor St F	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Strawberry II	\$299,900	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$295,000	2485	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$288,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$284,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$229,000	13633	E Yale Ave B	1 - 1	856	1 Carport	Ranch
Strawberry I	\$229,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$225,000	2608	S Xanadu Way C	1 - 1	856	1 Carport	2 Story

RE/MAX Alliance

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Please remember don't leave home without them.

RE/MAX PROFESSIONALS

Pete Traynor
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PeteTraynor@ReMax.net



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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatheridge.net

HR Men's Golf Club News

Having lots of fun playing golf this year, wish you were here!!! The course is in unbelievable shape and the scores being shot reflect that!!! Here are the results from our latest tournaments.

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

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

May 17th Individual Gross/Net

1st Flight

1st Gross – Mike Coppens
1st Net – Jeff Costa
2nd Net – Bruce Larson

2nd Flight

1st Gross – Steve Harmon
1st Net – Josh Triplett
2nd Net – Jim Murray

3rd Flight

1st Gross – Glen Travis
1st Net – Todd Senn
(scorecard playoff with Garrien Behling)
2nd Net – Garrien Behling
3rd Net – Dwight Lyle

4th Flight

1st Gross – Roger Andersen
1st Net – Chris Ashburn
2nd Net – Harold Johnson

CTP's

#5 – Mike Lockwood, #8 – Sidney Swanson, #10 – Glen Travis, #14 – Fred Agyarkwa

May 31st 2 Man Best Ball

Flight 1

1st Place Jeff Costa/Mike Coppens
(scorecard playoff winner)
2nd Place Ben Barnes/Trent Daum

Flight 2

1st Place Dick Hinson/Steve Harmon
2nd Place (tie) John Black/Fred Dawson and Don
Blosser/ Kirk Jamison

Flight 3

1st Place David Hunn/Kevin Rabideou
2nd Place (tie) Chris Ashburn/ Todd Senn
and Roger Andersen/ Wayne Sartori

CTP's

#5 – Ben Barnes/Trent Daum, #8 – Fred Dawson/John Blac, #10 – Dick Hinson/Steve Harmon, #14 – Trent Daum/Ben Barnes

June 14th Men's/Women's Mixer

1st Sorrell, Travis, Ashburn, Millner
2nd Costa, Senn, Stachowski, Scott
3rd Larson, Struhar, Simon, Myers
4th Coppens, Ptacek, Andersen, Goldberg
5th R. Harbison, Guntert, Sarace, Gross

CTP's

#5 – Struhar Team, #8 – Borgmann Team, #10 – Goldberg Team, #14 – Sargent Team

18-Hole Ladies' Club News

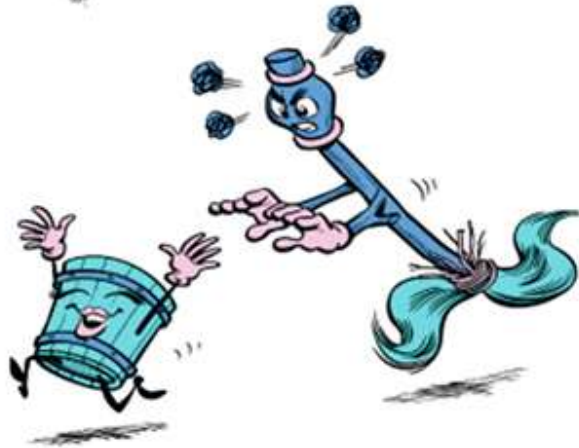
Just a reminder that on SATURDAY, JULY 5, the ladies' club will again have its fund-raising event on Hole #5. Buy a ticket for \$5 and see if you can hit your drive to stay on the green. If it does, your ticket goes into the pot for a drawing at the end of the day. Proceeds will be split between the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

The Club Championship will be held SATURDAY and SUNDAY, AUGUST 23 and 24.

Next month's issue will contain pictures of our "Safari" themed Member-Member/Member-Guest tournament held on Wednesday, June 18.

