Heather Ridge
Metro Matters

Volume 14 December 2025 Number 12

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

Heather Ridge Metro Matters

VOLUME 15 | ISSUE 12

December 2025

Heather Ridge

Publisher's Note

Happy Holidays

The publishing of Metro Matters Magazine is made possible through the support of the Heather Ridge Metropolitan District and our advertisers. Your continued support of the District's mission to "preserve our open space, best maintained as a golf course" and our advertisers is critical to our ongoing success as a community magazine.

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IN EVERY ISSUE

02 *From the Publisher*
04 *HR Metro District Update*
06 *Calendar*
08 *Pete & Van Update*
10 *HR Golf Club Update*
16 *HOA News*
30 *Service Directory Listings*
31 *Classifieds*

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

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Treasurer Charlie Richardson, Sausalito
Althea Zens, Double Tree
James Cronin, ChimneyHill
Jane Klein, Cobblestone Crossing
Kay Griffiths, Cobblestone
Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct, but always be held on the 3rd Thursday in April and October. Email *info@HRColo.org* for an invitation.

Heather Ridge Metropolitan District
303-755-3550 ext. 5
info@HRColo.org
heatherridgecolorado.org

Heather Ridge Golf Club
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Happy Holidays from our family to yours!

Heather Ridge
METROPOLITAN DISTRICT

Colorado HOA Parking Restrictions

Quick Summary: Colorado's 2025 legislative updates placed new limits on how HOAs can regulate parking in their communities. The changes focus on ***fairness, transparency, and homeowner rights,*** reducing the ability of HOAs to impose arbitrary or overly restrictive parking rules.

Colorado HOA Parking Restrictions (2025 Updates)

No Blanket Bans on Street or Lot Parking
HOAs can no longer impose total prohibitions on resident or guest parking in community lots or on streets under HOA control, unless tied to safety or emergency access.

Reasonable Accommodation Required
HOAs must provide ***reasonable parking accommodations*** for residents with disabilities, consistent with the Americans with Disabilities Act (ADA) and Fair Housing Act.

Guest Parking Protections
HOAs cannot unreasonably restrict or eliminate guest parking spaces. Rules must be ***clear, consistent, and uniformly applied***.

Notice Before Enforcement
Before towing, booting, or fining for parking violations, HOAs must provide ***written notice and an opportunity to cure*** (except in emergencies such as fire lane obstruction).

No Discriminatory Enforcement
Parking rules must be applied ***equally to all residents and guests***. Selective enforcement or targeting specific households is prohibited.

Commercial and Work Vehicles
HOAs may regulate large commercial vehicles, but ***cannot ban ordinary passenger vehicles*** used for work (e.g., pickup trucks, vans) if they fit within standard spaces.

Electric Vehicle (EV) Access
HOAs must allow residents to install ***EV charging equipment*** in designated spaces (at the owner's expense), and cannot block EV use through parking restrictions.

Transparency Requirement
All parking rules must be published in the HOA's ***governing documents or policies*** and provided to homeowners. Secret or "unwritten" rules are invalid.

Limits on Fines and Towing
- Fines must be ***reasonable and proportionate***.
- Towing requires c***lear signage, prior notice, and compliance with state towing laws***.
- Emergency towing (blocking hydrants, fire lanes) is ***still permitted*** immediately.

Why These Changes Were Made

- **Curbing Abuse:** Some HOAs were overreaching—banning residents from using their own driveways or restricting guest parking excessively.
- **Protecting Homeowners:** Legislators wanted to ensure residents have ***reasonable access to parking*** in communities they pay to maintain.
-
- **Aligning with State Policy:** Colorado is pushing for ***fair housing practices, EV adoption, and transparency*** in HOA governance.

In Short: Colorado HOAs can still regulate parking, but they must now do so in a ***reasonable, transparent, and nondiscriminatory way,*** with stronger protections for residents, guests, and EV users.

Source: Colorado Division of Real Estate – 2025 HOA Legislative Summaries; Colorado HOA Laws & Regulations Guide.

"A tip of the hat to Larry Ransford for supplying this article."

Van Lewis

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December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 7 — 9 pm HRS Annual HOA Mtg Clubhouse	3	4	5	6
7 	8 6 pm Burgundy HOA Mtg at Clubhouse *No Mtg in Dec* 6 pm Cobblestone Crossing HOA Mtg *No Mtg in Dec*	9 6 pm CH HOA Mtg *No Mtg in Dec* *Next Mtg in Jan at Noonan's*	10 6 pm Sausalito HOA Meeting via Zoom	11	12	13
14 	15 5:30 pm CCR HOA Mtg *No Mtg in Dec*	16	17 6 pm Fairway 16 HOA Mtg Clubhouse *No Mtg in Dec*	18 6:30 pm Strawberry HOA Mtg via Zoom	19	20 METRO MATTERS DEADLINE 12-16-2025 FOR THE JANUARY 2026 ISSUE
21 	22 6 pm Cobblestone HOA Mtg - Noonan's	23	24	25 	26	27
28 	29	30	31 	Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org		

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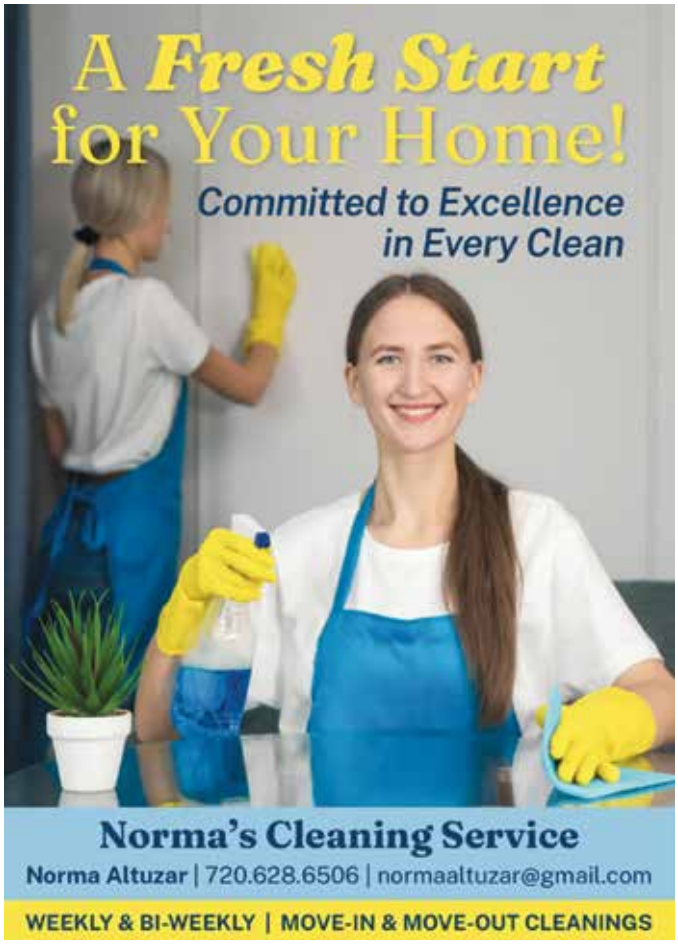

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Where Are the Buyers?

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

Homes are selling as Pete and I have said all year long, but the number of monthly closings is falling to levels last seen in the mid-1990s. Why is this happening and when will it return to post-Covid days?

