

# Heather Ridge



Volume 15

Metro Matters

September 2025

Number 9



**Ladies' 18-Hole Club  
Recent Member-Member/  
Member-Guest Tournament  
Featured a Safari Theme  
See pages 12-14**

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

Heads up! Its back-to-school time. If you have school age children at your home, remind them that the golf course should not be used as a short cut to and from school. Golf balls travel at over 100 miles per hour. It may take a couple of extra minutes, but using the city sidewalk is a much safer choice. The "No Trespassing" signs around the golf course apply to all residents and their children.



The [heatherridgerealestate.com](http://heatherridgerealestate.com) and [www.heatherridgerealestate.com](http://www.heatherridgerealestate.com) websites are nice additions to our community, and great sources of information about "all things Heather Ridge". Please take a minute to check them out.

**Barry McConnell**  
Editor/Publisher

### IN EVERY ISSUE

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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**  
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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](mailto:info@HRColo.org) for an invitation.

**Heather Ridge  
Metropolitan District**  
303-755-3550 ext. 5  
[info@HRColo.org](mailto:info@HRColo.org)  
[heatherridgecolorado.org](http://heatherridgecolorado.org)  
**Heather Ridge Golf Club**  
13521 E Iliff Ave Aurora, CO  
80014  
303-755-3550  
[www.GolfclubatHeatherridge.net](http://www.GolfclubatHeatherridge.net)

**Heather Ridge  
Neighborhood Watch**  
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## DANIELLE JURINSKY

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# Danielle Jurinsky

## Aurora City Council AT-LARGE

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

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

#### Jobs & the Economy

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

#### Public Safety

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

#### Taxes & Fees

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

#### Development

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

#### Revitalizing Neighborhoods

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



*During a very dark time in my life, Danielle came through shining bright. I'm fighting for my life in stage 4 cancer. I fight alongside my wife and 3 children. Danielle sent us on a Disney Cruise and covered it all. She brought the community together and raised thousands for me to continue battling. I wouldn't have otherwise been able to afford my medical treatments. She helped connect me to many people who will potentially all be an intricate part of saving my life. Only time will tell. Danielle is one of the most humble people I know. I'm not endorsing her as a friend. I'm so honored to endorse her as family.*

-Dre Lane, Aurora Resident

## DanielleforAurora.com

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LEARN MORE

# *Heather Ridge* **METROPOLITAN DISTRICT**

## **Bike Path Project Cancelled New Legislative Laws**

### **East Yale Bike Path Cancelled**

East Yale Ave bike path project cancelled by Aurora. There was a plan (notice the past tense) by Aurora to install a six-foot wide bike path-sidewalk on the south side of Yale from S Peoria to S Xanadu Way. However, a city sponsored survey of communities along E Yale Ave had significant opposition to it as either un-needed or un-wanted. It would have been developed using a federal grant, so the money will be used elsewhere. The Heather Ridge Metro District opposed the sidewalk pending more information about the tunnel it depends upon for golfers to go under E. Yale Ave between holes 13 to 14, and back under again for holes 15 to 16.

### **Legislative Laws Take Effect**

In August hundreds of laws will take effect passed in the state legislature this session. For more info, visit the Colorado General Assembly's website.

- SB25-145 – Requires sellers to provide consumers to cancel automatic renewal contacts online if the consumer consented to the auto renewal contract online.
- HB25-1091 – Designates the Emperor mushroom as the Colorado State Mushroom.
- SB25-273 – Hospitals or other health-care facilities to retain blood draws or admission blood samples for 14 if the subject is or a coroner's death inquest or investigation.
- HB25-1113 – Limits turf in new residential developments

**Van Lewis**

### ***Dewey Hicks – 1944-2025***

Dewey Hicks (1944-2025) – U.S. Marine, husband, father, and friend to all who knew him. Dewey and his wife Gloria have lived in Heather Ridge South since 1989. As a Marine myself, we knew each other first as fellow Marines, then as residents, and most importantly as friends.

Dewey served in Vietnam doing a job that many didn't survive. . . he was a radio operator in a combat unit. My Marine Corps Platoon Leaders Course (PLC) training as a college student in 1967 and 1969 was dominated by the Vietnam war. I learned that Dewey's job was so important that radio operators were high-priority targets of snipers to disable combat units. Many times, radio operators became *de facto* platoon and company commanders when they went down. That's how good radio operators had to be – the best of the best!

Finding a radio operator wasn't difficult if their

long-range antenna was up. Even with shorter ones the enemy could find them hoping to stop communications between units, in contact with the enemy, or coordinating supporting arms (air, sea, and ground).

Dewey's life was not defined by Vietnam, but it shaped him. Afterwards, he went to college, taught science in high school, spent 30-years in the Air National Guard, raised a family, and shared almost 47 years as Gloria's husband.

His was a life well spent, well done, and well-remembered.  
*Semper Fi!*





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# September 2025

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



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## Dear Friends,

We are in the heart of summer, and as the school year approaches, I want to share the latest updates from Ward IV and across Aurora.

### Safety First – Watch for Pedestrians

With school starting soon and recent pedestrian-car incidents in our city, road safety is a priority. As Chair of the Transportation Committee, I'm leading a citywide awareness campaign for drivers, cyclists, and pedestrians. Please stay alert, slow down, and help keep our streets safe.

### Utah Pool Closure & Repairs

Utah Pool, built in 1974, still has many original systems. In March, a ruptured water supply line required repairs, which revealed additional issues, including a deteriorated natural gas line and leaks in the main pool area. Contractors found the original cast iron water lines under the pool have become brittle and corroded after 50 years. These will be replaced with modern, non-corrosive materials.

Though the pool will remain closed during these repairs, the improvements will ensure a safer, modern facility for decades to come.

### Community Highlights

- **Sapling Grove Grand Opening:** I attended the ribbon-cutting for this new multi-family housing development—a great addition to Ward IV.
- **Honoring Service:** We celebrated the retirement of Chief Master Sergeant Sharman Haynes, recognizing her leadership and dedication.
- **Neighborhood Cleanup:** “Together We Keep Aurora Beautiful” is in full swing. Sign up at [AuroraGov.org/together](https://AuroraGov.org/together) to receive free trash bags and gloves. Post a photo of your cleanup to inspire others and invite me to join—I'd love to help.

### Havana Street Night Market

Held on the last Saturday of every month, this event features outstanding food, cultural performances, and a celebration of our city's diversity. It's quickly becoming a neighborhood tradition.

