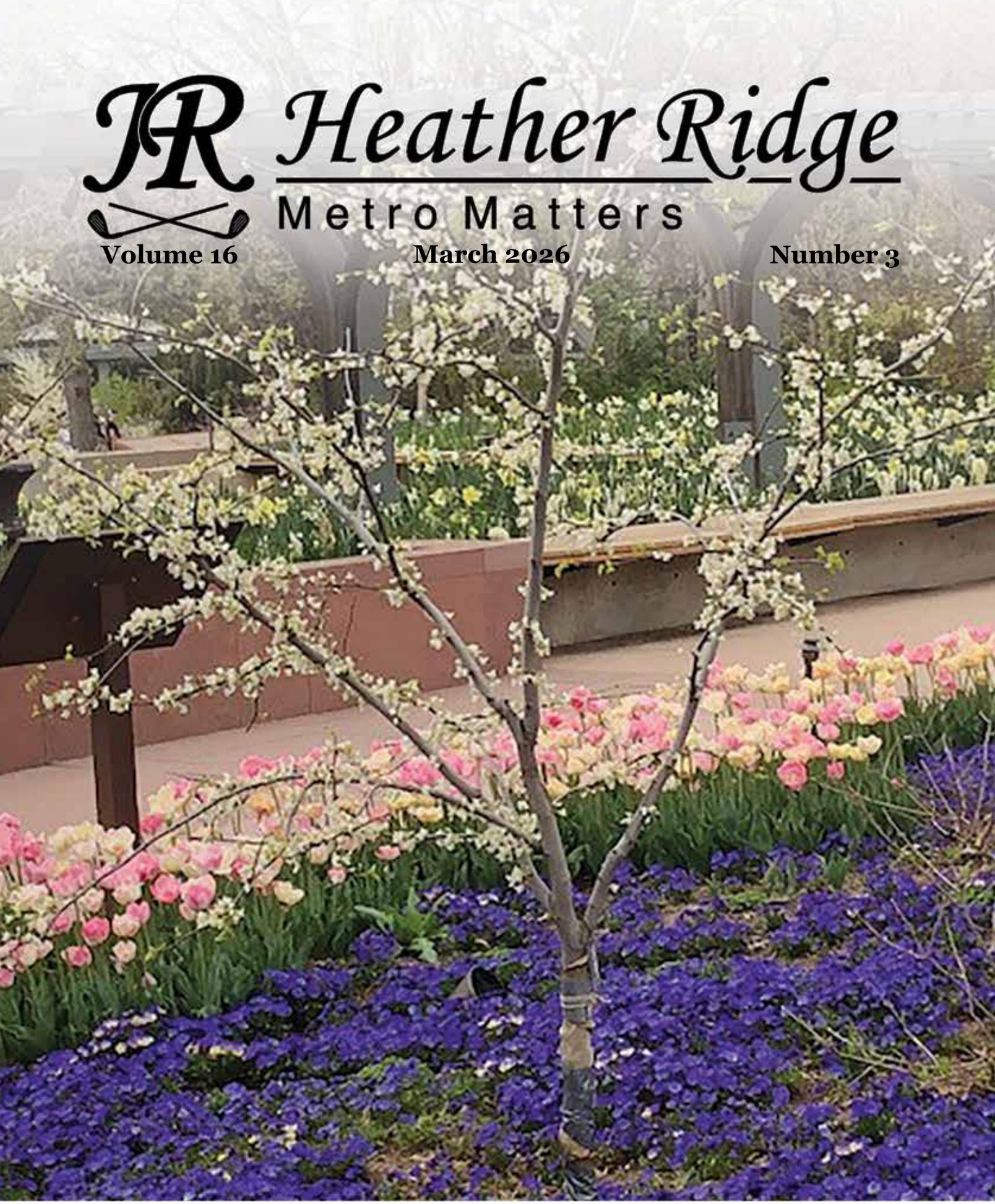
Heather Ridge

Metro Matters

Volume 16 March 2026 Number 3



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 3

March 2026

Heather Ridge
Publisher's Note

Barry McConnell
Publisher/Editor

HRMD meeting is scheduled for April 16, 2026. Based on the level of need, regular meetings are scheduled for the third Thursday of April and October at 4 pm in the Heather Ridge Clubhouse (lower level). However, should additional meetings be needed, the HRMD Board may call special meetings throughout the year.

The 2026 golf season is right around the corner, if you haven't signed up yet there is still time to do so and get your name in the directories.

Spring banquet for the Men's Golf Club will be Thursday, April 9 and the first tournament will be held April 11. Women's 18-Hole Spring banquet will be held on Saturday, April 18 and the first tournament will be held on Saturday, April 25.

If you haven't had a chance to meet our Ward IV Councilmember, Stephanie Hancock you can attend the next Ward IV Town Meeting Thursday, March 12, 6-8 pm at Noonan's Event Center. You will be glad you did, receiving a greater understanding of how Councilmember Stephanie Hancock promotes our great city.

