



Heather Ridge

Metro Matters

Volume 15

October 2025

Number 10



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

Fall and the Winter Holiday season is right around the corner. Please shop with, dine with, and patronize our local advertisers whenever possible. Their advertising dollars and the Heather Ridge Metro District make *Metro Matters* possible. **Jus Grill** is a long-time advertiser and a great place for casual dining, and it is hard to find a better place to watch a "Buffs" or "Broncos" game than **Noonan's Sports Bar & Grill** at the golf courses clubhouse. Noonan's also has a large event space for those considering holiday parties or special events.



Your continued support of the Heather Ridge Metro District, *Metro Matters Magazine*, and our advertisers is greatly appreciated.

Barry McConnell
Publisher

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

Heather Ridge

Metropolitan District

President Errol Rowland, Burgundy

errol@idmybag.com

Vice President Van Lewis, HRS

van@vanlewis.com

Treasurer Charlie Richardson,
Sausalito

Althea Zens, Double Tree

James Cronin, Chimney Hill

Jane Klein, Cobblestone Crossing

Kay Griffiths, Cobblestone

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

Heather Ridge

Metropolitan District

303-755-3550 ext. 5

info@HRColo.org

heatherridgecolorado.org

Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO
80014

303-755-3550

www.GolfclubatHeatherridge.net

Heather Ridge

Neighborhood Watch

PAR Officer Patty Southwick

303-739-1826

psouthwi@auroragov.org

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Heather Ridge

Metro Matters Magazine

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Heather Ridge METROPOLITAN DISTRICT

How Insurance for HOAs Changed in 2023

Each month, the Heather Ridge Community article tries to be timely about HOA issues, so how did everyone miss what happened in 2023 about insurance? Well, they didn't – it was the big increase in HOA fees causing much heartache. What was missed and explained below by Rich Madison, a retired insurance executive living in Heather Ridge South, is the nature of coverage before and after 2023. His timely article could help our HOAs better understand and manage insurance issues and costs. For any questions or follow-up, please contact Van Lewis.

The Colorado HOA insurance market has changed dramatically since 2023. The Marshall Fire of December 2021 destroyed over 1,000 homes at a cost of \$2 billion. Since then, larger events like the Maui wildfire and the Altadena wildfire are projected to exceed those losses many times over. These catastrophic losses have reshaped HOA insurance in Colorado as well as many other places.

Until recently, HOAs could buy “package policies” which are a single, bundled contract from one insurance carrier. These policies are Comprehensive Property, Liability and other coverages wrapped together. The insurance companies writing these policies are referred

to as admitted carriers. They are licensed by the Colorado Division of Insurance with oversight on rates, forms, and claims handling. Admitted carriers contribute to state insolvency guarantee funds, giving insureds a safety net in the event an insurance company insolvency. For Heather Ridge and most other Colorado HOAs, this was the norm: one carrier, one policy, standardized terms.

By late 2022–early 2023, standard carriers began limiting the maximum exposure they were willing to insure on HOAs, and many stopped writing large HOAs entirely. The result left few options in the admitted market. So, associations like those in Heather Ridge with higher total property values could no longer fit within a single insurer's risk appetite no matter the price. This forced HOAs into what is called the non-admitted market. These carriers are referred to as surplus lines carriers. They are not licensed by the state and do not follow standard policy forms or rate rules nor do they participate in insolvency guarantee funds. With larger values they participate with other surplus lines carriers in insuring “layers.” For example, say an HOA has total insured values of \$60mm. No one company is willing to take on that much risk, so it is shared with companies who each take a “layer.” That would look something like this:

- One carrier insures the first \$5 million
- Another insures \$15 million in excess of that
- Another insures the next layer and so on until the entire \$60 million is covered

For liability and crime other carriers may step in. So instead of one insurer, an HOA might now rely on five or six companies.

HRMD Oct 16, 2025 Annual Meeting

Its annual meeting will be held at the Heather Ridge Golf Clubhouse, 13521 E Iliff Ave, Aurora CO 80014 at 4 pm and is open to the public. At issue will be the 2026 Annual Budget, infrastructure projects, current financial statements, and an opportunity to ask questions about the District. It is held in the 19th Hole Meeting Room lower level of the building.

The importance of the HRMD impacts Heather Ridge property owners two ways: the function of the metro district's golf and clubhouse operations and individual owners' property taxes. The golf and clubhouse operation is a major part of real estate values and enjoyment of life here. The golf course is unique among residential communities adding value for sellers and buyers.

Individual property taxes include

many line-item expenses, not the least of which is the Heather Ridge Metro District. That line item funds the District's Annual Budget which supports metro district operations and repayment of the bond used to purchase the golf course in 2009. The budget DOES NOT fund golf operations. The bond will be paid off in 2039. It was refinanced in 2014 at a lower rate but retained the same payoff date. . . 2039.

Attendance at the meeting may be in person or via Zoom. Notice of the Meeting was mailed to all property owners on or about Sept 10, 2025 with Zoom links, Meeting ID, and Passcode info. Also, call in numbers 719-359-4580 or 720-707-2699.