### Election Spotlight – Two At-Large City Council Seats

On November 2, voters will choose from 20 candidates for two open At-Large City Council seats. Please take time to learn about each candidate so you can cast an informed vote in this important election.

### Budget Updates & Ballot Measures

City Council is working to address our financial shortfall while protecting Aurora's core services. Several ballot initiatives will also be on the November ballot. I encourage you to research them so you can vote with confidence.

### City Council Meetings

Due to ongoing litigation, City Council meetings will remain virtual for now. I look forward to returning to in-person meetings where we can engage face-to-face and work together on the issues that matter most.

Thank you for staying engaged, lending your voice, and contributing to our community's progress. Together, we are building a brighter future for Ward IV and all of Aurora.

### Need Assistance?

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

Remember, Positive change starts with you.

**Your Citizen Servant,**

**Stephanie Hancock**  
Council Member Ward IV



**Stephanie Hancock**  
Council Member Ward IV  
[Shancock@auroragov.org](mailto:Shancock@auroragov.org)  
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## Heather Ridge Closings Year-to-Date 2025



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

Real estate is all about comparisons – features, location, condition. . . and stats. If you don't like the stats, do you NOT hire the messenger (or fire them)? I hope not, because Pete and I appreciate your business.

July's metro Denver condo/townhomes median price was \$390,000, down 6% from July 2024. The average price was \$424,192, down 4% from last year.

In contrast, July's median single-family price stayed level at \$650,000, and was down only 0.76% from July 2024. Blame high HOA fees (insurance, Reserves) and other factors for condos losing ground to single-family homes.



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

Not immune from the metro market, Heather Ridge has seen its median condo/townhome prices fall as well. As of August 16, 2025, there have been 48 closings this year vs. 42 last year. Yeah – six more is good!

However, as of August 16, 2025 our median closed price was down \$23,000 from the end of 2024 (\$353,000), or 6%. And down \$43,000, or 11% from 2022's median sold price \$373,000.

Our price drops almost perfectly match metro numbers, so the good news is we are keeping pace albeit in the wrong direction. So, what can be done to stop the bleeding?

### Knowledge and Perspective

Pete and I help sellers understand our real estate as it is, not as wanted. It's more than numbers; it's providing a perspective of what's outside your front door.

We talk about four principles used in selling a home – Value, Price, Market, and Motivation.

Value is what you get, and price is what you paid for it. Know your home's value first defined by its condition, location, and features. That will lead you to a price given what the real estate market is doing or is not doing.

Ah, knowing the market. Everyone is an expert when the market is hot like during Covid. When sales become chilly, successful agents tell owners what works and what doesn't to sell. Easy to say but hard to do. Pete and I make sure a seller's motivation is in line with the market.

A seller's motivation in selling is everything. Why, where, and when go directly to pricing, nurturing value, or dealing with the market forces. You and your agent need to know why you are selling because it determines a starting price, time on market, and where you need to be down the road.

**Remember, "Please, never leave home without us."**

Van Lewis

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

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

**Please remember don't leave home without them.**



Contact me



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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Cobblestone	\$300,000	2101	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Sausalito	\$330,000	2458	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$339,900	2488	S Victor St E	3 - 2	1,282	2 Gar, Att	2 Story
Fairway 16	\$429,500	2446	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$439,000	2829	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$410,000	2761	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$390,000	2853	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$389,000	2813	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Sausalito	\$419,000	2409	S Worchester Way B	4 - 3	1,512	2 Gar, Att	2 Story
Sausalito	\$365,500	2490	S Worchester Way E	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$343,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
ChimneyHill	\$415,000	2052	S Worchester Way	2 - 3	1,337	2 Gar, Att	2 Story
ChimneyHill	\$397,500	13616	E Evans Ave	2 - 2	1,512	2 Gar, Att	2 Story
ChimneyHill	\$385,000	2063	S Worchester Way	3 - 3	1,512	1 Gar, Att	2 Story
Burgundy	\$400,000	2645	S Xanadu Way D	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$365,000	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Det	2 Story
Burgundy	\$294,000	2639	S Xanadu Way B	2 - 2	1,303	1 Gar, Det	2 Story
Fairway 16	\$399,000	2650	S Vaughn Way D	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$397,500	2558	S Vaughn Way C	3 - 3	1,650	2 Gar, Att	2 Story
Fairway 16	\$385,000	2496	S Vaughn Way A	2 - 4	1,462	2 Gar, Att	2 Story
Cobblestone	\$325,000	1995	S Xanadu Way	2 - 3	1,392	1 Gar, Det	2 Story
Cobblestone Crossing	\$320,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	\$299,000	13598	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Strawberry II	\$330,000	2431	S Xanadu Dr	2 - 2	749	1 Carport	2 Story
Strawberry II	\$300,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$290,000	2441	S Xanadu Way B	2 - 2	1,091	1 Gar, Det	2 Story
Strawberry II	\$285,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$273,980	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$259,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$234,900	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
Strawberry I	\$213,999	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone Crossing	\$326,000	13228	E Asbury Dr	2 - 2	1,208	Cash	\$0	Individual
Cobblestone	\$355,000	2122	S Victor St F	2 - 2	1,392	FHA	\$10,000	Individual

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



# Heather Ridge Golf Club Monthly Update

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

## HR Men's Golf Club News

Golf this year has been fantastic and our last couple of tournaments have been no exception!! Here are our latest results!!

Congrats to all our winners, and be on the lookout for the next tournament signup email!!!