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GardenPlazaAurora.com



HR Men's Club/Women's Club Mixer Held June 14, 2025



Above: Andy Canavan, Wayne Sartori, Teresa Anderson, and Ben Barnes



Above: Darrel Vanhooser, Katie Borgmann, Michael Lockwood and Dwight Lyle



Right: AJ Struhar, Sally Simon, Megan Myers, and Bruce Larson



Above: David Trego, Jennifer Harbison, Sunny Choi and Don Blosser



Right: David Hunn, Dick Hinson, Christi Clay, and Wendy Traynor



Right: Morris Hoole, Cindy Bolton, Norma Bisdorf, and Fred Agyarkwa



Right: Glen Travis, Chris Ashburn, Kathi Millner, and Jason Sorrell



Above: Judy Ahlbrecht, Terry Bade, Kim Larson, and Giles Mead



Below: Jeff Costa, John Stachowski, Joyce Scott, and Todd Senn



Above: Thomas Knaub, Matthew Huntington, and Jim Murray

Right: Jerry Weakley, Audrey Romero, Josh Triplett, and Pete Mueller



Right: Keith Whitlock, Jason Hillard, Jodee Bell, and John Propp



Above: Maxwell Blair, Fred Larke, Brian Svenby, and March Greene



Above: Travis Ptacek, Michael Coppens, Susie Goldberg, and Roger Andersen



Above: Jimmy Sarace, Jeanne-Marie Gross, Tayler Guntert, and Robert Harbison

Right: Dantha Stewart, Franks Meeks, Pete Traynor, and Steve Harmon



Right: Travis Sargent, Dianne Barnes, Kevin Rabideau, and Garrien Behling



11th Annual "Friends of the Fairways" Competition

It's time to think about submitting your nominees for our Annual "Friends of the Fairways" competition, sponsored by Nick's Garden Center & Farm Market. Nominate your garden or your neighbors. Send your nomination to Publisher Barry McDonnell, email Barry at Bmconn202@aol.com by Wednesday, July 10. Barry along with a few highly skilled and unbiased flower garden judges will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens.



Past participants.



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

- ★ 1st Place — \$200.00 Nick's Garden Gift Certificate
- ★ 2nd Place — \$100.00 Nick's Garden Gift Certificate
- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ 5th Place — \$50.00 Nick's Garden Gift Certificate



NOONAN'S

SPORTS BAR & GRILL

Noonan's Sports Bar & Grill has been a staple at the Heather Ridge Golf Club for many years. Serving multiple generations of Noonanites with a wide-ranging selection of food and beverages and various nightly entertainment, Noonan's has something to offer for everyone that steps through the door.



Noonan's has developed a delightful menu full of food and beverages that allows them to cater to a variety of individual palates. They offer everyday options like their Homemade Pork Green Chili and Hand-Breaded Chicken Tenders to weekly specials like their weekend breakfast menu and build your own Bloody Mary bar. The full bar has a creative cocktail menu, a vast selection of liquor, 12 draft beer taps, and a large assortment of canned beer.



13521 East Iliff Avenue Aurora, CO 80014 720-246-0309 NoonansSportsBar.com



The Gopher Grill provides the golfers with everyday food & beverage essentials as well as creates a fun environment, from grilling on the patio on select weekend/holidays to golf bag giveaways.

Not only does Noonan's provide daily entertainment and nourishment to the everyday customer, they also operate Noonan's Event Center and the Gopher Grill & Bar at Noonans.

Noonan's Event Center offers golf course views, a private full bar, food and drink options - all in an affordable event space. Perfect for meetings, reunions, birthdays, weddings, and more! .



HAPPY HOUR

EVERY DAY • OPEN - 7PM
(ALL DAY MONDAY)

- \$3.50 DOMESTIC DRAFTS**
- \$4.00 WELLS**
- \$4.50 SKYY VODKA & FLAVORS**
- \$1 OFF ALL PITCHERS**
- \$1 OFF ALL CRAFT PINTS**
- \$1 OFF ALL GLASSES OF WINE**
- 1/2 OFF BOTTLES OF WINE**



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HR *Heather Ridge*

ASSOCIATION NEWS

Cobblestone

Everything good, everything magical happens between the months of June and August.

– Jenny Han

Wishing everyone happy and safe 4th of July celebrations!

