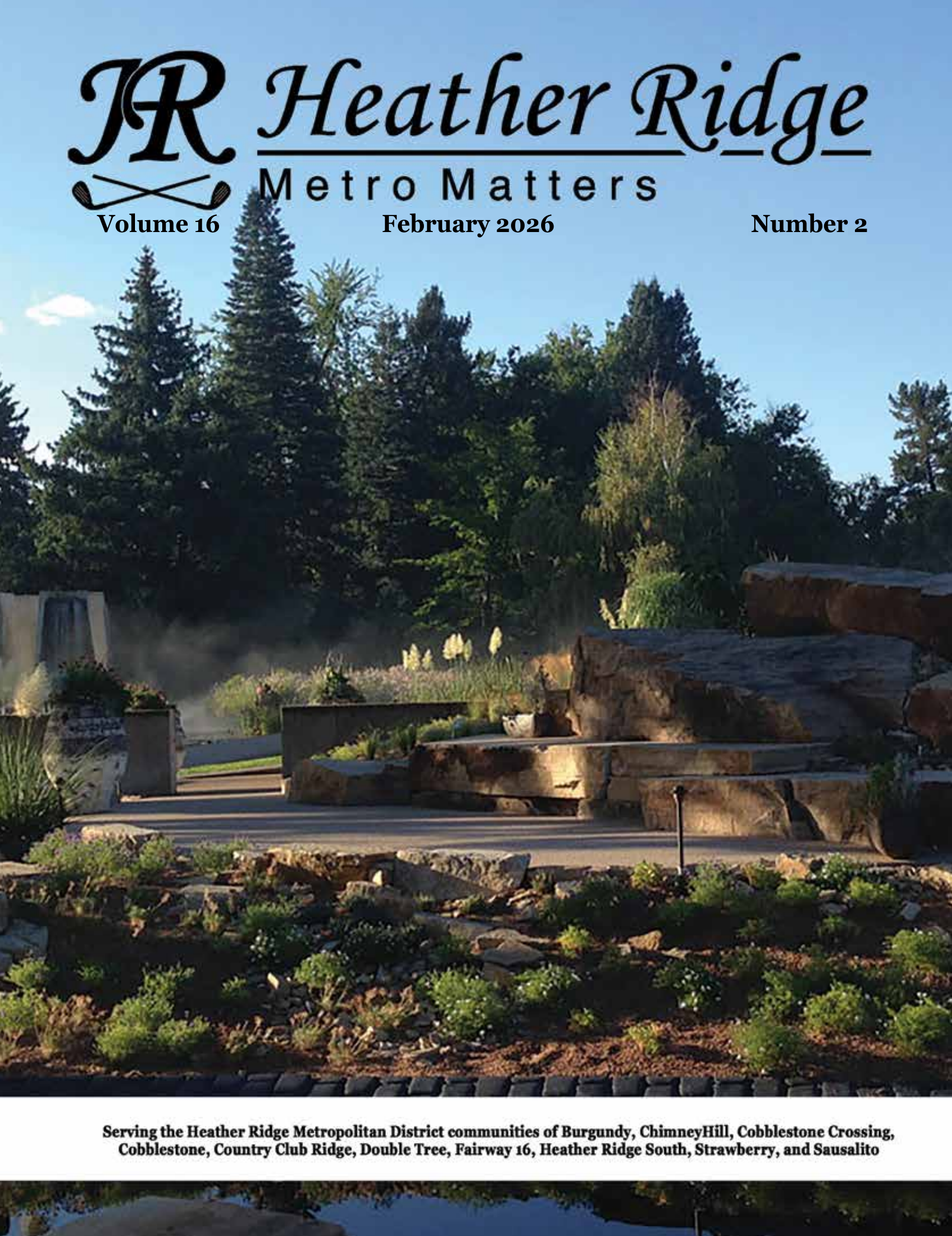




HR Heather Ridge

Metro Matters

Volume 16

February 2026

Number 2

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

Heather Ridge

PUBLISHER'S NOTE

2025 was a great year and 2026 promises to be even more exciting for residents in the Heather Ridge communities.

Have you reviewed your insurance coverage and liabilities with your agent recently? Owners need to be aware of "loss assessment" claims if their HOA does not fund insurance deductibles, ask your agent about your HO-6 coverage. .

The Heather Ridge Men's Golf Club and the 18-Hole Women's Golf Club have their 2026 Membership Applications in this issue, be sure you complete the application and turn in to be included in the golf rosters for 2018. Applications are on page 11 for the Men's Golf Club page 13 for the 18-Hole Women's Golf Club and page 14 for the Women's Golf Association 9-Hole

As always, we hope you enjoy reading *Heather Ridge Metro Matters* as much as we enjoy creating it for you.

Barry McConnell
Publisher



Barry McConnell
Publisher/Editor

Cover

Denver Botanic Gardens' Steppe Collection includes both hardy and non-hardy steppe plants in order to properly represent it's great diversity.

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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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Crossing
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Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month
at Heather Ridge Clubhouse, provid-
ing there is business to conduct, but
always be held on the 3rd Thursday
in April and October. Email *info@*
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Heather Ridge **Metro Matters**
is published monthly for the
residents of Heather Ridge.
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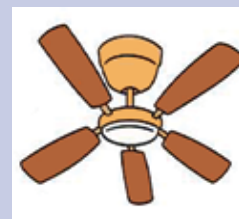
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Robert L. Stevenson, Owner
720-849-4749



Metro Denver 2025 Home Sales

Where did the 2025 metro Denver housing market end up? Short answer: Where 2024 and 2023 ended up – lackluster, down slightly, but no recession. Whew, it was a close call.

Our local inflation rate is below national levels (2.2% vs. 2.7% nationally), and our unemployment is holding at 3.9% (nationally it's 4.4%). Hiring is slow if not stagnant across the nation. Incomes are up but so are prices. The malaise of affordability appears to be lessening, so is there hope on the economic horizon for 2026?

Economic stability seems to be where 2026 is heading. If prices and costs stabilize more, will more home buyers come out to play? Will more owners list their homes leaving their low interest mortgages for new ones? For 2026 to be a good year, it doesn't have to be a great one - just a stable one.

Let's Look at The numbers for 2025:

Home Sales: This is about quantity – 42,268 resale homes (single-family and condo) closed in metro Denver for 2025 – about the same as 2024 and 2023; about a third less than post-Covid year 2022, but only 25% below **2019 – a normal real estate year by all standards**. Closed home sale numbers are at mid-1990s levels both locally and nationally because owners are holding onto their low-interest mortgages. It's time to let go.

