Heather Ridge

Metro Matters

Volume 15 January 2026 Number 1

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 16 | ISSUE 1

January 2026

Heather Ridge
Publisher's Note

Recently one of our community board members mentioned that he had a great experience with a service provider who fixed his garage door. He said that he was reasonable, professional, and honest. He shared this experience with me, and wondered if there was a way other Heather Ridge homeowners could share the names of other contractors who they are very satisfied with. Since we live in homes that were built roughly 50 years ago, we share many of the same needs across our 10 HOA's, appliance repair, heating and air conditioning repairs, garage door repairs, painting, updating, remodeling, plumbing and electrical etc. If you think this idea has merit, or if you have a service provider that you are particularly happy with, please take a moment to let me hear from you. *bmcconn202@aol.com*

Barry McConnell
Publisher/Editor

Hope you had a great Holiday Season.

Barry

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

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Althea Zens, Double Tree
James Cronin, ChimneyHill
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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.

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$1.25 Wings
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$3.50 Domestic Pints
$20 Domestic Buckets

Heather Ridge
METROPOLITAN DISTRICT

Back to the Future in 2026?

Many of our readers enjoy Metro Matters for its real estate info answering the question, "What is my home worth?" But that begs an equally valid question, "Why is it worth that?" In Colorado and along the Front Range, economic and political forces have been driving home values in different ways in 2025, so what can we expect for 2026?

First, let's go back to 2020 and the pandemic – a generational event that has not yet played itself out in real estate. When Covid hit in March, the economic shutdown was absolute, and real estate sales froze in its tracks. The "Big Thaw" came quickly as the Fed pumped trillions of dollars into the economy. By the fall of 2020 home sale were hot getting ready to explode.

The exploding real estate party ran wild from late 2020 until mid-2022. During that period, real estate values nationally and locally increased 38-to-56%. Along with it came inflation, and in March 2022 the Fed started cranking up its rates to put out the fire. The Fed drained the party's punchbowl of low-interest rates with ever-increasing rates, and by July of 2023 hit a high of 5.25-to-5.50%. Rates stayed there until Sept 2024 when the Fed finally started lowering its rates for the first time in four years. Since then, Fed rates have been coming down and just hit 3.50-to-3.75% in December 2025.

Remember the Fed has no direct control over mortgage rates. As Fed rates have gone up and down, mortgage rates have varied in different directions for different reasons. This was especially true in Sept 2024 when the Fed rate dropped a half-a-point and mortgages exploded up hitting 7% plus by January 2025. Since then, mortgage rates have been bouncing up and down now resting at 6.22% as of 12-12-2025.

And this is where 2025 and 2026 come back into the picture.

The 2025 real estate year started out with great hopes – just like 2023 and 2024; and just like those years, 2025 ran out of steam (buyers) but did so earlier in July vs the fall season. And, this falter has had greater force and determination than in past years. Motivated sellers have dropped their prices trying to "catch" reticent buyers as home showings declined, but so far nothing much has worked. For 2025, condos and townhomes prices have fallen the most, but detached single-family homes have held their own.

One explanation why so few buyers now is the ubiquitous word "affordability." Many first-time home buyers can't "afford" buying a home beyond their basic living and daily cost needs. And with inflation and higher mortgage costs, many existing owners are reluctant to leave their low-cost mortgage for higher costs. For the past two years, home prices have been flat or falling, leaving buyers in no hurry to buy unless the "right home" comes along.

Long-term economic and social factors are at play in Colorado. Here's an outline of current talking points and issues driving the real estate market into 2026:

Population: Colorado's population growth is slowing as migration (state-to state and international) has dropped significantly. Also, our senior population is growing – putting new demands on the economy. The Colorado Bureau of Demography says that for every nine economically viable adults moving into the state now, there are ten moving out.

As of 2023, to sustain a population by births, the birth rate needs to be 2.1 children per childbearing age woman. Nationally, the current rate is 1.6 and Colorado's is 1.45. This also coincides with dramatically falling marriage rates for men and women that varies along economic and demographic groups. For the past four years, international migration has been sustaining our national and Colorado population growth, but that has changed. And don't forget about generational differences – Gen Z is making it very clear they are different.

Economy: Our state economy has slowed but nothing serious. Colorado was ranked 5th nationally in business growth, but has fallen to 11th. It is deemed the 6th most regulated state in the nation, which affects business

relocations by increasing costs. Other states like Texas and Florida are taking advantage of this.

Our cost of living is the 47th highest in the country (3rd most expensive state) to live in. Colorado's has 11 economic sectors of which six have turned negative in the past 12 months. Nothing serious but a trend growing.

Affordability: We live in a consumer driven economy. Nationally, the top 20% of the incomes now drives about 40% of the consumer economy. In Colorado, the top 10% drives 50% of our economy. This means Colorado middle-and-lower-income people are buying the basics and not spending on stuff they don't need or can't afford. This also explains why high-end homes sales are doing better relative to mid-to-lower cost sales. Basic costs of housing (buying and renting), food (groceries and restaurants), and insurance (car and health) have all exceeded income and job growth here.

Interest Rates: The Fed just lowered its rate to 3.5-to-3.75%, and Chairman Powell says don't expect anything more soon. However, with his scheduled term-limit this spring, a new chairman may change things. We shall see. As for mortgages, which are controlled by the yield investors demand in buying 10-year Treasury bonds, the forecast for 2026 is more of the same.