Updates

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

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



Mountain Iris

Reminders

Pool Etiquette: Long, lazy summer days invite the use of our community pool. Please be considerate of all who use the pool 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. Please remember that children under the age of 14 need to be accompanied by a parent or guardian while in the pool area.

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

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 additional fee for these items. Make sure that any liquids or grease are placed in sealed containers.

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 the contact information for Republic Services to schedule a pickup of these materials. This service is a homeowner's expense.

Tenant Information Needed: As announced in Town Square, there is a new law in the state that requires HOAs to keep current contact

information for all HOA residents for emergency purposes. Associa does not have all tenant/renter information in their files for Cobblestone at Heather Ridge.

Owners that rent units to tenants, please complete the form located in the Town Square announcement and email it to customer_service@associacolorado.com. Thank you in advance for completing the tenant contact form. Your cooperation is appreciated.

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

Fairway 16

Our Property Manager at Advance HOA: Susan Lange, 303-482-2213 x228 or susan.lange@advancehoa.com. Reach out to Susan if you need assistance with something; she can direct you to the necessary resources. Please include a photo when possible.

After Hours Emergency Maintenance: 800-892-1423

If you need to contact City of Aurora to take action on something, there is an APP you can download called *Access Aurora* (easy to use!)

A Community Residential Solar Presentation will be held at the Fairway 16 Clubhouse July 9 at 6 pm. Solar credits are expiring at the end of 2025!

We have 3 new Board Members that joined in May! Barry McConnell, President (new); Jeanne-Marie Gross, Vice President; Cherie Wickiser, Treasurer (new); Lisa Maragon, Secretary; Tana Romero and Alec Revelle (new) are our Members-At-Large.

Our next HOA Board Meeting will be Wednesday July 16 at 6 pm at the clubhouse. Meetings are every third Wednesday of the month. Please attend: great communities are the result of engaged homeowners!

We have a new Landscape Committee including two hard-working knowledgeable initiates: Kathy Terry and Sheila Debaets. We welcome additional homeowners to participate on this committee! If possible, please attend the July HOA Meeting and let us know your interest and availability.

KUDOS to all the Homeowners that are taking the time to make their front lawn areas nice which adds value to one's home investment! We *finally* are able to take a breath after successfully lowering our *monstrous* HOA insurance coverage and look forward to making some nice landscape improvements over time **and** building up our Reserves! In the meantime, you can help to keep our community looking its' best: if you see trash, ***pick it up!***

It is the Board's goal to reduce our outdoor water irrigation consumption by 30% over time. Please let our HOA manager know if you see a broken sprinkler head or a sprinkler freely watering the road or sidewalk in an area. And speaking of water there are a number of great resources on Auroragov.org website including *Introduction to Waterwise Landscapes*, *Waterwise Design and Plants*, *Composting Resources*, and *Pollinators* and *Waterwise Native Habitats*. Check it out!

Please respect our ancient plumbing lines! Toilet paper *only* in toilets, no baby wipes, paper towels, dental floss, personal hygiene products, etc. Scrape food, oil, grease and coffee grinds into the trash bin, not the garbage disposal. Empty liquefied grease and oil into a sealable container and dispose that also into the trash bin.

Yea! Our pool is now open! Please regard the posted rules and remember to close the pool gate when you are entering and exiting the pool area for security and liability reasons.

Speaking of security, we encourage you to keep the lights on the outside of your home illuminated from dusk to dawn or sensor lights that respond to motion.

It is the owner's responsibility to provide Advance HOA with the name(s) and contact information of their renters and to communicate to them our community policies and procedures. Also, subletting by a renter is not permitted and owners are responsible for rectifying this situation!

Guest Parking spaces located around the property are for short-term parking only! Violators will be subject to fines and/or have their vehicles towed at the owner's expense.

Please don't feed the wildlife! It can lead to human-animal conflict and can have a negative impact on their natural foraging habits and survival skills.

Enjoy our beautiful weather. Everything is so green!

Cheers!

Lisa



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 (MPM). 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 July 3, 17, and 31. 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. 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.

Architectural Control Committee: If you are planning any projects to the exterior of your home, be it windows, patio door, a new front door 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!"