**Darrel C. Vanhooser, SR/WA  
President, HRMC  
303-875-4768**

## Big Congratulations to our 2025 Club Champion Trent Daum!!!



Darrel Vanhooser (left), SR/WA President, HTMC and  
**2025 Club Champion Trent Daum**

### **Individual Gross/Net July 26**

#### **Flight 1:**

1st Gross Daum; 1st Net Harmon; 2nd Net Barnes; 3rd Net Mead and Sarmiento

#### **Flight 2:**

1st Gross Blair; 1st Net Johnson; 2nd Net Petzinger; 3rd Net Struhar and Hinson

#### **Flight 3:**

1st Gross Behling; 1st Net Andersen; 2nd Net Ashburn; 3rd Net Mueller

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

#5 Harmon; #8 Richard; #10 Sorrell; #14 Struhar

### **Club Championship August 9**

#### **Championship Flight:**

#### **2025 HRMC Club Champion – Trent Daum**

1st Net – Steve Harmon

2nd Net – Austin Richard

3rd Net – Mike Coppens

#### **Flight 2:**

1st Gross – Jim Murray

1st Net – Todd Senn

2nd Net – Fred Dawson

3rd Net – Travis Sargent

#### **Flight 3:**

1st Gross – John Propp

1st Net – Roger Andersen

2nd Net – Chris Ashburn

3rd Net – Wayne Sartori

4th Net – Pete Mueller

#### **CTP's Day 1:**

#5 Jim Murray, #8 Ben Barnes, #10 Jason Sorrell, #14 David Trego

#### **CTP's Day 2:**

#5 Bob Willey, #8 Jim Murray, #10 Bruce Larson, #14 Kevin Rabidea



## 9 Hole League Member/Guest Tournament



Britain team: Patti Hatfield, Jeannine May, Tami Harney, and Suzy Koch



France team: Sharon Warembourg, Cyndi Carfrey, Susan Weber, and Joyce Scott



Greece team: Barb Herbold, Hannah Herbold, Sue Klaus, and Jenna Dawkins



Ireland team: Tracie Chapman, Lori Butterfield, Kathy Bonham, and Sherrie Phillips

(Right) Italy team: Sally Simon, Kathy Curtis, Stacey Visentin, and Katie Borgmann



(Left) Mexico team: Sherri Cooper, Audrey Romero, Barbara Rush, and LaRee VanBrunt

(Right) Norway team: Ginny Lewis, Chris Schaefer, Karla Enge, and Linda Chaisson



(Left) Scotland team: Pam Graham, Judy Straayer, Teresa Anderson, and Barb Secord

(Right) USA team: Marj Copeland, Sue Smith, Donna Brothis, and Dianne Barnes





## 18-Hole Ladies' Club News

Our Member-Member/Member-Guest Tournament held on June 18 was a resounding success. All of the gals got into the spirit of the Safari theme with cart decorating and clothing as you can see by the pictures. A big thank you to the committee for putting on a great tournament, to our hole sponsors, door prize donators, and to Noonan's for a great luncheon.

Results of our Club Championship held August 23 and 24 will appear in next month's issue.

Our next important event is the Fall Tournament on Saturday, September 27, with lunch and our annual meeting to follow at Casa Vallata.

**Teresa Anderson**  
**Publicity**



*(Left) Amy Roth,  
Rachel Rael,  
Tayler Guntert  
and Terri Propp*



*(Right) Kristi  
Schmidt, Michele  
Curry, Nikki  
Mills and Elisa  
Flachsmann*



*(Left) Andrea  
Pohzehl, Leslie  
Sue Parker-  
Wallace, Kathi  
Millner and  
Shawn Engelbert*



*(Right) Carrie  
Wenzel, Colleen  
Ripe, Kelsey  
Hurtado and  
Marisa Decoux*



*(Left) Barbara  
Gierscher,  
Cheri Wallace,  
Patti Enright-  
Harris and  
Sara King*



*(Right) Norma  
Bisdorf, Lindsay  
Morgan, Sue  
Roesslein and  
Christi Clay*





## Putting Contest



Julie Bell, Megan Myers, Teresa Anderson and Wendy Traynor



Marcy Greene, Sherry Meredith, Patsy Hyde and Mary Bazzanella



Leslie Wright, Lourdes Swanson, Lucille Moreno-Peacock and Audrey Romero



Melissa Walker, Brette Teasdale, Dantha Stewart and Jaz McFarland



## ***18-Hole Ladies Member-Member/ Member-Guest Tournament***



*Norma Bisdorf, Lindsay Morgan, Sue Roesslein and Christi Clay*



*Misty Heath, Jeanne-Marie Gross and Lindsay Candee*



*Ramona Conner, Kim Larson, Kathy Curtis, and Barbarab Cole*



*Jolene Woodward, Katie Borgmann, Chelsea Audin and Jodie Villaneuva*



*Bev Byer, Joyce Scott, Sally Simon and Kara Birkedahl*



# RESOURCE FAIR FOR SENIOR SUPPORT SERVICES

Wednesday, September 10 • 1 - 3 p.m.

We'll have a variety of well-chosen vendors available to answer any questions. Come meet professionals in real estate, rehab, moving, law and many other areas and discover the fantastic resources available to you or your loved one!

Don't miss this helpful and informative event!  
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CherryCreekRetirement.com



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NoonansSportsBar.com

## SEPTEMBER CHEF'S SPECIALS

\*\*Served from 9/1/2025 to 9/28/2025

Truffle Fries - - - \$9.95

Asian Sesame Chicken Salad - - - \$15.49

Wagyu Burger - - - \$17.95

## Watch The Games Here!

<b>9/7 2:05PM</b> <small>WEEK 1</small> <b>9/14 2:05PM</b> <small>WEEK 2</small> <b>9/21 2:05PM</b> <small>WEEK 3</small> <b>9/29 6:15PM</b> <small>WEEK 4</small> <b>10/5 11:00AM</b> <small>WEEK 5</small> <b>10/12 7:30AM</b> <small>WEEK 6</small> <b>10/19 2:05PM</b> <small>WEEK 7</small> <b>10/26 2:25PM</b> <small>WEEK 8</small> <b>11/2 11:00AM</b> <small>WEEK 9</small>	<b>11/6 6:15PM</b> <small>WEEK 10</small> <b>11/16 2:25PM</b> <small>WEEK 11</small> <b>WEEK 12</b> <b>BYE</b> <b>11/30 6:20PM</b> <small>WEEK 13</small> <b>12/7 2:05PM</b> <small>WEEK 14</small> <b>12/14 2:25PM</b> <small>WEEK 15</small> <b>12/21 2:05PM</b> <small>WEEK 16</small> <b>12/25 6:15PM</b> <small>WEEK 17</small> <b>1/4 TBD</b> <small>WEEK 18</small>
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Denver Broncos  
2025 SCHEDULE

13521 E Iliff Ave Aurora, CO 720-246-0309

# HR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone

*And then the sun took a step back, the leaves lulled themselves to sleep, and autumn awakened.*

– Raquel Franco

Labor Day marks the unofficial close of summer. It's the bookend to Memorial Day. Sending good wishes to everyone as you celebrate this holiday weekend!

#### **Updates:**

##### **Pool Season Closes**

Pool season wraps up this year at the end of the Labor Day weekend. The pool will be closed after Labor Day in order to winterize pool equipment.