For assistance, please contact Errol Rowland or Van Lewis using contact info on **page 2 of this publication.**

It's important for HOA boards to recognize this fragmented market and consider:

- Know what you are buying: Coverage is no longer standardized. You must ask pointed questions.
- Expect gaps or exclusions: Some protections once automatic in package policies may now be missing or cost-prohibitive.
- Understand insolvency risk: With surplus lines, there is no guarantee

fund safety net. So, carrier financial ratings become critical.

- Balance cost vs. coverage: In some cases, certain coverages may not be possible to secure, or may be very costly.
- Most importantly work closely with your trusted broker/agent: They are your experts in insurance. As your partners in decision making, they serve as your translators, explaining replacement cost valuations,

deductibles, limitation endorsements, hidden carve-outs, and insurance coverages.

The insurance world for larger HOA risks has shifted from a regulated, predictable package system to what feels like the wild west of layered surplus lines coverage. Prudent boards should sharpen their oversight, demand clarity, and lean on trusted insurance professionals to ensure that even in this unsettled market the association's insurance protection matches its risk profile.

Van Lewis and Rich Madison



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MEDICARE
MONDAY

Monday, Oct. 20

1:30 p.m.

Multipurpose Room

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October 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 6 pm Sausalito HOA Meeting via Zoom	9	10	11
12  October 13	13 5 pm Burgundy HOA Mtg Com. Clubhouse 6:30 pm Cobblestone Crossing HOA Mtg HR Golf Conf Room	14 6 pm CH HOA Board Noonan's	15 6 pm Fairway 16 HOA Mtg Clubhouse	16  6:30 pm Strawberry HOA Mtg via Zoom	17	18
19	20	21	22 5:30 pm HRS HOA Board Mtg Clubhouse	23	24	25
26	27 6 pm Cobblestone HOA Mtg - Noonan's 6:30 pm CCR Annual Mtg Noonan's	28	29	30	31 	



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Dear Neighbors,

Autumn is here with cooler temperatures and falling leaves. As we settle into the season, I want to remind everyone to watch out for our kids heading to and from school. Speeding and distracted driving remain leading causes of accidents – please be alert and drive safely.

Next Town Hall

Please join me for our next **Ward IV Town Hall** on **Wednesday, October 9th** at **Noonan's, 6:30–8:00 pm**. Come and bring a neighbor – it's always so good to see your faces and connect in person.

November Election

Aurora's election will be held on **Tuesday, November 4th**. Several candidates are running for both At-Large and Ward seats, and there are also important ballot initiatives to consider. Proposed charter amendments include:

- Updating the charter with gender-neutral language
- Establishing procedures for filling vacancies on City Council
- Removing the residency requirement for the City Manager
- Removing the prohibition on elected officials holding another public office
- Clarifying term limits by designating Ward and At-Large members as separate offices

Please take time to review these proposals so you can make an informed decision. Full details are available here:

https://www.auroragov.org/city_hall/elections/upcoming_election

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.

Need Assistance?

As your Council member, I regularly hear from residents about neighborhood trash, abandoned vehicles, traffic noise, and more. If you have a concern, please reach out:

Email: shancock@auroragov.org

Online Services: https://www.auroragov.org/city_hall/online_services

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.

Remember, positive change starts with you.

Your Citizen Servant,

Stephanie Hancock
Council Member Ward IV



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

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

The Big Hope



Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

A lot of homes are for sale now in Heather Ridge (27) and metro Denver (13,059) sitting unsold with few showings. However, **homes are selling** if sellers and agents are doing what's needed. The following is not a secret or a newly discovered cure for what ails us:

- Acknowledge the real estate market that we are in and commit to it!
- Know your goals – why you are selling?
- Strategic pricing – correctly price now, not months later

Knowledge is power, but an unbiased perspective is priceless. Pete and I offer perspectives from all the markets we've experienced and how market trends connect to real sellers and buyers making decisions that truly matter – like getting your home sold.



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

Why are you selling? What are your goals? What is your timeline – needing to sell today or later? By answering, understanding, and accepting those questions, sellers and agents can more effectively price and market homes.

Price and value are two different things: Price is what you paid; and value is what you get. The *Great Recession* of 2007-2009 saw home prices crash and values evaporate due to lost jobs and falling incomes that sucked the life out of the economy.

The Covid market saw prices initially fall, then skyrocket for two solid years until 2023. Then, inflation and rising mortgage rates started pulling the wind out of home sales. The 2020-2022 period was a once-in-a-life-time event driven by ultra-low loan rates and high-paying jobs. It fueled the economy and ballooned home sales.

Current Heather Ridge Pricing

Pete and I chart all Heather Ridge sales for a statistical picture about pricing. Because "of all" Heather Ridge is an "attached" home community with ten HOAs and 1427 units (and no single-family "detached" homes), its prices and values are more narrowly arranged than other communities. Here's a quick outline of prices and sales here now:

- Sales above \$500,000 are quiet but will return in more normal markets;
- Sales in the \$400,000 range are trending downward closer to \$400,000 than not;
- Sales in the \$300,000 range are increasing as \$400K sales become \$300K sales;
- Sales in the \$200,000 range are "most affordable" with stable prices and good demand.