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. The "no parking zones" are for the safety of our community, allowing space for emergency vehicles should they need to access an individual home! 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 can kick those up, and they can break a window or a door.

Patt Dodd



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 July 8, 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 and Pool Season: Summer heat has arrived, and community members are enjoying the pool and its new furniture. It is important that pool users follow the posted rules for their own safety. Having a safe community is very important for homeowners and residents. This includes not driving past the 10 MPH speed limit on the community roads as many pool users walk along the road from their units to the pool, carrying flotation items with them. As the season proceeds, if pool users notice maintenance issues with the pool or restroom facilities, they should report the issues to property maintenance, so that repairs can be done quickly to keep the pleasure of a good swim for all users during the season. Stay safe and no diving.

Trash Concerns: Homeowners who are doing major interior upgrades or ACC approved outdoor projects should be sure to inform contractors that it will be their responsibility to handle major refuse items that cannot be placed easily into community trash bins by transporting it out to major

disposal sites. Homeowners can also put in a request to have the HOA's waste management company do a special pickup of oversized waste at their own expense. If any resident notices another resident or contractor placing an oversize trash element, like a damage couch, next to a community trash bin, it would be helpful to report it to property management, so the added cost can be charged back to the responsible homeowner. For the most part, our community is handling waste well, but every so often, a bottle or can is found dropped along the grass in the community area. Thankfully, the community has quite a few residents who take the responsibility to pick up this occasional trash and dump it in the community bins. Here's to a clean community.

HOA Board Issues: Due to some board members being unable to attend the scheduled board meeting, the June board meeting was delayed for a week, just past the deadline for

the *Metro Matters* article submission. For this reason, there is no information on whether anyone presented interest in filling the open positions on the board or the committees. At the time of the writing of this article, the board has not heard of any interest ahead of the rescheduled meeting, so it is very likely that there are still open positions awaiting fellow homeowners to submit requests to fill these positions. Homeowners who are interested in filling a position should reach out to our property manager, Ashley, to submit an application for consideration by the board at the next meeting.

The next board meeting is scheduled for Tuesday, July 8 at Noonan's conference room at 6 pm. Homeowners are encouraged to attend, express concerns during the homeowners 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*Toni**



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.

Basement Water Issues

Yes, we got a lot of rain in late May and early June. And yes, the HOA received calls about water in units and what to do about that. All the issues were resolved, but here's a quick outline on your HOA's basement and water policies:

HRS was developed by EDI in the early-to-mid 1970s and is defined by its Declarations as a "condo community" including HOA and ownership rights and obligations. More importantly, it lists maintenance and insurance responsibilities between the HOA and its owners.

The developer did not finish any basements units here as living space. Basements were left to the imagination of future owners, their budgets, and liabilities. Our Declarations state its general insurance coverage is for buildings and specified "builder finished" interiors. Since no basements were "builder finished," those owners with any basement finished living space are responsible for it... and not the HOA.

The HOA's insurance coverage does not include any personal property or owner improvements such as a

finished basement. Owners are encouraged but not required by the HOA to get HO-6 personal insurance coverage. All mortgage lenders require proof of HO-6 insurance.

When water enters a unit's basement, whether from the sewer drain, a window well, or through the floor-walls seams, the HOA will extract it. The HOA will not remove any flooring or wall structures or personal property to extract water. This is where an owner's personal HO-6, other insurance, or cash may come into play.

Owners also have an inherent obligation to inspect the outside areas of their unit for potential flooding problems and to report them to Westwind. The HOA needs your eyes to report these and other potential problems. Please look for proper ground slop away, not toward the foundation; landscaping too close to foundation that collects or channels water improperly; plugged or poorly operating gutters and downspouts; window well rims too low to the ground whereby water could overflow and/or improperly installed window well cover.

General hazard insurance coverage by the HOA is not based on who caused what damage or loss for reimbursement, but on who is responsible for what property that is damaged or lost as stated in the Declarations. Please consult with an insurance agent about coverage issues to make sure as an owner you are insured. Also discuss limited or no coverage on other issues important to you.