##### **Insurance Renewal**

Our community's insurance is renewed. This year's premium remained steady, which is a relief after last year's major increase.

The current Certificate of Insurance for Cobblestone is posted in Town Square under the Documents tab. If you have questions



*Reflections on pond, Jewell Wetlands Park*

after reviewing it, please submit them through the Request tab in Town Square.

#### **Reminders:**

*Speaking of insurance, this reminder about homeowners having adequate loss assessment coverage bears repeating again this month.*

##### **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 HO6 (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 underinsured 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.

**Golf Course Off Limits:** While it's tempting to include the golf course and the cart paths on your daily walking regimen, it's important to know that they are off limits for residents and others who are not golfing. Primarily, it's a safety issue. The golf balls that damage our community's personal property can present a serious and unexpected safety risk to you and your pets. Even during non-peak hours for the course, please take care to avoid crossing property lines.

**Trash:** Remember that the dumpsters are for regular household trash. Make sure that any liquids or grease are placed in sealed containers. 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.

**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 or [susan.lange@advancehoa.com](mailto:susan.lange@advancehoa.com). Reach out to Susan if you need assistance with a community issue or an incident that needs to be addressed. 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 a city issue, there is an APP you can download called **Access Aurora** (easy to use!).



**Our 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 September 17 at 6 pm at the Fairway 16 Clubhouse. Monthly meetings are every third Wednesday of the month. *Please attend!* You will learn about our community updates and will have the opportunity to directly offer input or feedback. Notices of meetings are sent to all homeowners by email.

**If you see trash, please pick it up!** I happened to look out my window the other day and saw someone picking up trash that had fallen out of another person's trash bin! It is people like this that make for a great community.

**90% of our water bill** comes from our lawn irrigation. We would eventually like to reduce our consumption over time and are looking at possible water-wise plant options through the City of Aurora. If you are interested in learning more about Colorado's native plants there are great resources on [Auroragov.org](http://Auroragov.org) website including *Introduction to Waterwise Landscapes* and *Waterwise Native Habitats*. In the meantime, please report broken sprinkler heads that are freely watering the road **and** sprinklers that are not watering at all!

**Check our trees out as you drive to your condo!** Hopefully you will

notice that most of our dead tree limbs have been removed, branches cleared from rooflines and canopies raised. This tree project initiated by the Board took a little over four days to complete.

For new property owners or owners that have renters, there has been an issue of overloading our trash and recycle bins and even putting overflow trash next to the bins for pickup. Our waste-management company is **not** responsible for picking up by hand extra items that are not in the designated trash bins. Also, make sure the trash container lids are *closed*, **not** overflowing. Bulky extra-items that don't fit in the bins can be taken to a designated Waste-Management location listed on their website. Cardboard is an *excellent* item for our yellow-lid recycle bin.

Please collapse the big pieces of cardboard so that they will fit into the bin and the lid can close; no plastic bags or food wraps, Styrofoam, plastic containers covered with leftover food, etc. The recycle list is on Waste-Management's website. Being able to recycle in our community is good and *proper* recycling is even better!

It is the season for wandering souls to be prowling the neighborhood. We encourage you to have lights on the outside of your home illuminated from dusk to dawn or sensor lights that respond to motion. If you see suspicious activity on Heather Ridge Golf Course after hours you can contact Heather Ridge Neighborhood Watch at 303-739-1826.

*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. The next scheduled board meeting will be Thursday, September 18, at 5:30 pm. Aletha Zens will host the meeting.

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

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

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

**Please make sure that MPM has your email address to receive community updates via email blast.** It is the most effective way to keep you advised on community happenings. Additionally, any notices that need immediate attention will continue to be posted on the mailboxes.

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on September 11 and 25. 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.

**Maintenance:** We had a walk around of the property with our tree service to evaluate limbs that need to be pruned back so that they are not touching the roofs of our homes or any of the siding. We also looked at any dead branches that need to be cut out, as they can easily break off during a wind or snowstorm. We are on their schedule for the middle to end of September.

**Insurance Coverage:** Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also confirm that if you *DO* have coverage, it is adequate should there be a need for a special assessment as a result of an insurance claim.

With the increase in property values of late, our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen! As the TV insurance commercial says,



"It's better to have it and not need it than to need it and not have it!" Yes, it's a commercial for life insurance, but still. . . !

**Aging Pipes:** Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please! No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claim to be "flushable," because they absolutely are **NOT!** Also, please be aware of what you put down your drains and garbage disposal. It is much safer to scrape food, oil, and grease into the trash, rather than using your garbage disposal. If oil or grease are liquefied, please empty them into a sealable container and dispose of in the trash.

**Guest Parking:** Kindly noticed the freshly painted 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.

**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 September 9, 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 Closure:** Despite the uncertain occasional stormy weather this past summer, many residents were able to enjoy relaxing swims and recreational outdoor time at the community pool. Now, the pool officially closes for the season on the day after Labor Day. As Labor Day lands on the first Monday of September, which this year is the actual first day of September, Labor Day weekend is fully the final weekend of August with a community BBQ gathering on Sunday afternoon. Here's to another successful relaxing pool season in the community.

## **Safe Driving in the Community:**

A new school year is beginning, and several young students from the community will be heading back to learn and prepare for a bright future. Protecting these students while they head out in the morning and come back in the afternoon is just another reason to drive safely and obey the 10 MPH speed limit. Asphalt repairs are scheduled to be handled on the roads shortly, which will help make it safer to drive within the community.

## **Community Volunteer Group:**

Two board members and three other homeowners have joined together this year to take on volunteer work to improve the neighborhood, while saving the HOA money. Among the volunteer jobs taken on this year included beautifying the pool area for the summer season, trimming shrubs, bushes, and hanging tree limbs within retaining wall areas, adding a few small garden spots in parts of the common area, and cleaning up open areas. Volunteer tasks will continue

into the fall and winter, and the team are hoping to welcome other residents who wish to voluntarily help maintain and improve the community. Any resident who feels they want to give their time to join the team can reach out to property manager Ashley who will pass on their contact information to the volunteer team. Giving time to improve and maintain the community is a valuable joy to experience.