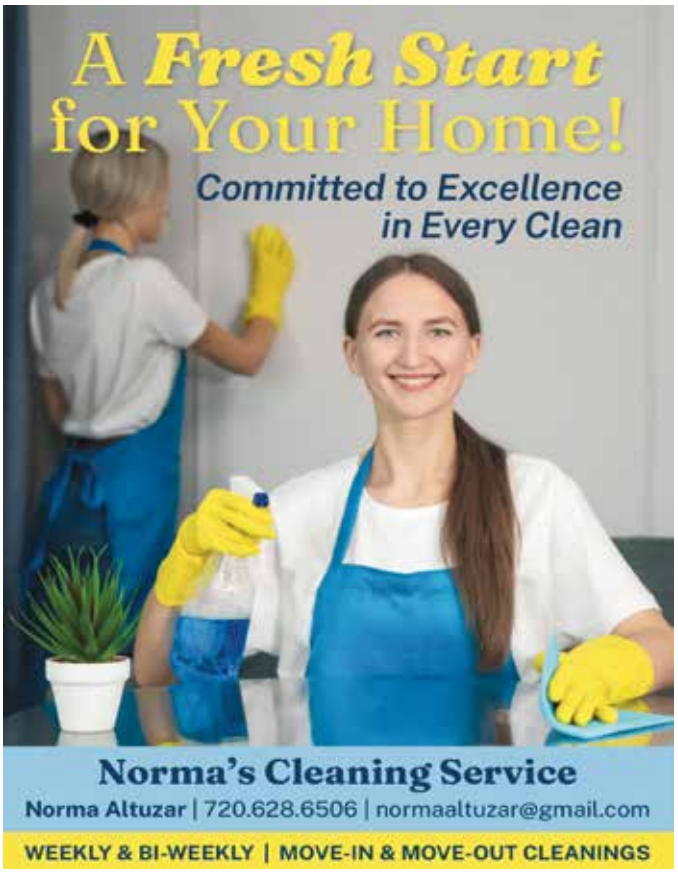
Translation: 30-year mortgage rate will remain in the 6-to-6.5% range. They need to dip below 6% to get home sales going again.

Canary Issues: Canaries were used by coal miners to warn of dangers underground. Today, canaries watch for bad economic indicators. Today, the news is reasonably good but could change for economic issues. Car loans, credit cards, and installment or "buy-now-pay-later" loans are seeing increasing delinquencies and losses, but the canaries seem unworried. Mortgage foreclosures are up slightly, but reports indicate lending institutions are "sheltering" increasing numbers of distressed loans in recovery programs. This is most evident for HUD in FHA loans. Stay tuned.

Conclusions: Real estate includes the macro and micro of life, economics, and politics. To be successful in real estate, as a seller or buyer, knowledge of the market is paramount along with knowing your goals. Value, price, motivation, and market are four constantly changing parts in an ever changing world. Knowledge is power.

Van Lewis

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



January 2026

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 HAPPY NEW YEAR	2	3
4 Double Tree HOA Meeting March 19	5	6	7	8	9	10
11	12 5 pm Burgundy HOA Mtg at Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom	13 6 pm CH HOA Mtg at Noonan's	14 6 pm Sausalito HOA Meeting via Zoom	15 6:30 pm Strawberry HOA Mtg via Zoom	16	17 Metro Matters Deadline 1-16-2026 For the February 2026 Issue
18	19 5:30 pm CCR HOA Mtg MARTIN LUTHER KING DAY	20	21 6 pm Fairway 16 HOA Mtg Clubhouse	22	23	24
25	26 6 pm Cobblestone HOA Mtg - Noonan's	27	28 5:30 pm HRS HOA Board Mtg Clubhouse	29	30	31

Dear Friends,

This year has been one full of change and adjustment. I want you to know that my commitment to serving Ward IV remains as strong as it did when I took my Oath on December 4, 2023.

Every effort has been focused on strengthening public safety, improving quality of life, supporting our local economy, and ensuring Aurora remains a safe, vibrant, and thriving place to live.

Public Safety has Improved on All Levels: *car theft, retail theft, and home invasions are down.* These results are encouraging, and we still have more work to do. Our commitment remains strong.

I hosted four Ward IV town halls, neighborhood meetings, and HOA conversations. I also spoke at Leadership programs and high schools in Aurora, sharing my experience as a candidate and elected official to inspire the next generation of civic leaders.

From removing abandoned vehicles and addressing trash concerns to supporting families, small businesses, and seniors — my office remains accessible and committed to results.

I serve as Chair of Transportation, Airports & Public Works (TAPS), Vice Chair of Public Safety, Water Policy committee, and as a member of Federal, State & Intergovernmental Relations (FSIR). Through these roles, I have partnered with state and national organizations to champion initiatives that make life in Aurora safer and more efficient, and to bring resources, expertise, and partnerships that enhance public safety, infrastructure, and city services. I also serve on the Visit Aurora Board, Havana BID, Aurora Economic Development Council Board, and the Buckley Regional Military Affairs Council.

Next Town Hall
Please join me for our next **Ward IV Town Hall on January 8th at Noonan's, 6:00–8:00 pm.** Our new format will include a **30-minute networking session from 6:00–6:30 pm. Bring your business cards and meet other entrepreneurs and business leaders.**

Below: Mayor Coffman, Jason Crow and Council members at the MLK Library 2nd floor expansion ribbon cutting

Come and bring a neighbor – it's always so good to see your faces and connect in person.

Need Assistance?
As your Councilmember, 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*

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

Thank you for staying engaged, lending your voice, and contributing to our community's progress. Please consider attending Council meetings and sub-committee meetings either online or in person. Your presence does make a difference. Together, we are building a brighter future for Ward IV and all of Aurora.

Remember, positive change starts with you.

Happy 2026!

Stephanie Hancock
Councilmember Ward IV

Right and below right: Purple Heart Combat Vet and wife at the VFW Post 3631 for the Aurora Cultural Heritage Site designation along with Mayor Coffman and other guests

"Back to the Future, 2026?" Part II

Pete Traynor
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Van Lewis
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In the February 2026 issue, Pete and I will present all the Heather Ridge sales data for 2025. It will include our Annual Chart that goes back to 2007 for Heather Ridge as well as current trends and forecasts for 2026.

This January issue is a flash-back for Heather Ridge in 2025. Such articles have helped many readers understand their real estate needs along with our professional services as community members.

Heather Ridge is a condo/townhouse community composed of 10 HOAs with 1127 units in a metro district created in 2006.