It's worth noting that totally remodeled units create exceptional value and sell for top dollar regardless of poor markets. Updated units vary greatly in what "updating" means; and "as-is" sales are usually the lowest-priced sales.

Give us a call to discuss your home's value. . . and your needs. Also, markets! We view each home as unique, each seller as special, and each day as different. We know Heather Ridge and how to market homes here where other agents might ask, "Where is it?" or "There's a metro district?" or "Why 10 HOAs and does that matter?"

Van Lewis

RE/MAX Alliance

Van Lewis
303-550-1362
van@vanlewis.com

RE/MAX
PROFESSIONALS

Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

Please remember don't leave home without them.



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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$397,500	2558	S Vaughn St C	3 - 4	1,650	2 Gar, Att	2 Story
Burgundy	\$330,000	2627	S Xanadu Way D	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$300,000	2101	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	#285,000	13598	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story

Active Homes for Sale as of September 16, 2025 — www.heatherridgerealestate.com; 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	\$380,000	2853	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$360,000	2853	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
ChimneyHill	\$415,000	2052	S Worchester Ct	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 C	3 - 3	1,512	2 Gar, Det	2 Story
ChimneyHill	\$365,000	13594	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$404,000	2405	S Worchester Ct B	4 - 3	1,512	2 Gar, Att	2 Story
Sausalito	\$399,000	2409	S Worchester Ct B	4 - 3	1,512	2 Gar, Att	2 Story
Sausalito	\$365,500	2490	S Worchester St E	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$340,000	2500	S Victor St A	3 - 3	1,374	2 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	\$282,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Fairway 16	\$395,000	2650	S Vaughn Way D	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$385,000	2496	S Vaughn Way A	2 - 3	1,462	2 Gar, Att	2 Story
Cobblestone	#325,000	1995	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$320,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Strawberry I	\$273,980	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$249,900	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	\$209,000	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$322,000	2431	S Xanadu Way D	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	\$285,000	2441	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$285,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Fairway 16	\$400,000	2446	S Vaughn Way A	1,650	4 - 4	Conventional	\$3,600	Individual
Heather Ridge South	\$375,000	2761	S Xanadu Way	1,365	2 - 2	Cash	\$0	Individual
Sausalito	\$330,000	2458	E Asbury Dr	1,282	3 - 2	Conventional	\$0	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

HR Mens Golf Club News

The season is winding up, but the HRMC members are still playing hard, and some good scores are being shot!! We've got 2 tournaments left in the year, so there is still golf to be played!!! Here are the results from our last tournaments and congrats to our Tournament of Champions winner, Max Blair.

This will be my last letter in *Metro Matters*, as my term as HRMC president is coming to a close. It has been my pleasure and honor to serve you guys on the board over the last 11 years and I would be remiss without stating the obvious that I could not have accomplished anything without the help of all the board members I've served with over the years. You guys were tremendous and I really appreciate all the hard work and support during our time together. Thank you very much!!!

See You At The Course!!!

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

Individual Stableford, August 23

Flight 1:

1st Place – Seth Swanson; 2nd Place – Mead; 3rd Place – Daum

Flight 2:

1st Place – Senn; 2nd Place – Harbison; 3rd Place – Murray

Flight 3:

1st Place – Behling; 2nd Place – Mueller; 3rd Place – South

Flight 4:

1st Place – Sartori; 2nd Place – Stachowski and Huntington

CTP's:

#5 Sorrel; #8 Lyle; #10 Coppens; #14 Harbison

Tournament of Champions/Non-Winners, September 6

Winner's Flight:

1st Place – Blair; 2nd Place – Ptacek; 3rd Place – Murray; 4th Place Tie – Daum and Richard; 6th Place – Hunn

Non-Winner's Flight:

1st Place – Sargent; 2nd Place – Mead; 3rd Place Tie – Willey, Mueller, and Lockwood

CTP's:

#5 Lockwood; #8 Larson; #10 Mead; #14 Sargent





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18-Hole Ladies' Club News

Congratulations to **Christi Clay**, our 2025 Club Champion!

The Club Championship was well attended this year. The winners were:

Club Champion:

Christi Clay

A Flight:

1st Low Gross:
1st Low Net:
2nd Low Net:
3rd Low Net:

Taylor Guntert
Norma Bisdorf
Katie Borgmann
Diana Doyle

B Flight:

1st Low Gross:
1st Low Net:
2nd Low Net:
3rd Low Net:

Cindy Bolton
Robyn Tuttle
Colleen Ripe
Teresa Anderson

C Flight:

1st Low Gross:
1st Lot Net:
2nd Low Net:
3rd Low Net:

Patsy Hyde
Liz Clancy
Joyce Scott
Kathi Millner

Teresa Anderson
Publicity Vice President



Dantha Stewart and Club Champion Christi Clay



A Flight Winners Katie Borgmann, Norma Bisdorf, Taylor Guntert and Diana Doyle



B Flight Winners Robyn Tuttle, Teresa Anderson, Cindy Bolton and Colleen Ripe



C Flight Winners Kathi Millner, Patsy Hyde, Joyce Scott (Liz Clancy Not Shown)

For Aurora Public Schools



A+

- Dr. Anne Keke -
- Gayla Charrier -
- Kristin Mallory Westerberg -
- Tramaine Duncan -

Great Team!

