

A photograph of a house with a patio and garden. The house has light-colored siding and a stone chimney. A black pergola with string lights is on the patio. The garden is filled with yellow and pink flowers. The text 'Heather Ridge Metro Matters' is overlaid on the top of the image.

HR Heather Ridge

Metro Matters

Volume 15

August 2025

Number 8

2025 Friends of the Fairways Competition

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

Those of us who have the privilege of enjoying the view of the open space when looking out of our patio doors, know that living on a golf course has lots of pluses: No noisy traffic, occasional migratory birds, foxes', rabbits and other wildlife, and increased property values. However, living on a golf course also comes with a few minor irritations, like an occasional errant golf shot bouncing off of our roof, or landing in our flowerpot.



Barry McConnell
Publisher/Editor

By the way. . .

Please mention *Metro Matters* to your service providers and merchants in the neighborhood. *Metro Matters* is made possible because of the support of local advertisers and the Heather Ridge Metropolitan District.

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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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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

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80014

303-755-3550

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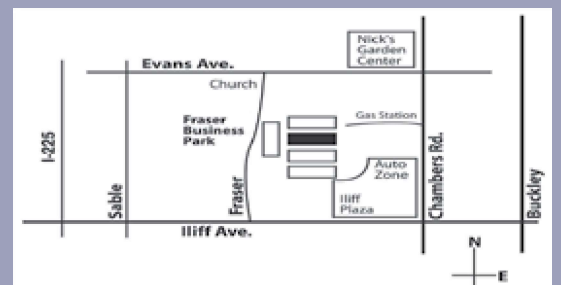
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Heather Ridge METROPOLITAN DISTRICT

A Town Hall Meeting with our Ward IV City Council Member Stephanie Hancock

I attended it at Noonan's Restaurant on July 10, 2025, 6:30 pm to 8 pm. It was time very well spent for me, my wife, and fellow HRS board member VP Linda Hull. We will attend future meetings because they are high-energy, very informative, and to say the least strongly inspirational about the City of Aurora and its government.

Stephanie had several guest speakers from the Aurora government and sponsored programs, including City Manager Jason Batchelor, and City

Attorney Pete Schulte. They and others gave high-impact and unvarnished speeches about Aurora policies, practices, and programs. And most importantly to me, how the Aurora Police Department was making giant strides to better serve us. It was most reassuring.

I recently had a real estate sale fail because the property was in Aurora – in Heather Ridge. The buyer's family and friends spoke of crimes and dangers living in Aurora that scared my buyer off. The lost sale was compounded by

what was said about Aurora. I have lived in Aurora since 1974 after finishing active duty in the Marine Corps, and not once since then have I felt in danger or experienced crimes unknown in other parts of metro Denver – and big cities.

Stephanie's Town Hall Meeting inspired me to do better for Aurora. Please join me and others for Council Member Stephanie Hancock's next meeting scheduled for Thursday, October 9 from 6:30-8 pm at Noonan's Event Center, 13521 E Iliff Ave., Aurora.



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HB-25-1043: New Owner Equity Protection in HOA Foreclosure Sales.

Following in the footsteps of HB-22-1137 (effective June 3, 2022) about HOAs giving Notice to owners about delinquencies, especially fines and foreclosures, now comes an upgraded version addressing foreclosure and equity procedures.

- Per **HB-25-1043**, all HOA associations and their management companies need to change their collection policies by Oct 1, 2025. This bill includes many topics, such as:
 - Associations must periodically request from owners their telephone numbers and email info
 - Collection notices (final) must be sent via regular mail in addition to current requirements;
 - Association must provide copy of the ledger within seven business days of an owner's request;
 - All notices must state "a foreclosure sale to pay delinquent assessments could result in loss of all home equity" and state the free online Colorado HOA information help center.
 - In the legal process, an owner may request from the Court an "18 months stay or more of the sale of the Unit" for good cause. The Court gets to decide what that is.
 - That Annual DORA (CO Dept. of Regulatory Agencies) registration for HOAs to update their info now requires:
 1. Number of units six or more months delinquent in assessments/special;
 2. Number of owners the Association obtained judgement on;
 3. Number of payment plans;
 4. Number of foreclosure actions filed;
 5. Any further info DORA requires relative to collections and foreclosures

HOA boards, along with their management companies and legal counsel, need to discuss and implement this new law to avoid penalties. In fact, an HOA property owner could seek damages up to \$25,000 for the HOA not responding. Please know this new law as well as HB-22-1137. They go hand-in-hand,

A Gift to U.S. Newborns between 2025 and 2028

Out of Trump's "one big beautiful tax bill" in 2025 comes a \$1,000 bonus for every child born in the U.S. between 2025 and 2028: a tax-preferred investment account. Called *Money Account for Growth and Advancement*, this one-time investment plan has the gov't investing \$1,000 per account in stock market indexed funds per child. Parents may contribute up to \$5,000 annually but without any tax write-offs.

The tax-deferred funds will grow untouched until the child reaches age 18 when funds may be withdraw for such things as school, investments, or a house down payment. The idea is to inspire children to invest in the economy and have "skin in the game."

One hope of this bill is to promote greater family growth – more babies. The U.S. and many other high-tech countries have a falling demographic-population problem, so one purpose of this bill is to inspire larger families to help the future of the country. Such programs are now worldwide, as Hungary and some Scandinavian countries offering thousands of dollars for more babies. The only "advanced" country now growing fast enough to replace its population is Israel.