The developers designed Heather Ridge to have three levels of features and affordability. The first group includes Heather Ridge South, Fairway 16, Double Tree and Country Club Ridge. The second group includes Burgundy, Sausalito, Cobblestone and Cobblestone Crossing; and the third group: Strawberry I and II. However, Strawberry I is *NOT* a part of the Heather Ridge Metro District.

A Quick Walk Through Heather Ridge in 2025

- Last year 2024 ended with 60 closed sales, the lowest number of closed Heather Ridge sales since 2007. For 2025, closings might be 62 or 63 – not much better and certainly indicative of our slow market.

- The 2024 median end-of-year sold price for Heather Ridge $353,000, down $10,000 from 2023. In August of 2025, our median price was down to $330,000, or $23,000 less than at the start 2025. Final figures won't be available until January 2026.

- Seller Concessions to Buyers: For most home sales in metro Denver, 2024 saw 63% of all sellers pay an average of $7,750 in concessions. In Heather Ridge that year, 73% paid an average of $8377. For 2025, these amounts and percentages will probably remain the same as 2024.

- Days on market have been growing. The metro average is around 45 days, and about 10 days more for Heather Ridge. Many agents are untrusting of days-on-market numbers. That's because some agents are marketing new listings privately (not in MLS-REColorado) before going live. Or, they are taking homes off the market for 30 days and bringing them back as new listings. This skews the data. Bottom line: homes correctly priced from the start seller quicker and for more than others.

- Showings by buyers: Starting in July of 2025, the rate of home showings in the metro Denver has been dropping. This has caused many sellers to lower their prices with limited success making sales happen. Buyers are holding back for many reasons.

If you are thinking of selling in 2026, the title of this article suggests "you must travel into the past in order to ultimately return to your original timeline and secure the future you want.

Go back to 2019 before Covid to view the real world of real estate and what real estate should be like in 2026. What happened between 2020-to-2023 was an aberration. All this means that homes prices should be driven by value, not "exuberant demand."

Van Lewis

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Please remember don't leave home without them.

Homes Pending as of December 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 A	4 - 3	1,512	1 Gar, Att	2 Story
Fairway 16	$358,790	2496	S Vaughn Way B	2 - 3	1,462	2 Gar, Att	2 Story
Cobblestone	$308,000	1993	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Space	2 Story
Strawberry I	$234,900	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	$199,900	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story

Active Homes for Sale as of December 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	$350,000	2855	S Xanadu Way	3 - 3	1,462	2 Gar, Att	2 Story
Sausalito	$399,000	2522	S Worchester Ct B	3 - 2	352	2 Gar, Att	2 Story
Sausalito	$345,000	2447	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Fairway 16	$397,500	2558	S Vaughn Way C	3 - 4	1,650	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	2052	S Worchester Way	2 - 3	1,337	2 Gar, Att	2 Story
ChimneyHill	$355,000	2063	S Worchester Way	3 - 3	1,512	1 Gar, Att	2 Story
Burgundy	$345,000	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Det	2 Story
Burgundy	$245,000	2693	S Xanadu Way C	2 - 2	1,315	1 Gar, Det	2 Story
Cobblestone	$315,000	2101	S Victor St B	2 - 2	1,208	1 Gar, Det	2 Story
Strawberry II	$300,000	2453	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	$299,000	2415	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Cobblestone Crossing	$295,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	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	$225,000	13605	E Yale Ave D	1 - 1	843	1 Carport	2 Story
Strawberry I	$214,900	13605	E Yale Ave A	1 - 1	843	1 Carport	2 Story

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
ChimneyHill	$365,000	13616	E Evans Ave	3 - 2	1,512	FHA	$9,000	Individual
Burgundy	$273,000	2639	S Xanadu Way B	2 - 2	1,303	FHA	$8,000	Corp/Trust

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Please remember don't leave home without them.
Contact me

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

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

Here are the Tournament Schedule and the Membership Application for the 2026 golf season. Please check out our exciting new schedule and then you can either return your application to the address provided or simply drop it off at the pro shop. We'll see you at the golf 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

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

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 _____ (Last / First) Spouse's _____ (First)

Address _____ (Street / City / Zip)

E-mail address _____

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

Birthday (Month) _____ Day _____ GHIN# _____

Golf Club at Heather Ridge
Women's Golf Association 9-Hole League
2026 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

Benefits of Membership:

- *Preferred tee times*
- *Prizes in each Flight*
- *Directory of Members*
- *Meet new golf partners*

To join, complete the bottom of this form and mail to:
Susan Klaus
2626 S Tucson Way
Aurora, CO 80014

Preferred method of payment is via Zelle:
Payee: HEATHER RIDGE LADIES NINE HOLE
Phone: 303-807-8312
Otherwise mail your check to Susan Klaus at the address above

DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2026

Cut Here — — — — — — — — — — — — — — — — — — — Cut Here

Golf Club at Heather Ridge
Women's Golf Association 9-Hole League
2025 Membership Application

Dues are $57.00 PLUS a $43.00 computer fee for GHIN (Golf Handicap Index Number) Services

☐ Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name ______________________ Husband's Name ______________

Home Address ______________________________________

Phone Number ____________________ Cell # ______________

Birthday (Month & Day) ______________ GHIN Number ______________

Email address ______________________________________

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.

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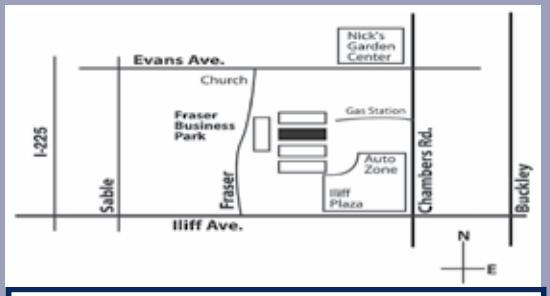

303•671•0305

Heather Ridge
Association News

Cobblestone

HOA meetings are held on the fourth Monday of each month at 6:00 pm. Homeowners are warmly encouraged to attend to hear community updates, share feedback, and meet the new Board – we'd truly love the opportunity to get to know our homeowners.