Good work!



Vote Nov. 4th

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Sherri Cooper, Club Champion For 9-Hole League 2025



2025 AURORA

SPECIAL EVENTS

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



*Tickets required for entry
AuroraGov.org/Events

Accommodations available upon request:
AuroraGov.org/Accessibility




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HR Heather Ridge

ASSOCIATION NEWS

Cobblestone

October was always the least dependable of months... full of ghosts and shadows.

– Joy Fielding

October means harvest season. It's the time of Indian summer, chrysanthemums, pumpkins, jack-o-lanterns and Halloween costumes. Here's hoping your harvest festivities include a perfect balance of spooky and serene.

Updates:

Speed Bumps: After much pleading and borderline begging, residents and some guests continue to speed while driving through the community. To address this potentially dangerous situation, the Board is once again considering installing speed bumps to slow down speeding drivers. This effort is meant to be proactive to avoid possible tragic accidents.

As a reminder, the speed limit is 10 MPH. Watch for people walking dogs or children playing as you navigate the blind corners within the community.



Rainbows over golf course

Reminders:

Parking: In 1978, when Cobblestone was being built, most households had one or perhaps two vehicles. That's the context under which parking needs were considered and parking areas designated.

Fast forward to the present and the situation is quite different in that some households may have more than two vehicles. What remains the same is the area allotted to parking. Given these conditions, it's important to remember the rules for vehicles and parking.

To raise awareness, here are two key rules that all residents need to

know and follow. The rest of them can be found in Town Square in the Documents tab.

1. All outside parking not designated as reserved is designated as guest/visitor parking. These parking spaces are not intended, nor will they be permitted for extended personal vehicle parking. Any vehicle parked in a guest parking spot longer than 72 hours will be subject to a warning and/or possible fine or towing.
2. Owners and tenants will be responsible for the proper parking of their guests and family members.

As a reminder, parking spaces marked as reserved are assigned to specific residents. Each home has one numbered reserved parking spot. Some homes include a garage that provides a second parking spot. Spaces marked guest are for those visiting the community and are not intended as extra parking spots for residents. Please be mindful of where you park your car.

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



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

- ✓ Aurora native
- ✓ Successful Aurora business owner
- ✓ Proud veteran
- ✓ Invested in Aurora's future



Danielle Jurinsky

Aurora City Council

AT-LARGE

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

Focusing on what's important to Aurora...

Jobs & the Economy

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

Public Safety

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

Taxes & Fees

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

Development

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

Revitalizing Neighborhoods

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



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

PAID FOR BY DANIELLE FOR AURORA



LEARN MORE

Double Tree

Annual Meeting: The meeting of the DoubleTree Homeowners Association is scheduled for November 16 at 3 pm at Aletha Zens' residence. Materials for the annual meeting will be emailed and/or hand-delivered to resident homeowners and mailed or e-mailed to the nonresident owners. Your packet includes all information needed regarding the date, time, and location, along with minutes from last year's meeting, proxy materials, financials and agenda. Please mark your calendar and plan to attend. If you are unable to attend, please return your proxy to a board member, so that a quorum may be established, and the business of running the community can move forward.



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 following the annual meeting on November 16.

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 October 9 and 23. 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: Hopefully, as you read this, we have either completed, or are in the process of completing, some major pruning work on our trees. Our goal is to remove any branches that are close to or are touching either the

roofs or the siding of our homes. We also have had any safety concerns taken care of, as well as storm damage that was not previously attended to.

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 the coverage you have 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.

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!

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 October 14, 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.

Halloween Rising: As October welcomes the brightening colors of autumn and students become acclimated to the new school year, the spooky decorations are rising on many units within the community to celebrate Halloween. As the trick or treat celebration lands on a Friday this year, it is probable that more young celebrants will be out looking to fill their candy bags. Residents should remain diligent in following the speed limits within the community to keep it scarily safe for the month.

Honoring Longtime Community Members: Twenty-six years ago, **Mark Carapella** moved into an end unit along the main Evans Avenue route within the community. His engineering service for the city and county of Denver's Wastewater Management Division proved to be fortuitous for the community as he was able to assist other fellow community members with repair and improvement projects in and around their units. He also performed various volunteer improvements along the common area. Taking on two or three terms on the HOA board, he provided very valuable information regarding

the community sewer structure, which has been passed down to future boards. His service and knowledge has been a valuable support for the community through the years.

HOA 2026 Budget: The HOA Board has discussed and produced two possible budgets for 2026 to be considered and voted on by the homeowners at the annual homeowners meeting in November. Homeowners should have received the budgets by mail at the end of September. If any homeowner has not received the budget information, the property manager will need to be contacted to be sent the budget information quickly. Considering and providing the future maintenance of the community is the board's prime mission.

