

HR Heather Ridge

Metro Matters

Volume 16

May 2026

Number 5



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

Friends of the Fairway Sponsored by Nick's Garden Center & Farm Market

When planting around your home this year consider our *Annual Friends of the Fairway Flower Garden Contest*. Our highly skilled and unbiased flower garden judges will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens. As in past years gift certificates, will be provided by Nick's Garden Center & Farm Market, and awarded to the winners. So start planting, you may be our top winner this year!

Thanks to all you gardeners who make our community and our golf course such a delight.



Barry McConnell
Publisher/Editor

On the Cover

Glowing Wild at the Denver Zoo. You can wander the world in a single evening, traveling from lush forests to radiant reefs. This limited-time, after-dark event takes you on a glowing journey inspired by wildlife and conservation. Experience the glimmer of 60 illuminated scenes and 175 new larger-than-life lanterns that bring animals and their stories to light, all handcrafted by Chinese artisans.

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

**Heather Ridge
Metropolitan District**
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James Cronen, Chimney Hill
Venus Veroneau, Cobblestone
Crossing
Kay Griffiths, Cobblestone
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@HRColo.org
for an invitation.

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

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO
80014
303-755-3550
www.GolfclubatHeatherridge.net

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13521 E Iliff Ave, Aurora, CO
720-246-0309
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MAY CHEF'S SPECIALS

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Mother's
DAY

Sunday, May 10th

\$16.95 Brunch Buffet
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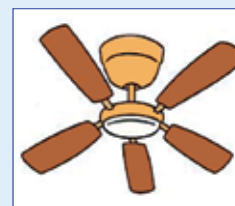
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Heather Ridge **METROPOLITAN DISTRICT**

HOA Reserves 15% in 2027

FNMA-Freddie Mac is stronger than you think, and it's flexing its muscles to do what most HOA boards won't do – adequately fund their Reserves as part of an annual budget. As of Jan 4, 2027, HOAs wanting their owners to have access to conventional mortgages for home sales and re-financing must fund their Reserves at 15% of gross budget vs. the 10% as done for the past three years.

Please don't confuse this coming FNMA-Freddie Mac's change with its present insurance policy rule: The general HOA insurance wind and hail assessment deductible percentage to not exceed a 5%. That rule means if an HOA's deductible exceeds 5%, they cannot get conforming conventional mortgages.

These rules are for all HOAs across the country, and not just for Heather Ridge; and the time to discuss these changes and implications is now and not just before annual budgets are formed. Any HOA not funding Reserves at 15%, or insurance deductible greater than 5% will not be approved for FNMA-Freddie Mac under-written loans.

FNMA-Freddie Mac is trying to do what most states and HOAs haven't been able to do – to make tough decisions and budgets for the future benefits of all. At issue are general and special assessments that affect ownership costs and possibly home market values.

For example, if an HOAs annual budget is \$1 million, then it previously set aside 10% or \$100,000 each year

for its Reserve account. That account is needed to pay future "capital" costs vs operational costs for general common element repairs or replacement such as roof, exterior paint, roadways, or budget shortfalls such as when general insurance premiums go up substantially as happened three years ago.

How will this affect monthly HOA assessment costs? First, the monthly assessments will go up unless other expenses are reduced. Using the previous \$1 million budget, if the HOA has 100 units, then the budget is divided by 100 equaling annual unit cost of \$10,000, or \$833 each month. If there are 200 units, then the annual cost is \$5,000, or \$416 per month.

Secondly, a 10% Reserve contribution in an annual budget, not in that annual budget is \$100,000, but a 15% contribution is \$150,000. That \$50,000 increase without any other changes for a 100 units complex equals \$500 more per unit annually, or \$42 monthly. For a 200-unit complex, that's \$250 more annually and \$21 monthly.

Lastly, HOA boards will have choices in this matter. They can decide to not comply with FNMA-Freddie Mac's guidelines and forego their conventional loans. This might affect home sales because conventional loans are more popular vs VA, FHA, or other loan types.

Statistically, Heather Ridge home sales average above 60% for conventional loans vs VA, FHA, and cash sales. HOAs and residents must ask

themselves if having access to FNMA-Freddie Mac loans is worth the extra ownership costs to them?

Not to be lost in this discuss is the age of your community and its big-ticket expenses such as roofs, sewers, exterior painting, roadways, etc? Do you have enough cash on hand or must you do a special assessment to cover such things? That's FNMA-Freddie Mac's big concern!

To address those concerns, HOAs should periodically perform reserve engineering studies. Costs and results will vary, so be prepared to discuss what you are paying for and its value to HOA boards in forming annual budgets. HOA reserve studies are also proving important in home sales.

Finally, please realize that FNMA-Freddie Mac is helping most HOAs do what they want to do. . . increase Reserves. . . given the understandable pushback by owners about high HOA fees. Comply or not with the 15% mandate is something that HOA boards and owners need to come discuss. Writing about this in Metro Matters and holding special community meetings goes a long way to community understanding and agreement.