**The next board meeting** is scheduled for Tuesday, September 9 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](http://Heatherridgerealestate.com)  
[myHRRE.homes](http://myHRRE.homes)

# Heather Ridge South

**Westwind Property Management:** The business manager is Brook Ramirez, 303-369-1800x152. Email: [Brook@westwindmanagement.com](mailto:Brook@westwindmanagement.com). The Community Administrator is Audrey Brown, 720-509-6067. Email: [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com). Please direct all initial questions, needs, reports to Audrey during business hours. For emergencies, call Westwind at 303-369-1800. During business hours, follow the prompts to reach Audrey or Brook. After hours, follow the prompts for on-call manager. If you leave a message and no return call within 15 minutes, call again. Keep notes of your calls.



**Where has the summer season gone?** It seems like only yesterday we were shoveling snow, but here we are again at the start of another Bronco's season. I'm more than ready for them to go all the way, so let the Sunday Bronco's parties begin like the ones we used to have at our clubhouse before Covid. Those were fun gatherings that grew in numbers and food as the seasons progressed.

The spring-summer gully-washing rain storms told us a lot about drainage *NOT* going away from unit foundations. Only three wet basements were reported this season – two with drainage problems toward their foundations, and the other a plugged downspout pooling next to the foundation. In all three cases this happened in the unit's limited common area. That area is the responsibility of owners to monitor and maintain, especially if fenced. Fenced areas are prone to blocking water runoff going away from the foundation that pools running into window wells/egress windows.

We also discovered that downspouts caused more problems than gutters. No one knows a downspout is plugged until it rains, so who needs to keep an eye on this Residents do! When it rains and is safe to do so, residents need to observed drainage and report any problems to the HOA.

**Budget Year 2026:** It starts in September, gets serious in October, is approved by the HOA in November, and is ratified by owners in December. A big part of each year's budget is insurance. Its rates exploded for the 2023 budget, almost tripling premium costs due to natural disasters claims, skyrocketing reconstruction-material costs, and under-funded insurance companies.

It was a perfect storm.

Today, insurance rates and underwriting issues have leveled and subsided in some cases, giving hope that the 2026 monthly HOA fees will remain stable as it was for 2025.

Another important budget issue is Reserve funding. HRS funds Reserves at 10 percent of its gross annual budget, so about \$100,000 now. That funding percentage is also a Fannie Mae/Freddie Mac underwriting requirement for conventional loans. They also require insurance *Wind and Hail deductible to be 5 percent or less for loan approval.*

Reserve engineering studies and reports are all the rage now, especially for condo buyers wanting to know the physical and financial Reserve health of an HOA. HRS has been doing them since the 1990s, and is now reviewing the 2026 study. More details to follow.

**Owners Making Repairs to HOA Features:** Remember, you need its written approval BEFORE doing any work to HOA general common elements. If you are not sure what this means, please review our *Rules and Regulations* and/or contact Brook at Westwind.

When an owner makes un-authorized repairs or replacement of HOA common elements, that owner is responsible for the work and any costs to correct or modify it by the HOA. It may nullify the HOA's responsibility to repair or maintain a common element thus jeopardizing resale.

*Examples Include:* Replacing a chimney cap or stack due to damages; repairing or replacing sewer lines outside your "air-space" rights of the unit or building; cleaning or scoping HOA sewer lines that damages them.

Please ask first and get written permission before taking on a project.

Van Lewis

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



# Country Club Ridge

**Join the Fun!  
The Second Annual  
Country Club Ridge  
Neighborhood Get-Together is Here!**

**Time and Date:** 11:00 am – 2:00 pm, Sunday, September 14th. Please note the time change because there is a BRONCO'S Game that afternoon.

**Location:** Same place as last time. The green space between 2240 and 2250 adjacent to Vaughn Way.

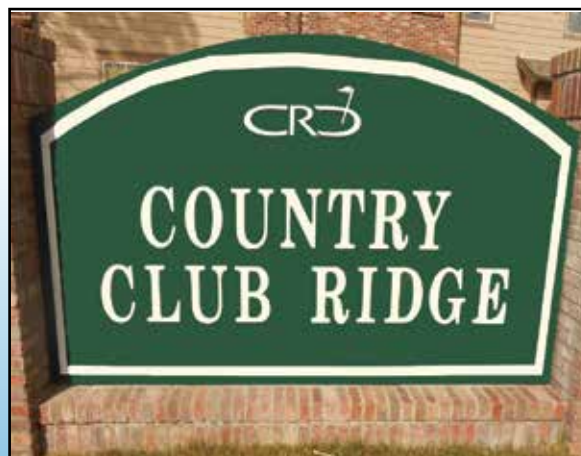
**What is provided?** Hamburgers/Cheese Burgers, Hot Dogs, Chips, sodas and water, plates, silverware, napkins, and Condiments (buns, ketchup, mustard, mayo, relish, pickles, onions, tomatoes).

**What should I bring?** Bring chairs and folding tables. Please bring side dishes to share -- salads or desserts especially!

**How can I help?** Talk to your neighbors and plan to attend. Help us set up at 10 am and tear down after 2 pm.

**RSVP and offer help to:** Chris Ashburn at: [crashco@mail.com](mailto:crashco@mail.com).

**See you Sunday, September 14th!**



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# ***Strawberry***







2025 AURORA

# SPECIAL EVENTS

## SEPTEMBER

- Sept. 5, 12 and 19
- S'mores on the Shore\*  
Aurora Reservoir
- Saturday, Sept. 27
- Aurora Mini Con  
Aurora Municipal Center Great Lawn

## OCTOBER

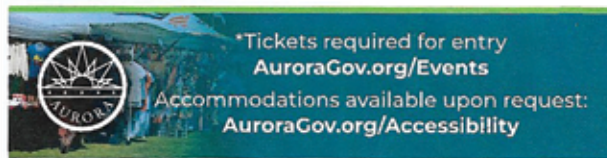
- Saturday, Oct. 25
- Fall into Fun  
Aurora Municipal Center Great Lawn

## NOVEMBER

- Thursday, Nov. 13
- Veterans Salute\*  
Hyatt Regency  
Aurora-Denver Conference Center

## DECEMBER

- Tuesday, Dec. 2
- Holiday Tree Lighting  
Aurora Municipal Center Great Lawn



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- ♦ \$150 AC tune up

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

# Cobblestone Crossing

**Annual HOA Meeting:** The HOA's annual meeting was held on Monday, August 11th, and we're thrilled to report a fantastic turnout! A heartfelt THANK YOU to all residents who attended or submitted proxies – your participation helps keep our community stay connected. We'd like to extend our sincere appreciation to Ralph Stevenson, who has stepped down as Board President. Thank you, Ralph, for your dedicated service and leadership. We're pleased to announce the re-election of Venus Veroneau and Colleen Sanderlin, and we warmly welcome our newest board member, Jolie Gascon – we're excited to have you on board! 😊

The current HOA Board now includes:

- Kimberly Thornberry
- Deborah Flynn
- Larry Ransford (also our community maintenance guru!)
- Venus Veroneau
- Colleen Sanderlin
- Jolie Gascon
- Jody Bohl

We encourage all residents to stay engaged by attending our monthly meetings, where we continue important conversations around property maintenance and upcoming community projects. Your voice matters – let's keep building a vibrant and well-maintained neighborhood together!