The next board meeting is scheduled for Tuesday, October 14 at Noonan's conference room at 6pm. As an important addition, starting at 5 pm, one hour before the meeting, homeowner and realtor Ben Slingsby will be leading a HOA 101 course, providing valuable information about the legal structure of HOAs in general. Homeowners are encouraged to attend both meetings, express concerns during the homeowners forum, and keep up to date on the issues and projects the board is handling.

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



Heather Ridge South



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

Recent Sealcoating and Striping of Our Asphalt Roads:

Congratulations and "well done" to board member Dave Elgin and property manager Brook Ramirez of Westwind for overseeing this important and much coordinated event. Sealcoating, which is done about every 3-4 years, includes asphalt repairs and crack filling as well as new yellow painted parking lines and boundaries. The project, done in three one-day phases back-to-back-to-back, required no driving or walking on it for up to 24-hours. This meant multiple info notices (posted maps and notices and email/text) to residents, multiple barricades, towing of parked cars, and substantial time and oversight to manage. Sealcoating was funded from our Reserves costing \$29,000. There were three bids ranging \$29,000 to \$50,000. The company we selected, ASAP Asphalt, had good work reviews and ample references; they did a fine job at a fair price.

2026 Budget Year Coming Up:

Last month, I reviewed the time-line for doing this. A recent change to the process by the Board has moved our insurance renewal date from January first to December first to allow for better and more timely insurance bids for our annual budget. For the past three years our Annual Meetings, the first Tuesday of each December, have been delayed due to tardy insurance bids. Moving insurance to December 1 will hopefully alleviate this problem.

Successful Pool Season: There were three summertime gatherings this season all sponsored/supported by the HOA and directed by our

volunteer social coordinator, Dorothea. She has a passion for bringing people together to build a stronger community which includes her monthly coffee group at our clubhouse. Her most recent pool event included a food truck that was so popular it ran out of supplies (so off to Kings went Dorothea, and no one left hungry). This event included a volunteer musical group who performed for hours singing, playing songs, and having amateur vocalists knock out a tune or two to much applause. About 50 residents and guests attended, so expect to see a repeat in 2026.

Holiday Use of Your Clubhouse?

For those larger-than-expected family or friends affairs, please consider renting your clubhouse over the upcoming seasonal affairs and holidays. For more info, please email Audrey at Westwind Management as noted above.

Please Be Our Eyes and Ears For the Community:

We have 176 units in 41 buildings spread out over four-plus acres. The community needs your help to better manage it

by reporting to Westwind things that need our attention, don't look right, or downright suspicious. This includes drainage issues such as gutters and downspouts, damaged junction boxes or above-ground cable lines, or parked cars or activities that make you wonder about things. Your help is also needed for our growing number of senior residents who live alone. This is all about a community caring for itself, so please be an observant, involved, and caring neighbors.

Your HO-6 Insurance Coverage:

Please review it annually or more with your insurance agent. One of the most important issues to discuss is water damage and liabilities. Owners need to know and understand various insurance topics and liabilities such as internal water leaks, external water intrusions, and sewer backups. Who is responsible for mitigation, repairs, and costs? With your agent, please review how coverage for your unit (inside and outside of it) works under the HOA's Declarations and general insurance vs your HOA-6 insurance works.

Van Lewis

DRABBLE: By Kevin Fagan



Country Club Ridge

Mark Your Calendar! Annual Meeting October 27th

The Country Club Ridge **Annual Meeting Budget Ratification** will be held at 6:30 pm, Monday, October 27th, at Noonan's.

Come to the meeting to vote on the 2026 Budget, elect new HOA Board Members, ask your questions, and meet your neighbors.

Volunteers are needed to serve on the Board of Directors.

If you can give 2-3 hours per month and attend the monthly Board meeting via Zoom, consider running for a Board position. Contact Board President Rob Katnich for details. rob.katnich@gmail.com.



Thanks for being a good neighbor!

Judie Maurelli
Board of Directors



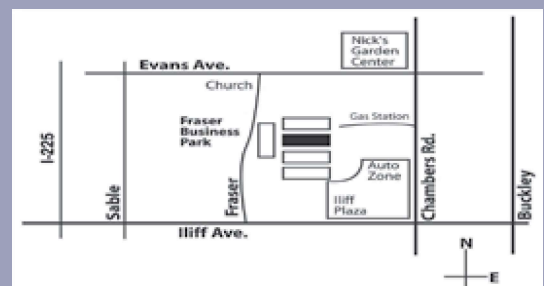
Orchid Dental

NELSON S. JOO, D.M.D.

- 5280 Top Dentist Nomination Since 2014
- 5% Discount for Senior Citizen Families
- Comprehensive Care: Crowns, Surgery, Implants, Cosmetic Care
- Emergency calls taken after hours
- Practicing in Aurora Since 1987

*Gentle and Affordable
Dental Care for Families.*

**2222 South Fraser St. #3
Aurora, CO 80014**



303•671•0305

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 Sulukioglu, 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: Go to the Strawberry I website: strawberryiheatheridgeassociationinc.eunify.net Log in to your account: Click on the Events tab on the left side of the page.



1. Click on the **Events** tab on the left side of the page.
2. Click on the correct date of the blue meeting link on the right side of the page.
3. Click on the blue link under "Join Zoom Meeting" and you will be connected.