The Covid real estate market was a once-in-a-lifetime event that sellers and buyers are paying for right now. From 2020 through 2022, home values here and across the nation increased ranging from 38% to 56% over a three-year period. It created an unsustainable market now self-correcting.

Today, due to HOA-insurance-property tax costs, the real estate market is diverging into two distinct separate markets – detached and attached homes. Financially strapped buyers now have choices and time to buy, something Covid didn't permit. Buyers are going for single-detached with no HOA fees vs others.

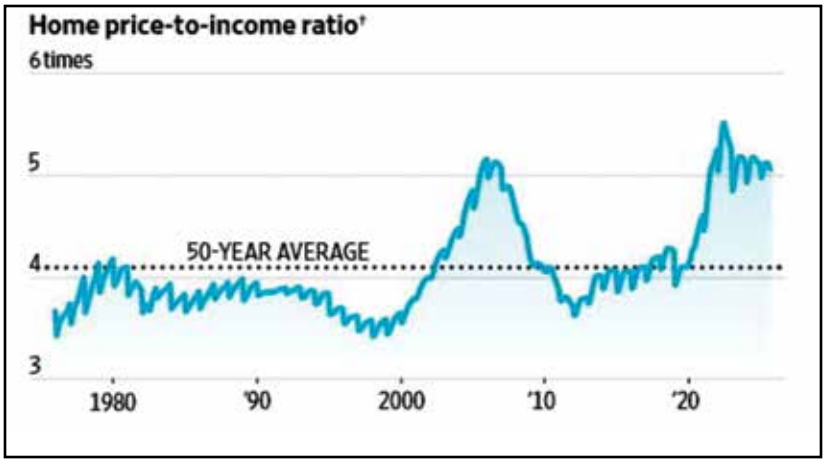
Van Lewis
Heather Ridge South
303-550-1362
van@vanlewis.com

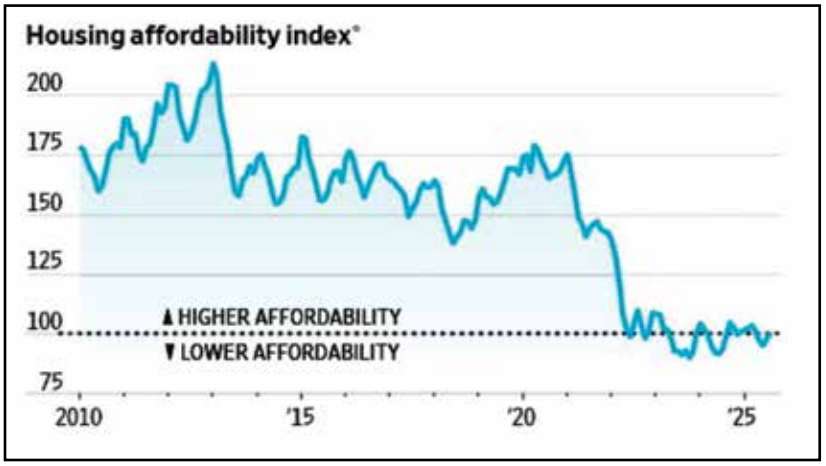
HOA sellers have had a rough year, and it isn't over. Buyer affordability issues have slowed sales causing soft and falling prices. . . especially in condo/townhomes. October's housing report for metro Denver showed single-family detached average prices up +3.55% from one year ago (median price unchanged from last year). The average condo/townhome price was up +0.41% from 2024, but median price was down -2.95%.

What can you do about this? Call Pete or Van because we are dedicated to knowing the market, listening to sellers, and creating flexible and transparent marketing plans. We want you to know what we know to get your home sold.

Today's real estate is back to pre-Covid days where "value-added" features, realistic pricing, and carefully crafted language get homes sold. . . something more experienced and learned agents did before the internet age. **Agent intelligence is the AI you want, not artificial.**

Van Lewis





*** A value of 100 means the median family income is just enough to qualify for a mortgage on a median-priced, single-family home, assuming a 20% down payment and a 30-year fixed mortgage.**
† Chart shows the ratio of median home price to median household income.
Sources: National Association of Realtors (affordability index); ICE Home Price Index, Census Bureau (home price-to-income ratio)

Please Check Your MLS Info!

Last month, Pete and I mentioned "lapses" by other listing agents marketing Heather Ridge homes. Almost 60% incorrectly says "No special Tax District" here. Another is the correct number of garage/parking spaces. This is most important in Strawberry II, Burgundy, Cobblestone and Cobblestone Crossing, and Chimney Hill. Know the parking spaces (garage, carport, or "assigned") per your HOA. Adding non-assigned parking spaces or spaces in front of your garage to "total" can be misleading to buyers.

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Sausalito	$399,000	2409	S Worchester Ct B	4 - 3	1,512	1 Gar, Att	2 Story
Fairway 16	$397,500	2558	S Vaughn Way C	3 - 4	1,650	2 Gar, Att	2 Story
ChimneyHill	$365,000	13616	E Evans Ave	3 - 2	1,512	1 Gar, Att	2 Story
Cobblestone Crossing	$299,000	1995	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Burgundy	$282,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Strawberry I	$199,900	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	$429,000	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	2813	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Sausalito	$399,000	2522	S Worchester Ct B	3 - 2	352	2 Gar, Att	2 Story
Sausalito	$370,000	2405	S Worchester Ct B	4 - 3	1,512	1 Gar, Att	2 Story
Sausalito	$344,500	2490	S Worchester Way B	3 - 2	1,282	2 Gar, Att	2 Story
Country Club Ridge	$385,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Att	2 Story
ChimneyHill	$365,000	2063	S Worchester Way	3 - 3	1,512	1 Gar, Att	2 Story
ChimneyHill	$365,000	2052	S Worchester Way	2 - 3	1,337	2 Gar, Att	2 Story
Fairway 16	$354,790	2496	S Vaughn Way A	2 - 3	1,462	2 Gar, Att	2 Story
Burgundy	$345,000	2625	S Xanadu Way E	2 - 2	1,314	1 Space	2 Story
Burgundy	$265,000	2693	S Xanadu Way C	2 - 2	1,315	1 Space	2 Story
Cobblestone Crossing	$341,000	13294	E Asbury Dr	2 - 2	1,392	1Gar, Det, 1 Sp	2 Story
Cobblestone	$319,500	2101	S Victor St B	2 - 2	1,208	1 Space	2 Story
Cobblestone	$308,000	1993	S Xanadu Way	2 - 2	1,392	1Gar, Det, 1 Sp	2 Story
Strawberry II	$316,000	2431	S Xanadu Way D	2 - 2	1,091	1 Space	2 Story
Strawberry II	$300,000	2453	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	$279,900	2469	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry II	$279,900	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	$321,900	2662	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	$280,000	13645	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	$273,980	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry I	$265,000	13653	E Yale Ave D	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	$234,400	13605	E Yale Ave A	1 - 1	843	1 Carport	2 Story
Strawberry I	$225,000	13605	E Yale Ave D	1 - 1	843	1 Carport	2 Story

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
ChimneyHill	$365,000	13594	E Evans Ave	1,344	2 - 3	FHA	$5,000	Individual
Sausalito	$340,000	2500	S Victor St A	1,374	3 - 3	Conventional	$7,200	Corp/Trust
Strawberry I	$244,900	2678	S Xanadu Way C	1,098	2 - 2	Conventional	$1,500	Corp/Trust

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

Here is the 2026 Application and Tournament Schedule. We welcome any new members that would like to join us for what is sure to be another great season of golf at Heather Ridge. Happy Holidays and we'll see you at the course!!!