Meeting notices are sent by email and are also posted in the News & Events section of Town Square.

Management: Associa Colorado Association Services

Maintenance and General Requests: Please submit through the Town Square App or contact Maria Morales at mmorales@associacolorado.com

As we begin the new year, the Board would like to take a moment to thank our homeowners for being part of this community. Our neighborhood is shaped not only by the buildings and shared spaces we care for, but by the people who call it home.

Happy New Year 2026

This year's Board brings together a thoughtful mix of experienced, long-serving members and new volunteers who are excited to contribute fresh ideas. That balance allows us to build on what has worked well while also looking ahead with new energy and perspective. We share a common goal: to strengthen our sense of community while focusing on projects that support safety and protect long-term home values.

In the year ahead, the Board will be prioritizing key initiatives that improve the day-to-day experience of living here – addressing safety concerns, maintaining our shared spaces, and planning responsibly for the future. Just as important, we want to foster open communication and create opportunities for homeowners to feel informed, heard, and connected.

Community isn't built through rules or meetings alone – it grows through cooperation, consideration for one another, and a shared investment in the place we live. Whether it's attending a meeting, offering feedback, reporting a concern, or simply getting to know your neighbors, every small action contributes to a stronger neighborhood.

Updating our Declarations

One ongoing project the Board will focus on in 2026 is updating the community's declarations. We'll be making thoughtful, targeted updates to better reflect how our community lives today. A key focus will be clarifying which improvements and repairs fall to homeowners and which are handled by the Association, with the goal of creating clearer expectations and a smoother experience for everyone. As this process moves forward, homeowners are encouraged to watch for updates and opportunities to provide input – community understanding and support will be essential to successfully implementing these changes.

Winterizing Your Home: So far, this winter has felt unusually mild. But in Colorado, the coldest weather often comes later – and it's not too late to take steps to winterize your home.

Something as simple as disconnecting exterior hoses can help prevent frozen pipes and costly damage. Other helpful steps include keeping our thermostats no lower than 55 degrees, sealing drafts around windows and doors, and keeping cabinet doors open under sinks during extreme cold to allow warm air to circulate.

Replacing furnace filters, confirming your thermostat is set appropriately when away, and knowing the location of your main water shut-off can also help reduce the risk of winter-related issues.

We are contracted with a snow removal company responsible for clearing sidewalks and roads. Please leave the orange marker stakes in place to help plows avoid damaging grass. As this is our first winter with this team, they are still learning the layout of our community. The Board and our Community Association Manager have identified historically hazardous areas and provided guidance on effective snow and ice removal.
If you notice missed areas or excessive ice buildup, please contact Associa through the Town Square App or by calling 303-962-1623.

Final Special Assessment Payment: This month marks the final payment for our special assessment – a milestone we've all been working toward. As we close out this assessment, we want to thank everyone for their cooperation and commitment. Paying down this assessment is a concrete example of how working together benefits our neighborhood as a whole, and it sets the stage for a strong start to the year ahead.

Warm wishes for a safe, healthy, and happy New Year.

Amy Rice

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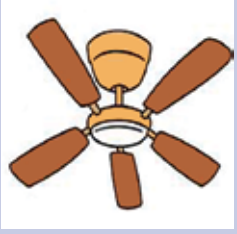
Plumbing: Piping and piping heat tape, valves, drains, bath tubs and showers. Disposals, faucets, sink installation or repair, lawn irrigation, sprinkler repair, pumps, water heaters, toilets, water coolers, drinking fountains. ***Don't be overcharged for a new water heater! Call Stack's Home Repair.***

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



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Robert L. Stevenson, Owner

720-849-4749

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 and 2026 Budget Ratification: The December 2 meeting ratified the 2026 Budget and re-elected three board members up for election. HOA monthly fees will remain the same for 2026 as was done last year. . . that's three years in a row no changes. Our two-level monthly assessment fees are $485 and $490. Re-elected were board members Mark Genter, Jim Horning, and Mike Ethridge. There were 90 proxies submitted for a needed 59 quorum threshold; and 23 owners in attendance not including eight members of the board. The meeting ran from 7 pm to 8:21 pm.

Dog Poop: Now to the important issues of the day. More and more uncollected "deposits" of poop are found in HRS. Walking your dog is one of the great pleasures of life, but stepping in poop is not. . . especially barefoot in the summer. Regardless of the season, please pick up your dog's poop. It is a finable offense not cleaning it up, but the immediate goal is sanitation and respect for others living here. This situation has become so bad that a "poop pickup company" may be hired and the costs added to our budget.

Snow and Parked Vehicles: So far, the fall snow season has flaked out on us. As of December 17, we have had only one minimal snow fall, but the season is early. Yes, not plowing is a budget savings. Remember that when measurable snow stops falling, the driveways will be plowed only once for that snow fall. Any blocked driveways will have cars towed at owner's expense. Email and text blasts reminders will be sent out, so please make sure your current contact info is correct with Brook at Westwind (see Westwind info at beginning this article). Any remaining snowfall by garage doors and front walkways outside of fences will be hand shoveled. Ice melt buckets have been placed nearby for owners to use. Please be "reasonable" in using the ice melt, and contact Westwind for refills.

Updating Rules and Regulations for 2026: It will be updated by the board in 2026. In particular, the board wants more clarifications about insurance coverage and repair/replacement issues. Water damage is our number claim problem. Although infrequent, knowing the guidelines and the process for claims is very important to know. All owners should have HO-6 personal insurance to complement and cover gaps in the HOA's general policy. Also having "wind and hail loss assessment" insurance, because if you don't you pay the bill personally. The current liability is about $18,000. Insurance is cheap compared to paying out of your pocket, so make sure you and your insurance agent are on top of this issue.

HRS Website is More User Friendly and Informative: Please visit and get to know the community's website, www.heatherridgesouth.org. Replaced in 2025, it offers informative videos, useful links, and current information about living here. It also serves as a marketing tool for our real estate, so please get to know and use it.