If you are not comfortable with an online computer video meeting, you can call on your phone to attend **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting ID **849 5992 1799#**

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.

Front Range Patrol Assistance
Front Range Patrol is available for neighbor dispute resolution, homeless loitering, and any suspicious activity seen on the premises. They may be more readily available before the Aurora Police Department can send an officer. They can be contacted for urgent issues only.

- **Dispute Resolution** – Dispatch needs as much identifying information as possible.
- **Homeless Loitering** – Please contact dispatch immediately for any homeless activity. An officer will arrive and escort them from the premises. We have had homeless individuals in the swimming pool area using facilities and sleeping.
- **Parking Issues** – Please report to Kyle with Accord Property Management via email.

Annual Meeting will be held November 20, 2025, via Zoom 6:30 pm



Happy Halloween

Fairway 16

"Autumn is a second spring when every leaf is a flower"
— Albert Camus

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

Our Property Manager is Susan Lange, 303-482-2213 or susan.lange@advancehoa.com. Reach out to Susan if you need assistance with a community issue or a



community incident that needs to be addressed. Including a photo can be very helpful.

Our October HOA Monthly Board Meeting will be held October 15 (always the third Wednesday of the month) at the Clubhouse 6 pm. Please attend! Your input matters to keep our community a nice place to live. Notice of meeting is sent to all homeowners by email.

If you need to contact City of Aurora to take action on non-emergency city issues like abandoned vehicles, trailers, shopping carts, city streetlight outages, etc. you can report anonymously to Access Aurora online at access@auroragov.org.

You can also download the Access Aurora app to your cell phone. Easy to use!

Community Grounds and Pets: If you see trash, please pick it up. Also, if you are walking your dog please respect the "dogs on a leash" law. It is very disconcerting to have to wrestle your frightened leashed dog away from a loose aggressive dog.

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

and dispose that also into the trash bin.

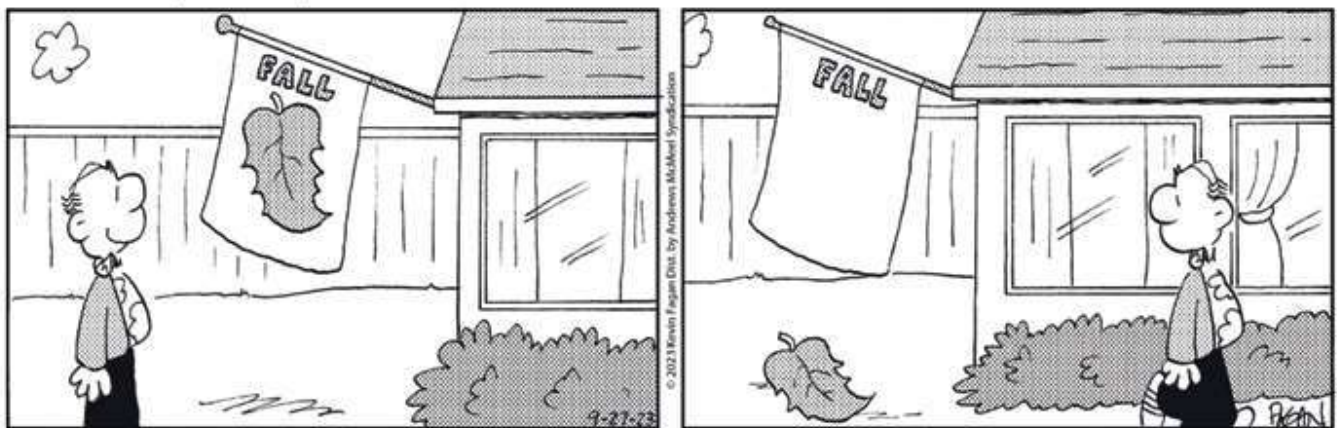
Guest Parking Spaces located around our property are for short term parking only. These are not for your extra cars, cars that need repairs, or commercial vehicles that you drive home. Owners of vehicles in violation of Fairway 16 guest parking guidelines are subject to fines and/or having their vehicles towed at the owner's expense.

If you happen to see a neighbor give him a smile and a wave. A little gesture goes a long way.

Happy Fall everyone!

Lisa

DRABBLE: By Kevin Fagan



Cobblestone Crossing

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. 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! Instructions for attending the meeting are located on Cobblestone Crossing's HOA Portal. Log in at www.accordhoa.com >> HOA PORTAL LOG IN >> Enter credentials and Log In >> Calendar >> Click on the meeting >> the link and multiple phone # options to access the Zoom meeting will be there.

Keep Your Contact Info Current: As we head into the colder months, it's important that we have up-to-date contact information for all residents. Please take a moment to log into the resident portal and verify your details, including your emergency contact numbers. This helps ensure we can reach you quickly if needed and keeps our community safe and informed.



Happy Halloween! Wishing all our residents a safe, fun, and festive Halloween! Whether you're decorating, dressing up, or handing out treats, we hope you enjoy the spirit of the season. Please be mindful of trick-or-treaters and keep walkways clear and well-lit. Have a spooktacular time!