Home Prices: There are three, maybe four housing markets out there now: (1) detached traditional single family re-sale homes that are selling reasonably well; (2) attached re-sale condo-townhomes that are struggling for buyers right now; (3) sitting new construction homes shouting – “Please buy me!” (4) Lastly, the apartment rental market which is very tenant friendly now due to over-built supply of apartments.

Metro Denver's detached median closed price for 2025 was \$650,000, up only 0.39% from 2024 and 2022 (\$647,500). December's median price was \$625,000.

Attached median closed price for 2025 was down 2.85% from 2024 at \$391,900. December's median price was \$385,000. During 2025, condo monthly YTD prices fluctuated greatly, dropping as much as 6% annually. Ending the year down only 2.85% is a huge relief.

Total sales volume for 2025 was almost \$30 billion, down from 2023's high-water mark of \$39.3 billion. 2024 and 2023 were like 2025 at \$30 billion.

Lastly, prices for standing new homes are very flexible. Builders are throwing concessions at buyers to move their inventory, but that won't last long. Unlike re-sale owners, builders can't “de-list” or rent their properties for a better market tomorrow. New homes must be sold. Builder marketing

strategy is all about tomorrow, not today – get it sold and tomorrow will take care of itself.

Number of Homes for Sale: Inventory for sale in 2025 fluctuated greatly from about 7400 to 14,000 homes, so ending 2025 at just 7,607 listings was a surprise. That was 10.4% greater than ending 2024 (6,888 listings). New listings for 2025 were 59,671, up 6.8% from 2024 (compare that number to 42,268 closed sales leaves 17,403 homes unaccounted for in 2025 – large numbers were “de-listed” or rented hoping for better future markets).

Mortgage Rates: For the past year, mortgage rates have fluctuated between 6-7%. Settled in at 6.06% to start 2026, almost all economists and financial institutions predict mortgage rates will bounce around in the low 6s

“The Future In Real Estate Is 2019”

or perhaps hit 5.8% on a good day. Rates are stabilizing for now, but why aren't they falling more? The answer is about Treasury bonds and mortgage investors.

Remember, the Fed doesn't control long-term or set mortgage rates. It has influence, but mortgage rates are largely determined by the yield of 10-year Treasury bonds. And yield is controlled by the attitude of bond investors about the economy. Investors care the most about inflation and future dollars earnings. The 10-year Treasury bond matches 30-year mortgage because home mortgages "turnover" about seven years after origination – they are paid off. Today, it's closer to ten years due to the Covid low-rate mortgage market.

The big news today is to celebrate the stability of mortgages. Buyers love stability, so if things remain reasonably

level for 2026, then home buyers will act. And sellers will need to re-act by putting more inventory up for sale. It's time for many low-interest home owners to grab life by the horns and move on. Life is meant to be lived, so within reason don't let mortgage rates control you.

Back to the Future – 2019: Now, five years after Covid and its market distortions, the future lies in the past. . . 2019. It's true! 2019 was the last normal real estate market before Covid. When you look at home prices then as well as interest rates, the economy, and inflation, those indicators were all good ones. So that's where we want to be today. . . in 2019 getting ready for 2026 and beyond. Stability is the watch-word, but patience will get you there.

Van Lewis

Homes Closed for 2025

HOA	Sold Price	No.	Street Name	SqFt	Bed	Ba	Sold Terms	Concession	Seller Type
Heather Ridge South	\$522,900	2823	S Xanadu Way	1,633	4	4	Conventional	\$0	Individual
Heather Ridge South	\$492,500	2824	S Wheeling Way	1,633	4	4	Conventional	\$5,000	Individual
Heather Ridge South	\$432,500	2790	S Wheeling Way	1,633	3	3	Conventional	\$0	Individual
Heather Ridge South	\$420,000	2879	S Xanadu Way	1,633	4	4	VA	\$14,000	Individual
Heather Ridge South	\$410,000	2820	S Wheeling Way	1,462	3	3	FHA	\$5,000	Individual
Heather Ridge South	\$375,000	2761	S Xanadu Way	1,365	2	2	Cash	\$0	Individual
Heather Ridge South	\$335,000	2742	S Xanadu Way	1,633	3	4	Conventional	\$0	Individual
Heather Ridge South	\$332,000	2702	S Xanadu Way	1,462	2	2	Cash	\$0	Individual
Fairway 16	\$415,000	2588	S Vaughn Way E	1,650	4	4	Conventional	\$5,000	Individual
Fairway 16	\$400,000	2446	S Vaughn Way A	1,650	4	4	Conventional	\$3,600	Individual
Fairway 16	\$380,000	2518	S Vaughn Way B	1,650	4	3	FHA	\$10,000	Individual
Fairway 16	\$375,000	2406	S Vaughn Way C	1,365	2	2	FHA	\$15,000	Individual
Fairway 16	\$360,000	2466	S Vaughn Way A	1,650	4	4	FHA	\$200	Individual
Fairway 16	\$295,000	2640	S Vaughn Way D	1,650	4	4	Cash	\$0	Individual
Chimney Hill	\$415,000	2061	S Victor St	1,512	3	3	VA	\$10,000	Individual
Chimney Hill	\$390,000	13637	E Evans Ave	1,344	4	3	Conventional	\$0	Individual
Chimney Hill	\$365,000	13594	E Evans Ave	1,344	2	3	FHA	\$5,000	Individual
Chimney Hill	\$365,000	13616	E Evans Ave	1,512	3	2	FHA	\$9,000	Individual
Sausalito	\$350,000	2488	S Victor St D	1,230	3	2	Conventional	\$0	Individual
Sausalito	\$344,900	2504	S Victor St E	1,025	2	2	VA	\$10,000	Individual
Sausalito	\$340,000	2500	S Victor St A	1,374	3	3	Conventional	\$7,200	Corp/Trust
Sausalito	\$339,900	2488	S Victor St E	1,282	3	2	Conventional	\$10,197	Individual
Sausalito	\$336,000	2497	S Victor St F	1,273	3	2	Conventional	\$1,800	Individual