Van Lewis

ChimneyHill

Management: Advance HOA Management – 303-482-2213

Maintenance and General Requests: *clientservices@advancehoa.com*

Property Manager: Ashley Thomas – *ashley.thomas@advancehoa.com*

Monthly Meetings: The next HOA Board Meeting will be held Tuesday, January 13, 2026 at 6 pm in the Conference Room at Noonan's. All homeowners are invited to attend.

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 e-mail ashley.thomas@advancehoa.com. Include a photo if possible.

Enjoy Your Holiday Season: If you have not already done so, then be sure to winterize the outside of your home. Be sure that all hoses are disconnected and put away. It's been mild season so far, yet cold weather is expected to bring ice and snow in the months ahead. When it comes to the snowy months, remember that the threshold for both plowing and shoveling is 4" of snow. For light snow under 4", Ice Melt Buckets have been conveniently placed between every 2 units. The community has provided the first bucket and as long as we have some ice melt left in the shed, we will refill buckets. Be sure to inform a board member if this occurs. Otherwise, residents would need to purchase a bag of ice melt themselves to replenish empty buckets.

Pets: Please remember to be a good neighbor and pick up after your pets! No one wants to see it, smell it, or step in it – and it is against the law to leave it! Pet waste bags are conveniently made available at two locations in the community – take an extra one with you when you get one – just in case.

The Annual Homeowner Meeting: The proposed loan for the community siding project was not approved in the homeowner vote during the November 2025 annual meeting. The monthly dues have been increased to support operational costs for the 2026 calendar year. All homeowners should have received their notification regarding revised monthly dues by mail in mid-December. Contact the property manager Ashley if you have not received the notification. Community information is also posted on the ChimneyHill portal.

Get to Know the Members of the Board for 2026: Matt Sullivan is board President, Tim Bailey is Vice-President, Maureen Sheppard is Treasurer, and Jordan Stahla is Secretary. Robin Clemens, Jarred Maestas, and Susan Slobojan fill the remaining board positions. All board members are always open to your suggestions and comments. All residents are welcome to the monthly board meetings held every second Tuesday of the month at 6 pm at the Conference Room at Noonan's. We encourage you to attend, participate, contribute, and learn about the plans being made to keep our community safe, beautiful, and sustainable.

Tim B with input from the ChimneyHill board, Matthew, Maureen, Jordan, Robin, Jarred, and Susan.

Happy New Year!

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Double Tree

Board of Directors: Double Tree's Board Members include President Delaney Van Vranken, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next scheduled quarterly board meeting will be March 19. A meeting notice and agenda will be posted on the mailboxes.

Property Management: Double Tree is managed by Metro Property Management (MPM). If you have any trouble making your monthly assessment payment, please contact them. Our Community Manager 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.

If you have not already submitted your HO3 Proof of Insurance to the management company, you're late! Please submit that form to them immediately!

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 January 1, 15, and 29. Feel free to put your bins out the night before. And, make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around. Waste Management has asked us to remind you to separate your two bins by three feet to allow their truck's mechanical arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

You can recycle glass and plastic bottles (wine and liquor bottles included), plastic "tub" containers, paper, cans, and cardboard. Please keep food and liquids out of your recyclables. Rinse them out before you put them in the bin. Also, *NO* plastic bags; and please do not put smaller items in a plastic bag and then put it in the recycling bin. *NO* white "foam" packing material. It must 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.

It's wintertime! Please refrain from parking in the designated snow storage area located to the east of 2661 South Vaughn Way. As a reminder, sidewalks will be hand shoveled at an accumulation of 3 inches, and the main driveway will be plowed at 6 inches. Please monitor the weather reports for subzero temperatures. Always open the cabinet doors under your kitchen and bathroom sinks. Any damage to your home as a result of a frozen or bursting water pipes is your responsibility. Repairs can be costly, not to mention the damage to your home.

Maintenance: Our trees underwent major pruning in December. The majority of the work involved safety clearance away from the homes and roofs and removing low-hanging branches for sidewalk access. They also removed a lot of dead branches from several of the pine trees on the property.

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!

RING FOUND at the Double Tree west mailbox. If you are missing a ring and can identify it, please get in touch with Aletha Zens.

Patt Dodd

Fairway 16

"A New Year's resolution is something that goes in one year and out the other."

– Oscar Wilde

Our January HOA meeting will be held January 21. Please attend. It is a good chance to meet your neighbors and share your thoughts. Your voice helps to keep our community connected and thriving.

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 need to contact the City of Aurora to take action on non-emergency city issues like abandoned vehicles, trailers, and shopping carts or 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 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.

All Sewer Lines in the Community Were Jetted in early December. One major blockage was found and repaired. All homeowners and renters, please avoid putting paper products other than toilet paper in your toilets!

Updating Your Homeowner's Insurance at the beginning of the new 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 Decorations must come down by 1/31/26. And here are some suggested New Year's Resolutions – "I vow not to waste our community shared water," "I vow to pick up trash in our neighborhood if I see it," and "I vow to be kind to myself and my neighbors."

Happy New Year!!!

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.

Property Updates and Information

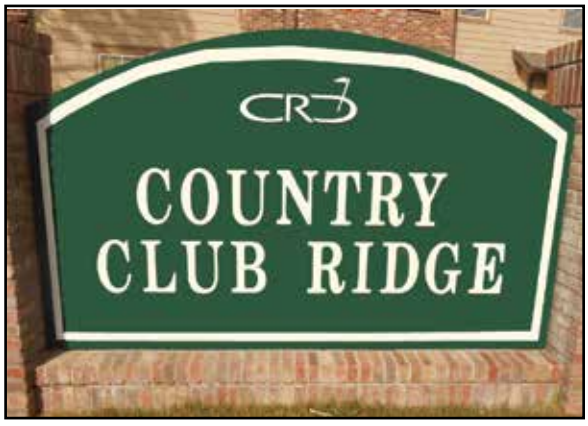
- Clubhouse bathroom sewer lines were replaced in December.
- Currently searching for paint vendors for estimates for interior painting of the clubhouse.
- Fall cleanup finished in December.
- Regular maintenance is performed throughout the property to ensure a safe and pleasant environment for all residents. This includes landscaping, trash removal, and seasonal upkeep such as snow removal in the winter.
- Our snow removal vendor is Cleveland Landscaping. The trigger points for shoveling sidewalks are 2 inches and parking lots are 4 inches.