Fall Clean-Up Reminder: As we transition into fall, it's time to start preparing our gardens and outdoor spaces for the colder months. When removing plants, please bag any dirt and dispose of it properly in the dumpster – do not dump soil into the rocks or common areas. A quick reminder from the Rules & Regulations: personal items such as flowerpots, hoses, chairs, and grills should not be stored in Common Areas. Also, with freezing

temperatures approaching, please disconnect exterior hoses when a freeze is forecasted. Leaving hoses attached can cause the interior water line to freeze, which may result in costly repairs that are the homeowner's responsibility, not the HOA's. You're welcome to reconnect hoses to water plants and bushes once temperatures rise again.

October Reminders: Please take a moment to check your **window and door screens**. If you notice any tears or damage, kindly repair or remove them to maintain a neat appearance. This is also **hail season**, so it's a good time to **review your insurance coverage** with your agent to ensure you're adequately protected.



If you spot any **broken branches, damaged edging, or sidewalk issues**, please report them to **Accord Property Management**. A few maintenance responsibilities to keep in mind:

- **Homeowners** are responsible for repairing or replacing **damaged air conditioner pads**.
- You are also responsible for the upkeep of your **front doors, screen/storm doors, sliding doors, windows, and garage doors**.
- While the **HOA handles painting**, homeowners are expected to maintain the overall appearance of these elements.

Trash Reminder: All trash must be placed in bags and placed completely in dumpster. **No Mattresses, furniture, or appliances**. It is the resident's responsibility to dispose



of large items that do not fit in the dumpsters. Please call **Republic Waste at 303-277-8727** to arrange for a large item pick up.

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.

- 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

Plains Conservation Center



This Aurora-based center helps students and adults grow their knowledge and appreciation of the prairie ecosystem and the cultural history of Colorado through a variety of educational programs managed by Denver Botanic Gardens in cooperation with the City of Aurora.

Plains Conservation Center Location
21901 E. Hampden Avenue
Aurora, CO 80013
303-326-8380

The Gardens manages programming at Plains Conservation Center (PCC) in Aurora.

It's free to come in, hike the trails, explore the visitor center and check out the tipis and homestead village.

There is a fee to attend any guided programs.

PCC is designated as a birding hotspot on the Cornell University's worldwide eBird community science website.

Visitor Center Hours

Monday & Tuesday – Closed
(hours subject to change)

Wednesday-Friday, noon – 4:30 p.m.

Saturday & Sunday, 9 a.m. – 4:30 p.m.

Burgundy

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

Monthly Board Meeting: Second Monday of the month at **6:00 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: burgundyinheatheridge@westwindmanagement.com,
roxanne@westwindmanagement.com

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



non-emergency line at 303-627-3100.

Homeowner / Tenant Winter Check-list: Inspect windows and doors for any broken seals or glass, check your garage door to be sure it's working properly. Neatly and properly store any patio items. If you have a party wall and or a patio fence that is in good standing and the gate can be easily opened and closed. Lastly, if you have a water spigot outside your unit, please be sure the hose is removed and the valve is turned off.

****Heather Ridge Metropolitan District Semi-Annual Meeting to be held October 16th, 2025 at 4 pm. 1st floor by the Heather Ridge Golf Shop. This meeting is open to the public.***

Burgundy HOA in the Works:

1. Sewer Line Drive D – Completed
2. Drive D Assessment to be sent out
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. Evaluating Landscape and Snow Removal Bids
6. Gutter cleanouts to begin November by Firehouse
7. Sewer Line Cleanouts to be completed in October / November

Emergencies: Please call 911 if you have an emergency. For non-emergency situations please call the

Homeowner Reminders:

Clubhouse Rental: The clubhouse is available to rent for those holiday parties coming up. Please reach out to Westwind Management for rental guidelines and procedures.

PLEASE DO NOT PARK IN THE FIRE LANES for extended periods of time. This is grounds for immediate tow. Please load and unload then move your vehicle immediately. Thank you.



These spigots are the responsibility of the owner and if the HOA needs to send someone out to remove the hose or fix a water issue it will be billed back to the homeowner.

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 August billing period was 1,060,100 gallons and actual water use for the month was 889,000 gallons or 83% of recommended.

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



Aurora Fox Arts Center
www.aurorafoxartscenter.org
9900 E Colfax Ave, Aurora, CO
80010 • 6.2 mi
(303) 739-1970

Aurora Fox Arts Center 2026 Season

The Aurora Fox Arts Center is raising the curtain on its bold and unforgettable Season 41, featuring five dynamic productions that promise to captivate audiences from the first spotlight to the final bow – including an electrifying regional premiere and a Colorado premiere.

The season launches with “Waiting for Godot” by Samuel Beckett, Jan. 30 to Feb. 22, a play widely hailed as among the greatest of the 20th century, in which two companions linger on a desolate roadside, wrestling with life's biggest questions as they await a mysterious arrival.

Next up is “Fat Ham” by James Ijames, March 27 to April 19, a Pulitzer Prize-winning reinvention of a Shakespearean classic, turns family drama on its head.