Barry McConnell
Publisher

IN EVERY ISSUE

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

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

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

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

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO 80014
303-755-3550
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303-739-1826
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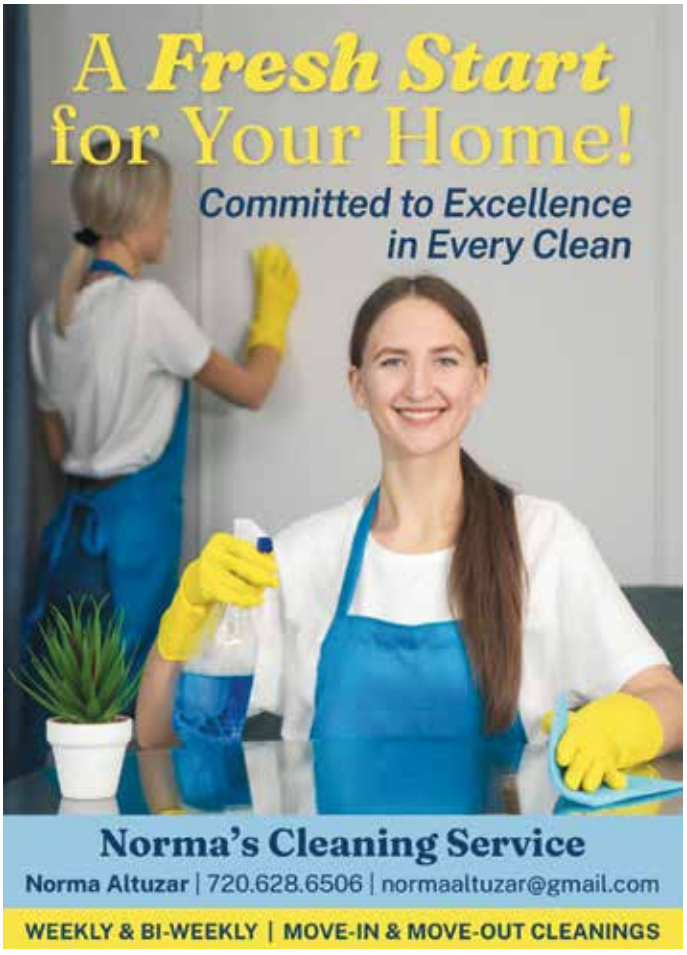

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Heather Ridge
METROPOLITAN DISTRICT

Are Your 2025 Property Taxes Higher?

Chances are yes, but not because your home's market value or county's tax mill levies went up. It's because Colorado legislative tax credits created in 2022 and 2024 expired in 2025. And, there's a new assessment rate policy – one for local governments, and another for schools.

In 2022, SB 22-238 reduced property tax assessment rates and taxable valuations by $15,000. Then, in 2024, the legislature passed SB 24-233 that raised that discount to $55,000. The goal was temporary tax relief due to skyrocketing home values, and it came to a screeching end in 2025 for taxes to be paid in 2026.

Lastly, the special legislative session in 2024 passed SB 24B1001 to modify SB 24-233 to add a 10% reduction for 2026 property taxes to be paid in 2027 on the first $700,000 of appraised or actual value.

Property taxes are determined follows: Actual value (market-appraised value) is computed in odd-years only (like 2025). For tax years 2025-2026, the country assessor uses comparable properties sold between January 1, 2023 to June 30, 2024. Then, those values are "adjusted" and brought forward to June 30, 2025 market value. That's the value of your home for tax purposes only.

Next is the assessment rate – now plural. It changed from one to two rates in 2025 with one for schools (7.05%), and another for local governments (6.25%). Your actual value times the assessment rate(s) equals your assessed value.

Lastly, your property's assessed value is multiplied by the tax rates (called mills which are determined by local county governments – not the legislature). The result is your property tax.

For what it is worth, your Heather Ridge Metro District (a government) has not increased its mill levy for your property taxes for over a decade. It has remained the same or less to reflect prudent and practical Annual Budgets for District operations. And remember, no tax dollars are ever used for golf operations. . . it must operate on its own or close down. Thank goodness it has almost $4 million in Reserved, all earned from paying customers.

In summary, even if your home's actual market value stayed the same or dropped, you lost the $55,000 discount that lowered its amount. Then, the new two assessment rates are applied for schools and governments. The only good news is passed legislation for 2026 that reduces your actual value by 10% up to the first $700,000. This will affect what you pay in 2027 for 2026 property taxes. As for the legislature now in session, there are no hearings or bills planned to address property tax concerns.

Van Lewis

Word of the month – *Paraprosdokians:*

A humorous, unexpected figure of speech in which the latter part of an expression takes a surprising turn, requiring the audience to reframe the first part. Try these examples:

1. Where there's a will, I want to be part of it.
2. The last thing I want to do is hurt you, but it's still on my list.
3. Since light travels faster than sound, some people appear bright until you hear them speak.
4. If I agreed with you, we'd both be wrong.
5. Knowledge is knowing a tomato is a fruit. Wisdom is not putting it in a fruit salad.
6. I didn't say it was your fault; I said I was blaming you.
7. I used to be indecisive, but now I'm not so sure.
8. You're never too old to learn something stupid.
9. I'm supposed to respect my elders, but it's getting harder and harder for me to find one.

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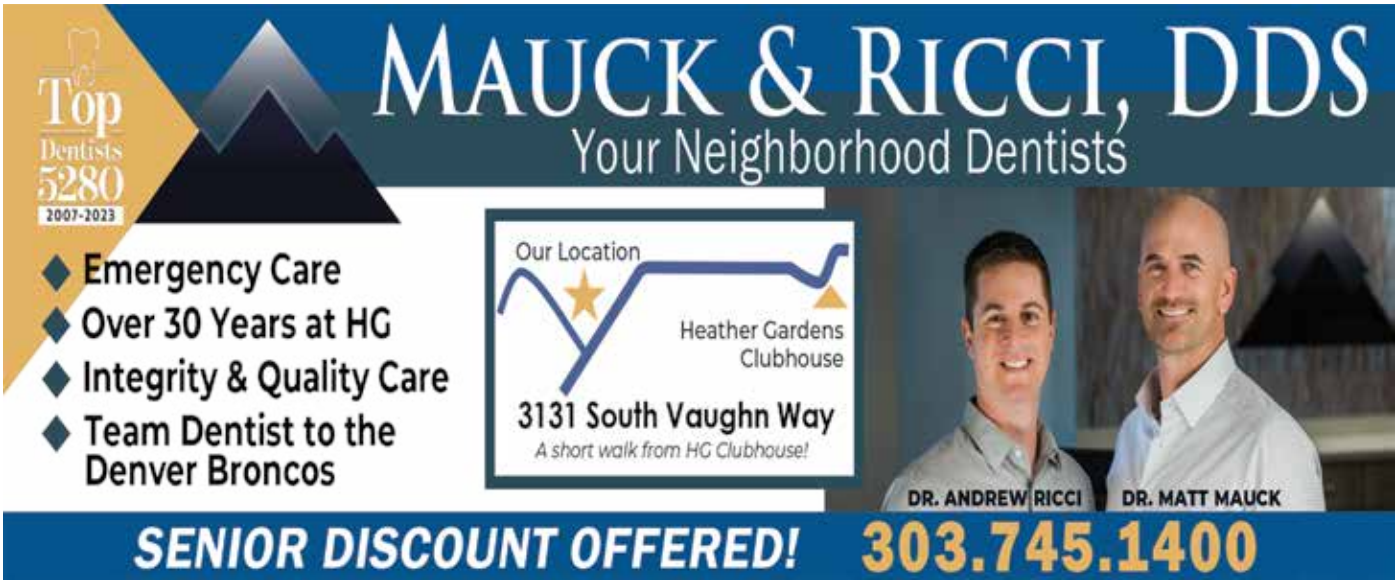
March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9 5 pm Burgundy HOA Mtg at Clubhouse 6:30 pm Cobblestone Crossing HOA Budget Mtg Golf Club Conf Rm	10 6 pm CH HOA Mtg at Noonan's	11 6 pm Sausalito HOA Meeting via Zoom	12	13	14
15	16 6 pm CCR HOA Mtg via zoom	17	18 6 pm Fairway 16 HOA Mtg Clubhouse	19 6:30 pm Strawberry HOA Mtg via Zoom Double Tree HOA Meeting March 19	20	21 Metro Matters Deadline 3-16-2026 For the April 2026 Issue
22	23 6 pm Cobblestone HOA Mtg - Noonan's	24	25 5:30 pm HRS HOA Board Mtg Clubhouse	26	27	28
29	30	31		Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org		