Van Lewis

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August 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org					1 	2
3	4	5	6	7	8	9
10	11 5 pm Burgundy HOA Mtg Community Clubhouse 6:30 pm Cobblestone Crossing Annual HOA Mtg HR Golf Conference Room	12 6 pm CH HOA Board Noonan's	13 6 pm Annual Sausalito HOA Meeting Mission Viejo Library 15324 E Hampden Circle	14	15	16
17	18 5:30 pm CCR Board Mtg on Zoom	19	20 6 pm Fairway 16 HOA Mtg Clubhouse	21  6:30 pm Strawberry HOA Mtg via Zoom	22	23
24/31	25 6 pm Cobblestone HOA Mtg - Noonan's	26	27 5:30 pm HRS HOA Board Mtg Clubhouse	28	29	30



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Hi Neighbors,

Summer is in full swing, and there's so much to enjoy right here in Aurora – completely free!

Free Summer Fun Around Town:

- Outdoor concerts
- Movies in the park
- Aurora History Museum
- Cultural events and more

Find the full schedule at: AuroraGov.org click on the Things To Do tab

New Community Campaign:

“Together, We Keep Aurora Beautiful”

We're excited to launch a citywide effort to bring neighbors together and show pride in our community. Whether you've got five minutes or a full afternoon, you can help make a difference.

Here's how you can join in:

1. Plan a Neighborhood Event – Cleanups, garden projects, or block parties. Learn more: AuroraGov.org/Together
2. Adopt-A-Street – Help clean a stretch of road and get recognized with a sign. Sign up: AuroraGov.org/AdoptAStreet
3. Find Other Ways to Get Involved – Clean. Beautify. Conserve. Connect. Explore options: AuroraGov.org/Together
4. Share Your Efforts – Use the hashtag #TogetherAurora on social media to spread the word.

Help Shape Our Future:

Take the Build Up Aurora Survey

Every neighborhood has different needs. Some want potholes fixed, others ask for better drainage, improved school access, or new recreation spaces.

The survey only takes five minutes and gives you a say in how your tax dollars are spent. Take the survey: AuroraGov.org/BuildUpAurora

Please share the survey with your neighbors. Every voice counts.

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)



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

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



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Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

“The worst time to think about the thing you are going to say is in the moment you are saying it.”

This quote has been a part of me for decades as well as the *Seven Essential P's* that I learned in the U.S. Marines in 1970 about planning and performance.

With those thoughts in mind, I start this month's article by saying Pete and I come prepared when you invite one of us into your home. . . and your lives. We bring over 50 years each of experiences knowing each home sale is unique. We offer perspective. And we hope to earn your trust by listening first. Please give us a call.

Today's Market Talk

Our metro real estate market is doing kinda okay. . . as is Heather Ridge, but it's a different “okay” than the go-go Covid market or other markets before. Here's what Pete and I are seeing, experiencing, and learning:

- Price your property correctly at the start! Subsequent price reductions can result in a lower final sold price. Why? Buyer affordability and reticence issues about today's market.
- Prices are soft and down, because for sale inventory is now growing up — to 14,007 as of June '25. It was 8,300 June '24, and 7,000 Jan '25. The historic “average” for June is 15,125.
- Closed sales numbers are below 1997 levels. Buyers and sellers are vexed by the market. Home builders are very aggressive offering massive concessions hurting existing home sales;
- Is it a buyer's market? Yes! Metro Denver has over 3+ months of homes for sale (largest number since 2011); days-on-market realistically at 60-70 days vs 37 quoted my MLS;
- Seller's expectations: They need to be realistic vs “This is what I want!” A frank discussion of market conditions helps sellers, and buyers, balance their wants and needs vs price and costs;
- Condos vs single-family homes: Condo sales and prices down due to rising HOA and mortgage escrow costs (Colorado ranked first in nation with 31% escrow increases);
- Emails and marketing platforms to Realtors have exploded with price reductions, open houses, concessions, and increased agent co-op fees. Info is almost overwhelming;
- Reports of home mortgage appraisals exceeding purchase prices. This last happened in 2007-2008 as home prices fell but appraisals didn't until later. This is an important indicator of market direction. During Covid, prices exceeded appraisals.

What does all this mean for Heather Ridge sellers? Pete and I focus on Heather Ridge, but we are busy elsewhere experiencing market conditions across metro Denver. We bring maturity, experiences, and perspectives to each homeowner or buyer we meet. **Remember, “Please, don't leave home without us!”**

Van Lewis



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Heather Ridge South
303-550-1362
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Contact me