Mike Coppens
President, HRMC
720-390-1152

2026 TOURNAMENT SCHEDULE
HEATHER RIDGE MEN'S CLUB

DATE:	TOURNAMENT NAME	FORMAT / NOTES
04/09/26	MEN'S CLUB SPRING KICK OFF	BANQUET - MEMBERS ONLY
04/11/26	MEMBER/MEMBER	FOUR MAN BEST BALL – COMPUTER DRAW
04/18/26	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/02/26	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/16/26	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/31/26	MATCH PLAY – ROUND 1 COMPLETED	MATCH MUST BE COMPLETED BY 5/31/26
05/30/26	TWO MAN BEST BALL	PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)
06/13/26	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
06/27/26	STABLEFORD	GROUPS SET BY COMPUTER
06/30/26	MATCH PLAY – ROUND 2 COMPLETED	MATCH MUST BE COMPLETED BY 6/30/26
07/11/26 07/12/26	MEMBER/MEMBER - MEMBER/GUEST	SAT - SUN TOURNAMENT (MUST BE WITHIN 10 STROKES) 100% HNDCP
07/25/26	TWO MAN BEST BALL	GROUPS SET BY COMPUTER
07/31/26	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 7/31/26
08/08/26 08/09/26	CLUB CHAMPIONSHIP	2-DAY TOURNAMENT GROUPS SET BY COMPUTER (A FLIGHT PLAYS FROM BLUE TEES)
08/22/26	STABLEFORD	GROUPS SET BY COMPUTER
08/31/26	MATCH PLAY – ROUND 4 COMPLETED	MATCH MUST BE COMPLETED BY 8/30/26
09/05/26	TOURNAMENT OF CHAMPIONS/NON-WINNERS TOURNAMENT	GROUPS SET BY COMPUTER
09/17/26	MEN'S CLUB FALL BANQUET	MEMBER PLUS GUEST
09/19/26	2 MAN SHAMBLE	PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)

Heather Ridge Men's Golf Association
2026 Membership Application

This year the HRMGA will continue a schedule of 13 tournaments to include a Member/Member-Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off Banquet is April 9th, 2026, and our first tournament will follow on April 11th, 2026. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMGA website www.heatherridgemensclub.com (contact info for members/tournament signups, results, and other HRMC info)
- Two banquets: a Spring Kick Off and a Fall Banquet
- Tournament access. Each tournament will have a $20 per day fee which is paid out in prizes (The Member/Member-Member/Guest fee TBD)

PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION CAN BE ENTERED CORRECTLY IN OUR RECORDS.

Name: _____ **Emer. Cont. Name/Number:** _____

Address: _____ **City:** _____ **Zip:** _____

Preferred Phone Number: _____ **Email Address:** _____

Signature: _____ **By signing, you agree to be bound by the Player Code of Conduct furnished to you with this application.**

New Members only:
List the name of the Men's Club member who suggested that you join HRMC so they can get their $20 Finder's fee bonus _____
Do you have a recent or current USGA handicap? Yes _____ GHIN # _____ No _____
If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event
USGA handicap index _____ Name of previous club _____
You must have an active handicap in order to play in any tournaments or match play.

Make checks payable to: "**HEATHER RIDGE MEN'S GOLF ASSOCIATION**"

Membership ($165.00)	$_____
Match Play ($25.00)	$_____
TOTAL DUE	**$_____** **DATE SUBMITTED:** _____

*HRMGA memberships are non-refundable
*Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2026 season. All members are automatically entered in pool.
Return this application, with your check to: Dick Hinson, HRMGA, 109 Krameria Street, Denver, CO 80220

HEATHER RIDGE
WOMEN'S
GOLF ASSOCIATION

Dear Women Golfers,

I would like to invite you to join the **Heather Ridge Women's 18-Hole Golf Association** for the 2026 season. We have a fun filled golf season with different tournaments played each week from May through September, as well as a Member-Member/Member-Guest Tournament and a Men's Club Mixer in June.

We have two play days, ***WEDNESDAY*** and ***SATURDAY***, beginning in May. You must be a paid member of HRWGA to participate. You can play either or both days.

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 15, 2026.

An email will be sent to registered members in mid-April regarding our kick-off luncheon. Tournament schedules will be posted in the clubhouse and will appear in the membership roster book.

I hope you will join us for the 2026 golf season.

Please feel free to call me with any questions – 720-935-3840.

Sincerely,

Christi Clay
President, Heather Ridge Women's Golf Association

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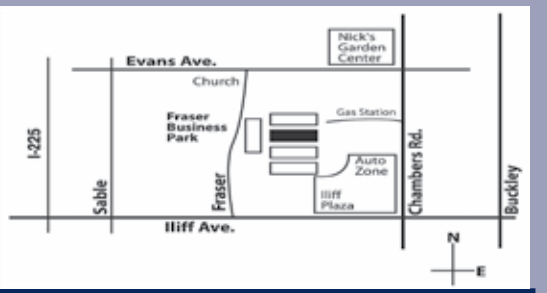

303•671•0305

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION APPLICATION

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and is included in the dues.

Benefits of membership:

- WEDNESDAY and SATURDAY play days (You can play either or both days)
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Event and Men's Club Mixer
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

The Wednesday and Saturday weekly tournament entry fee is $5.00 each play day and is paid in the receptacle in the 19th Hole prior to play.

To join Heather Ridge Women's Golf Association, Membership Dues are $105.00.
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association or HRWGA) to Teresa Anderson, 2438 South Victor Street, Unit C, Aurora, CO 80014, OR you can Zelle your payment to FirstBank to Leigh Anderson using my email address of ltanderson2438@comcast.net and note in the memo line it is for 2026 dues and THEN send me your completed application form by mail or email (in pdf).

2026 HEATHER RIDGE WOMEN'S GOLF ASSOCIATION
MEMBERSHIP APPLICATION
(if received by 3/15/2026 will be included in the roster book)

Name _____ Spouse's _____
Last First First

Address _____
Street City Zip

E-mail address _____

Phone Number ( ) _____ ( ) _____ ( ) _____
(for Roster) Home Cell Work

Birthday (Month) _____ Day _____ GHIN# _____

The Festival of Wreaths is an annual fundraiser organized by the Aurora Museum Foundation and Aurora History Museum and Historic Sites. Festive wreaths created by members of the community will be displayed in the AHM Community Gallery through December 5 when the museum is open, Tues.–Fri., 9 am–4 pm and Sat. & Sun. 11 am–4 pm the museum is located at 15051 E Alameda Parkway. Support the museum by visiting, voting for your favorite wreath, and bidding on wreaths in-person or online. Silent bidding will take place on Zeffy. All proceeds from the online auction will go towards exhibits and educational programs at the museum with a focus on increasing internships. For more information call us at 303.739.6660. Below are some of the wreaths from this year's fundraiser.