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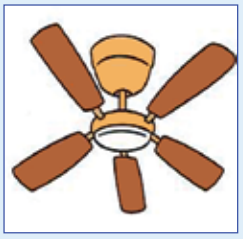
Ceiling Fans: Professional service. Safe installation of new ceiling fans. Repair faulty wiring of fans. Replace outdated parts/motors on fans. Ceiling fan balancing. Lighting and chain repair. Fan replacement.



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Denver Tracks on Falling National Home Sales

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

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

Metro-Denver home re-sales (closings) sank in January with just 1,919 for all home types, down 40.6% from December, and down 20% from January 2024. That's the fewest January closings here since 2010 and 2011, and compares to annual sales in 1995 – that's 31 years ago for digitally challenged readers.

Nationally, January home re-sales dropped 8.4% from December, and down 4.4% from January 2024. Historically, the annual number of re-sales average 5.2 million homes per year, but for the past 2-3 years it has struggled to stay above 4 million. That's a 20% decline that's not helping first-time buyers (reduces supply and keeps prices stable). January's national closed sales equates to 3.91 million closed annually.

As for prices, the Metro Denver's median price (detached and attached housing) is $569,500 vs $396,800 nationally. That $172,700 spread is why domestic migration to Colorado has gone negative. Following the Great Recession, Colorado was a national leader in attracting people and companies to our mile-high lifestyle. . . and relatively inexpensive homes then.

Those days are gone. The Colorado Bureau of Demography says for every nine economically viable persons moving here, that ten are leaving. Furthermore, more wealthy people are leaving as more lower-income people are coming (Search internet reports by United Vans and U-Haul. United caters to wealthier people, and U-Haul. . . well, you get the drift).

If there's blame to be had, it's Covid. "Bad Covid" The post-pandemic years 2021-2022 grossly distorted all real estate markets, especially ours. Since 2023, our over-heated market, like others, has been re-adjusting home prices and inventory levels. Only until recently have most sellers come out of denial and accepted today's market.

So, what's a Heather Ridge homeowner to do?

First, please call us, Pete or Van, for the latest market info in deciding to sell today. . . or tomorrow. Our fifty-plus years each in real estate will serve you well. We have something priceless to offer. . . perspective.

Today's sellers need to know today's market conditions – what it's doing or not doing! Also, how to realistically price a home AND understand sellers' concessions to buyers. And lastly, what are realistic expectations? Knowing all of the above goes directly to why a seller would sell, i.e. motivation.

Pete and I realize property owners have lots of options in selling. You might use the agent that you bought your home with; a family member; a friend's Realtor; or calling someone advertising in Metro Matters. . . Pete and Van! Each month we try to earn your attention and permission by telling it as it is for today's market. We want to earn your trust. Please give us a call – we are very user friendly with hundreds, if not thousands of references who call us their family Realtor.

Van Lewis

RE/MAX Alliance
Van Lewis
303-550-1362
van@vanlewis.com

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

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

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	$370,000	2853	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
ChimneyHill	$355,000	2063	S Worchester Way	3 - 3	1,512	2 Gar, Att	2 Story
Sausalito	$345,000	2447	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	$308,000	1993	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	$299,000	13202	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	$295,000	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	$280,000	13322	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story

Active Homes for Sale as of February 16, 2026 — www.heatherridgerealestate.com; myHRRE.homes

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Sausalito	$399,000	2522	S Worchester Ct B	3 - 2	1,282	2 Gar, Att	2 Story
ChimneyHill	$365,000	2052	S Worchester Way	2 - 3	1,337	2 Gar, Att	2 Story
Country Club Ridge	$365,000	2240	S Vaughn Way 201	2 - 2	1,476	1 Gar, Att	2 Story
Cobblestone	$350,000	2132	S Victor St A	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	$349,000	13382	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	$345,000	13394	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Sausalito	$340,000	2418	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	$335,000	2512	S Worchester Ct C	3 - 2	1,300	2 Gar, Att	2 Story
Cobblestone	$310,000	2101	S Victor St B	2 - 2	1,208	1 Gar, Det	2 Story
Strawberry II	$299,000	2415	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	$289,000	2439	S Xanadu Way B	2 - 2	1,091	1 Space	2 Story
Strawberry II	$289,000	2453	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	$285,000	2411	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	$274,000	2469	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry II	$274,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	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
Strawberry I	$225,000	13655	E Yale Ave D	1 - 1	856	1 Carport	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 January 16, 2026 to February 16, 2026