HOA	Sold Price	No.	Street Name	Sq	Bed	Bath	Sold Terms	Concession	Seller Type
Cobblestone	\$380,000	1929	S Xanadu Way	1,392	2	2	Conventional	\$12,500	Individual
Cobblestone	\$366,000	2182	S Victor St D	1,392	2	2	Conventional	\$0	Individual
Cobblestone	\$364,000	2152	S Victor St F	1,392	2	2	Conventional	\$6,220	Individual
Cobblestone	\$360,000	2181	S Victor St D	1,208	2	2	Conventional	\$7,000	Individual
Cobblestone	\$355,000	2122	S Victor St F	1,392	2	2	FHA	\$10,000	Individual
Cobblestone	\$335,000	2141	S Victor St B	1,208	2	2	Conventional	\$10,000	Estate
Cobblestone	\$325,000	2101	S Victor St C	1,208	2	2	Cash	\$13,712	Individual
Cobblestone	\$315,000	1995	S Xanadu Way	1,392	2	2	Conventional	\$12,600	Individual
Cobblestone	\$305,000	1917	S Xanadu Way	1,208	2	2	Cash	\$0	Individual
Cobblestone	\$295,000	2101	S Victor St C	1,208	2	2	Conventional	\$13,000	Corp/Trust
Cobblestone Crossing	\$369,900	13504	E Asbury Dr	1,392	2	2	Conventional	\$5,000	Individual
Cobblestone Crossing	\$369,000	13254	E Asbury Dr	1,392	2	2	Conventional	\$15,000	Individual
Cobblestone Crossing	\$326,000	13228	E Asbury Dr	1,208	2	2	Cash	\$0	Individual
Cobblestone Crossing	\$289,900	13254	E Asbury Dr	1,392	2	2	Cash	\$0	Corp/Trust
Cobblestone Crossing	\$285,000	13598	E Asbury Ave	1,208	2	2	FHA	\$5,500	Individual
Cobblestone Crossing	\$280,000	13254	E Asbury Dr	1,392	2	2	Cash	\$0	Estate
Burgundy	\$330,000	2645	S Xanadu Way C	1,314	2	2	Conventional	\$6,000	Individual
Burgundy	\$330,000	2627	S Xanadu Way D	1,162	2	2	VA	\$10,000	Agent Owner
Burgundy	\$273,000	2639	S Xanadu Way B	1,303	2	2	FHA	\$8,000	Corp/Trust
Burgundy	\$269,900	2699	S Xanadu Way A	1,162	2	2	Conventional	\$7,484	Individual
Strawberry II	\$300,000	2441	S Xanadu Way D	1,091	2	2	FHA	\$15,000	Individual
Strawberry II	\$294,000	2491	S Xanadu Way A	1,091	2	2	FHA	\$4,000	Individual
Strawberry II	\$285,000	2479	S Xanadu Way C	1,091	2	2	FHA	\$5,000	Estate
Strawberry II	\$280,000	2463	S Xanadu Way D	1,174	2	2	FHA	\$8,250	Individual
Strawberry II	\$275,000	2451	S Xanadu Way C	1,091	2	2	FHA	\$0	Individual
Strawberry II	\$270,000	2459	S Xanadu Way B	1,091	2	2	FHA	\$2,000	Individual
Strawberry I	\$291,000	2674	S Xanadu Way B	1,153	2	2	Conventional	\$500	Individual
Strawberry I	\$287,900	13609	E Yale Ave A	1,153	2	2	Conventional	\$5,200	Individual
Strawberry I	\$285,000	13635	E Yale Ave D	1,153	2	2	FHA	\$12,500	Individual
Strawberry I	\$280,000	2630	S Xanadu Way C	1,098	2	2	FHA	\$6,750	Individual
Strawberry I	\$277,000	13621	E Yale Ave C	1,098	2	2	Conventional	\$6,000	Individual
Strawberry I	\$270,000	13645	E Yale Ave C	1,098	2	2	VA	\$8,000	Individual
Strawberry I	\$260,000	13651	E Yale Ave C	1,098	2	2	Conventional	\$8,500	Individual
Strawberry I	\$255,000	13619	E Yale Ave C	856	1	1	Conventional	\$8,000	Individual
Strawberry I	\$244,900	2678	S Xanadu Way C	1,098	2	2	Conventional	\$1,500	Corp/Trust
Strawberry I	\$237,500	13645	E Yale Ave A	856	1	1	Conventional	\$5,000	Individual

February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Groundhog Day February 2, 2026 	3	4	5	6	7
8 Double Tree HOA Meeting March 19	9 5 pm Burgundy HOA Mtg at Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom	10 6 pm CH HOA Mtg at Noonan's	11 6 pm Sausalito HOA Meeting via Zoom	12 Lincoln's Birthday February 12 	13	14 Valentine's Day February 14, 2026 
15	16 5:30 pm CCR HOA Mtg Presidents Day February 16 	17 Mardi Gras February 17, 2026 	18 6 pm Fairway 16 HOA Mtg Clubhouse 	19  6:30 pm Strawberry HOA Mtg via Zoom	20	21 
22	23 6 pm Cobblestone HOA Mtg - Noonan's	24	25 5:30 pm HRS HOA Board Mtg Clubhouse	26	27	28
				 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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Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

Heather Ridge In Review for 2025

Heather Ridge for 2025 saw home sales ending flat like 2024 and 2023 – except a little “flatter” for prices. Heather Ridge, like metro Denver and about 35 of 50 other major US economic markets were down in 2025 from past years in home sales, prices, and growth. 2026 looks better given growing market stability for mortgage rates, the economy, and affordability expectations.



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

Sold homes in Heather Ridge for 2025: there were 60 closed sales – the same as 2024. It was 83 in 2023, and 115 in 2022 – our best year ever for closed sales.

Average price for 2025 was \$339,213: down \$15,829 from \$355,042 in 2024. The average price in 2022 was \$362,333; and \$265,875 in 2020.

Median price for 2025 was \$330,000: down \$27,000 from \$357,000 in 2024. Our median price in 2022 was \$373,000; and \$276,000 in 2020.

Gross sales dollars are down too: \$20,470,700 gross sales for 2025; and \$21,737,532 for 2024; and \$41,668,240 for 2022 – our greatest dollar volume year with 115 closed sales.

Concessions paid in 2025 were down slightly from 2024. Seller concessions to buyers induces them to buy by paying their closing costs, any rate buydowns, or other expenses vs lowering the price. In 2025, gross concessions were \$349,213, down slightly from 2024. Of the 60 Heather Ridge sellers in 2025, 45 paid an average \$7,760 in concession (a 75% participation rate vs 73% last year) – or about \$600 less than 2024.

Days on market are up, too. The metro average is close to 50 days now, but Heather Ridge is closer to 60 if not more due to sellers “de-listing” and then coming back for sale 30-plus days later.

Price range spread is another factoid between the lowest-to-highest closed prices. That figure for 2025 was \$252,000, down \$61,000 from 2024. And down \$93,000 from 2022 (with 115 sales, four of which above \$500,000). That shrinking price range spread reflects fewer higher-end sales and more lower-end ones. Market price ranges are shrinking, not expanding here.