Have A Foxy Holiday
Community College of Aurora

A Green & Gold Christmas
Duane & Betsy Oudenhoven

Luscious Lavender
The Whimsical Ramsey Wreathers

Celebrating America the Beautiful
Toll Gate Creek Chapter
Daughters of the Revolution

Hearty
Mornings at the Museum Kids

Neon Wreath
Morry's Neon

Extraterrestrial Extravaganza
Viiola Chapman

Builder Family Holiday
Liz Ricci

Woodland Wreath
Karen Miller

Deck the Paws
Paul & Megan Langston

The Sweetest
Aurora Parks, Rec & Open Space
Special Events

Little Women
Friends of the
Aurora Public
Library

A Broom and A Bucket
Holiday House Cleaning

This Christmas, we want to steal your dirt. . . From your kitchens, bedrooms, bathrooms and floors — scum, dust, grease and crumbs . . . we want it all!
Just Call or Text 303-667-3536
Clip this Ad for a $30 discount on your next cleaning!

Heather Ridge Association News

Cobblestone

December has the clarity, the simplicity, and the silence you need for the best fresh start of your life.

–Vivian White

Happy Holidays to all! May this holiday season be filled with joy and laughter through the New Year.

Reminders:

Holiday Decorations: Many thanks to all homeowners who put up lights and other decorations that contribute to the holiday spirit. Be mindful of how decorations are attached to the siding. Command strips are a great alternative to nails as they don't damage the siding. As a gentle reminder, lights and decorations need to be removed by 30 days after the holiday.

Sewer Maintenance Recommendations

Everyone can contribute to maintaining a clean and functional sewer system. Here are some actions that homeowners can take to minimize potential backups

- *Professional Cleaning Services:* Hire professional sewer cleaning services at least once a year. These experts have equipment to clean your sewer lines and remove any debris. To support homeowners in this effort, the HOA identified All American Drain Cleaning as our preferred vendor to provide cleanout services. All American has served Cobblestone for many years and is familiar with our property. Call them at 303-807-7549 to schedule your sewer line cleanout.
- *Proper Waste Disposal:* Be mindful of what you flush down your drains and toilets. Avoid disposing items such as grease, oil, paper towels, feminine hygiene products and nonbiodegradable materials that can contribute to blockages.
- *Install Drain Screens:* Place drain screens over your sinks, showers and tubs to catch hair, food particles and other debris. This simple measure can significantly reduce the risk of blockages.
- *Use Bio-Clean Products:* Bioclean products contain natural enzymes and bacteria that break down organic waste, helping to keep sewer lines clear. Regular use of these products can prevent buildup and clogs.

By following these recommendations, everyone can contribute to preserving our community's sewer system and to minimizing potential sewer line backups. Your cooperation is appreciated.

Dogs need to be on a leash. While it may be tempting to let your dog play in a common area without a leash, it's a potential hazard for your dog and for others. Please review and abide by the community's rules for pet ownership as stated in the rules and regulations document, which can be found in Town Square under Tools, then Documents tab, then COB Rules and Regulations. These rules are designed to benefit everyone in the community regardless of pet ownership.

Blossoms of Light at Denver Botanic Gardens

Pick up after your pets. The three pet-waste-stations within the community are stocked with bags as a courtesy for the community. The Board tries to ensure that these stations are stocked with bags; however, if a station is temporarily out of them, the task of picking up after your pet remains the dog owner's responsibility. Cobblestone HOA does not hire a service to remove pet waste.

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

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- $50 off first service
- $150 AC tune up
- $99 drain cleaning
- Offers cannot be combined

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.

Annual Meeting, December 2, 7 pm to 9 pm: Please mark your calendars to join fellow owners to ratify the 2026 Budget. Also, three board seats are up for election with the three seated members running for re-election (but others may "toss their hats into the ring" at the meeting to run as well). A self-nomination form will be in the Annual Meeting Packet, so if you want to run, then please complete and return to Brook Ramirez at Westwind.

The Annual Meeting is a presentation by committee heads about their board duties. It focuses on budgets and operations to maintain real estate values. Please contact Brook Ramirez at Westwind with any questions about the meeting.

Proxies: If you attend or not, ***PLEASE*** complete and return your proxy notice mailed to you in the Annual Meeting Packet. This is very important in establishing a quorum – ***no quorum, no Annual Meeting***. If you attend, your proxy will be returned to you in exchange for your on-site vote. You can mail the proxy to Westwind or leave it in the Proxy Box in front of our clubhouse.

Engineering Study: A study was done earlier this year that is under review. It will be briefly presented and discussed at the Annual Meeting.

HRS Website: Check out its new face and features.

Newly Lined Sewers: All sewer lines outside of our buildings/units are power washed two or more times annually plus videoed at least once. Earlier this year about 30% of our sewer lines were "lined" verses being replaced at significant savings to us ($180,000 vs $500-600K), and the recent video shows all is good. Future lining is not in the 2026 Budget but will be addressed in budget year 2027. It is not urgent as was this year's project, so we have time to replenish our Reserves before seriously considering it.

Reserves and Cash: Speaking of Reserves, here is a snapshot of our cash position as of 11-16-2025. We have a gross $809,359.16 in Reserves (or $702,701.98 after "market adjustment" for 100% liquidity); and $139,708.35 in the operational account – for a "gross" grand total of $949,060. One year ago, we had almost $1.1 in Reserves with about $56,000 in the operational account. Since then, we lined some sewers, repaired a unit's foundation, and did other "capital" reserve projects. Yes, repairs are expensive but necessary to keep things going.

Holding Estate Sales: Holding an Estate Sale requires written permission ***BEFORE*** doing one. This is necessary to better manage traffic and to protect the rights of residents to quiet and peaceful enjoyment of their properties. If a sale is conducted without permission, it will be shut down by the HOA and fines could be levied for a violation.

Your HO-6 Insurance: Please consult with your insurance carrier about coverage, especially general loss assessment and wind and hail assessment. Also, please make sure your coverage includes interior unit features and personal property. Is your finished basement covered given losses? (The HOA is not liable for owner-finished basements). Also discuss water damage from exterior or interior sources, your displacement coverage if forced out, and all other liabilities. The HOA's insurance coverage is directed by its controlling documents such as *Declarations, Rules and Regulations*, and board directives. For any questions, contact Brook at Westwind.

Van Lewis

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

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: *No HOA Board Meeting will be in December* during the holiday season. The next board meeting will be scheduled in January 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.

Holiday Season: A mild November start has already pushed this year into the top list of latest first snow days in the past century. Still, winter snow will soon arrive to brighten up a merry holiday season. Even though a snow removal contract has been enacted for the community, individual residents who park their cars in the driveway will be responsible for shoveling snow around their cars. It is also best to spread out ice melt on steps, driveways, and drainage paths prior to a snowfall predicted by weather forecasters. Stay safe and enjoy a happy holiday season.

Annual Homeowners Meeting: A majority of homeowners attended the annual HOA meeting in November at Noonan's. The first budget presented was not passed by the homeowners, but the second budget presented was approved. All homeowners should expect a notification by mail of their revised monthly dues for 2026 by mid-December. If a homeowner does not receive a notification in time, they should contact property manager Ashley to obtain their new dues information. After the budget voting, homeowners put in their ballots for three open term seats on the board. Homeowners Tim Bailey, Jordan Stahla, and Susan Slobojan were elected to the three seats, joining current board members, Matt Sullivan, Maureen Sheppard, Robin Clemens, and Jarred Maestas on next year's board. Matt was confirmed to continue as President, and Maureen will continue as Treasurer, while Tim was selected by the board to be Vice President, and Jordan was selected to be Secretary. The first open board meeting of the new board will be in January, as December will be set aside to celebrate and enjoy the holiday season with friends and family.