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Heather Ridge South	$443,000	2829	S Xanadu Way	3 - 3	1,633	FHA	$25,000	Individual
Country Club Ridge	$385,000	2210	S Vaughn Way 103	3 - 2	1,485	Conventional	$12,500	Individual
Fairway 16	$360,000	2496	S Vaughn Way A	2 - 3	1,462	FHA	$10,000	Individual
Heather Ridge South	$347,500	2855	S Xanadu Way	3 - 3	1,462	FHA	$15,000	Individual
Burgundy	$229,200	2693	S Xanadu Way C	2 - 2	1,315	Cash	$0	Individual
Strawberry I	$205,311	13633	E Yale Ave	1 - 1	856	Conventional	$4,700	Corp/Trust
Strawberry I	$160,000	2604	S Xanadu Way B	1 - 1	856	Cash	$0	Individual

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

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

Ok guys, we are just about three weeks away from the beginning of our 2026 season and it's time to get serious about getting your applications submitted. The HRMC Spring kick off banquet will be April 9th and our first tournament will be April 11th.

You can either mail your application to the address provided or simply drop it off in 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

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.

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 _____

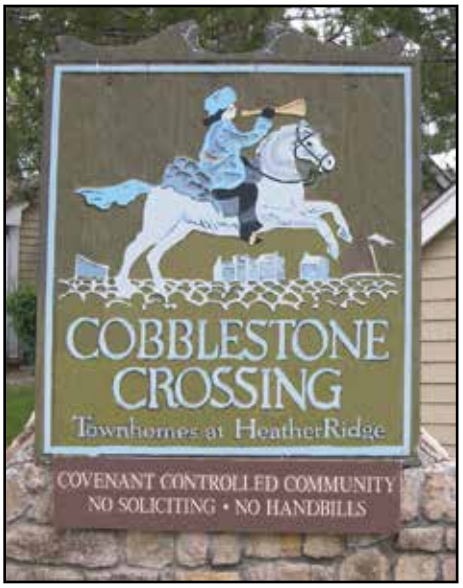
Email address _____

2026 Lunar New Year – Year of the Horse

The Lunar New Year on Havana Street Festival held on Sunday, February 15 at The Stampede in Aurora! The festival included dynamic cultural performances, live music, crave-worthy food, kid activities, and a curated marketplace featuring local makers, artists, and small businesses from across our community

Heather Ridge
Association News

Cobblestone Crossing



Spring is in the air and March brings a fresh burst of energy to our community. With the first day of spring arriving on March 20th, brighter days and a sense of renewal are just ahead. It's the perfect time to look forward to new projects, outdoor activities, and the uplifting spirit the season brings to Cobblestone Crossing.

Reminder: ***4th and Final Assessment Payment Due for the Asphalt Replacement Project:*** This major community improvement – scheduled for Spring/Summer 2026 – will fund the full replacement of all asphalt surfaces throughout Cobblestone Crossing, along with drainage enhancements and speed bump updates. To keep the project on schedule, the Association must collect the full assessment amount in advance. If you have questions or need assistance, please contact Association Management at *Alec@accordhoa.com* or 720-230-7321. Thank you for your continued support in improving our community.

HOA Budget Meeting: The 2026 Budget meeting for Cobblestone Crossing HOA will take place on Monday, March 9th at 6:30 pm, at Heather Ridge Golf Course in the conference room. We welcome all homeowners. A copy of the proposed budget was sent via email and was also mailed via USPS mail. The primary focus of the meeting will be for the Board of Directors to review the 2026 Association Budget that does include a 3% increase in the association dues. ***UNLESS 51% OF ALL OWNERS VETO THE BUDGET, THE PROPOSED BUDGET WILL BE APPROVED*** and go into effect for April.

Sewer Line Scoping Completed in February: During the January Board meeting, the Board approved a community-wide sewer line scoping project. This work was completed in February and involved inspecting the sewer line from each unit out to the main line in the street. The scoping was an important step to ensure the system is functioning properly ahead of the upcoming asphalt replacement project. All work was performed by licensed plumber Cheaper Rooter.

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/*

Snow Removal: While this winter has been relatively light so far, March is still historically one of our snowiest months. Please remember that sidewalks will be cleared once two inches of snow have accumulated, and plowing will begin at four inches. Special thanks to Larry for his continued snow-removal efforts. Please avoid parking in the guest spaces 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 goes a long way – please avoid spreading it on grassy areas.

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.

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.

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

Country Club Ridge

Getting Ready for Spring!!
Spring is just around the corner. If you plan to make improvements such as new windows or screen/storm doors, please remember to complete a request form and submit it for approval by the HOA Board *BEFORE* you proceed. This form is available from our Community Manager, Dan Anderson.

Broken windows are the homeowner's responsibility and must be replaced within 60 days. Maintenance items such as broken lights, signage, missing unit numbers will be repaired by the HOA. Please report any needed repairs to Dan Anderson, also.

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 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

Heather Ridge South

Westwind Management Group, LLC serving HRS since 1989: **Our business manager, Brook Ramirez, is on family leave until April 2026. Until she returns, please contact Mark Walker, 303-369-1800x123; email at *mark@westwindmanagement.com* (website *www.westwindmanagement.com*). Contact Audrey Brown for all daily, normal, and emergency issues during business hours (8:30-4;30 pm), at 720-509-6067; or, email her at *Heatherridgesouth@westwindmanagement.com*. Please direct all initial questions, needs, or reports to her. During "after hours" call 303-369-1800. Listen to the prompts! If you leave a message, call back in 15 minutes. Please take notes of your calls. This includes Cronen Plumbing, HRS's official plumber (303-937-8369).**

HRS's Volunteer Makes Us Proud: Dorothea Smith is a retired mortgage broker renting in HRS. Spilling over with ideas and energy, she asked the board for volunteer work to promote community spirit and togetherness. And the board said "yes" and off she went helping others! Here is a report from her of upcoming events:

Hello Heather Ridge South Neighbors:
It's me Dorothea! Wanted to reach out to remind you that I'm around! I volunteer my time creating fun events for our community! We have our upcoming ***Easter Scavenger Hunt*** *on April 4th. Mark your calendar! Until then come out to the* ***coffee meet-up*** *every 4th Saturday from 9-11 am. Stop, say hello and maybe stir up a new idea to engage the community to join the fun. Don't forget, we have a wonderful clubhouse that has new lights, solar shades and fresh paint job inside! Your birthdays, family reunions and retreats work well in this large space. Can't beat the price! Finally, if you are planning for outdoor gatherings, our summer season pool is the perfect spot. Remember, the pool belongs to all residents, not just party guests.*

Email me anytime with questions or event ideas – I'd love to hear from you! ***dorotheasmith@hotmail.com***

P.S I have information on local, neighboring communities, dump day if you are thinking about spring cleaning. Happy to help!