- The HOA also conducts periodic inspections to identify any areas in need of repair or improvement. Residents are encouraged to report any maintenance concerns by contacting Kyle directly via email, or phone.

Pet Owner Reminders
Pet owners are reminded to clean up after their animals at all times and to keep dogs on leashes while in common areas. Please ensure that your pets do not disturb other residents or damage property. The HOA appreciates your cooperation in maintaining a clean and safe environment for everyone in our community. Please ask your guests to follow the same. If a dog owner is seen not picking up after their pet, a violation can be sent to the owner of the unit by the HOA and may be reported to Aurora Animal Control, which can also issue a city ordinance citation.

Faith Gillis

Country Club Ridge



Home Owner Association fees have increased by $10.00 on January 1, 2026. If you are signed up for automatic payments, the change has occurred automatically. If you pay by check, please remember to change the amount of your payment to $408 immediately. Late charges remain at $50 after 10 days.

Our Management Company received many positive comments at the Annual Meeting that was held in October. Here is a short introduction to our Community Manager, Dan Anderson. He is responsible for implementing the many work projects and activities that keep Country Club Ridge a great place to live.

Dan says. . .
My name is Dan Anderson with Metro Property Management. I've been with Metro Property Management for more than 15 years now. As a company, we manage metro districts, recreation facilities, condominium, townhome, and single-family homeowner associations. I truly enjoy working through the dynamics of managing all types of associations.

Since April of 2022, I've managed the Country Club Ridge Condominiums Association. You have a solid decisive Board of Directors which always acts in the best interest of the community. It is truly a pleasure working with the vendors, Board of Directors, tenants, and homeowners of the Country Club Ridge Condominiums Association.

2026 is right around the corner. I look forward to another successful year. If desired/needed, I can be please reach anytime at *anderson@metropropertymgt.com* or 303-309-6220.

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. ***The meeting in January is scheduled for January 19th.***

Thanks for being a good neighbor!

Judie Maurelli,
Board of Directors

Sausalito

Board Meetings: We continue to hold monthly HOA meetings on the second Wednesday of each month via Zoom. Our next meeting is January 14. As we begin the new year, the Board is excited to start reviewing and prioritizing projects outlined in the Reserve Study and looks forward to sharing updates with the community. Homeowners are always encouraged to join - your participation helps keep Sausalito informed and moving forward together.

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

Property Management: 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: Services are provided by Epic Landscape. For any concerns, please contact your property manager first. If immediate attention is required, emergencies can be reported to 720-561-1568.

Maintenance Requests: All maintenance requests should be submitted through the LCM website. This centralized system allows requests to be properly documented, tracked, and addressed as efficiently as possible.

Security Update: Beginning January 12, Sausalito will transition to a new security provider, PalAmerican Security. Additional details regarding patrol schedules and contact information will be shared with homeowners soon. As always, if you notice anything concerning, please contact security, LCM, or the Aurora Police Department, and do not attempt to intervene directly. Simple steps like closing garage doors, locking vehicles, and promptly collecting packages help keep our community secure.

Trash & Recycling: Trash and recycling services are provided by Republic Services, 720-471-2709. Trash is collected early Tuesday mornings, with recycling picked up every other Tuesday. Please set bins out the night before and return them promptly after service.

Siding & Property Care: To help protect one of Sausalito's most important shared assets, please avoid attaching items such as hooks, planters, or decorations to siding. If you need touch-up paint or have questions about repairs, contact the property manager. The same care applies to roofs and common areas.

Grounds & Pets: Thank you for helping keep our community clean and welcoming. If you notice litter, please pick it up when possible. Pets must be leashed at all times, and waste should be picked up immediately and disposed of in household trash – not in golf course receptacles.

Architectural Requests: Many exterior changes – including windows, doors, solar panels, satellite

dishes, and other visible updates – require HOA approval. Requests should be submitted through SmartWebs on the LCM website and include contractor agreements, permits, and insurance documentation prior to beginning any work.

Tree & Gutter Maintenance: Seasonal tree trimming is currently underway and includes the removal of two trees within the community. The Board will notify homeowners once this work is complete. If you notice any remaining debris after trimming is finished, please let the property manager know. Gutter cleaning for the complex has also been approved and scheduled. Homeowners interested in gutter guards may contact Suzanne for consideration by the Board.

Holiday Decorations Reminder: As we move into the new year, homeowners are kindly reminded to take down holiday decorations by the end of the National Western Stock Show. Thank you for helping keep Sausalito looking neat and well cared for as we transition into the winter season. Also, unhook your hoses!

From the Board: As we begin a new year, we want to thank all of our homeowners for your continued involvement, care, and pride in Sausalito. We're excited for another year ahead and look forward to working together to keep our community a great place to live. ***Happy New Year!***

Sausalito Board of Directors

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 Crawley, 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.

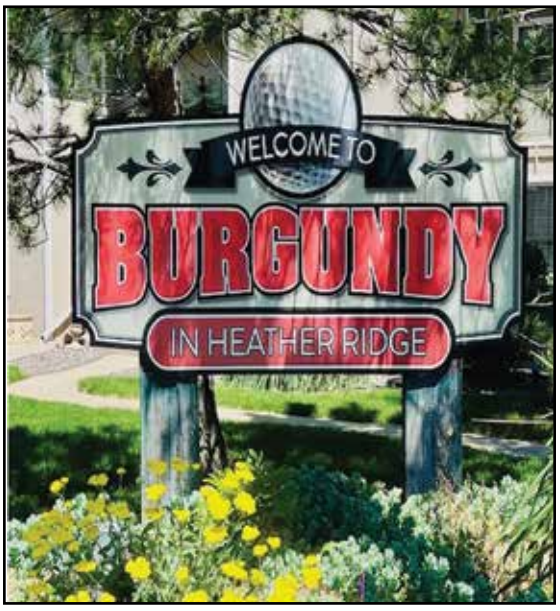
In fall of 2026, "Feeding Beatrice" by Kirsten Greenidge, Oct. 2 to Nov. 1, is a deliciously twisted gothic comedy in which a young couple's dream home comes with unsettling surprises – including a dinner guest who simply won't leave.