Kerry with input from new ChimneyHill Board, Matthew*Maureen* Robin*Jarred*Tim* Jordan*Susan

Double Tree

Board of Directors: Double Tree's Board Members include newly elected President Delaney Van Vranken, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The board wants to thank Alison Ruger for her service as President for the past eight years. The next scheduled board meeting will be March 19.

Annual Meeting: The annual meeting of the Double Tree Homeowners Association was held Sunday, November 16, 2025. Materials from the annual meeting will be distributed shortly, including the approved budget for 2026 and minutes from the meeting. Thank you to all of our homeowners who attended the special meeting earlier in November and approved the change to the insurance portion of our Declaration of Covenants. Please be sure to provide your HO-3 proof of insurance to Metro Property Management before December 31. If you pay your dues through your Bank, please make the adjustment for the *reduced amount*. If you provided a canceled check to the management company for your dues, they will make that payment adjustment for you.

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 is 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 pickup 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 December 4 and 18. 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. This work has been delayed due to the trimmers' availability. 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 addressed.

If the gutters haven't already been cleaned, they will by the first part of December. Due to our long Fall season, we had a real build-up of leaves with some real stubborn that clung on forever!

Our sprinkler system was blown out the middle of October. If you have not unhooked your hose already, please do so before the freezing temperatures hit. Remember, any damage caused from freezing and bursting pipes inside the home is the responsibility of the homeowner.

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: ***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

Fairway 16

Kindness is like snow – it beautifies everything it covers.
— Kahlil Gibran

There will be no HOA meeting in December

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.

If you are planning any projects to the exterior of your home you must submit an Architectural Control Request Form. If you have questions, please refer to the Fairway 16 Heather Ridge Association Rules and Regulations on this matter. Basically anything "studs out" must go through our Board approval. This includes new windows, doors, back patios, patio fences, etc. The ARC form can be found on the Advance HOA website. Once the form is completed the Board will accept, accept with stipulations, request more information, or deny the project. If a project moves forward without Board Approval or doesn't comply with approved height of fence (ie), the Board shall order the owner to fix unapproved modifications at the owner's expense. The ARC process is important to keep our community looking nice.

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.

Updating your Homeowner's Insurance at the end of this year? Please confirm with your insurance provider that you have adequate coverage including the HO-6 Loss Assessment Endorsement condominium coverage. If you do have the HO-6 coverage, confirm that it is enough should there be a need for a Special Assessment. Your insurance agent can guide you to what would be adequate. Cost for this coverage is very reasonable

Winter is just around the corner! Home heating bills are expected to rise 10% for the 2025-26 winter season. Those of you that have trouble making ends meet paying utility bills there is a program offered by Arapahoe County called the Arapahoe County Weatherization Program. Funded by Colorado Energy Office (CEO) and U.S. Department of Energy, the program offers a free thorough energy audit of one's home. The CHS Courtesy Home Scan (a subcontracted program) screens efficiency of all your installed fans, ventilation, swamp coolers, skylights, insulation, potential electrical problems, lighting and more. One homeowner was surprised that the audit team even went up into the attic to check for bad wiring issues! The service includes making homes more energy efficient and safe, with materials and services provided at no cost to qualified individuals and families. For more information to see if you qualify, contact Arapahoe County Weatherization Division at 303-636-1982 or go online and google "Arapahoe County Weatherization Program" for complete information on that program.

Holiday Season is rapidly approaching! Our by-laws for Christmas/ Holiday decorations states 'no lights allowed on our roofs". We can put up our decorations the weekend of Thanksgiving (10/29-30) but decorations must come down by 1/31/26.

Happy Holidays everyone!

Lisa

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 Strawberry I, website: *strawberryiheatherridgeassociationinc.eunify.net*. Log in to your account:

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.

Understanding Homeowners Associations (HOAs)

A Homeowners Association (HOA) is an organization within a residential community that sets and enforces rules for property owners. The primary purpose of an HOA is to maintain and enhance property values by overseeing the upkeep of common areas, ensuring that community standards are met, and managing shared amenities. HOAs typically collect dues from property owners to fund services such as landscaping, security, and community events.

Members of the HOA, often elected by residents, form a board that makes decisions regarding the community's rules, budget, and maintenance projects. Participation in the HOA, such as attending meetings and staying informed about policy changes, is important for property owners, as it gives them a voice in decisions affecting their neighborhood. HOAs are also responsible for handling concerns, enforcing guidelines on noise, parking, and exterior changes; and helping foster a safe and pleasant living environment for all residents.

Property Owner Responsibilities

All property owners in Strawberry are expected to maintain their units and adjacent areas in accordance with HOA guidelines. This includes ensuring timely repairs, keeping patios, balconies, and entry ways free of debris, replace broken window blinds, and adhering to community landscaping standards. Owners must comply with association rules on noise, parking, and exterior changes to maintain property values and neighborhood appearance. Additionally, it is important for owners to keep porches and decks clear of debris. This practice helps prevent rodent infestations and contributes to a clean, attractive community environment. Regularly reviewing HOA communications and attending monthly meetings is encouraged to stay updated on policy changes, maintenance schedules, and other important community matters. By fulfilling these responsibilities, owners contribute to a safe,

Happy Holidays

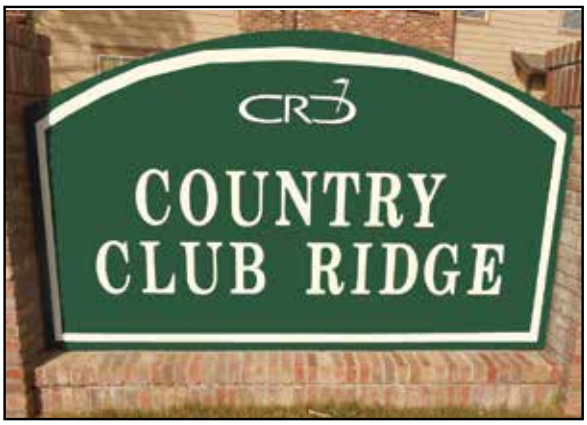
welcoming, and well-maintained environment for all residents.

Get to Know Your Board Members

Each month for the next 5 months we will provide a biography of the Strawberry board members. This month is Faith Gillis, Board Secretary. Faith brings awareness to the board regarding community needs and services. Her main objective is to ensure that residents' concerns are heard and addressed. Currently, she is focused on overdue renovations of the clubhouse. Due to budget constraints, she is limited to what can be done for a minimal cost. Board members are presently exploring vendors for painting and flooring. Faith loves animals and is the first to greet them on a walk! She is a grandmother and enjoys spending time with her family. She retired at 30 years as a medical call center manager. Her expertise in community relations and consumer advocacy brings a broader view of the improvements needed and resident concerns.

Faith Gillis

Country Club Ridge



Home Owner Association fees will increase by $10.00 on January 1, 2026. If you are signed up for automatic payments, the change will occur automatically. If you are paying by check, please remember to increase your payment to $408 in January.

New Board of Directors: Two owners volunteered to join our Board of Directors at the Annual Meeting which was held on October 28, 2025. Our previous Board consisted of Rob Katnich, Jon Dowdle and Judie Maurelli. Gale Drexler and Kassidy Leonard have joined beginning with the November meeting. Welcome to both of you!