Sales by price range for 2025

\$500K+ had 1 sale; none in 2024
\$400K+ had 7 sales; 13 sales in 2024
\$300K+ had 30 sales; 36 sales in 2024
\$200K+ had 22 sales; 10 sales in 2024

What’s a Heather Ridge seller “gotta do” to get a fair sales price in today’s market? First, call Pete or Van. We know the market here better than anyone else. . . **PERIOD!** With over fifty-years each in real estate, we listen to you first before talking. We will compare your needs to market data, time frames, and your motivation. We discuss value vs. price for your home, a concept that changes with markets. Most importantly, we view listing and selling your home as a team effort with you. Please call us, as neighbor to neighbor, to find out what your home is worth. . . and why! Knowledge is power, so please don’t leave home without us.

Van Lewis

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

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

Contract 1000

Please remember don't leave home without them.

Homes Pending as of January 16, 2026 — www.heatherridgerealestate.com; myHRRE.homes

HOA	List 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
Country Club Ridge	\$385,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Det	2 Story
Heather Ridge South	\$370,000	2853	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Fairway 16	\$358,790	2496	S Vaughn Way A	2 - 3	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
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 January 16, 2026 — www.heatherridgerealestate.com; myHRRE.homes

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Sausalito	\$390,000	2522	S Worchester Ct B	3 - 2	352	2 Gar, Att	2 Story
ChimneyHill	\$355,000	2063	S Worchester Way	3 - 3	1,512	1 Gar, Att	2 Story
Cobblestone Crossing	\$350,000	13394	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Sausalito	\$345,000	2447	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	\$315,000	2101	S Victor St B	2 - 2	1,206	1 Gar, Det	2 Story
Cobblestone Crossing	\$309,000	13202	E Asbury Dr	2 - 2	1,206	1 Gar, Det	2 Story
Cobblestone	\$308,000	1993	S Xanadu Way	2 - 2	1,392	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 Gar, Det	2 Story
Cobblestone Crossing	\$295,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Strawberry I	\$265,000	13653	E Yale Ave D	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$264,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Burgundy	\$233,000	2693	S Xanadu Way C	2 - 2	1,315	1 Gar, Det	2 Story
Strawberry I	\$225,000	13605	E Yale Ave D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$205,000	13605	E Yale Ave A	1 - 1	843	1 Carport	2 Story

Homes Closed from December 16, 2025 to January 16, 2026 — www.heatherridgerealestate.com; myHRRE.homes

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Sausalito	\$396,000	2409	S Worchester Ct B	4 - 3	1,512	VA	\$1,000	Individual

RE/MAX[®] Alliance

Van Lewis
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RE/MAX[®] PROFESSIONALS

Pete Traynor
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PeteTraynor@ReMax.net

Please remember don't leave home without them.



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% HNDGP
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



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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# _____

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 2026 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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♦ **Offers cannot be combined**

HR 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

January Assessment Billing Update

We want to share an update regarding January assessments for a portion of our community.

We identified approximately 40 homeowners who were undercharged on their January assessment. The Board acted immediately to investigate and worked closely with management to identify the cause.

The issue was traced to a complex billing error involving special assessment end dates combined with unit type changes within the accounting system. Once identified, the error was escalated and corrective steps were initiated right away.

Our goal is to resolve this issue fully before this notice is published. If so, corrected balances will already be reflected in affected accounts.

If corrections are still pending at the time of publication, impacted homeowners will be notified directly once the adjustments are finalized, and updated statements will be available through the Town Square App.

We understand billing accuracy is

important and appreciate your patience as we worked to quickly identify, correct, and prevent this issue going forward. Please know the Board takes these matters seriously and acted as soon as the discrepancy was discovered.

If you have questions after reviewing your account, please contact management for assistance.

Icy Conditions: We've had such a mild winter so far, it's hard to believe we're heading into February. The Association prioritizes resident safety and is committed to maintaining common sidewalks in a reasonably safe condition during winter weather events.

As even light snowfall can create icy and hazardous conditions, ice melt has been made available for resident use as an extra safety measure. Ice melt can be found in orange Home Depot buckets located near all mailboxes and in front of a few homes around the community.

If you need assistance locating ice melt, or if you have concerns about applying ice melt to the sidewalk due to physical limitations or other personal circumstances before our snow

removal contractor is able to clear the area, please make a request on TownSq. We will make a reasonable effort to assist.

Town Square App

We encourage all community members to use the Town Square App, as it's the fastest and most effective way to stay informed and connected. Benefits include:

- Real-time updates: Get timely notifications about snow removal, maintenance issues, emergencies, and community announcements—no waiting for emails or flyers.
- One central place for information: Community notices, documents, reminders, and updates are all in one easy-to-access location instead of scattered across emails or word of mouth.
- Faster communication with the Board: Submit questions or concerns directly through the app and receive responses more efficiently.
- Billing and account tracking: View your account balance, track charges and payments, and access billing statements—helping you stay informed and avoid surprises.



How to Sign Up:

Download the **Town Square App** from the App Store or Google Play, or visit the Town Square website on a computer. Or visit <https://www.townsq.io/>.

1. Create an account using your email address.
2. Enter your **community name and unit address** when prompted.
3. Verify your email address.
4. Once approved, you'll have access to community updates, billing information, and communication tools.

If you have trouble signing up or don't see your community listed, please contact the Board or management for assistance – we're happy to help get you connected.

As we head into February, we truly appreciate the ways neighbors continue to show up for one another. Whether it's pitching in during winter weather, staying engaged with community updates, or reviewing account information when needed, these small acts make a big difference. Winter can bring unexpected changes, and staying connected helps us respond more quickly and thoughtfully as a community. Thank you for your patience, understanding, and continued involvement as we move through the heart of the season together.

Amy Rice



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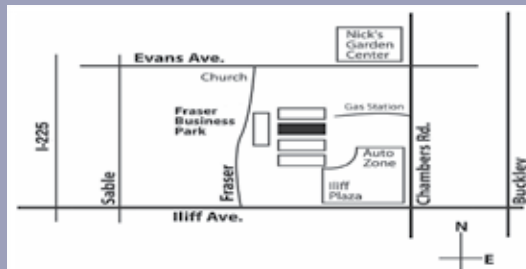
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Heather Ridge South



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.

New Trash Schedule for 2026:

If a new trash schedule is your biggest headline so far this year, then expectations can only go up. Notice and schedule calendars were mailed to all owners, so if you didn't get one, please contact Audrey at Westwind (see above). Also see your new community website for its calendar and link to the new schedule. Mondays will never be the same.

HRS Website: It is a work in progress about 90% done. It uses videos, maps, and organized topics to tell our story. Changes started in the fall of 2025, and it became fully operational by December 2025. Please visit it soon letting us know what you think. Feedback from visitors has been very good including new ideas and suggestions.