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$300,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$340,000	13228	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$355,000	2122	S Victor St F	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$395,000	2813	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$410,000	2853	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$420,000	2761	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$439,000	2829	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$394,500	2650	S Vaughn Way B	3 - 4	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	\$429,500	2446	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$350,000	2250	S Vaughn Way 204	2 - 2	1,124	1 Gar, Att	2 Story
Country Club Ridge	\$389,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Att	2 Story
Cobblestone	\$315,000	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	2488	S Victor St E	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$357,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Sausalito	\$365,500	2490	S Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
Burgundy	\$300,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Burgundy	\$365,000	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Det	2 Story
Burgundy	\$415,000	2645	S Xanadu Way D	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$299,000	13598	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	\$375,000	13462	E Asbury Dr	3 - 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 I	\$214,999	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$225,000	2608	S Xanadu Way C	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	\$274,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$288,400	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$270,000	13645	E Yale Ave C	2 - 2	1,098	VA	\$8,000	Individual
Strawberry II	\$270,000	2459	S Xanadu Way B	2 - 2	1,091	FHA	\$2,000	Individual
Strawberry II	\$285,000	2479	S Xanadu Way C	2 - 2	1,091	FHA	\$5,000	Estate
Strawberry II	\$294,000	2491	S Xanadu Way A	2 - 2	1,091	FHA	\$4,000	Individual
Burgundy	\$330,000	2645	S Xanadu Way C	2 - 2	1,314	Conventional	\$6,000	Individual
Heather Ridge South	\$335,000	2742	S Xanadu Way	3 - 4	1,633	Conventional	\$0	Individual
Cobblestone	\$369,000	13254	E Asbury Dr	2 - 2	1,392	Conventional	\$15,000	Individual
Heather Ridge South	\$432,500	2790	S Wheeling Way	3 - 3	1,633	Conventional	\$0	Individual
Heather Ridge South	\$420,000	2879	S Xanadu Way	4 - 3	1,633	VA	\$14,000	Individual



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Men's Golf Club News

Here we are at mid-season and the guys have been playing some really amazing golf leading up to our Club Championship. Here are the results from our recent tournaments.

Mike Coppens
HRMC Board Member
720-390-1152

June 28 Individual Gross/Net

1st Flight

1st Gross – Bruce Larson

1st Net – David Pels

2nd Net – Mike Coppens

2nd Flight

1st Gross – Steve Harmon

1st Net – Jim Murray

2nd Net – Travis Sargent

3rd Flight

1st Gross – Todd Senn

1st Net – Glen Travis

2nd Net – Jim Senerth

4th Flight

1st Gross – John Propp

1st Net – Jimmy Sarace

2nd Net – Terry Bade

5th Flight

1st Gross – Fred Larke

1st Net – Roger Andersen

2nd Net – Jerry Weakley and David Hunn (tie)

CTP's: #5 Mike Coppens, #8 Fred Dawson, #10 Jim Senerth, #14 Jimmy Sarace

July 12 and 13 Member/Member Member/Guest

1st Flight

1st Place – Anthony Sarmiento/Austin Richard

2nd Place – John Black/Brian Hall

3rd Place – Bruce Larson/Jim Murray

4th Place – Bob Willey/Mark Smith and Trent Daum/Brandon Daum (tie)

2nd Flight

1st Place – Roger Andersen/Wayne Sartori

2nd Place – John Stachowski/Travis Sargent

3rd Place – Terry Bade/Travis Ptacek

4th Place – Steve Harmon/Carl Benton and Dick Hinson/Brian Hornstra (tie)

CTP's: **Saturday:** #5 Murray/Larson, #8 Hinson/Hornstra, #10 Dawson/Weeks, #14 Black/Hall

Sunday: #5 Andersen/Sartori, #8 Rabideau/Scholtec, #10 Willey/Smith, #14 Harmon/Benton



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2025 Friends of the Fairways Competition

Our 11th Annual "Friends of the Fairways" competition was just a little different this year due to the hot weather Colorado has been experiencing and the draught. In early July I visited the 10 HOA communities that surround the Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

**Publisher/Editor
Barry McConnell**

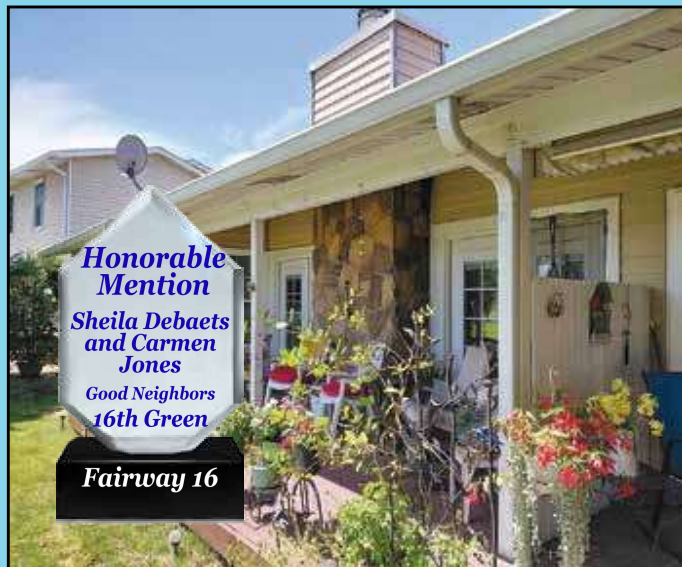


2025 Friends of Fairway Winners

★ 1st Place	Karen Klemm	\$200.00 Nick's Garden Gift Certificate
★ 2nd Place	Rose Dipolito	\$100.00 Nick's Garden Gift Certificate
★ 3rd Place	Van & Ginny Lewis	\$50.00 Nick's Garden Gift Certificate
★ 4th Place	John & Bev Hartnett	\$50.00 Nick's Garden Gift Certificate
★ 5th Place	Cherie Wickiser	\$50.00 Nick's Garden Gift Certificate