## HOA Monthly Board Meeting:

The monthly Board Meeting will be held on the **second Monday of the month at 6 pm**. This will be conducted via Zoom. We welcome all homeowners. Instructions for attending the meeting are located on Cobblestone Crossing's HOA Portal. Log in at [www.accordhoa.com](http://www.accordhoa.com) >> HOA PORTAL LOG IN >> Enter credentials and Log In >> Calendar >> Click on the meeting >> the link and multiple phone # options to access the Zoom meeting will be there.

**Pool Season Update:** The last day to enjoy the pool this season will be Monday, September 1st. We hope you've had a fun and refreshing summer! The pool will reopen next year over Memorial Day weekend, just in time for another great season. Until then – stay warm, and we'll see you poolside in the spring! 🌈

**Welcoming Fall at Cobblestone Crossing:** With the arrival of September, Cobblestone Crossing begins to glow with the colors of fall and the promise of cozy community moments. It's a wonderful time to slow down, enjoy the crisp air, and reconnect with neighbors – whether it's a friendly wave on a morning walk or gathering for seasonal events. Let's embrace the season's charm and continue building the vibrant, welcoming spirit that makes our neighborhood so special.



## Security Reminders & Safety

**Tips:** As we transition into fall, let's keep our community safe and secure with a few helpful reminders:

### Traveling?

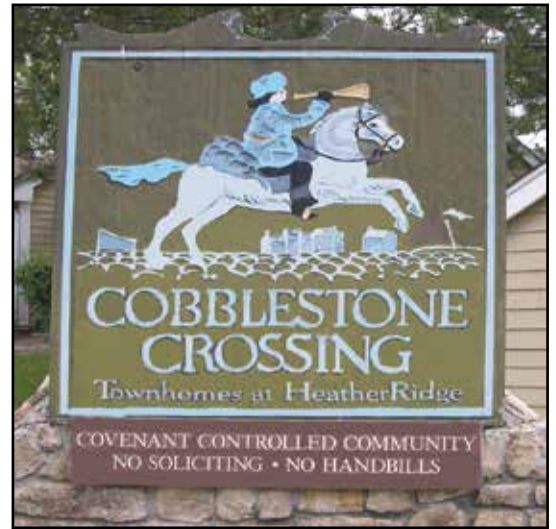
- Lock all doors and windows before leaving.
- Use automatic light timers to give the appearance of someone being home.
- Ask a trusted neighbor to keep an eye on your property.

### Package Safety

- Pick up deliveries promptly to avoid theft from porch pirates.

### Vehicle Safety

- Always lock your car and remove valuables.
- If a break-in occurs, report it immediately to the **Aurora Police Department**.



## Lighting Tips

- While our community has exterior lighting, we recommend leaving **front and back porch lights on overnight**.
- Consider installing **light control sockets** or using **dusk-to-dawn bulbs** for added convenience and security.

## Reporting Suspicious Activity

- If you see anything suspicious, call 911 – both emergency and non-emergency lines are available.
- If your security cameras capture suspicious activity, please email the footage to **Alec at Accord Property Management** at [alec@accordhoa.com](mailto:alec@accordhoa.com).
- Your reports help us maintain a safe and watchful neighborhood – thank you for staying alert!

## 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**





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- Inspect & Top Off Fluids
- Inspect Tire Conditions & Set Tire Pressure
- Check Belts, Hose, and All Fluids
- Test Battery
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**Monday-Friday 8 am—5:30 pm**



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



## **STAC'S HOME REPAIR**

### **Services:**

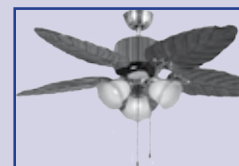
**Air Conditioning — Electrical Repairs:** Hot water repairs, circuits, outlets, switches, lighting, doorbells, smoke detectors, carbon monoxide detectors, security and outdoor lighting, stove exhaust fans, bathroom exhaust fans, thermostats, window air conditioners and motors.

**Plumbing:** Piping and piping heat tape, valves, drains, bath tubs and showers. Disposals, faucets, sink installation or repair, lawn irrigation, sprinkler repair, pumps, water heaters, toilets, water coolers, drinking fountains.

**Ceiling Fans:** Professional service. Safe installation of new ceiling fans. Repair faulty wiring of fans. Replace outdated parts/motors on fans. Ceiling fan balancing. Lighting and chain repair. Fan replacement.

We have **over 40 years of experience** in home repairs and plumbing and electrical repair and installation. No one comes within 30% of our prices. Now accepting credit cards: **Visa, MC, Discover and American Express.**

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**Robert L. Stevenson, Owner  
720-849-4749**

# Burgundy

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

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

**Board Members:** President – Lori Foster; Vice President – Nathan Mendel; Treasurer – Vacant; Secretary – Melissa Reuler; Member at Large – Vacant

## Management Contact Information

Company: Westwind Management Company

Manager: Roxanne Chaparro, CMCA

Website: [www.westwindmanagement.com](http://www.westwindmanagement.com)

Email: [burgundyinheatheridge@westwindmanagement.com](mailto:burgundyinheatheridge@westwindmanagement.com),  
[roxanne@westwindmanagement.com](mailto:roxanne@westwindmanagement.com)

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



**\*WELCOME any NEW RESIDENTS or TENANTS to Burgundy in Heather Ridge! We are glad you are here!**

## Burgundy HOA in the Works:

1. Sewer line scope for Drive D completed and evaluating for approval and start date
2. Annual Insurance was Approved and to begin August 31, 2025
3. Budget Approved and notices of Annual Meeting will begin going out to Homeowners
4. Annual Meeting November 10, 2025, Check-In 5:30, Start 6:00 pm, November Board Meeting to follow.
5. Awaiting bids to evaluate using a new Landscape company.
6. Tree Trimming to be completed by Sandoval's Tree Care

## Homeowner Reminders

### Code of Conduct Meeting Policy:

The following procedure regarding conduct of meetings was adopted by the Board of Directors of The Burgundy in Heather Ridge Association, Inc. ("Association") pursuant to C.R.S. § 38-33.3- 209.5, at a regular meeting of the Board of Directors on March 13, 2018.