Water those outside plants. . . and disconnect your hoses! Our unusually dry winter season may damage or kill ground cover, shrubs, and bushes. Please take time to "hand water" the dry plants (don't water the grass). Remember to remove your hose when done. Be prepared for Aurora to have strong watering restrictions pending spring moisture.

Visit Your HRS Website: *www.heatherridgesouth.org* is the place to go, especially since it was redesigned. Videos, current information, documents, resources, and contact information is all there in a user-friendly format. Visit often.

Parked Cars Outside of Garages: Congestion from cars parked outside of garages on narrow roadways is unsightly and may hurt home values. Please park in your garage – that's it primary purpose, not storage or living space. In certain parts of HRS, large vehicles may prevent access by emergency vehicle. If that happens, first-responders are authorized to push aside blocking vehicles at their owner's expense and liability.

Don't Feed the Turkeys: Whether your neighbors or the big birds, the feathered two-legged neighbors are truly wild animals. And feeding them attracts other critters. Lastly, a wild turkey is nothing to mess with. To find out, watch the Netflix documentary "My Life as a Turkey." You'll think twice about adult birds and to keep your distance. You will gobble up the show with much thanks-giving. Ha, ha. All gravy.

Residents are asked to observe the exterior and grounds of your unit: Please be our eyes and ears to report suspicious or needed repairs. We need your help. Water damage is our number one problem and expense, so observe gutters, downspouts, and terrain for problems. Do not climb or try to fix a problem. Contact Audrey at Westwind for on-site maintenance.

Soft Blockages in Your Sewer Line: The HOA is responsible for sewer lines themselves once a line leaves the interior of a unit. However, the HOA is NOT responsible if you plug your sewer line before it drains into the common line under your building. This can happen when too much toilet paper is used. If the common line blocks up, then the HOA is responsible to mitigate water but not for damages. When using the toilet, flush frequently to prevent blockages. Relief is in many flushes.

See the Trash, Pick Up the Trash: When you go out for a walk, please think about taking a bag with you for debris. Exercise is better with goals in mind, so make picking up debris a goal for a tidier place to live.

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 March HOA Board Meeting will be held Tuesday March 10, 2026 at 6 pm. The April HOA Board Meeting will be held Tuesday April 14, 2026 in the Conference Room at Noonan's. All homeowners are invited and encouraged 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.

Updates to Contact Information: All homeowners please be sure to let Ashley Thomas know of any changes to contact phone numbers, email addresses, and/or mailing addresses. Also, if you have renters in your units, be sure to let Advance know the most recent contact information of these folks as well. Please send an email with the correct contact information to ashley.thomas@advancehoa.com.

The Siding Project: The community is moving forward with the siding project, beginning with Section One. To learn more about the sequence of events, attend the March 10th meeting for the most accurate and up-to-date information.

Preparing for Springtime: Although we have had a very mild winter, keep in mind that we may still yet experience some snowy days. Remember that the threshold for both plowing and shoveling is 4" of snow. One side effect of the lack of snow is the much-reduced water levels. The community is looking to ensure the trees get their necessary water. Meanwhile, we are keeping a close eye on any possible water restrictions from the City of Aurora.

Reminder Regarding Rubbish and Recycling: Please help reduce the overflowing of rubbish bins. Please break down or recycle all boxes and refrain from placing oversized items by 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.

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 MPM 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 March 12 and 26. You may put your bins out the night before, but please be mindful of any windy weather that is predicted. We have had instances where trash and recycling have been blown around the neighborhood before the trash trucks arrive the next morning. 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", and the main driveway will be plowed at 6". 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.

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

A dedicated website for Heather Ridge Real Estate

Heatherridgerealestate.com

myHRRE.homes

Fairway 16

WATER USAGE in our community using the Aurora Waterwise Program EyeOnWater for the past few weeks has revealed a consistent pattern of continuous water leakage flow from our homeowners' buildings. We have been able to take advantage of monitoring our buildings' water flow at this time because our irrigation system is seasonally shut down. One of our homeowners that is adept at working with statistical information has taken a good look at our EyeOnWater data. His conclusive letter addressed from the Board follows:

We're Losing Over 1 Million Gallons of Water Each Year

A community update from the Fairway 16 HOA Board

In 2025 the Fairway 16 HOA Board focused on reducing our largest expense – insurance – which allowed us to lower HOA dues by $120 per month.

In 2026, our focus shifts to our s**econd-largest expense ($102,663** in 2025) – **water** – we need to mitigate identified water leakage and minimize the impact of a potential increase of water rates.

With this winter's unusually low snowpack and the possibility of tighter summer restrictions and drought surcharges, it is important that we address water use now. The Board is launching several initiatives this year to better understand and reduce our consumption.

1. Indoor Water Leakage (Top Priority)
Aurora Water has analyzed our 2025 usage across our three water meters and identified continuous water flow that strongly indicates leaks. Their analysis shows:

- **2600 buildings:** ~91 gallons per hour of continuous flow leakage
- **2500 buildings:** ~30 gallons per hour of continuous flow leakage
- **2400 buildings:** trending close to normal

Based on their experience, the most common cause is **silent leaking toilets.**
A single toilet leak can waste **4,000–18,000 gallons per year** without being noticed.