Honorable Mention Awards

Burgundy HOA	12th Fairway	Burgundy
Cobblestone HOA	7th Fairway	Cobblestone
Debbie Jones	7th Green	Cobblestone Crsing
Liz & Greg Van Dell	4th Fairway	ChimneyHill
Sheila Debaets	16th Green	Fairway 16
and Carmen Jones	— Good Neighbors	
Ben Barnes	16th Fairway	Fairway 16
Kay Griffiths	8th Green	Cobblestone

HR Heather Ridge

ASSOCIATION NEWS

Cobblestone

Rest is not idleness, and to lie sometimes on the grass under trees on a summer's day, listening to the murmur of the water, or watching the clouds float across the sky, is by no means a waste of time.

— John Lebbcock



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

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.

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

Updates:

July 4th Pool Party

Many thanks to all who participated in Cobblestone's July 4th pool party. The HOA provided burgers and hotdogs and residents brought a variety of pot luck dishes. The community was able to celebrate the holiday and enjoy summer fun.

Reminders:

Homeowner Insurance Coverage: Making it a priority to evaluate your homeowner's insurance coverage annually is good practice. Homeowners who live in their unit need to obtain an HO-6 (homeowner's insurance) policy. Check with your insurance company to ensure that you have adequate loss assessment

coverage. Loss assessment applies if you are assessed by the association for an under-insured covered claim or the deductible portion of a claim. The cost for this coverage is minimal. Yet, it is extremely valuable should it be needed.

Tenant Information Needed:

Cobblestone's governing documents require homeowners who are leasing their units to provide copies of the leases to the Board of Directors. If you are currently renting or leasing your unit, please send a copy of the current lease to mmorales@associacolorado.com

If You See Something, Say Something: Please make a note and

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 or see an issue in the community that needs to be addressed. Susan 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!)

Board Members: Barry McConnell, President; Jeanne-Marie Gross, Vice President; Cherie Wickiser, Treasurer; Lisa Maragon, Secretary; Tana Romero and Alec Revelle, Members-At-Large.

Our next HOA Board Meeting will be Wednesday August 20 at 6 pm at the Fairway 16 Clubhouse. Meetings are every third Wednesday of the month. Please attend: great communities are the result of *engaged* homeowners!

Landscape Committee News: A few of us are headed to Aurora Water-wise Garden for a summer tour of recommended trees, shrubs, perennials and grasses to plant that work for our environment. Our goal is to **reduce** our outdoor water irrigation consumption by 30% over time! If you are interested in learning more about water-wise plant ideas there are great classes and resources on Auroragov.org website. We are hoping to get plant design ideas and suggested irrigation input from the City of Aurora for our huge common area which includes over 7500 square feet of grass! We **have** accomplished a couple of projects like improving the container gardens that sit under our Fairway 16 signs and the Board just had at least 10 dead trees cut down and a couple of trunks actually completely removed from the ground.

Thank you all that take pride in our community by picking up trash when you see it and make an effort to keep your front lawn areas nice! One homeowner even took the time to clean a terrible drain out by our

pool that probably has never been cleaned! It is so clean now one needs sunglasses to look at it because it is so shiny!

Take the Pledge! Toilet paper only! 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. We recently had a bad plumbing back-up at one of our units. How do you know when you might have a serious plumbing issue? Well, for starters: low water pressure, multiple drains slow to empty, discolored water. . . Notify our property manager *immediately* or After-hours emergency maintenance! We are in the process of doing our first scheduled sewer jetting. We will do two this year and are pairing the jettings now

with a sewer camera which saves the HOA time and money by helping the plumber visually identify and locate problem areas in the line quickly and helps troubleshoot the real causes of a possible obstruction.

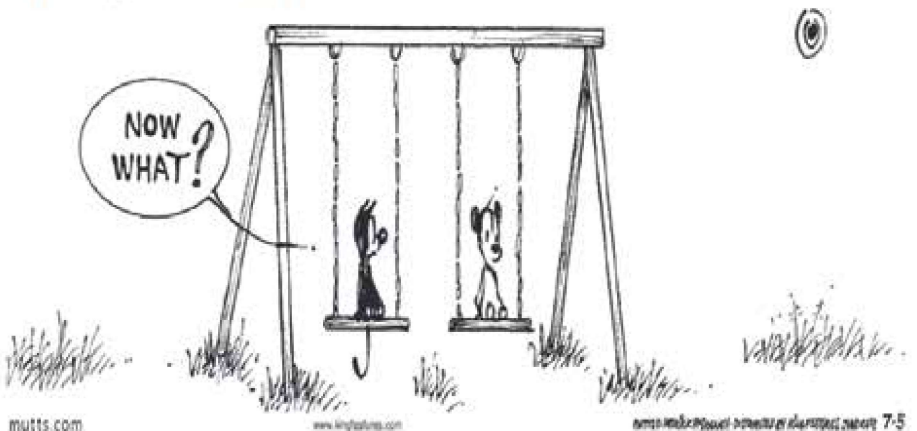
Guest Parking spaces located around our property are for short-term parking only! Violators will be subject to fines and/or having their vehicle towed at the owner's expense.

It's **hot** out there! Enjoy a dip in our beautiful pool but keep the gate shut and respect our pool's rules. **And**, don't feed the wildlife!