June's Storms and Our Gutters

May-June's heavy rain storms caused some plugged gutters and downspouts resulting in cascading waterfalls. Those were exceptional storms that overpowered our roof drainage systems, and not poor gutter maintenance.

The HOA cleans all gutters twice yearly, but also cleans more often specific units or buildings affected by trees and debris. The late May and June rains came just ten days after a huge May windstorm that brought down many leaves and small tree branches throughout the community. That one-two punch of windstorm and rain storms caused much if not all the gutter overflows.

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

Owners are encouraged to safely inspect their gutters, downspouts, and window well covers during weather storms. This could reveal critical information to prevent a wet basement and personal property losses. Please contact Audrey at Westwind as outlined above .

June 13 Lucky Pool Party: A community fun evening was held June 13 for residents to bring their own food and side dishes to share with others by our pool. It was a lucky evening with warm weather and no windy rain storms. About 20 families came with more food than people could eat, but none of it was wasted. Future summer events are planned, so look for emails and garage door notices. Thanks to our community volunteer Dorathea for heading up the June 13 event. She is the board's honorary welcoming committee head who also oversees the monthly Saturday morning coffee gatherings at our clubhouse.

Van Lewis



**June 13
Lucky Pool Party**



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- ♦ \$99 drain cleaning
- ♦ Offers cannot be combined

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.

NEIGHBORHOOD WATCH MEETING

*Please share this with family, friends, and neighbors – this meeting is for ALL residents of Aurora to attend and participate in**

RSVP REQUIRED

Due to food planning, we need to know you're coming! Please RSVP to Jennifer at jdubrow@auroragov.org or call/text 720-771-7848

MEETING DETAILS

WHEN: Wednesday, July 9, 2025

ARRIVE: 5:30 pm for FREE pizza (First Come, First Served)

MEETING TIME: 6:00 pm – 8:00 pm

WHERE: Central Recreation Center

LOCATION: Black Canyon A/B Combinable Room, 18150 e. Vassar Place, 80013

MEETING AGENDA

Opening and Introduction

SPECIAL GUEST: Chief of Police, Chief Chamberlain

District PAR Officer discussion and Q&A

For additional information, please contact Jennifer Dubrow at jdubrow@auroragov.org

STAY INFORMED. STAY ENGAGED. STAY SAFE!



Clubhouse Renovation: The Strawberry HOA is initiating plans to renovate the community clubhouse to better serve its residents. Renovations are expected to include updates to the interior design,

improved accessibility features, and enhanced facilities for community gatherings. The board is currently gathering further information about the time line and scope of the renovations which will be shared in

upcoming HOA meetings.

Strawberry Community Signs: New community signs for the Strawberry neighborhood have been ordered and are expected to be installed by early August. Details about the design and placement of the signs will be discussed further in the upcoming HOA meetings.

ATTENTION ALL DOG OWNERS:

We continue to observe owners allowing their dogs off leash within our community. Owners must leash their dogs outside their units by law. Even trained animals can cause harm unexpectedly. Remember, injuries can happen quickly and have consequences. Strawberry HOA will issue a violation if you are reported for not complying with dog ownership rules. Please take your dog to a local park for off-leash activities.

Faith Gillis



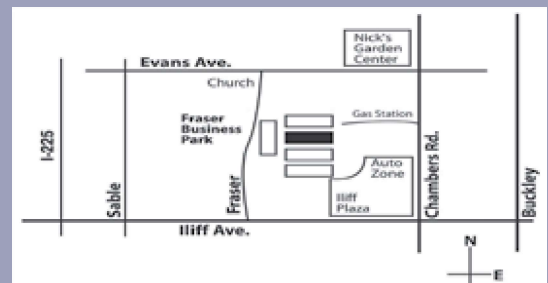
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Aurora, CO 80014**



303-671-0305

Cobblestone Crossing

****Reminder** 2nd installment due for Asphalt Replacement project that will be Spring/Summer 2026.**

The majority of homeowners voted to proceed with this Special Assessment to fund the full replacement of all asphalt surfaces (community roads). This will also address the drainage issue and the speed bumps. In preparation for this project, the Association must collect the necessary special assessment funds in advance. You should have received detailed payment schedule via USPS mail. The Special Assessment is to be paid for in four (4) equal installments. 2nd installment due July 2025, 3rd installment November 2025 and the final 4th installment March 2026. If you have any questions or require further clarification, please contact the Association management at Alec@accordhoa.com or 720-230-7321.