Here is some personal information about the Board members:

Rob Katnich, President
I moved to Colorado in 2014 and quickly fell in love with the mountain lifestyle, which I enjoy through snowboarding and hiking. I currently serve as the President of the Country Club Ridge HOA. I take great pride in my role on the CCR HOA board, committed to ensuring the community remains a desired place to live for years to come.

Jon Dowdle, Vice President
I moved to Colorado in 2015 and enjoy serving the community as part of the board. I work in the fintech and health tech space as a Software Engineering Manager and bring a thoughtful, solutions-oriented approach to problem-solving.

Judie Maurelli, Secretary, Treasurer
I have lived at Country Club Ridge since 2009 when we moved here from Colorado Springs. I retired from financial services in 2010. Currently I teach English as a second language to adults, play Mahjong, and enjoy family members who live nearby.

Gale Drexler, Board Member
I moved to Colorado in 1975 from NY to accept a position as an Assistant Attorney General in the AG's office. After leaving the AG's office, I went into private practice, and primarily specialized in dependency and neglect cases, representing children as a Guardian ad Litem or indigent parents in dependency and neglect actions in Denver Juvenile Court. I am semi-retired, but am doing truancy cases. I am an original owner in CCR.

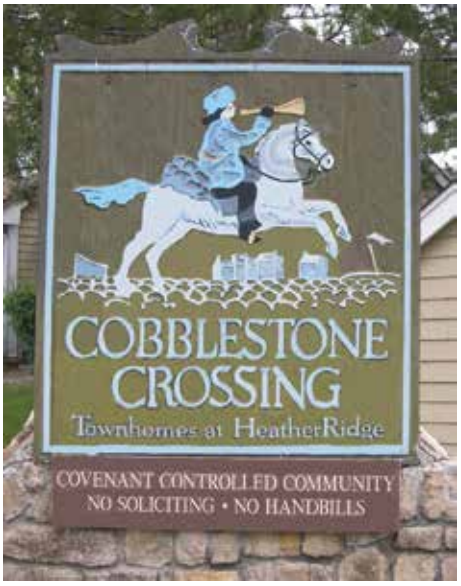
Kassidy Leonard, Board Member
No biography is available at this time.

You are invited to join our monthly Board meetings held on Zoom at 5:30 pm, the third Monday of each month. You will receive an email with a Zoom link from Dan Anderson at Metro Property Management prior to each meeting. ***There is no scheduled meeting in December.***

Thanks for being a good neighbor!

Judie Maurelli,
Board of Directors

Cobblestone Crossing



✨ Enjoy the Holidays! ✨ The Cobblestone Crossing Board of Directors extends heartfelt wishes to all our residents this holiday season. May your celebrations be filled with joy, peace, and togetherness. We wish you a **Merry Christmas**, a **Happy Hanukkah**, and a **Joyous Kwanzaa**. Thank you for being part of our community – here's to a bright and wonderful New Year ahead!

No Board Meeting for December: Meetings will resume in January. 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 on attending the meeting are located on Cobblestone Crossing's homepage on the Accord Property Management website. Log in at *www.accordhoa.com* >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

Owners and Renters: As we close out 2025 and move into 2026, please ensure that Alec at Accord Property Management has your current contact information, including a valid email address. He can be reached at *alec@accordhoa.com*. For renters: it is the responsibility of the unit owner to keep you informed about community activities and procedures. Please make sure your owner or management company has your updated contact details.

A reminder: subletting is not permitted. Owners are responsible for addressing and correcting any violations of this policy.

Winter Starts December 21st: Seasonal maintenance has been completed: gutters cleaned, leaves collected, sprinklers blown out, and backflows removed. As temperatures continue to drop, please remember to disconnect your hose when a freeze is forecast. If a hose is left connected and the interior water line freezes, the repair costs are the owner's responsibility, not the HOA.

Snow Removal: Sidewalks will be cleared once 2 inches of snow have accumulated. Plowing will begin at 4 inches. During plowing, please use caution around equipment and avoid parking in guest spaces designated for snow removal.

Ice Melt: Buckets of ice melt are available near the mailboxes for use during icy conditions. Use sparingly – a little goes a long way – and please avoid spreading it on the grass.

Holiday Season Reminders: As we enter the holiday season, many residents will be adding festive lights and decorations to their homes. Please remember to follow HOA guidelines:

- Ensure all decorations and lights are securely installed.
- Do not block or obstruct walkways and common areas.
- Remove decorations in a timely manner once the holiday season has ended.

Let's enjoy the holidays together by celebrating with festive spirit while keeping safety and community standards in mind.

Parking Reminder: To help keep our community safe and organized, please remember the following parking rules:

- Parking decals are required for any vehicle parked in an OPEN or GUEST space between 6:00 pm and 6:00 am, seven days a week.
- RESERVED spaces do not require a decal. Each homeowner is assigned one RESERVED space.
- Residents may have up to two vehicles on the property at any time, including one in the garage (if applicable).
- OPEN spaces are available on a first-come, first-served basis and require a decal.
- Vehicles may only remain in an OPEN or GUEST space for up to 24 hours.
- If your RESERVED space is empty, you may not use an OPEN space.
- Each homeowner receives one GUEST decal, which is strictly for visitors. Residents are not permitted to park in GUEST spaces.

Let's all do our part to follow these guidelines and keep Cobblestone Crossing running smoothly!

Security Reminders & Safety Tips: As winter approaches, let's all do our part to keep Cobblestone Crossing safe. If you are traveling, be sure to lock doors and windows, use light timers, and consider asking a neighbor to keep an eye on your home. Pick up packages promptly to help prevent theft, and always lock your vehicle while removing any valuables. Break-ins should be reported directly to the Aurora Police Department. For added security, leave porch lights on overnight or use dusk-to-dawn bulbs. If you notice suspicious activity, call 911, and if your security cameras capture anything concerning, please share the footage with Alec at Accord Property Management at ***alec@accordhoa.com.*** Thank you for staying alert and helping to protect our neighborhood.

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

Front Range Patrol

Keeping us all safer and preserving our Heather Ridge way of life

Perhaps you have seen Front Range Security patrol on the golf course and wondered . . . just what do they do?

Front Range security is retained by "The Golf Course at Heather Ridge" to do the following:

1. Enforce the golf course "no trespassing rules".

   "Only golf course staff and golfers that have paid a green fee to play are allowed on the golf course".

   This includes keeping Heather Ridge residents, dog walkers, the homeless, joggers, frisbee throwers, students and other pedestrians off of the golf course.

2. Address issues posed by golfers that do not demonstrate respect for:

   — The rules of golf

   — Homeowners' private property

   — Heather Ridge golf course rules & boundaries

Homeowners observing violators on the golf course can call the Pro Shop (303-755- 3550 option 1) or Front Range Patrol directly to report trespass or other issues. Front Range Patrol's phone number is 303-591-9027.