Cheers!
Lisa



MUTTS: By Patrick McDonnell



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 August 14 and 28. 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. Also, please confirm that the management company has all of the renter's contact information.

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 notice the freshly painted lines 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



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 August 12, 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.

Pool Season Added Amenities and Gatherings: In a high temperature July weather, the open pool season has been a welcome location to relax and cool off with some swimming laps. The added furniture has also helped make the pool area a nice gathering place for residents to meet up and build neighborhood community. To help build up this community, a BBQ grill has been added to the pool area, safely chained to the north fence line. Just like following the posted pool rules to enjoy a safe swim, following safe grilling guidelines will allow great burgers between relaxing floats during the last full month of the open pool season. Time to gather, mingle, and relax. To help boost this along, a weekly jam gathering is being held every Wednesday night around 7 pm for community residents to greet and get to know neighbors around the pool. It is a perfectly fun way to unite the community.

Honoring Longtime Community Members: Twenty-two years ago, Marc Drillings and Barbara Stein moved into a townhome in the center of the community, which

was the perfect location to meet and become friends with many residents in the community. Marc is a chiropractor and acupuncturist, providing comfort to aching patients at his practice, while Barbara, along with her landscaping skills, is a creative artist, often displaying her paintings at various local art shows. Barbara, as a previous co-chair for the community's precinct, also maintains communication contacts for city, county, state, and national congressional representatives to provide and receive appropriate information when needed. Marc and Barbara have been and will always be a pillar for the community.

Upcoming HOA Board Meeting: Probably due to the July board meeting being so close to the Fourth of July holiday weekend, some items were postponed for the August meeting. Even though the architectural committee positions have been filled, the one open seat on the HOA board was unable to be filled as the homeowners who put in their submissions to fill the seat were

unable to attend the July meeting and speak to the board. They will be invited to attend the August meeting, where they can present their abilities and thoughts that will help the board decide who will be right to appoint to the open position. At the same time, the board will be encouraging all homeowners to attend the August meeting and hear important information from a contractor that has explored the community and has specific detailed information about the community buildings within the neighborhood that will affect HOA finances in the coming years. Hopefully, homeowners will find time to come.

The next board meeting is scheduled for Tuesday, August 12 at Noonan's conference room at 6 pm. Homeowners are encouraged to attend, express concerns during the homeowner's forum, and keep up to date on the issues and projects the board is handling.

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

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

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.

Sewer Talk: It's maintenance, care, and feeding. Once the sewer line leaves the interior or "air-space" of any unit in HRS, it becomes the sole responsibility of the HRS Association. This is important to know given an owner's obligations for interior features vs HOA general responsibilities.

Owners are obligated to maintain the interior and mechanical features of their units, and accordingly should have proper insurance (HO-6) to cover their damages, losses, and liabilities. If a unit's interior sewer and water lines fail, the owner is responsible for all repairs and collateral damages. The HOA is responsible for all structural issues as defined in its Declarations.

Once the sewer line leaves the "air-space" of a unit on its way to the Platte River via the City of Aurora Water, it immediately becomes the HOA's responsibility to maintain and repair until it hooks up to Aurora.

Owners are not allowed to perform any maintenance, repairs, or replacement of HOA sewer lines. If they do so without written permission by the HOA, then they become financially responsible for what they did as well as any damages. This has happened only a few times over the years, but in each case, it cost the owners thousands of dollars to mitigate damages. Examples include cleaning and damaging sewer lines, and replacing lines under concrete floors.

Our *Rules and Regulations* clearly discuss sewer and water line responsibilities. HRS repeatedly gives notice in *Metro Matters* and email

blasts about this issue. Please call Westwind Management **BEFORE** starting any work or maintenance project if you are not 100% "crystal clear" about responsibilities.

One never-ending problem is what should **NOT** go down sewer lines. From fats and oils to personal wipes going down sewer lines, please be watchful. Under all units and buildings is one single common sewer line that may clog backing sewage into basements. Contact Westwind for any service needs or concerns. Since finished basements were not done by our builder, EDI, then owners, not the HOA, are responsible for their finished basements.

Gutters, downspouts and drainage away from foundations: As reported last month, heavy rain storms in May and June overwhelmed many of our gutters and downspouts they weren't designed for those kinds of storms. The downpours were short-lived but left their mark. We had only two wet basements reported to the HOA, and in both cases, they had one thing in common – the water in their basements came from outside drainage backing into their foundations, and not away from it. In both cases this drainage issue happened in the owner's "limited common areas" that owners are obligated to oversee and maintain. This includes the front fenced porch area and back patio areas. Not all back patios are fenced by owners, but if fenced they are prone to blocking rain water flowing away from the foundation under the fence. Please check these areas and others for proper drainage.

Fences: As a quick reminder, all front porch vinyl fences were installed by the HOA for the exclusive use of owners. The fence is owned by the HOA and not the property owner. Those front fences are all maintained by the HOA.

The back patio fence is a different story. It is a private fence paid for by owners who must obtain written permission to install. That fence must meet required standards of materials, features, and dimensions. The HOA maintains oversight over them for appearance and safety concerns, but owners must maintain them at their expense. This also includes privacy fences installed between units.