Updated R&Rs: The current ones are posted on HRS's website under *Administration and Documents*

section. Right now, it is being critiqued by our attorney to clarify and strengthen language about claims for damages, especially water. The revised R&Rs will help residents better navigate damage claims starting with their HO-6 carrier.

Reserve Study: A report for 2026 has been done, but the board has not accepted it. The report called for a dramatic increase in monthly fees to create a \$2,000,000 + Reserve balance by 2040. That large Reserve will be needed for an anticipated total roof and gutter replacement along with other capital projects. And when all done, there still needs to be money left in the bank for other needs too.

The board's goal is to append the report's recommendations to better manage monthly assessment fees along with future Reserve needs. This may include "stipulated annual increases" to monthly assessments

and special assessments every 4-5 years to keep monthly fees affordable. Not one size fits all.

A Reserve Study is a qualified third-party's opinion of an HOA's operating, maintenance, and capital needs. The goal for 2026 is to analyze the report by comparing it to present and future capital needs, and to create an alternative plan based on that report.

For example, the Report called for replacement of the metal siding. We disagree with that based on 35 years of maintaining the one we now have. Preventative maintenance is the reasonable answer, not replacement. Other examples include concrete work/replacement, retaining walls and structures, and water-sewer systems.

Dog Poop: Not as important as the Reserve Study until you step in it. The size of the dog and its bark can vary, but when it comes to poop the bigger the dog. . . well, you get the point. There has been a dramatic increase in dog poop throughout the community, and it's not the dogs' fault. Please, please, please pick up after your pets. If this problem doesn't correct itself, the 2027 budget may have to increase to pay for a cleaning service. If you see someone *NOT* picking up, please try to report the violator to Audrey at Westwind. We do not recommend getting into someone's face about it.

Van Lewis

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williamsberyl@aol.com

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 February 10, 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.

Monthly Homeowner Dues: Remember, 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.

Preparing for Winter Snows:

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.

Rubbish and Recycling: Please help reduce the overflowing of rubbish bins. Please break down or recycle all boxes and refrain from placing oversized items in the bins. Please refer to the rules posted by each enclosure of allowed items. If a resident has an unusable item that does not fit the bin, then for a \$15 charge, an oversize item pickup can be arranged through our Property Manager Ashley. Alternatively, you can call ARC, Goodwill, or the Salvation Army and have usable items donated and

picked up.

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.

You Are Invited to Monthly Board Meetings: 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 improve our community and keep it safe, beautiful, and sustainable.

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





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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 pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on February 12 and 26. 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.

Maintenance Update: We are working with the management company to make sure all of our exterior motion lights by our garages come on in the evening. If you have a light switch in your garage, either to the left or the right of your garage door, please make sure that light switch is on. That is the power to the exterior motion lights. Jen will schedule an electrician to see which units may just need new light bulbs and which units may need to be replaced. We are aware of electrical/power issues in a few of the garages, so we may need you to arrange access to your garage so that can be double checked.

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", and the main driveway will be plowed at 6". Please monitor the weather reports for sub-zero 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.

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

"Happy Groundhog Day! Turn your face to the sun and the shadows fall behind you."

—Maori Proverb

Our February HOA meeting will be on the 18th. 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.

Upon the completion of our recent roofing assessment project for Fairway 16 actual expenses were lower than expected thus homeowners are receiving a surplus rebate check. If you have not received your refund check please contact Susan Lange.

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@aurora.gov.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. And please pick up litter if you see it while you are out and about in our community.

Water usage at our community is difficult to monitor because our homes are not metered individually. We are in the process of looking into a program **EyeOnWater** suggested by Aurora Water to help us monitor

and manage our water usage more efficiently. The program also notifies of leak detection alerts through an email or app contact. More to come on this issue.

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.

Though winter is mild so far this season 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.

Happy Valentine's Day!

Lisa

A photograph of a modern two-story house with a grey roof and orange and white siding. In the foreground, there is a blue circular graphic with three yellow lightning bolts.

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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 website: strawberrytheheatherridgeassociationinc.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.



Strawberry Rules and Regulations:

This document provides essential contact information and procedures for Strawberry residents, including property management details, board member roles, pet ownership, Architectural Request instructions, and sharing of public areas within our community. If the owner does not reside at Strawberry, please make sure the tenant has a copy of this document, to avoid any confusion with community expectations.

Please provide the Front Range Security phone number to your tenant, so they know who to contact for community safety issues, i.e., domestics, drug use, loitering, etc. Front Range patrol will manage the immediate situation and involve Aurora Police Department when necessary.

Notify HOA Association: Lights burnt out on light poles and carports. Please contact Kyle and he will submit a work order to take care of the

issue. Other items of concern, i.e., rock spillage, areas of needed maintenance, any property damage you see, etc. If you are a tenant, please contact the owner of the unit and they can notify Kyle via email. Emailing the issue details ensures that there is documentation for any needed follow-up.

Trash Pick Up: Trash pickup days are Tuesdays and Fridays by our vendor HBS. Please pick up any trash when missing the dumpster, including dog waste (also on the roof of the dumpster when you miss it). Household trash left spilled outside of the dumpster attracts rodents, please take care when emptying your trash. Boxes take up a lot of space in our dumpsters, so please be considerate of your neighbors by breaking down boxes to allow for trash space. **No Furniture Dumping Whatsoever!** If it cannot fit in the dumpster, please remove it from the property. Dumping of Christmas trees in January was ridiculous; left in the driveways? Please be considerate, trees need to be recycled. You

brought the tree to your home; it's not our responsibility to pay extra (which eventually will increase HOA fees and rent due to the extra expense for removal by an outside vendor); recycle is free! If you see trash, please pick it up; we all live here and want our community free of unnecessary debris.

Faith Gillis



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.

Sausalito

Board Meetings: We continue to hold monthly HOA meetings on the second Wednesday of each month via Zoom. Homeowners are always encouraged to attend – your participation helps keep Sausalito informed, transparent, and moving forward together. Updates on projects and priorities for the year will continue to be shared at upcoming meetings.

Board Members: Hannah Herbold (President), Jake Smelker (Vice President), Linda Chaisson (Treasurer), April Allen (Secretary), 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 concerns, please contact your property manager first. If immediate attention is required, emergencies may be reported to 720-561-1568.

Maintenance Requests: All maintenance requests should be submitted through the LCM website. Using this centralized system ensures requests are properly documented, tracked, and addressed as efficiently as possible.

Security Update: Sausalito is now serviced by PalAmerican Security. Patrols occur daily in 30-minute increments for a total of 90 minutes each day. If you would like to request a security presence, please call 720-250-8975. 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 pickup is officially on Mondays. Recycling is collected every other Monday. Some residents received incorrect information from the provider – Monday is the correct and

confirmed service day. Please place bins out the night before and return them promptly after pickup.