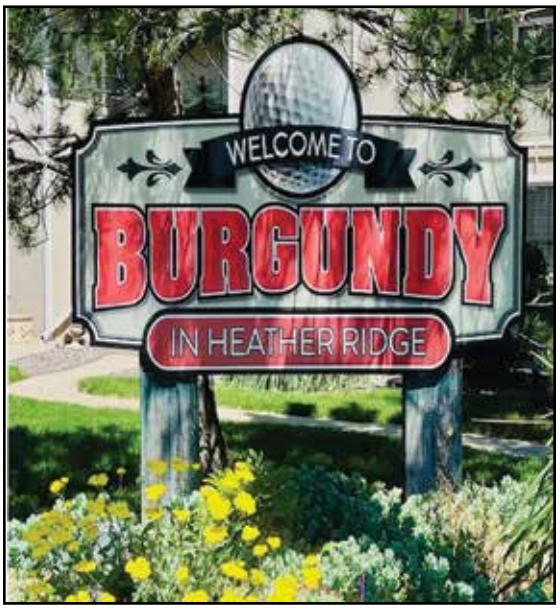
Burgundy

Burgundy is a Covenant Controlled Community

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

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

Management Contact Information
Company: Westwind Management Company
Manager: Roxanne Chaparro, CMCA
Website: *www.westwindmanagement.com*
Email: *burgundyinheatherridge@westwindmanagement.com*
roxanne@westwindmanagement.com
Phone: 720-509-6074 (Office) or 303-369-1800 (x150)



Next HOA Meeting
Monday, January 12, 2026
5:00 pm
Burgundy Clubhouse

Community Corner: Get Involved!
Why It's Worth Coming to Our Monthly HOA Meetings

We know life gets busy, and it's easy to think the annual homeowners meeting covers it all – but our *monthly* HOA meetings are where the real decisions happen!

Each month, the board discusses updates and projects that directly impact our neighborhood – things like landscaping, maintenance, budgeting, and community improvements. When more homeowners attend, we get a variety of ideas and feedback that help shape decisions for the entire community.

It's also a great chance to meet neighbors, stay informed, and share your thoughts. Even joining occasionally makes a difference – your voice helps keep our community strong, connected, and thriving!

Let's get our community growing better together in 2026 – we'd love to see you there!

Fireplace Safety & Winter Reminders

As the weather cools and fireplaces ***start to glow, it's the perfect time to review how to keep your home warm – and safe – this winter. Regular fireplace care and following our community's fire safety policies help protect both your home and our entire neighborhood.***

Fireplace & Chimney Tips:

- Have your chimney inspected and cleaned yearly. Soot, debris, or creosote buildup can increase fire risk. A certified chimney sweep can ensure your system is safe to use.
- Burn only dry, seasoned wood – never trash or treated wood.
- Keep furniture and décor at least three feet away.
- Always fully extinguish fires before leaving or going to bed.
- Test your smoke and carbon monoxide detectors regularly.

Fireplace, Grill & Chimney Policy:

- Gas or electric grills may only be used or stored at least 10 feet from any structure and not under any overhanging portion of any structure in the Association.
- No charcoal or wood-burning grills or other similar devices used for cooking, heating, or other similar purpose shall be used within twenty-five (25) feet of any structure

*****These rules don't replace owner maintenance responsibilities in The Burgundy in Heather Ridge Association Fireplace, Grill, and Chimney Policy effective January 16, 2024.***

Garage Reminders:

To help keep our community looking great and running smoothly, please remember:

- ***Keep your garage door closed, locked, and lights turned off*** when not in use. This helps maintain the appearance of our neighborhood and prevents theft, vandalism, or other safety issues.
- ***Please don't use garage outlets for appliances*** such as freezers, refrigerators, or small battery chargers, large battery charges for cars, power tools etc. These outlets are intended only for garage door openers and are not set up for large charging type situations. The electricity is paid by the Homeowners Association.
- ***Each garage owner is responsible*** for the maintenance and repair of their own garage, including the door and any needed replacements.

Architecture & ACC Requests

Any exterior changes to your unit – **studs out** – require **Board approval.** This includes but is not limited to:

- Patio fences
- Windows, screen doors & doors
- AC units
- Exterior light fixtures & security cameras
- Unit numbers & letters
- Pergolas
- Satellite Dishes
- High Efficiency Furnaces, Water Heaters, Tankless Water Heaters and Heat Pumps

And many more so please check in with the Management Company Manager

How to Submit:

1. Complete a ***Design Improvement Form or ACC Request*** at *www.westwindmanagement.com*
2. Email it to:

- *roxanne@westwindmanagement.com*
- *burgundyinheatherridge@westwindmanagement.com*

What to Include:

- Detailed specs, pictures, brochures, diagrams
- Type of materials used
- Copy of the work bid

Important Reminders:

- *ACC approval is not a building permit.* Some projects may also require City/County approval.
- *Do not start work* until your ACC Request is approved.
- Projects must be completed exactly as approved; otherwise, you may be asked to remove or redo the work.
- Making changes without approval may require restoring the property at your expense.
- Notify the Management Company when your project is finished.

Timeline:

- Allow at least ***45 days*** for approval or denial.
- If additional information is needed, the clock resets when you submit the updated request.

Lori Foster

Holiday Recipe: Peppermint Bark

Ingredients:

- 12 oz. white chocolate, chopped
- 12 oz. dark chocolate, chopped
- 1 tsp peppermint extract
- Crushed candy canes (about ½ cup)

Instructions:

1. Line a baking sheet with parchment paper.
2. Melt the dark chocolate in a microwave-safe bowl, stirring every 30 seconds until smooth. Spread evenly on the baking sheet. Let it set in the fridge for 10–15 minutes.
3. Melt the white chocolate and stir in peppermint extract. Pour over the dark chocolate layer and spread evenly.
4. Sprinkle crushed candy canes on top.
5. Chill in the fridge for 30 minutes or until firm. Break into pieces and enjoy!

Tip:

Store in an airtight container for up to 2 weeks—perfect for gifting or snacking!

Sausalito

Board Meetings: We're continuing with monthly HOA meetings, held on the second Wednesday of each month via Zoom. Our next meeting is December 10, and the 2026 budget has now been approved and finalized. We encourage all homeowners to join – your participation helps keep our community strong, informed, and connected.

Board Members: Hannah Herbold (President), Jake Smelker (Vice President), April Allen (Treasurer), Linda Chaisson (Secretary), Frazier Hollingsworth (Board Member at Large)

Pr**operty Management (PM):** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210.

- *Property Manager:* Suzanne Lopez – 303-221-1117 x123, *slopez@lcmpm.com*
- *Billing Questions:* Allison Weiss – 303-221-1117 x108, *aweiss@lcmpm.com* or 303-962-9382
- *After-Hours Emergencies:* Call LCM at 303-221-1117, Option 2

Landscape & Snow Removal: Handled by Epic Landscape. For emergencies, please contact your property manager first; if immediate attention is needed, call 720-561-1568.

Maintenance Requests: All maintenance requests can now be submitted directly through the LCM website. This system ensures requests are logged and handled more efficiently.

Security: Brownstone Security (720-879-4568, Randy Brown) continues to patrol our community. If you notice anything concerning, reach out to Brownstone, LCM, or the Aurora Police Department – and please avoid engaging directly. Keep garages closed, doors locked, and collect packages promptly to help maintain safety.

Trash & Recycling: Republic Services (720-471-2709) provides weekly trash pickup early Tuesday mornings, with recycling collected every other Tuesday. Please place bins out the night before and store them promptly after pickup.

Siding & Property Care: To preserve our siding, please avoid attaching items such as hooks, planters, or decorations. If you need touch-up paint or have repair questions, contact the property manager. This same care applies to roofs and common areas.