Van Lewis



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May 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolorado.org					1	2
3	4	5 	6 6 pm Sausalito HOA Meeting via Zoom	7	8	9 
10 	11 5 pm Burgundy HOA Mtg at Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom	12 6 pm CH HOA Mtg at Noonan's	13 6 pm Fairway 16 HOA Mtg Clubhouse	14  6:30 pm Strawberry HOA Mtg via Zoom	15	16 
17	18 6 pm CCR HOA Mtg via zoom	19	20 5:30 pm HRS HOA Board Mtg Clubhouse	21 6 pm Councilmember Stephanie Hancock Town Hall Meeting Noonan's Event Center	22	23
24 	25 6 pm Cobblestone HOA Mtg - Noonan's	26	27	28	29	30



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Not valid with other offers. Expires 5-31-2026

Celebrate Mother's Day at Jus' Grill!

- ♥ **Baked Ham** with mashed potatoes, vegetables, dinner roll, and choice of soup or salad.
- ♥ **Grilled Salmon** with homemade rice, vegetables, dinner roll, and choice of soup or salad.
- ♥ **New York Steak** served with baked potatoes, vegetables, dinner roll, and choice of soup or salad.

All entrees include a cup of fresh Strawberry Cobbler as dessert. Offers not valid with coupon.

\$7.00 OFF

Ticket of \$30.00 or more receive
\$7.00 OFF!

Not valid with other offers. Expires 5-31-2026

Dear Ward IV Neighbors,

Thank you to everyone who attended our latest Town Hall. It was a great evening filled with helpful updates from our Boards & Commissions, Aurora Police Department, and our special guest, PROS (Parks, Recreation & Open Space). I always appreciate the thoughtful questions and strong community participation.

Ward IV Update - Utah Park

Utah Pool, 1800 S. Peoria St., hosted a Grand Re-Opening on April 18. The celebration included guest appearances from city leadership (and Finn the Shark!), swim lessons, paddleboard yoga, log rolling, and giveaways for free aquatics programming and merchandise.

Updated schedules, programs, and membership details are available at AuroraGov.org/Utah

Aurora Water Update

Many of us are concerned about drought conditions and what we can do to conserve water.

Aurora receives about **95% of its water from surface sources** in the Colorado, Arkansas, and South Platte River basins. Much of this water is captured during spring runoff and stored for use throughout the year.

Right now, **Spinney Mountain Reservoir – Aurora Water's largest reservoir – is sitting at less than 50% capacity**, so conservation efforts are especially important. For current storage levels, visit: AuroraGov.org/Storage

An Aurora Gem

I had the pleasure of attending an **Aurora Singers** concert recently – what a wonderful experience! Founded in 1977, the group is celebrating nearly 50 years of music in our community. This volunteer organization welcomes anyone who loves to sing and perform. Their repertoire includes everything from Broadway show tunes to classic favorites. They perform at East Middle School and it's a great way to enjoy an afternoon of music and community. Learn more at aurorasingers.org.

APD Update

Aurora Police districts – as well as PAR boundaries – have recently been reorganized. Parts of Ward IV are now located in Districts 2 and 3. I encourage residents to check which district serves your area so you know who to contact when needed. Please review the updated APD PAR website page: <https://experience.arcgis.com/experience/1308085cee5543de8028fb57e2e319d2>

APD website page:

https://www.auroragov.org/residents/public_safety/police/police_area_representatives_par#:~:text=Contact%20Us,Crime%20Prevention

Please see the email contacts for Districts 1, 2 & 3.

- Sergeant J. Van Kam — jvankam@auroragov.org
- Ofc. Carreno — Beat 19 & 20, west of I-225 — ecarreno@auroragov.org
- Ofc. Drexel — Beat 21 & 20, east of I-225 — ddrexel@auroragov.org
- Ofc. Brungardt — Beat 22 & 24 — nbrungar@auroragov.org

Heather Ridge Metro Matters May 2026

- Ofc. Jenkins — Beat 23 & 25 — jjenkins@auroragov.org
- Ofc. Spanos — Beat 26 & 27 — sspanos@auroragov.org

Here's Your Chance to Serve.

Did you know that Aurora has 22 boards, commissions and committees composed of residents and volunteers? Here is your chance to get involved. Boards include Arts & Culture, Aurora Youth Commission, Business Advisory Board, Metro Water Board and more. Some commissions are Council Member appointed. There current openings on the Library Board. To learn more and apply https://www.auroragov.org/city_hall/boards__commissions

Next Town Hall

Please join me for our next Ward IV Town Hall on **May 21st** instead of May 14th at Noonan's, 6:00–8:00 pm. Our new format will include a 30-minute networking session from 6:00–6:30 pm. Come and bring a neighbor – it's always so good to see you and connect in person.

Need Assistance?

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

Remember, positive change starts with you.

**Your Citizen Servant,
Stephanie Hancock
Council Member Ward IV**

Email: shancock@auroragov.org

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

Utah Pool

1800 S. Peoria St.
303-739-1530
AuroraGov.org/Utah





Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

Reading the Tea Leaves In Today's Real Estate

No two real estate markets are the same, but there are similarities to watch for.