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. This 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 Maintenance Update: Seasonal tree trimming has been completed. If you notice any remaining debris or concerns related to the work, please notify LCM.

Little Library Reminder: The Little Library operates as a “bring one, take one” resource for the community and is not intended to be used as a general book drop or storage location. Thank you for helping keep it accessible and enjoyable for all neighbors.

From the Board: Thank you to all homeowners for your continued involvement, care, and pride in the Sausalito community. We appreciate your cooperation and look forward to another productive month ahead.

— Sausalito Board of Directors

HAPPY VALENTINE'S DAY



Country Club Ridge

Where's the snow???

This has been an incredibly mild Winter, but we don't know what will happen in the next few months. If heavy snow has been predicted, remember to move vehicles from "Snow Storage" parking spaces. Vehicles may be towed if they impede snow removal. Shoveling and plowing begin after 2" of snow is on the ground. If icy patches develop in your driveway, use the sand mixture in the 5-gallon buckets provided in every cul-de-sac.

Did you remember???

HOA payments increased \$10 on January first. If you are on

an automatic payment, no action on your part was needed. If you are paying with a check or automatic bank draft each month, remember to increase the amount accordingly. Late fees are assessed after ten days. The late charge is \$50 per month. If you need help or have questions, contact Molly at Metro Property Management Company, 303-309-6220 or MRyan@metropropertymgt.com.

Who do you know???

Landscaping mulch has been a topic of discussion many times in the last year. The Board is aware that we are overdue for this upgrade to our property, but the extremely high cost has not made it possible. We are considering a creative alternative of sponsoring a school group or non-profit organization to provide man-power to distribute mulch. Do you know

any groups that are planning a Spring Fund Raiser? Contact Dan Anderson, Community Manager, if you can help us find able bodies to help us this Spring. DAnderson@metropropertymgt.com.

As always, thanks for being a good neighbor!

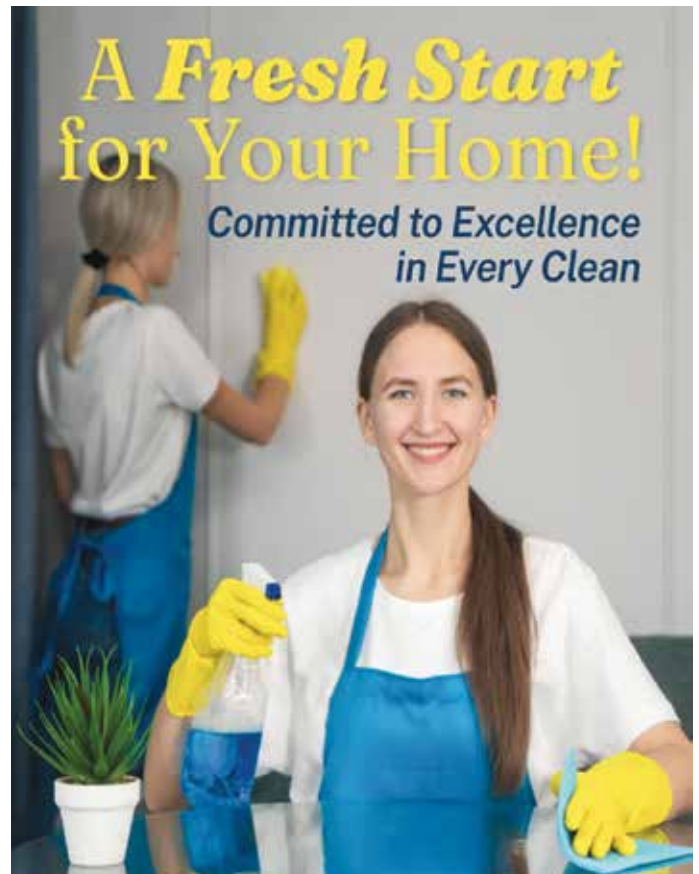
Judie Maurelli
Board of Directors



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Burgundy

Burgundy is a Covenant Controlled Community

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

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

Next HOA Meeting
Monday, February 9, 2026
5:00 pm
Burgundy Clubhouse

You can also view Metro Matters Publication here as well: <https://www.heatherridge-colorado.org/news/NewsHRColo.html>

Community Recognition

We are proud to share that Roxanne Chapparo has been recognized as the 2025 Excellence in Service Award winner by Westwind Management.

This award reflects Roxanne's continued dedication, professionalism, and commitment to providing outstanding service. Her responsiveness, attention to detail, and support of our community do not go unnoticed and are truly appreciated.

Please join us in congratulating Roxanne on this well-deserved recognition and thanking her for the positive impact she makes for our Association.

Another Community Kudos

Did you notice the beautifully lit Christmas tree at the north end of our property over the holidays? For many residents, it created a warm sense of "coming home" when driving south on Xanadu.

A heartfelt thank you to our neighbor, Kelly, from the "F" driveway, who decorates the tree each year entirely on his own. His efforts are a wonderful contribution to our community's image and holiday spirit.

If you see Kelly around the neighborhood, please join us in thanking him for this special tradition!

— Submitted by homeowner Pam Bjerke

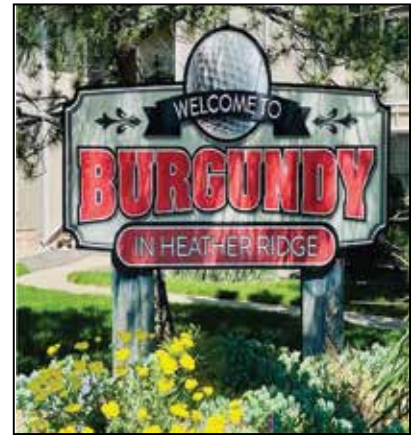
A Direct Message from the Burgundy Board President

Serving on the Board of Directors is not something most of us set out to do. Like many of you, we are homeowners first. We live here, pay the same dues, and care deeply about our community.

At times, the Board may feel like "the other side" when difficult decisions are communicated—especially those involving finances, rules, or repairs. We understand that these decisions can be frustrating or concerning, particularly when they affect personal budgets or daily routines.

What is important to share is that the Board's role is not to create obstacles, but to protect the long-term health, safety, and financial stability of our community. Many of the decisions we make are driven by rising insurance costs, aging infrastructure, legal requirements, or the responsibility to plan ahead so that larger, unexpected expenses can be avoided.

Much of the Board's work happens behind the scenes—reviewing contracts, working with vendors, walking the property, meeting with management, addressing emergencies, and ensuring compliance with governing documents and state regulations. This work is done by volunteers



who donate their time because they care about this community and want to see it remain a safe and desirable place to live.