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.

Trash & Recycling Reminder: All trash must be placed in bags and placed completely in dumpster. **No mattresses, furniture, or appliances.** It is the resident's responsibility to dispose of large items that do not fit in the dumpsters. Please call **Republic Waste at 303-277-8727** to arrange for a large item pick up.

Recycling: Our community has recycling dumpsters in C, D and E. Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters. **What should not be put in the recycle dumpster?** *Styrofoam *Window glass and mirrors *Electronic waste (TVs and computers) *Motor oil containers *Yard waste *Chemical containers *Shredded paper *Plastic bags *Ceramics or dishes *Food waste *Scrap metal *Monitors

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!

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

Security Reminders and Safety Tips: It's traveling season. ☺

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

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

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

Architectural Forms: The weather is getting warmer, and you may want to remodel. Please remember, **all changes or updates to the exterior** must be submitted to the Board through the Architectural Request Form found on the 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.

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

Active Minds

NUCLEAR POWER

**FRIDAY, JULY 11
10 – 11:30 A.M.**

As society faces increased challenges associated with climate change caused by the consumption of fossil fuels, some experts argue that nuclear energy offers a reliable and plentiful source of zero carbon energy. However, nuclear power presents its own challenges, including a history of accidents at Chernobyl, Three Mile Island, and Fukushima Daichi.

Join Active Minds as we evaluate the pros and cons of this controversial source of energy.

Light refreshments will be served.

RSVP to (303) 693-0200.

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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. 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>

Lighting: The days are longer this time of year but light bulbs still burn out. Please report any exterior light bulb that you cannot replace that is not working. Please also look at the poles in your area and report any poles not working. There is a group looking out for these, but it is easy to miss one. Thank you for your helping in your neighborhood.

Landscape: It's pick a weed time of year! They pop up so fast in some crazy places like auto courts, that it is hard to keep up with them. The complex will be reseeded soon. Please use care if you are near these newly planted areas to give the new growth ample chance to flourish.

Security: Another part of nice weather is having more visitors on the property. Please remind guests that there is no overnight parking without permission from our security company. 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.

Summer Pool Schedule: The pools are now open. Homeowners must be present with guests in the pool area, only 4 guests per household are allowed. The hours are 9 am to 9 pm by recommendation of the City of Aurora. Please use much caution when using the pools. Read all the regulations and keep the gates closed at all times. Also, no glass should be used at the pool.

Annual Meeting: The annual meeting will be held on **August 13, 2025 at 6:30 pm**. Noonan's is not available that evening, location to be determined and will be sent with agenda. A request for board candidates will be sent out by PM in July. Regular monthly meeting will be held following.

Golf Course Reminder: We have been reminded again to ask our new



and current resident not walk with or without dogs on the golf course. Also, their trash receptacles are for golf course patrons and not for the use by neighbors especially dog waste.

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

Country Club Ridge

Be a GOOD NEIGHBOR this summer!

Parking: On-site parking is limited, so be courteous! Park only in designated parking spots. Vehicles may remain in a parking place without being moved for a maximum of 7 days. Observe “No Parking Fire Lane” signs and Handicapped spaces. The Board may authorize immediate **towing at the vehicle owner’s expense** if parked in the Fire Lane.

Additionally, there is limited parking in front of garage doors for loading and unloading only. Work vans, trucks and RVS need to be parked on the street.

Entertaining: Enjoy the summer, but remember that you have neighbors! Keep the volume down to a minimum after 10 pm.

Pets: Always clean up after your pet.

Report Community Problems ASAP: If sprinklers are malfunctioning or your gutter is clogged, please take a moment to report the issue to our Community Manager, Dan Anderson, by email at DAnderson@metropropertymgt.com or by phone (303)309-6220. Any life-threatening emergency should be directed to 911.