Barking Dogs: Call 303-326-8288 for barking dog issues; otherwise, call 303-739-6444 for all other animal issues at Aurora Animal Services (or email via *Access Aurora*). Please inform Brook at Westwind about your actions should the HOA need to become involved.

If you let your dog(s) outside in your courtyard or back patio, you are responsible for it. This is not about the song *Who let the dogs out* by the Baha Men in 1998, but about dog owners not respecting their neighbor's right to quiet and peaceful enjoyment. Aurora Animal Services is fast acting and will issue a warning to the dog owner. Further action included a court summons that requires two separate households to sign a complaint and testify in court.

Van Lewis



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



LEARN MORE

DanielleforAurora.com

PAID FOR BY DANIELLE FOR AURORA

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 (U.S.)**, meeting ID **84959921799#**



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.

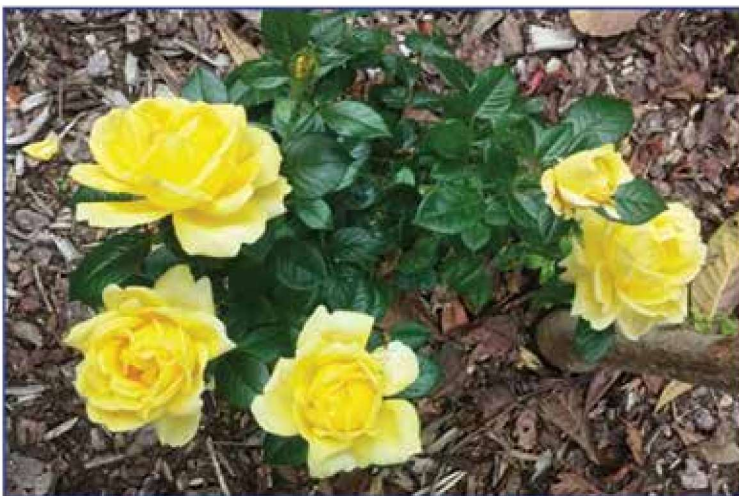
Emergencies Call 911: All non-life-threatening emergencies, please contact the Aurora Police Department

(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.

Architectural Control Committee (ARC): For all home improvements, i.e., windows, doors, decks, etc. an ARC request form must be submitted and approved by the Board of Directors (BOD) prior to starting the project. Please refer to the Rules and Regulations on the Strawberry I Heather Ridge portal to review the process and what is allowed. The form can be found

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14221 East Evans Avenue
Aurora, CO 80014
GardenPlazaAurora.com



under the documents tab. You will need to print, complete, and then submit to Kyle with Accord Property Management. Work cannot begin until the ARC request is approved by the BOD.

Colorado Emergency Mortgage Assistance Program, 720-356-0174, option 3

The Colorado Emergency Mortgage Assistance Program (EMAP) provides resources for payment of

HOA, mortgage and rent assistance. EMAP may only be accessed one time. For qualified applicants, HOA fees, mortgage and rent help are available. Please call the Care Center at 720-356-0174, option 3 for more information and they can provide additional housing resources.

Swimming Pool Reminders: Please be considerate of other residents while using the swimming pools. Remember **NO POOL**


PARTIES ALLOWED. Residents are only permitted to have 4 guests who need to be accompanied by an adult resident. Music may only be listened to with headphones. The lounge chairs have been broken, please take care of property while at the pool. The last weekend of the summer to use the pool is Labor Day Weekend. The pool will be closed for the season beginning Tuesday, September 2, 2025.

Faith Gillis


MetroTrack – Aurora Police Department

STICKER PLACEMENT GUIDELINES


Place MetroTrack stickers on the exterior of both the driver and passenger side windows, directly above the door handle. See examples below.



Driver Side



Passenger Side



PROTECT YOUR VEHICLE


- Always lock your car, roll up the windows, and take your keys.
- Never leave valuables in your vehicle, and never leave your car running unattended.
- Park in well-lit, busy areas, making it harder for thieves to steal your vehicle.
- Use an alarm system and/or a steering wheel lock to make your car less appealing to thieves.
- Remove your garage door opener when parked near your home to prevent criminals from accessing your house.
- Participate in MetroTrack.

CONTACT US

Emergencies: call/text 911
Non-emergencies: 303.627.3100
AuroraGov.org/MetroTrack
MetroTrack@AuroraGov.org


MetroTrack disclaimers

- APD is not responsible for any damage sustained to the vehicle because of the theft.
- MetroTrack participants agree not to retrieve the vehicle on their own and to provide tracking data to the responding officer.
- It is the vehicle owner's responsibility to ensure their tracking device is properly maintained and functioning, including replacing the battery as necessary.




AuroraGov.org/MetroTrack

In partnership with



CATPA
Colorado Auto Theft Prevention Authority
Department of Public Safety

How METRO TRACK Works

MetroTrack is a theft deterrent program that enables the Aurora Police Department (APD) to assist in locating stolen vehicles using tracking information provided by the vehicle owner. As part of this initiative, APD offers free Bluetooth tracking devices to help community members monitor and recover their vehicles. If you already own a tracking device, you can still register for MetroTrack.

By enrolling in MetroTrack, you agree to share your vehicle's location with APD in the event of a theft. However, APD cannot access your data without your consent.