Across the community, 2025 data indicates we lost **at least 1 million gallons of water** to continuous leakage.

What's Next:
The Board is developing a **no-cost pilot inspection program** for owners in the 2600 buildings. The goal is to identify and fix small issues – such as flappers and fill valves – before they become expensive problems for the community. Details will be shared soon. Results from the pilot will help determine next steps for the entire complex.

2. Community Pool
Before the pool opens this spring, we will run diagnostics on the pool and equipment to ensure there are no leaks beyond normal evaporation and maintenance needs.

3. Irrigation System
Our aging irrigation system has been a recurring concern. When the sprinklers are turned on in May, we will conduct a thorough inspection and testing program to identify leaks, timing issues, and inefficiencies.

4. Water Conservation & Landscaping
Several years ago, a xeriscaping conversion near the clubhouse did not perform as intended. Working with Aurora Water, we will test a small pilot area using updated plant selections and design recommendations to evaluate better long-term options for reducing irrigation needs across the property. Proper maintenance of these areas will be a key component of any future expansion.

Why This Matters
Reducing water loss helps:

- Control HOA expenses and future dues
- Minimize impacts of potential drought surcharges
- Improve system reliability
- Conserve a limited regional resource

Most leaks are small, easy to fix, and often go unnoticed. With community participation, we have a strong opportunity to significantly reduce waste and future costs.

More information will be shared soon – thank you in advance for your cooperation and support in these efforts. If you notice anything regarding water waste, please contact our property manager Susan Lange | Community Association Manager | (303) 482-2213 x228 or *susan.lange@advancehoa.com*

Working with Aurora Water
Aurora Water will partner closely with the Board on these efforts and help analyze results. A Representative will be presenting at our **April HOA meeting** to discuss findings, conservation strategies, and answer community questions.

If you are in another property and reading this, you can reach out to Aurora Water, Diana Denwood, Water Conservation Supervisor for assistance, *ddenwood@auroragov.org*

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, Tina Lockman and Felecia Smith, Members at Large.

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: *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.

Emergency Preparedness – A Guide for HOA Residents

As Aurora continues to grow, it's more important than ever to be prepared for a range of emergencies that may affect our homes and neighborhood. Even though we have had a very mild winter so far this year it doesn't hurt to still be prepared. From winter storms to wildfires and floods, understanding how to safeguard yourself, your family, and your property can make all the difference in an emergency. Here's a guide to emergency preparedness, with a focus on issues specific to Aurora's climate and geography.

Prepare for Winter Storm – Aurora's winters can be harsh, with heavy snowfalls and freezing temperatures, which can lead to power outages, icy roads, and snowdrifts. It's essential to be ready for winter weather and its potential disruptions.

- *Stock up on Essentials* – Make sure you have at least 72 hours' worth of food, water, medications, and other necessities like batteries and flashlights.
- *Winterize Your Home* – Check your home's insulation, windows, and pipes to prevent freezing.
- *Drive Safely* – In case of snowstorms, ensure your car is winter-ready with proper tires, antifreeze, and emergency supplies like blankets and a shovel.
- *Clear Sidewalks and Driveways* – Prevent slip-and-fall accidents by keeping walkways clear of snow and ice. This is especially important for seniors and neighbors with mobility issues. Please notify Accord Property Management if sidewalks are not shoveled sufficiently by our snow removal vendor. Remember, trigger points for sidewalks is 2 inches and drives 4 inches for shoveling.

Be Ready for Flooding – Aurora, like many Colorado communities, is at risk of flooding, especially during spring and summer months when heavy rainfall or rapid snowmelt can overwhelm drainage systems. Areas near creek beds, streams, or even low-lying neighborhoods are more susceptible to flooding. Know your flood risk.

- *Check Your Home's Location* on FEMA's flood map to see if you live in a flood-prone area.
- *Create an Evacuation Plan* – If you live in a flood-prone area, know the safest routes to higher ground and have a plan in place for family members to evacuate quickly.

Wildfire Awareness and Preparedness – Though not as common in Aurora itself, wildfires are a growing concern in the broader Denver metro area. Winds can easily spread flames, making it important to prepare, especially during the dry summer months.

- Maintain at least 30 feet of defensible space around your home by clearing dry brush, leaves, and other flammable materials.
- Have a Go-Bag Ready – Keep an emergency kit with essentials like a first-aid kit, masks, and important documents in a safe place, ready for a quick departure if necessary.
- Stay Informed – Sign up for local alerts and warnings through the city of Aurora's emergency notification system. Monitor local news for fire conditions and advisories.
- Create Defensible Space – Keep decks and porches free from debris, leaves, combustible items, i.e., cardboard boxes, trash, leaves, etc.

Severe Thunderstorms and Tornadoes – Colorado experiences severe thunderstorms, often accompanied by high winds, hail, and the occasional tornado. While tornadoes are less frequent than in the Midwest, it's still important to understand how to react when one occurs.

- *Know Where to Shelter* – In case of a tornado warning, go to the basement or an interior room on the lowest floor of your home, away from windows.
- *Create an Emergency Kit* – Have supplies that will last for at least 72 hours in a safe and accessible location.

Community Connections – In times of emergency, knowing your neighbors and building a strong community network can be lifesaving. In Aurora's diverse neighborhoods, working together ensures everyone, especially those who may be elderly, disabled, or without transportation, has the support they need.

- *Get to Know Your Neighbors* – Join neighborhood associations, attend HOA meetings, and share contact information with nearby residents.
- *Organize an HOA emergency response group* – Work with your HOA to establish communication plans and support systems.
- *Volunteer* – Help with community efforts like organizing emergency kits, special needs of residents, etc.

Create a Family Emergency Plan – Having a clear and effective emergency plan is vital. Know how to communicate, where to meet, and what steps to take in various emergency scenarios. This is especially important in an area like Aurora, where severe weather or natural disasters may require quick thinking.

- *Develop a Communication Strategy* – Establish a family emergency contact person who lives outside the area in case local communication systems are down.
- *Practice Evacuation Routes* – Plan and rehearse evacuation routes from your home and community, especially if roads are blocked or if certain areas are inaccessible due to flooding or fire.
- *Update Your Plan Regularly* – Review your emergency plans yearly and make sure all family members are familiar with them.