SAVE THE DATE

**2nd Annual Country Club Ridge Block Party
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Schedule Using QR Code

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





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

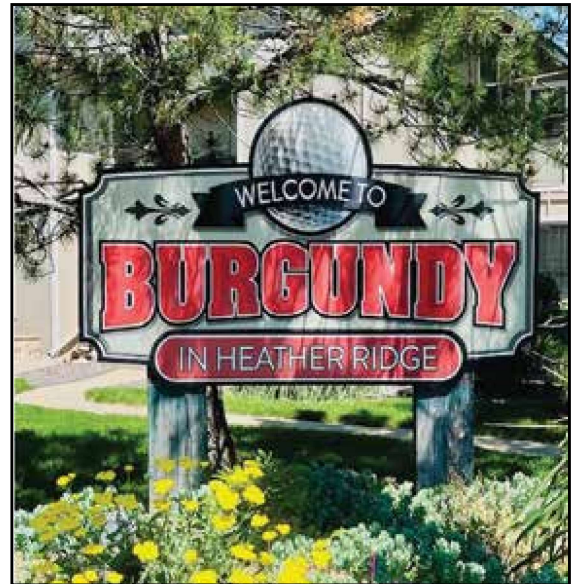
Manager: Roxanne Chaparro, CMCA

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com

roxanne@westwindmanagement.com

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



Happy 4th of July!



Burgundy HOA in the Works:

1. Sewer line replacement for Drive A. Starting in July look for information in the mail and email from Westwind Management. Approximately a 2-week project.
2. Sewer line scope for Drive D
3. JBK to address some landscape issues around community
4. Annual Insurance coverage discussion to begin for renewal in September.

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.

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

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 put down them. Lessening the amount of Toilet Paper used will also assist in keeping the sewer lines in better shape.

PLEASE DO NOT FLUSH the following:

- Facial Tissues
- Paper Towels
- Dental Floss
- Old Medications
- Cotton Balls or Swabs
- Baby Wipes or Diapers
- Feminine Products
- Hygiene Products
- Wipes of any kind even if they state they are "flushable".

****Also be aware of what you are putting down your garbage disposal as this too can cause issues. No**

coffee grounds, no oils or grease etc., and if you don't know if it can go down the disposal then put it in the trash.

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 that..
- 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>

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.

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@westwindmanagment.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/redesign 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

Apple Butter Pork Loin Recipe

Serves: 6

Prep: 10 minutes

Cook: 45 minutes

Total: 55 minutes

Difficulty: Easy

Ingredients

1/2 pound boneless pork loin fillet

1 cup apple cider

1 teaspoon salt

1/2 teaspoon pepper

1/4 cup Private Selection

Washington Apple Butter

2 tablespoons brown sugar

1 tablespoon water

1/4 teaspoon Ground Cinnamon

1/8 teaspoon ground cloves

Directions

Step 1: Preheat the oven to 350°F.

Step 2: Place the fillet in a small roasting pan.

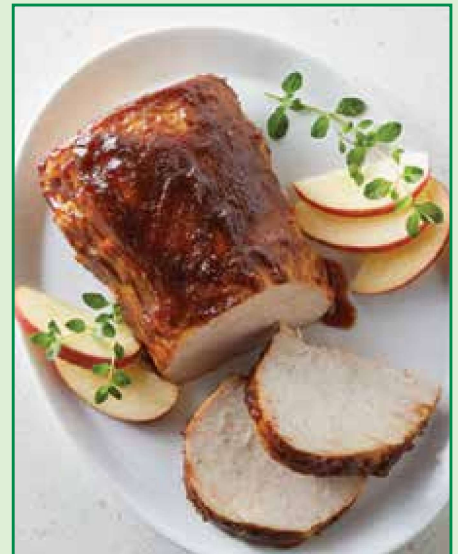
Step 3: Pour the apple cider over the roast and season with salt and pepper. Cover with a lid or aluminum foil. Bake for 30 minutes.

Step 4: Meanwhile, mix together the apple butter, brown sugar, water, cinnamon and cloves.

Step 5: Remove the roast from the oven and spread the apple butter mixture over the whole roast.

Step 6: Bake uncovered for 20-25 minutes, until fork-tender.

Step 7: Serve and refrigerate leftovers.



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