That's followed by “Violet” with music by Jeanine Tesori and lyrics and book by Brian Crowley, June 5 to 28, a moving, music-filled journey where a disfigured young woman takes to the open road in search of transformation. Co-produced with the renowned Phamaly Theatre Company, this production is not to be missed.

In fall of 2026, “Feeding Beatrice” by Kirsten Greenidge, Oct. 2 to Nov. 1, is a deliciously twisted gothic comedy in which a young couple's dream home comes with unsettling surprises – including a dinner guest who simply won't leave.

Finally – if you are tired of the “typical” holiday show, look no further than “Hank Williams: Lost Highway” by Randal Myler and Mark Harelik, Dec. 4 to Jan. 3, 2027, a rollicking musical portrait of a country music legend, tracing the highs, lows and enduring songs of an artist whose voice defined a generation.

Season tickets are available now! Visit AuroraFoxArtsCenter.org or follow the Aurora Fox on social media (@the_aurora_fox) to stay up to date.

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. 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/

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 it 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.

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,



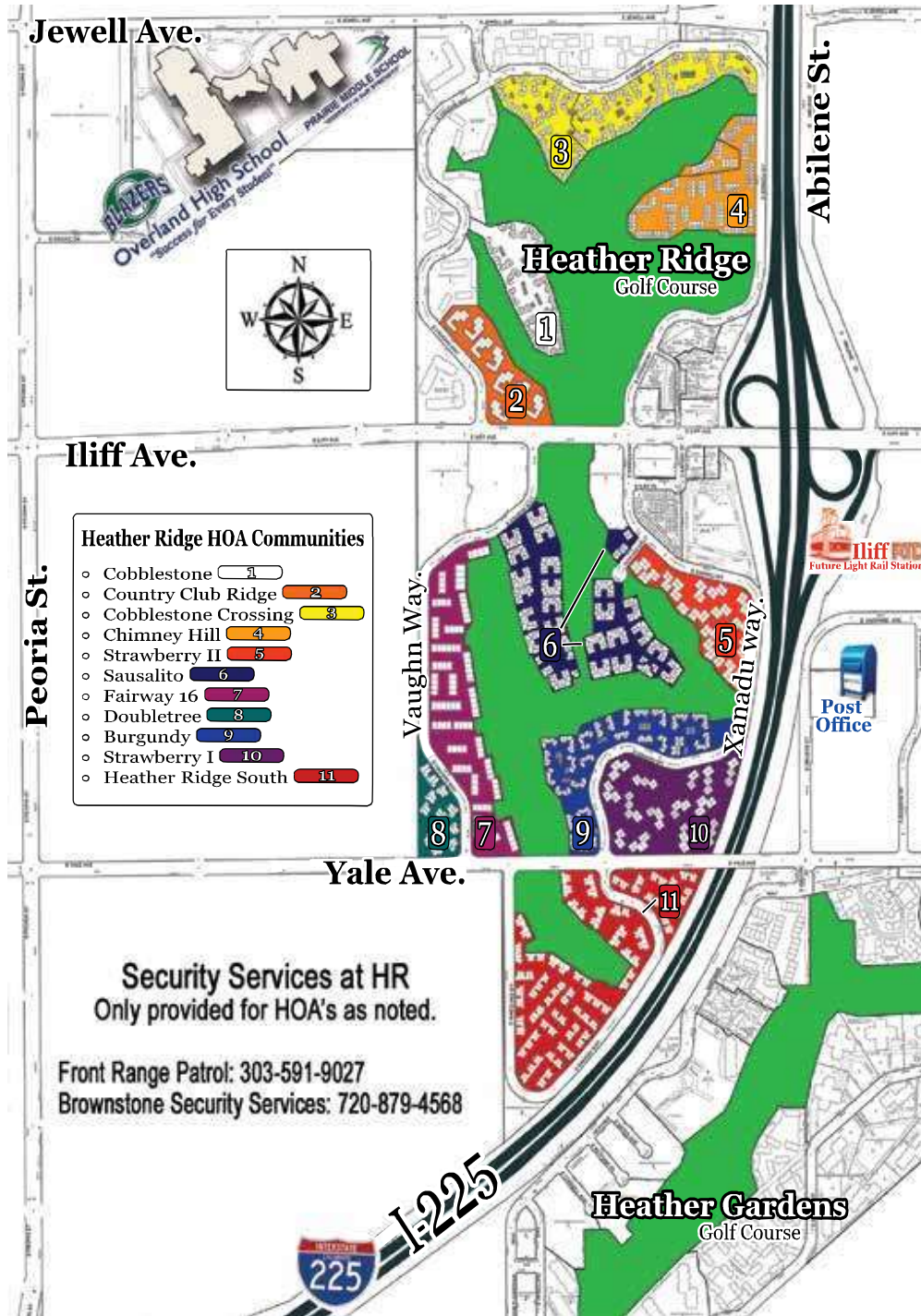
pick up pet waste at the time of your pet's relief and dispose of it in your trash. Pets must always be on leash when outside the unit. Please do not leave your pet waste in golf course trash containers.

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.



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)

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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Chuck
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