Emergencies may be unpredictable, but by preparing now, we can ensure that our community is resilient and able to handle whatever comes our way. Whether it's a winter storm or a wildfire, being proactive with emergency preparedness can save lives and property.

Faith Gillis

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*

Cobblestone at Heather Ridge Home Owners Association Board

We're your neighbors, and we've volunteered to serve on the HOA Board to help take care of our community.

We believe good leadership means planning, managing finances responsibly, and taking care of the property so it stays safe, attractive, and a place everyone is proud to call home. We value open communication and want homeowners to feel informed, heard, and involved. Our board is committed to improving curb appeal, strengthening communication, and creating opportunities for neighbors to connect. We hope you'll join us in working together to make our community the best it can be. This board has a clear vision for enhancing our community, and we're excited to move forward together.

Board: from left to right, Ray, Karen, Kacey, Amy, and Joanna

Here is some information about our Board members.

Ray Griffiths, Treasurer
I have called Cobblestone at Heather Ridge home since 1991 and care deeply about the community and the people who live here. With more than 30 years of firsthand experience as a homeowner, I bring a practical, steady approach to serving on the Board.

I'm committed to helping guide the community in a way that protects property values while keeping Cobblestone a welcoming neighborhood for years to come.

Karen Klemm, Member at Large
I've lived in the Cobblestone Community for the past 36 years, and I previously served on the board. I've decided to rejoin because I believe strongly in community engagement and in maintaining open, transparent communication with all of our owners.

One of our goals is to host community socials by the pool so we can introduce ourselves, meet our neighbors, and build a stronger sense of connection.

You'll often see me out walking my girls throughout the community. Please don't hesitate to stop and say hello – I would love to meet you. This is your community just as much as it is mine, and together we make Cobblestone the place we proudly call home.

Joanna Meyer, Secretary
Joanna was unavailable for comment. She has been a resident of Cobblestone since July 2017. Like many of us, she joined the board to connect with her neighbors and take an active role in strengthening our community. Joanna has a remarkable ability to bring people together, keep initiatives focused and productive, and thoughtfully navigate challenging conversations.

Amy Rice, President
I moved to Cobblestone at Heather Ridge in April 2019 and feel lucky to call this community home. I joined the board because I wanted to better understand how things worked and where my dues were going each month.

You'll often see me around the neighborhood walking my dogs, who make

sure I get outside every day. Please feel free to say hello if you see us – I'm always glad to meet neighbors.

Kacey Clarke-Schott
My partner and I moved into Cobblestone at Heather Ridge back in July of 2025. Although we both have been born and raised in Colorado our whole life, we see the beauty in our state. We are new homeowners and are blessed to make this community a part of our next chapter.

I joined the board to help bring our community into the newest century. Cobblestone at Heather Ridge is almost 50 years old and some updates to the community can make the biggest difference for all of us. The previous community that we moved from held events that helped to get people in the community together and I'm hoping that with everyone's help to be neighborly we can get to know one another. In turn the board can hear directly from all of you to make changes and better the community we all call home.

Amy Rice

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 Aurora Fox Arts Center will present "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)

Next HOA Meeting
Monday, March 10, 2026
5:00 pm
Burgundy Clubhouse

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

Burgundy HOA in the Works:
1. Sewer line replacement bids for Drive C, E and F to be approved
2. Upcoming Spring/Summer landscape discussions with Environmental Designs
3. Spring/Fall gutter cleaning bid to be looked at

HOA Reserve Fund FAQ

What is the HOA Reserve Fund?
The Reserve Fund is money set aside for major, long-term community repairs and replacements. These typically include items such as roofs, paving, sewer, exterior components, and other shared infrastructure.

Why does the Association maintain reserves?
Maintaining adequate reserves helps:
- Plan for large capital expenses
- Reduce the likelihood of emergency repairs
- Minimize large or unexpected special assessments
- Protect property values and the overall financial stability of the community

How are reserves used?
Reserve funds are used carefully and strategically for significant, non-routine projects. They are not intended to cover all costs of every major repair, as funds must remain available for future community-wide needs.

Were reserves used for the recent sewer line project?
Yes. The Board authorized the use of reserve funds to assist with sewer line replacements in two of the six drives thus far.

Why weren't reserves used to cover the entire cost instead of a special assessment?
Using reserves to pay the full cost of large projects can significantly reduce the Association's ability to fund future repairs and replacements. Maintaining adequate reserve levels helps avoid financial risk and supports long-term planning for the entire community.

Why was a special assessment necessary?
A special assessment allows the Association to complete necessary infrastructure repairs while preserving reserve strength for upcoming and future capital projects.

What is the Board's approach to reserve management?
The Board's goal is to:
- Use reserves responsibly
- Maintain adequate funding levels
- Plan for future projects
- Balance immediate repair needs with long-term financial health
- Maintaining strong reserves helps protect property values

Proper reserve planning helps ensure the community remains well maintained and financially stable for all homeowners. The Board works to fund routine expenses through operating budgets and uses reserve funds only when necessary, preserving those resources for major capital projects and long-term community needs. Thank you for doing your part to help keep our community safe, attractive, and financially strong.

March Community Reminders
As we head into spring, here are a few helpful reminders to keep our community safe, clean, and running smoothly for everyone:

Parking
- Please follow all community parking guidelines for both residential and visitor spaces.
- Fire lanes must remain clear at all times. Vehicles parked in fire lanes for extended periods are subject to immediate towing.

Holiday Décor
- All Christmas decorations should now be removed and stored for the season.

Pets
- Pets must be on a leash at all times while outdoors.
- Pets may not be tethered to units, trees, patios, or common areas.

Exterior Modifications
- Please obtain ACC approval before making any exterior or patio changes to your unit.

Garage Safety

- Help keep the community secure by turning off garage lights and ensuring garage doors are fully closed when not in use.