We welcome questions, feedback, and constructive dialogue. While we may not always agree, we are committed to transparency, thoughtful decision-making, and open communication. We encourage homeowners to attend meetings, read newsletters, and reach out when clarification is needed.

At the end of the day, we are neighbors working toward the same goal: a well-maintained, financially responsible, and welcoming community. Thank you for being part of that shared effort. Respectfully,

Lori Foster
Burgundy HOA Board President

Burgundy in Heather Ridge Moving Forward into 2026

As we move into 2026, I want to take a moment to share an update on HOA dues, how they are allocated, and the work your Board has been focused on this past year. Transparency is important to us, and we appreciate the continued partnership of our homeowners.

2026 Dues Adjustment

After reviewing rising service costs, insurance changes, and our long-term maintenance needs, the Board approved a 3% increase to the 2026 monthly dues. In addition, garage fees will increase to \$25.00 per month, up from \$10.00 in 2025. This adjustment better reflects the actual maintenance and infrastructure costs associated with garage upkeep.

How Your Dues Are Allocated

Your monthly dues fund the essential services that keep Burgundy in Heather Ridge running smoothly and looking its best. Major allocation areas include:

- Maintenance & Repairs – landscaping, irrigation, lighting, and general building upkeep
- Reserves – long-term funding for future infrastructure needs
- Contracted Services – community management, accounting, legal, and insurance
- Utilities & Community Services – common-area water, trash, snow removal, and vendor support
- Every dollar is managed with long-term stability and homeowner value in mind.

Completed Projects in 2025

The Board is pleased to report substantial progress across the community this year, including:

- Drive A Sewer Line Replacement – Completed
- Drive D Sewer Line Replacement – Completed
- New property fence installed in Drive E
- Dumpster enclosures completed in all drives earlier in 2025
- Tree trimming completed throughout the property in the fall, which should carry us through to 2027
- New snow removal company contracted to provide improved service and efficiency during the winter season
- Getting our Community Insurance on to the current budget year making it January 1 to December 31 and getting a lower premium for 2026.

These updates support community safety, appearance, and long-term property preservation.

What's Ahead for 2026

Looking forward, several important initiatives are planned:

- Drive C, Drive E, and Drive F sewer line replacements, scheduled for Summer 2026
- Launch of our new landscaping and snow removal company, bringing enhanced care and fresh ideas for property upkeep
- Continued evaluation of capital projects and preparation for future infrastructure needs such as roofs and painting projects that are coming in the future.

In Closing

Thank you for your engagement, support, and understanding as we work to maintain and improve our community. The Board remains committed to responsible budgeting, transparent communication, and protecting the long-term value of Burgundy in Heather Ridge. We look forward to a productive and successful 2026.

Burgundy HOA – 2026 Garage Fee Update

Garage Fee Adjustment Effective January 1, 2026

The Association has approved an increase to the monthly garage fee, from \$10 to \$25, effective January 1, 2026. This update explains what garage dues cover and why the adjustment was necessary.

What Your Garage Dues Cover

Garage dues are used exclusively for expenses related to the Association's 75 detached garages and are not shared with non-garage owners. These expenses include:

Insurance Coverage (Estimated \$11,994 annually)

- Insurance for detached garage structures
- Rising insurance premiums and deductibles
- Risk exposure unique to garages (vehicle fires, electrical issues, weather damage)

Insurance costs were calculated by allocating the Association's total insurance premium based on square footage.

Electrical Systems

- Exterior lighting inspections and repairs
- Wiring repairs and troubleshooting
- Code compliance and safety-related upgrades
- Emergency electrical repairs

Gutter Cleaning & Drainage

- Routine gutter cleaning twice per year (Approximately \$1,500 per cleaning / \$3,000 annually)
- Prevention of water intrusion and ice dams

Preventative & Ongoing Maintenance

- Minor repairs involving lighting, gutters, and downspouts

Long-Term Reserve Funding

Garage dues also contribute to reserve funding, which helps plan for future repairs and replacements without relying on special assessments. Industry recommendations suggest contributing at least 10% of annual expenses to reserves.

For 2026, the projected garage reserve contribution is \$2,200, which supports future needs such as:

- Roof replacement (wind or hail loss)
- Structural repairs
- Concrete repairs (including \$1,700 in repairs completed in 2023)
- Painting or staining

Why the Increase Was Necessary

- The prior \$10 monthly fee no longer reflected actual operating costs
- Insurance, labor, and material expenses have continued to rise
- Garage expenses have consistently exceeded the prior budget

For 2026, the Association anticipates at least \$18,094 in garage-related expenses, including:

- Insurance premiums
- Reserve contributions
- Gutter cleanings
- A portion of the monthly lighting inspection fee

This figure does not include unexpected repairs such as electrical issues, gutter or downspout damage, lighting repairs, or additional cleanings required due to debris buildup.

Historically, total Association insurance premiums ranged between \$200,000–\$230,000, which places the garage insurance portion closer to \$20,000–\$24,000 annually – well above the previously budgeted \$9,000 or less.

The Board's Goal

The Board's goal is to:

- Maintain safe and well-functioning garages
- Plan responsibly for long-term repairs
- Reduce the likelihood of special assessments
- Provide transparency and clarity to homeowners

Lori Foster

Cobblestone Crossing

HOA Monthly Board Meeting: Stay engaged with your community! The HOA Board meets on the second Monday of each month at 6:00 pm via Zoom. All homeowners are welcome to attend – your input plays an important role in shaping property maintenance, neighborhood improvements, and future projects. Your participation helps keep Cobblestone Crossing a strong and well-maintained community. 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.

Smoke & Carbon Monoxide Alarm Safety: Smoke and carbon monoxide (CO) alarms save lives. Working smoke alarms cut the risk of dying in a home fire by about half. Be sure to install UL-listed alarms inside and outside all sleeping areas and on every level of your home. Replace them when they expire – typically every 10 years for smoke alarms, while many CO alarms have a shorter lifespan. CO alarms are especially important because carbon monoxide is an odorless, invisible gas that can be deadly if undetected.

The Aurora Fire Department offers additional information and resources on proper alarm placement and maintenance. Test your alarms regularly, learn the meaning of different alarm sounds (continuous beeps for fire or CO, chirping for low battery), and make sure everyone in your household understands your escape plan. Thanks to **Colleen Sanderlin** for providing this update.