### Etiquette/Remedying Disruptive Behavior

*At either a meeting of the Members or the Board, if a member refuses to stop talking after his/her allotted time has ended or otherwise*

*disrupts the meeting, the chair of the meeting shall be entitled to request that the speaker cease speaking. If the speaker continues to speak or continues to be disruptive during the remainder of the meeting, the Board may vote to adjourn the meeting. In the alternative, or in addition to adjourning the meeting, the chair of the meeting, in the exercise of his/her reasonable discretion, shall be entitled to contact law enforcement and request that the disruptive person be removed from the meeting.*

**Swimming Pool: CLOSED** for the season beginning September 2, 2025.

**Water Usage:** It's one of the largest expenses the HOA has every month. Please be conscious of the amount of water you are using in and around your home. Take steps to help the HOA lessen this expense.

**Per the Aurora City Water Variance program Burgundy at Heather Ridge's recommended water use for the July billing period was 681,600 gallons and actual water use for the month was 813,000 gallons or 119% of recommended.**

**Water / Sewer bill for July 2025 = \$11,364.59**

**How to Protect Your Home During A Power Outage:**

- Unplug electronic devices. When the power comes back on, the sudden electrical surge can seriously harm electronics (examples are electronic equipment, countertop appliances, and unplug all devices from charges)



- Dimmers
- Switches
- GFIC Outlets
- Receptacles
- Breakers
- Smoke Alarms
- Co<sup>2</sup> Detectors
- Light Fixtures
- And More

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**303-590-8940**

[Kellstarelectric@comcast.net](mailto:Kellstarelectric@comcast.net)



- Protect pipes. When a power outage happens during cooler months, the heating system can cease operating, causing pipes to freeze. Open under-sink cabinet doors, so warm air can get to the pipes. Then turn all faucets to a trickle as running water won't freeze.
- Heat and cook carefully. Do not use heaters with fuel sources that produce toxic fumes nor camp stoves and grills ever indoors. Do not use a gas oven to heat the house.
- Avoid candles as they are not the safest light source and use flashlights and battery-powered lanterns as they are easy to move around, and safe to leave unattended.
- Turn on some sort of emergency radio.
- Have a backup plan for health equipment and medications. Ask your utility company to be on a "priority reconnection service" list of homes that need power for life-threatening medical devices.
- Keep the refrigerator and freezer closed. Without power, the average full-sized refrigerator will keep food cold for about four hours if you don't open the doors. When power is out for more than four hours, you'll have to move dairy, meat, and other temperature sensitive foods to a cooler with ice so they don't spoil. A freezer can hold its temperature for up to 48 hours, so you'll be fine for a couple days-if you leave the freezer closed.

#### **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](mailto: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.**

#### **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 [nichola@auroragov.org](mailto:nichola@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.

**Lori Foster**

#### **Brush Up on Your Tomato Knowledge for Fall**

##### **Vine-Ripened**

Still attached to their stems when sold, these cluster tomatoes deliver true garden-fresh taste while working well in almost any recipe.

##### **Beefsteak**

These big, juicy slicers are the classic sandwich tomato, perfect for BLTs and burgers with their rich, balanced flavor.

##### **Heirloom**

Coming in stunning shades from purple to yellow to striped, these colorful varieties offer complex, old-fashioned tomato flavor that ranges from sweet to tangy.

##### **Roma and Plum**

Dense with fewer seeds, these oblong tomatoes are your sauce-making MVPs — from marinara to salsa.

##### **Cherry and Grape**

These sweet little pop-in-your-mouth tomatoes are snacking superstars, with cherry being rounder and juicier and grape being more oval and meatier.



# 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.

**Property Management (PM):** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager (PM): Suzanne Lopez, 303-221-1117 x 123, [slopez@lcmpm.com](mailto:slopez@lcmpm.com). Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto:aweiss@lcmpm.com), 303-962-9382

**After-Hours Emergency:** LCM. 303-221-1117, Option 2

**Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568

**Complex Security:** Brownstone Security, 720-879-4568, Randy Brown

**Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.

**Work orders and Questions:** Log onto the [lcmpm.com](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.

**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:** We all enjoy inviting guests to visit us here in our great 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:** The Worchester pool closes on 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.



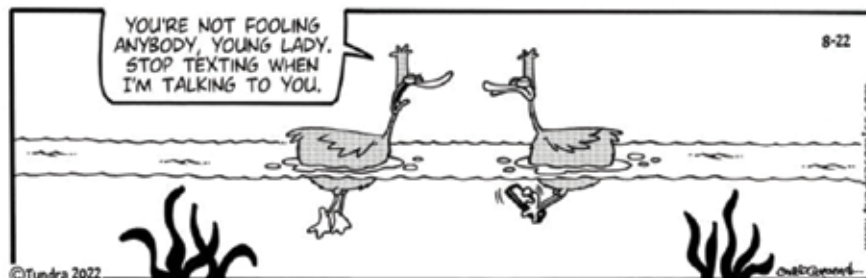
**Visitor Parking:** Please remember there are parking restrictions including no overnight parking without permission from the Brownstone Security, 720-879-4568. No parking is ever allowed in auto courts or fire lanes. For more information, please refer to the Rules and Regs.