HOA Dues

- If you have outstanding HOA dues, please make it a priority to bring your account current as soon as possible.
- A $25.00 late fee may be added to overdue balances each month.

Ice Melt Buckets

- Please keep ice melt buckets at your residence, as spring snowstorms are still common in Colorado.
- Do not dispose of buckets in the trash. At the end of the winter season, buckets will be collected, properly disposed of, and replaced with new ones in late fall.

Board Meeting Minutes

- Monthly Board meeting minutes are available after each meeting through the Westwind Management homeowner portal: *https://portal.westwindmanagment.com*

Lori Foster

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 and moving forward together.

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 to ensure they are properly documented and tracked.

Security Update: Sausalito is serviced by PalAmerican Security, with daily patrols totaling 90 minutes. To request a security presence, call or text 720-250-8975. In the event of an emergency or active incident, please call 911 first. After contacting emergency services, follow up with security and LCM as appropriate.

Trash & Recycling: Trash and recycling services are provided by Republic Services (720-471-2709). Pickup is on Mondays. Please place 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. 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.

Insurance Reminder:
Homeowners are reminded to maintain an active HO6 (condominium) insurance policy. It is strongly recommended that policies include Loss Assessment coverage, Loss of Use coverage, and personal liability protection. If you have questions about your coverage, please consult your insurance provider to ensure your policy meets your needs.

Save the Date – March 29, 2026:
The Social Committee is planning a community event on March 29, 2026. More details to follow. Please look out for an email from Suzanne with additional information.

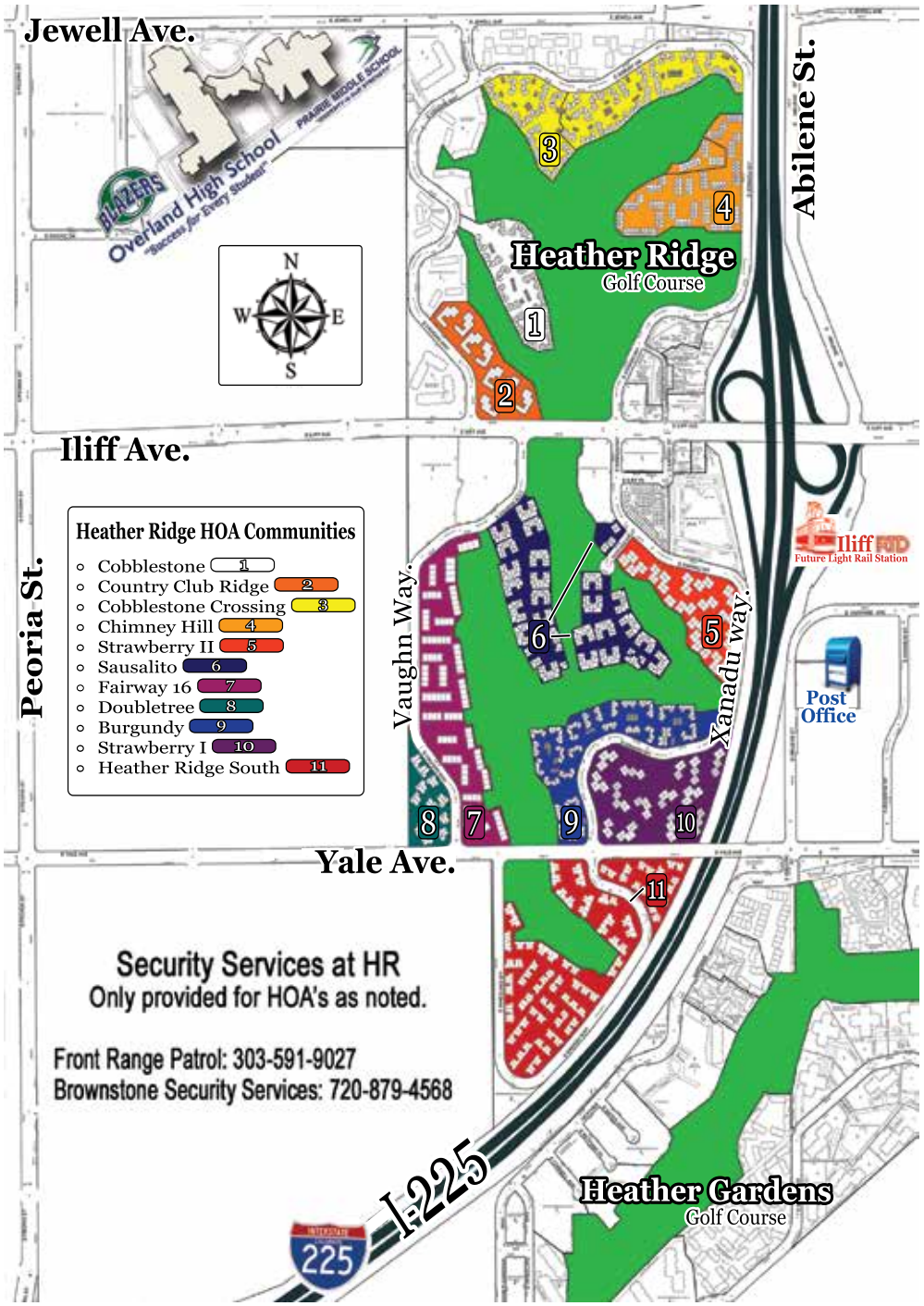
Pipes & Plumbing Reminder: Sausalito has older plumbing infrastructure. Please be mindful of what is disposed of down sinks, toilets, and drains. Items such as wipes (even "flushable" wipes), grease, paper towels, and hygiene products can cause backups and costly damage.

From the Board: The Board has begun reviewing the Reserve Study and will be starting zone walks in the coming weeks to better assess community priorities and plan for future improvements. Thank you to all homeowners for your continued involvement, care, and pride in Sausalito. We appreciate your cooperation and look forward to a productive spring ahead.

Sausalito Board of Directors

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

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.

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Wanda McConnell **303-881-3066**

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

Postmaster: Please Deliver by February 27, 28, 2026

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

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