***For more information you can contact the Aurora Fire Rescue Life Safety Division at 303-326-8999 or go to https://www.auroragov.org/residents/public_safety/fire_rescue/life_safety_and_fire_prevention/

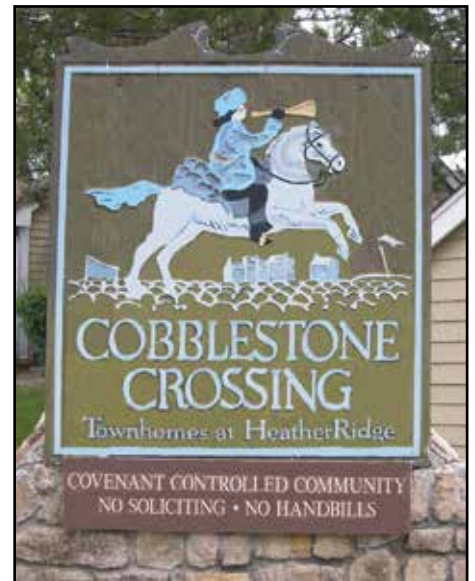
Parking Reminder: Parking decals are required seven days a week for any vehicle parked in an OPEN or GUEST space between 6:00 pm and 6:00 am. Vehicles parked in a RESERVED space do not need a decal. Each household is limited to two vehicles on the property at all times, including one parked inside a garage if applicable. Parking spaces are designated as RESERVED, OPEN, or GUEST. Every homeowner is assigned one RESERVED space for personal use, and each household receives one parking decal for use in OPEN spaces. OPEN spaces are available on a first-come, first-served basis for residents and their guests, with a

24-hour parking limit. Residents may not use an OPEN space if their RESERVED space is empty. Each household is also issued one **GUEST decal, which may only be used by visitors. Anyone who lives on the property is not considered a guest and should never park in a GUEST space.**

Pet Owners: Please remember to be a responsible pet owner by picking up and properly disposing of pet waste right away – this applies to pets of all sizes. City ordinance requires prompt cleanup, and leaving waste behind creates a health hazard for the community. Waste should never be stored in outdoor containers. Please take it directly to the dumpster.

Snow Removal: A big Thank You to Larry for continuing to use the tractor to clear the main sidewalks and the areas in front of dumpsters and garages. His help has been especially valuable this season, as snowfall has been unusually light and the snow-removal company has not been out. As a reminder, sidewalks are cleared once two inches of snow have accumulated, and plowing begins at four inches. Please avoid parking in guest spaces that are designated for snow storage during storms.

Ice Melt: Buckets of ice melt are available near the mailboxes for



use during icy conditions. A small amount is usually enough, please avoid spreading it on grassy areas.

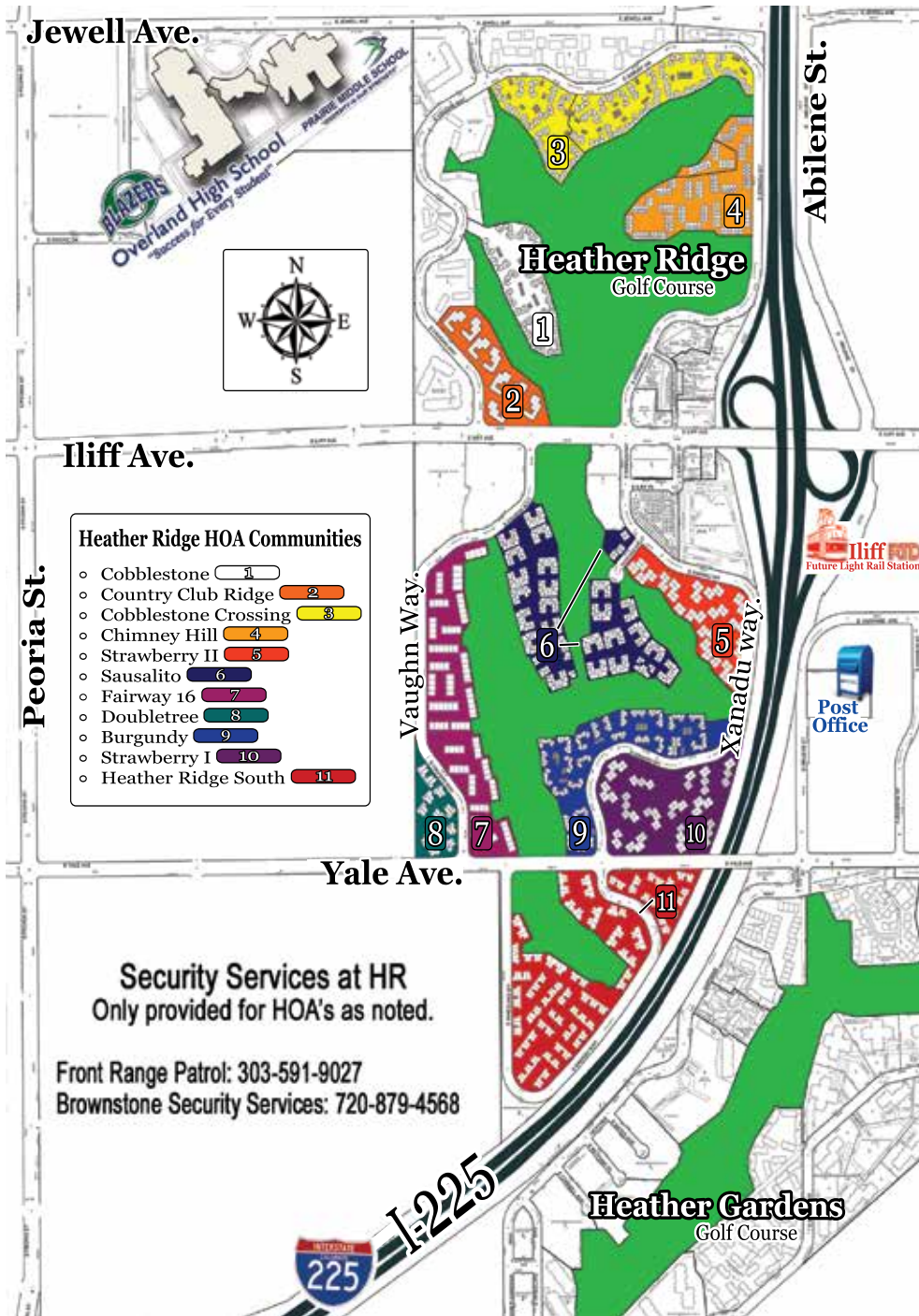
Owners & Renters: To ensure smooth communication, please make sure Alec at Accord Property Management has your most up-to-date contact information, including your current email address. You can reach him directly at alec@accord-hoa.com.

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.

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
 heatheridgesouth@westwind-management.com
 # Units: 176
 HOA Meeting: 4th Wed. 5:30 pm
 HRS Clubhouse, 2811 S Xandau Way
 www.heatheridgesouth.org
 Security: None

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

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

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

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

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

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

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

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