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.

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 – Evelyn McCall

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)

New Year Message from the HOA Board – 2026

As we welcome 2026, the Board would like to thank all homeowners for their continued cooperation and involvement in our community. The new year brings an opportunity to focus on thoughtful planning, responsible stewardship, and ongoing care of our shared spaces. We look forward to working together to maintain a safe, attractive, and well-managed community in the year ahead.

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

Welcome our new Landscape and Snow Removal Company:
Environmental Designs

"Please note there is a 2 inch of accumulation before they will start to plow/shovel"

Friendly January Reminder
As a reminder at the start of the year:

- Please follow community parking guidelines
- Dispose of trash and Christmas trees properly, especially after the holidays
- Keep Pets on a leash and pick up after them. At no time should your pet be left alone on the patio or tethered to your unit or patio fence
- Obtain ACC approval before making exterior changes

Looking Ahead: 2026 Priorities
The start of the year is an important time for planning. In the coming months, the Board will continue reviewing maintenance needs, budgeting responsibly, and addressing long-term planning items to ensure the community remains well cared for.

Updates will be shared as plans are finalized.

Did You Know?
Did you know?

Submitting maintenance concerns or ACC requests early helps the Board and management team address issues more efficiently. Winter is a great time to plan ahead for spring projects so approvals and scheduling are in place when warmer weather arrives.

Winter Maintenance Reminder
Cold weather can impact homes and common areas. Please help prevent issues by:

- Reporting leaks or water concerns promptly
- Keeping vents and exterior areas clear
- Notifying management of any visible hazards

Early reporting helps prevent more costly repairs later.

HOA FAQ of the Month
Q: Why does the HOA plan projects months in advance?
A: Advance planning allows the Board to secure vendors, manage costs responsibly, and minimize disruptions. This proactive approach helps protect property values and ensures projects are completed efficiently.

New Year, Smart Planning Tip

January is a great time to:

- Review HOA rules and guidelines
- Plan exterior improvements for later in the year
- Update Owners and Renters contact information with Westwind Management

Staying informed helps everything run more smoothly for both homeowners and the HOA.

Lori Foster

January Recipe Pick:
Cozy Winter Chicken & Rice Soup

(Comforting, healthy, and seasonally perfect)

Ingredients

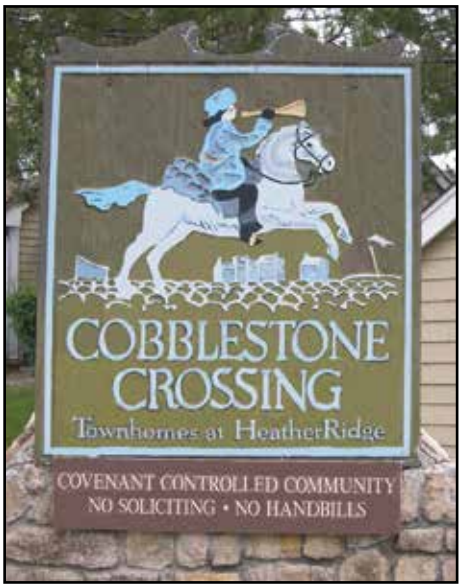
- 1 tbsp olive oil
- 1 small onion, diced
- 2 carrots, sliced
- 2 celery stalks, sliced
- 2 cloves garlic, minced
- 6 cups chicken broth
- 1 cup cooked chicken, shredded
- 1/4 cup cooked rice
- Salt & pepper to taste
- Optional: fresh parsley or lemon

Directions

1. Heat olive oil in a pot over medium heat. Sauté onion, carrots, and celery until softened.
2. Add garlic and cook 30 seconds.
3. Pour in broth and bring to a gentle boil.
4. Add chicken and rice. Simmer 10–15 minutes.
5. Season to taste and garnish if desired.

Tip: This recipe freezes well and is perfect for chilly January evenings.

Cobblestone Crossing



Happy New Year, Cobblestone Crossing! As we step into 2026, the HOA Board extends warm wishes to all homeowners and residents for a joyful, healthy, and prosperous year ahead. A new year brings fresh opportunities to strengthen our community, enhance our neighborhood, and continue building the welcoming environment we all enjoy. Thank you for your ongoing support and involvement – together, we'll make 2026 another successful year for Cobblestone Crossing!

H**OA Monthly Board Meeting:** Stay connected with your community! Our HOA Board meets on the second Monday of each month at 6:00 pm via Zoom. All homeowners are invited to join – your voice and ideas are essential in guiding decisions about property care, neighborhood improvements, and upcoming initiatives. Together, we can keep Cobblestone Crossing thriving and well-maintained. To join the meeting, visit the HOA Portal at *www.accordhoa.com*: HOA PORTAL LOG IN→Enter your credentials→Go to Calendar→Click on the meeting→Access the Zoom link and dial-in options.

Owners & Renters: To ensure smooth communication, please make sure Alec at Accord Property Management has your most up-to-date contact information, including your current email address. You can reach him directly at *alec@accordhoa.com*. For renters: remember that it is the owner's responsibility to keep you informed about community activities and procedures. Please confirm that your owner or management company has your correct contact details, so you don't miss important updates.

Holiday Tree Recycling: December 26 through early January: *https://www.auroragov.org/trees*

The tree recycling site locations are:

- Del Mar Park, 12000 E. 6th Ave. (at Peoria St. in the west parking lot)
- Saddle Rock Golf Course, 21705 E. Arapahoe Road (west of E-470)
- Olympic Park, 15501 E. Yale Ave. (east of Chambers Road)

Please remove all nails, decorations and stands from trees prior to drop-off. No artificial trees will be accepted.