Visitor Parking: A reminder that no overnight parking is allowed without prior approval from Brownstone Security. Please avoid parking in auto courts or fire lanes at any time. For full details, review the HOA's Rules and Regulations.

Grounds & Pets: Help us keep Sausalito beautiful by picking up litter when possible. Pets must remain leashed, and waste should be picked up immediately and disposed of in your household trash – not golf course receptacles.

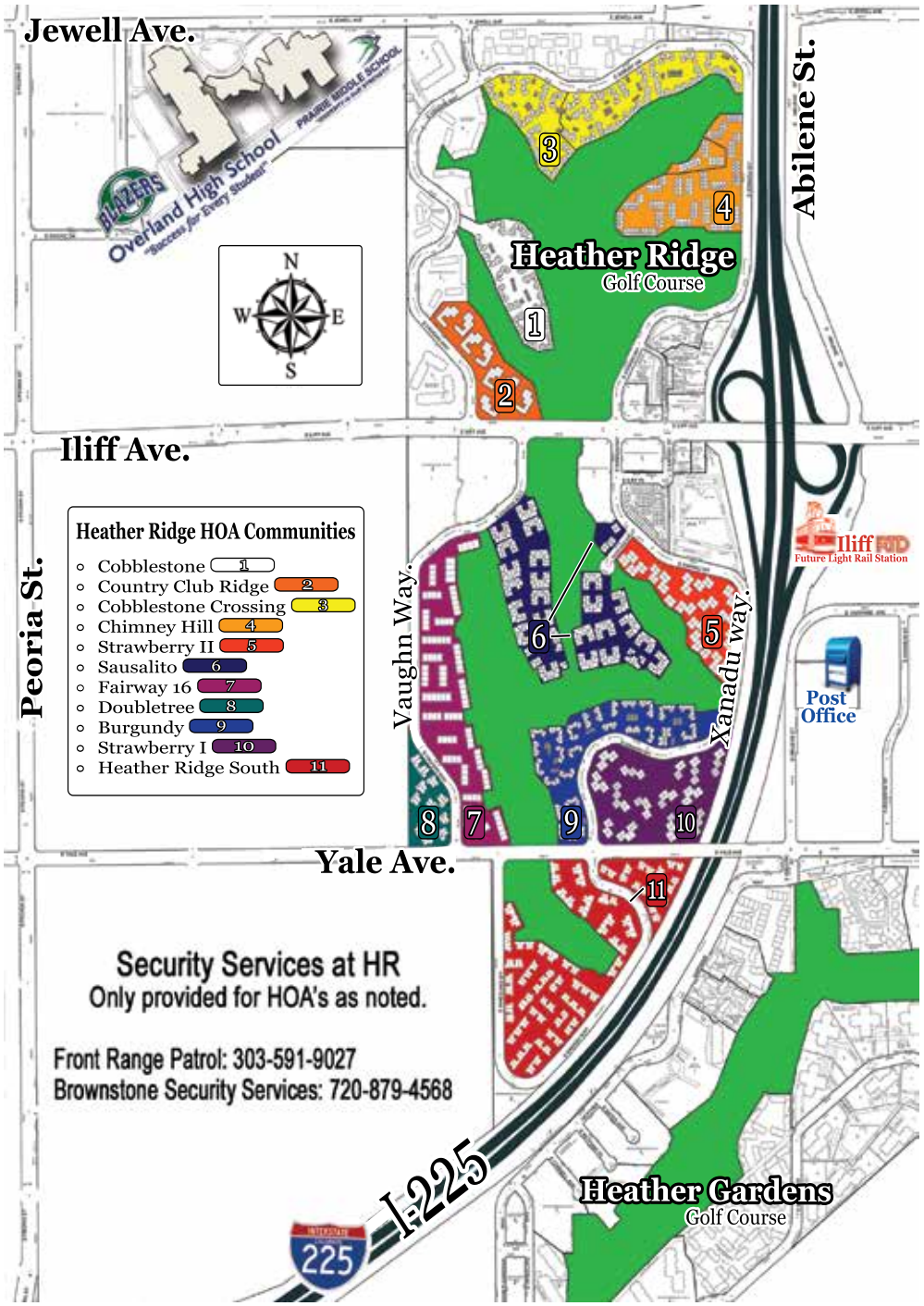
Architectural Requests: Planning a change to your exterior? Many updates – including windows, doors, solar panels, and satellite dishes – require HOA approval. Submit requests through SmartWebs on the LCM website, including contractor agreements, permits, and insurance details.

Tree & Gutter Maintenance: We've officially signed the contract for seasonal tree trimming, which includes the removal of two trees around the property. Additionally, the association has approved gutter cleaning for the complex. If you believe your unit could benefit from gutter guards, contact Suzanne – the Board will evaluate requests on a case-by-case basis.

From the Board: As we wrap up another year, we want to thank all of our homeowners for your involvement, care, and commitment to our community. Wishing you and your loved ones a warm, safe, and joyful holiday season!

Jake Smelker

Heather Ridge Community Map



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

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

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

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

Heather Ridge South
Westwind Management Group, Inc.
Brook Ramiez, 303-369-1800 x 152
Heatherridgesouth@westwind-management.com
Units: 176
HOA Meeting: 4th Wed, 5:30 pm
HRS Clubhouse, 2811 S Xandau Way
www.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.lcmpropertymanagement.com/Account/Login/48233
Security: Brownstone Security

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

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

ChimneyHill
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

Service Directory

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- Basements
- Landscaping

CSW

Heather Ridge Resident 6 years

Heather Ridge Resident Rating 5★★★★★

Chuck
303-913-8208

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(303) 667-3536

See ad pg 15

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Service Directory

Classified Ads

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Gary Sheppard – ChimneyHill resident – 30 yrs. Exp.
Call for pricing (720)662-4228 / *supersharp.service@gmail.com*

- **Scissors & Gardening Tools** – cleaned, sharpened, adjusted
- **Knives, Woodworking Tools** – hand sharpened, honed and polished
- **Saws** – circular, chain, hand. Plus, much more.

Electrical Service & Repair
Local Heather Ridge Electrician—licensed and insured. Light Fixtures, Receptacles, GFIC Outlets, Switches, Dimmers, Breaker Replacement and more. Call or email for all of your electrical needs! Kell*Star Electric LLC. **303-590-8940.** Email: *kellstarelectric@comcast.net*.

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

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IN YOUR Home Manicures and Pedicures. Yes, I come to you. 28 years experience. Reasonable Rates. Specializing in Senior Care. Call or text Jeanine@303-886-4028. State Licensed. *jkkilde09@gmail.com*.

House Pet Sitting
Retired man with references, will stay at your house. Will come by before sitting, reasonable rates. Pets treated as my own. I have family in the Heather Ridge community. Call Ray Lubinski at 715-299-9911 or *raylubinski@yahoo.com*

Telegraph Hill Condo for Rent
Iliff and Peoria, 2 Bedroom, 2 Bath, 1100 + sq. ft. $1600 plus utilities, monthly. $1000 security deposit. 3rd Floor, No Pets, Non-Smoker. Washer and Dryer in Unit. Call Kyle for more information at 970-520-2969.

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Do you have any vinyl records you are looking to get rid of? A large collection or just a few? I will come to you, appraise, and offer a fair price. Contact Dave at 303-726-9758 or *david_ruderman@msn.com*.

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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* or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

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350 Oswego Court
Aurora, CO 80010

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