If your vehicle is stolen, you are responsible for providing location updates to responding officers by accessing your tracking app and sharing the data.

You may register multiple vehicles; however, there is a limit of two free Bluetooth tracking devices per household.

Current vehicle registration and valid automobile insurance are required to receive free tracking devices.



GETTING STARTED

How to sign up for MetroTrack

Visit AuroraGov.org/MetroTrack or scan the QR code below to complete the online registration form.

After registering, return to AuroraGov.org/MetroTrack to select a date and time to visit APD District 1 (83347 E. Montview Blvd., Aurora, CO) to pick up your free Bluetooth tracking device and MetroTrack materials.



AuroraGov.org/MetroTrack

If you would like to request accommodations in order to participate, please visit AuroraGov.org/Accessibility

How to report a stolen vehicle registered with MetroTrack:

1. Call 911 to report your vehicle as stolen.
2. Inform the 911 call taker that your vehicle is registered with MetroTrack.
3. Once an officer is dispatched, provide them with the location of your vehicle using your tracking device.

Who is eligible to participate in MetroTrack?

Anyone who lives in the city of Aurora is eligible for MetroTrack.

Can I choose which tag I get?

You will receive an Apple AirTag or Chipolo tag based on your phone's operating system.

What vehicles are trackable?

With MetroTrack, any vehicle is eligible for the program as long as the owner maintains their tracking device, replaces the battery as needed, and prevents damage to the tracking device.

What if I already have my own tracking device?

If you have your own tracking device or a vehicle assistance program like OnStar, you can still register for MetroTrack. Once you've registered and indicated that you will be using your own tracking device, MetroTrack window decals will be mailed to you.

Is there a fee for participating in MetroTrack?

Participation in MetroTrack is free and open to all community members who live in Aurora. There is no subscription fee for devices like AirTags or Chipolo. However, vehicle assistance programs like OnStar may have a monthly subscription cost.

Cobblestone Crossing

*****IMPORTANT*****

Homeowners Association (HOA) Annual Meeting: The HOA's annual meeting is scheduled for Monday, August 11th at 6:30 pm at Heather Ridge Golf Course Conference Room. This meeting is a key event for maintaining transparency, fostering community involvement and ensuring effective management of the association. This will be an opportunity for residents to voice concerns, suggest improvements and discuss any issues affecting the community. If you are unable to attend, please give your proxy to a Board member or send it to Accord Property Management. By the time you read this, you should have received additional information about the meeting from Accord Property Management. Per Covenants, the Board can consist of three to nine members so if you are interested in serving on the HOA Board, please contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com)



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.

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!

Trash & Recycling Reminder: All trash must be placed in bags and placed completely in the 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

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.

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

MACANUDO: By Liniers



**A website
all about
Heather Ridge
and its
lifestyle.**

Heatherridgerealestate.com

A Broom and A Bucket



**(303) 667-3536
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One House At A Time**



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



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- TOILET REPAIR
- FLOORING
- CEILING FAN AND LIGHT FIXTURE REPLACEMENT AND REPAIR
- SMOKE DETECTOR REPLACEMENT
- AND MORE...

Email us @ waylon@lgfrontrange.com

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/

Painting: Contractors will be in the complex doing some repair work to base trim and trash enclosures over the next few weeks. Please give them room to work. If you have any questions, contact the PM and not the contractors. If you need touch up paint, also contact the PM.

Annual Meeting: The annual meeting will be held on August 13, 2025 at 6:00 pm. The Mission Viejo Library is this year's location. The address is 15324 E. Hampden Cir., Aurora, CO. This is the meeting will have board member elections. You are invited to attend.

Siding: One of the most major assets of the HOA is the siding. The siding is not designed to have any items placed on it. To preserve the useful life of the siding please remove any items attached to unit in any form. This is benefit for all by keeping the costs of HOA repairs down. If you need touch up paint for repairs contact PM. This is also true for the roof and common ground in the complex.

Security: In summer time more guests in the complex. Occasionally we get uninvited guests from outside our community. If you see anything that seems concerning contact the Brownstone Security, PM and/or the Aurora Police Dept. Your safety is the concern, please do not try approach the situation directly. Please help your neighborhood stay secure by closing your garage doors when not in use, lock all doors, stay alert and pick up deliveries as soon as possible.

Pools: Enjoy the pools this month. The Worchester pool will close Labor Day weekend. The Victor pool will stay open for 2 more weeks after Labor Day. Please keep the gates closed at all times. Also, when using the restrooms at the pools keep check that the restroom doors are locked after using them. Contact the PM with any issues. Happy swimming.

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: LCM has offered a new way to submit a request online. Go to the LCM website and submit your request thru this Smartwebs service. 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 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

SAVE THE DATE

The second annual Country Club Ridge Neighborhood Get-together will be held from 2:00-4:00 pm, Sunday, September 14th on the lawn. Chris Ashburn hosts this barbeque for neighbors to meet and enjoy food and conversation. Put the date in your calendar now. More details will be emailed to you before the event.



Summer Improvements Completed

Gardner Painting has finished exterior painting on buildings 2230 and 2240 as scheduled. Our painting schedule includes 2 buildings per year in rotation. Concrete repair has also been completed as budgeted for 2025. Next year's budget will include additional concrete work to be completed.