Recycling Events and Resources: There are numerous programs and resources to help you recycle or dispose of household hazardous chemicals and other items that cannot be disposed of safely in the trash. Visit *Earth911.com* for other local opportunities to recycle.

Community Reminders:

- **Holiday Decorations:** Please remove all exterior holiday décor by January 15th.
- **Pet Etiquette:** Always clean up after pets and keep them leashed in common areas.
- **Winter Weather Prep:** Disconnect exterior hoses during freezing temperatures to prevent costly pipe damage. If a hose remains attached and the interior water line freezes, repair costs are the owner's responsibility, not the HOA.
- **Tree Maintenance:** Report any broken branches to Accord Property Management. As a reminder, please do not give direct instructions to the workers. For any questions or concerns about their activities, contact Accord Property Management directly.

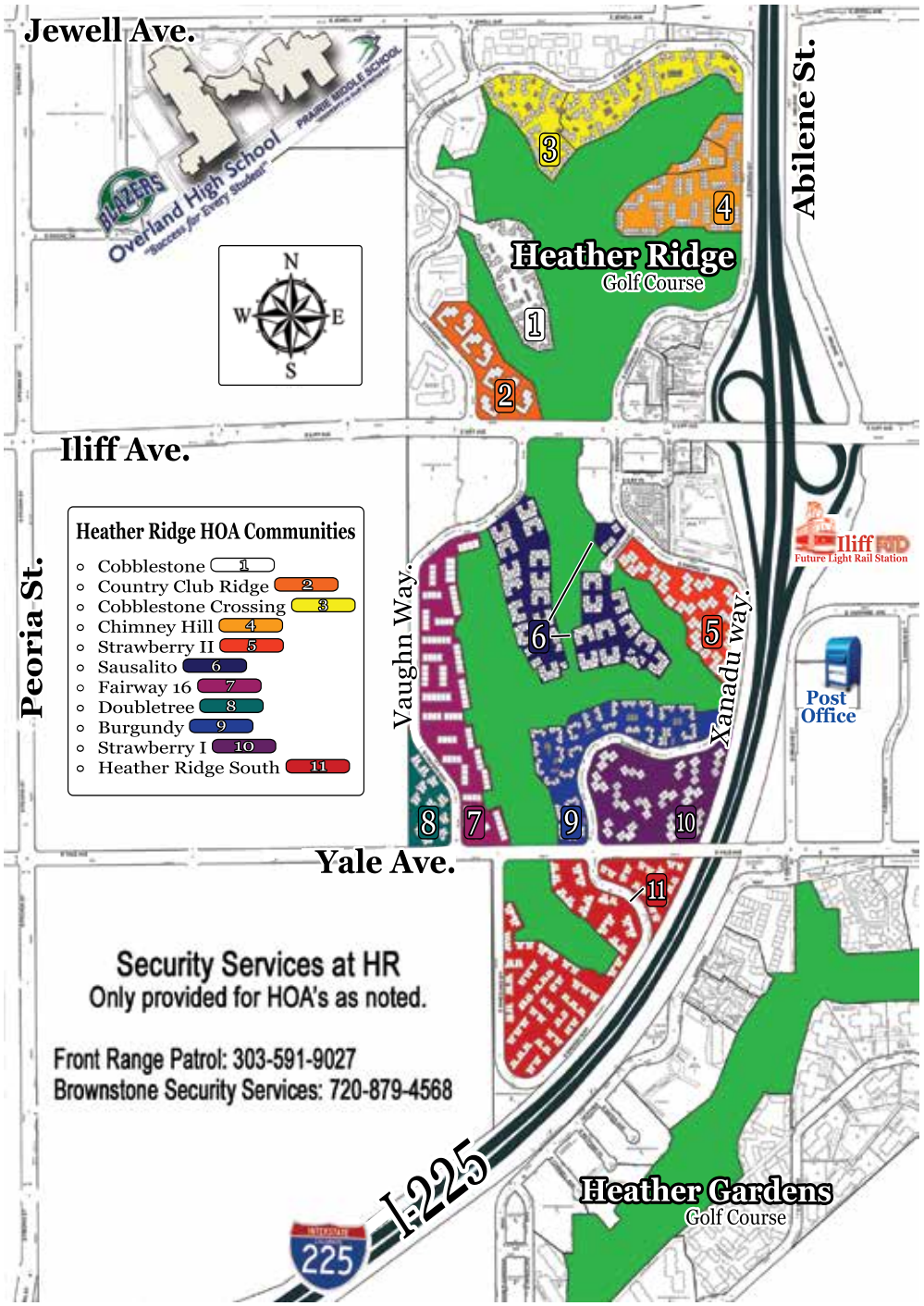
Snow & Ice Safety: Be mindful of icy sidewalks and walkways. Help keep clear to ensure safe passage for neighbors and delivery services. Buckets of ice melt are available near the mailboxes for use during icy conditions. Use sparingly – a little goes a long way – and please avoid spreading it on the grass.

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.

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

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

Classified Ads

Professional Sharpening Service
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.

I Buy Vinyl Records!
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*.

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

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.

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*.

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*

Help Wanted
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.

Classified Advertising Rates

$10/month. 3 Month Minimum. Maximum 40 words.
Write your ad and deliver with a check payable to HomewoRx Publishing, 350 Oswego Ct., Aurora, CO 80010 or Call Wanda, 303-881-3066, *ensley53@aol.com*.
Publication does not imply endorsement.

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Plumbing
Window Replacement
Carpet Cleaning
Computer Repair

Place Your Service Directory Ad Here

Call today to learn how you can inform the community of your service expertise.

Wanda McConnell **303-881-3066**

Heather Ridge Metropolitan District
Metro Matters Magazine
350 Oswego Court
Aurora, CO 80010

Postmaster: Please Deliver by December 29, 30, 31, 2025

Preserve the open space, property values, and safeguard the way of life

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