**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.

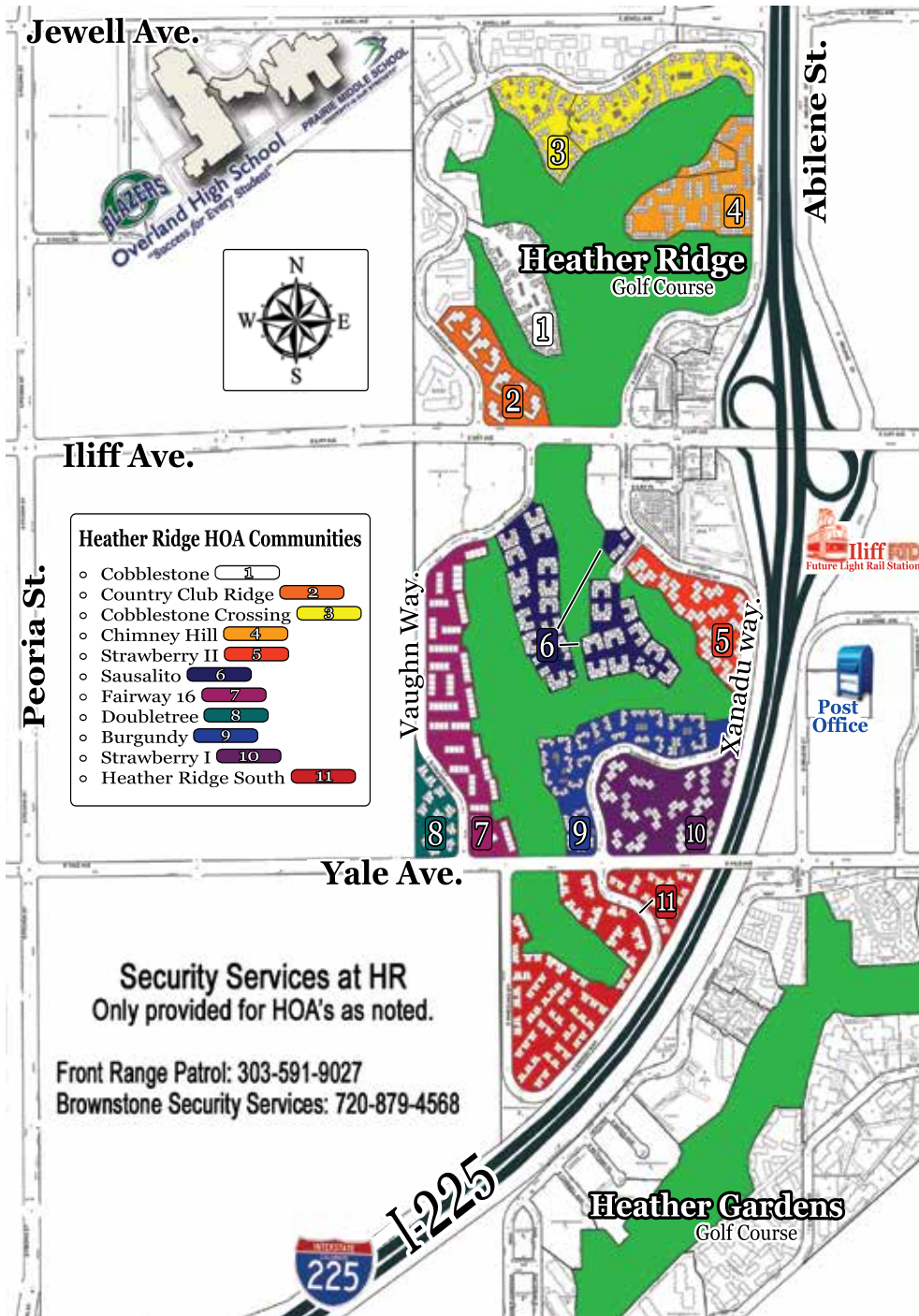
Architectural Control Request Form is found on the website and is required to be submitted for approval before any work is to be started. Submit completed form including the contractor's contract, permits and insurance credentials and to the PM for board approval prior to beginning the project.

TUNDRA by Chad Carpenter





# Heather Ridge Community Map



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

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

**Double Tree**  
Metro Property Management  
# Units: 24  
HOA Meeting: TBD  
Contact Jen Wyman, 303-309-6220 for information  
Security: None

**Fairway 16**  
Advanced Management HOA  
Tiffany Averett  
303-482-2213 ext. 235  
# Units: 116  
HOA Meeting: 3rd Wed. 6:00 pm  
Clubhouse, 2600 S Vaughn Way  
www.fairway16.com  
Security: None

**Heather Ridge South**  
Westwind Management Group, Inc.  
Brook Ramiez, 303-369-1800 x 152  
Heatheridgesouth@westwind-management.com  
# Units: 176  
HOA Meeting: 4th Wed. 5:30 pm  
HRS Clubhouse, 2811 S Xandau Way  
www.Heatheridgesouth.org  
Security: None

**Sausalito**  
LCM Property Management  
Susanne Lopez, Property Manager  
slopez@lcmpm.com  
303-221-1117 ext. 123  
# Units: 159  
HOA Meeting: by Zoom 2nd Wed. 6:30 pm, Heather Ridge Golf Club  
www.lcmpmpropertymanagement.com/Account/Login/48233  
Security: Brownstone Security

**Strawberry II**  
(Strawberry I not in HRMD)  
Accord Property Management  
Kyle Taizhou, 720-230-7320  
# Units: 328  
HOA Meeting: 3rd Thurs. 6:30 pm  
Via Zoom  
Security: Front Range Patrol (for both Strawberry I & II)

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

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

**Burgundy**  
Westwind Management Group, Inc.  
Roxanne Chaparro  
burgundyinheatheridge@westwind-management.com  
303-369-1800 x 150  
# Units: 120  
HOA Meeting: 2nd Mon. 6 pm  
Burgundy Clubhouse  
Security: None

**Chimney Hill**  
Advance HOA Management  
clientservices@advancehoa.com  
Ashley Thomas  
ashley.thomas@advancehoa.com  
303-482-2213  
# Units: 116  
HOA Meeting: 2nd Tues. at 6 pm  
Noonan's main conference room  
Security: None

**Cobblestone**  
Associa  
customerservice@associacolorado.com  
303-232-9200  
# Units: 74  
HOA Meeting: 4th Mon. 6 pm  
Noonan's  
Security: Brownstone Security

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*Heather Ridge  
Resident 6 years*

*Heather Ridge  
Resident Rating  
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**Chuck**  
**303-913-8208**

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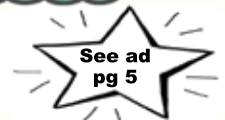
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**303-621-5574** **Harry**

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Call Bert Dalton at 720-323-9678 or email him at [fishingtoolman@gmail.com](mailto:fishingtoolman@gmail.com), Bert is located at Peoria and Yale

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Advantage Security is looking for customer service-oriented individuals for FT/PT positions in the Denver metro area. Retirees welcomed/no experience necessary. Apply online at [www.advantagesecurityinc.com](http://www.advantagesecurityinc.com) or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

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Metro Matters Magazine**

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