Landscaping

The Board of Directors is aware that pruning is needed on some landscaping. However, pruning during summer months when temperatures are high is detrimental to plants. Pruning will be completed in the Fall when temperatures are lower. If you have shrubs or tree branches that impede access to

your garage, windows or entry doors, please contact Dan Anderson to get this corrected sooner.

Thanks for being a good neighbor!

Judie Maurelli
Board of Directors



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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)



Burgundy HOA in the Works:

1. **COMPLETED** – Sewer Line Replacement Drive A.
2. Sewer line scope for Drive D.
3. Annual Insurance coverage discussion as renewal begins in September.
4. Budget talks for 2026 to begin.
5. No Trespassing signs were added at different locations on the golf course by Heather Ridge Golf Course.

Homeowner Reminders: Aurora Police Department launches new auto-theft prevention program:

The Aurora Police Department has launched a new auto-theft prevention program called MetroTrack, which provides community members with a free GPS tracking device to help recover their vehicle if it's ever stolen. Aurora community members may receive up to two free tracking devices per household. Participation is completely voluntary, and at no time can the Aurora Police Department access a vehicle's location without the owner's consent.

<https://www.auroragov.org/cms/one.aspx?pageId=20148963>

If you have any questions about the program, please don't hesitate to contact Joshua Nicholas, APD's Community Relations Section manager, at 303.739.7257 or jnichola@auroragov.org.

PROTECT YOUR VEHICLE:

- Always lock your car, roll up the windows, and take your keys.

- Never leave valuables in your vehicle, and never leave your car running unattended.
- Park in well-lit, busy areas, making it harder for thieves to steal your vehicle.
- Use an alarm system and/or a steering wheel lock to make your car less appealing to thieves. Remove your garage door opener when parked near your home to prevent criminals from accessing your house.
- Participate in MetroTrack.

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

Children at Play REMINDER:

We'd like to take a moment to address a safety concern that has been observed in our community recently. There have been several instances of young children playing outside without adult supervision, particularly near streets, driveways, and areas with limited visibility. While it's wonderful to see children enjoying the outdoors, their safety is our top priority. Unsupervised play in or near areas with vehicle traffic or other potential hazards increases the risk of accidents or unintended encounters. We kindly ask all parents and guardians to ensure children are appropriately supervised when outside and to remind them to stay clear of driveways and roadways. Your attention to this matter helps protect not only your family but also contributes to a safer, more secure environment for the entire community.

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>

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.

Lori Foster

**A website
all about
Heather Ridge
and its
lifestyle.**

Heatherridgerealestate.com

10 Tips for How to Save Money on Groceries

Saving money on groceries is always a win. Yet there are better strategies than just scouting for sale prices as you cruise the aisles.

Keeping to a budget and planning ahead can net big savings when you shop. Check out King Soopers list of the 10 best ways to save money on food.

1. Make a list and stick to it. Plan recipes for the week ahead, ideally with multiple meals that use some of the same ingredients. Then make a list and try not to deviate from it. Having a plan will help keep you on budget.
2. Be strategic about shopping trips. Try not to head to the store when you're hungry. Shopping on an empty stomach can lead to impulse buys. Shopping alone also helps. If you're with kids or your significant other, you're more likely to be coaxed into buying things you don't need.
3. Shop online for pickup or delivery. This is another great way to avoid impulse buys. Shopping online is also an easy way to compare brand prices, see what's on sale and keep track of your cart total before you purchase anything. Plus, you'll save time.
4. Take advantage of discounts. Sign up for a Kroger Shopper's Card to get discounts and earn rewards every time you shop. Plus, you can clip digital coupons and view the weekly ad online to see what's on sale, then consider building meals around those items.
5. Know what's in your pantry and fridge. Have you ever bought something only to discover later that you already had it at home? Consider keeping a running list of items you frequently buy and noting which ones need replenishing when you shop for the week. Plus, if you scour your pantry before you shop, you can plan meals with what's already on hand – keeping your grocery bill lower.
6. Buy Our Brands. You can save hundreds of dollars each year when you shop Kroger Brand, Simple Truth® and Private Selection® items.
7. Skip prepackaged and serving-size meals. Chopping fruits and veggies may be time-consuming, but you'll pay for the convenience if you opt for those bagged salads and apple slices instead. Similarly, you can save money on any food in a larger size, so bypass those single-serving packs of applesauce, chips, yogurt, etc. Instead, you can take reusable containers and divvy out what you'll need for lunches from a larger package of those foods.
8. Know what to buy in bulk. You can certainly save when you stock up, but don't buy more than you need of anything – especially perishable foods. You aren't saving money if you end up throwing food away.
9. Shop in-season fruits and veggies. . . or buy frozen. When you buy fresh produce that's not in season, it'll cost more. So, plan your meals around what's in season and buy those foods. Or consider frozen fruits and veggies; they're frozen at their peak of freshness, so they're a great alternative to out-of-season/expensive produce. Plus, they'll last longer.
10. Get creative with dinner ideas. Ready for Meatless Mondays? In general, since meat-based meals cost more than others, planning a few meat-free dinners will help your savings. In fact, you can reconsider the whole concept of the meat/veggies/bread/dessert feast and do a few unconventional dinners. Breakfast for dinner is always a hit for kids, and eggs are relatively cheap. Sandwiches and soups or even a big salad can also fill a menu.

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