The first similarity is the number of homes for sale, be it Heather Ridge or the metro area. Heather Ridge, with 1127 units, now averages monthly about 18-22 homes for sale. It has been increasing lately. During post-Covid, that average was 4-6 homes; but in 2023 and 2024 when mortgage rates rose dramatically, there were 28 or more homes for sale per month.

This tracks on metro-Denver stats with 9,846 homes for sale at the end of March with 3.2 million residents. During the Great Recession, 2007-2009, monthly listings often exceeded 30,000 homes and the population base then just below 2 million people. In contrast, during post-Covid years, 2020-2022, the number of homes per month often fell below 2,000 with strong population increases.

Another similarity is mortgage interest rate. Before the Iran war started, mortgage rates were below 6% hitting 5.88%. As of April 16, rates were back in the mid-6s at 6.38%. Still reasonably good vs rates above 7% a year ago, but going below 6% again will bring the buyers out and quicken home sales.

Lastly, employment, jobs, and the economy are significant factors too. Colorado's economy is much like the national one, but with more gray-haired people retiring than other states. Many companies here and nationally are not "hiring or firing" letting natural attrition thin their ranks pending more economic certainty.

Those factors and a declining Colorado population in 2025 (albeit only 0.4% or 11,700), portends a change in our economic growth, especially real estate.

How do home sellers and buyers deal with these issues?

Knowledge and the right real estate agent

There are four real estate markets to contend with in metro Denver – detached single family, attached condo/townhome, new homes, and new apartment complex rentals.

Detached home sales and prices are holding their prices, but attached condo/townhome are losing ground due to HOA cost factors. New home builders are now sitting on unsold inventory that limits their breaking ground for new builds. Lastly, an over-built new apartment market is offering lower rents and popular life-style features to fill units. For the Gen-Zs not living at home, this is better than buying.

To navigate all the above, Pete and I have one simple philosophy, "No one cares how much you know until they know how much you care." We may have lots of information, facts, and experiences, but listening to your needs comes first.

We focus on four essential factors in today's real estate market. First, we compare your home's value to market prices. Remember, value and price are two separate things: "Value is what you get, and price is what you paid for it." Knowing that interaction is critical to success.

Next, your motivation to sell. Knowing that creates a time line of expectations including price, closing date, expenses, and proceeds. Nothing works as well as a plan of action based on needs supported by reality.

Lastly, a thorough discussion of today's real estate market. For example, why are many buyers sitting on the sidelines not looking at homes? And those buyers who are out looking, how can sellers get them to their homes? And most importantly, to understand the real estate market with facts and professional opinions vs hopes and hearsay from neighbors and friends.

Pete and I are here to help. Remember, *"Please don't leave home without us."*



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

Van Lewis

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.

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$460,000	2827	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Cobblestone Crossing	\$334,900	13382	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	\$250,000	2191	S Victor St D	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$429,000	2738	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$407,995	2630	S Vaughn Way C	3 - 4	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$398,500	2240	S Vaughn Way 103	3 - 2	1,485	2 Gar, Att	2 Story
Sausalito	\$387,000	2522	Worcester Ct B	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$379,900	2512	Worcester Ct F	3 - 2	1,273	2 Gar, Att	2 Story
Fairway 16	\$379,900	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Strawberry II	\$379,500	2419	S Worcester Ct A	3 - 2	1,273	1 Carport, Sp	2 Story
Cobblestone Crossing	\$365,000	13322	E Asbury Dr	3 - 3	1,392	1 Gar, Sp	2 Story
Burgundy	\$360,000	2645	S Xanadu Way B	2 - 2	1,314	1 Gar, Sp	2 Story
ChimneyHill	\$355,000	2052	Worcester Ct	2 - 3	1,337	1 Gar, Det	2 Story
Burgundy	\$350,000	2693	S Xanadu Way C	2 - 3	1,315	1 Sp	2 Story
Sausalito	\$333,000	2490	S Worcester Ct B	3 - 2	1,282	2 Gar, Att	2 Story
Heather Ridge South	\$325,000	2813	S Xanadu Way	3 - 2	1,633	2 Gar, Att	2 Story
Cobblestone	\$310,000	2101	S Victor St B	2 - 2	1,208	2 Gar, Att	2 Story
ChimneyHill	\$299,900	2002	Worcester Way	3 - 3	1,337	1 Gar, Att	2 Story
Strawberry I	\$295,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$289,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$282,500	2411	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$274,000	2469	Xanadu	2 - 2	1,091	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$274,000	2469	S Xanadu Way A	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Strawberry I	\$270,000	2649	Xanadu Way	2 - 2	1,162	1 Carport, 2 Sp	2 Story
Strawberry I	\$270,000	2621	Xanadu Way	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	\$249,000	13653	E Yale Ave D	1 - 1	843	1 Carport	2 Story

Homes Closed from March 16, 2026 to April 16, 2026

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Country Club Ridge	\$387,500	2250	S Vaughn Way 201	2 - 2	1,476	Cash	\$800	Individual
Heather Ridge South	\$365,000	2240	S Vaughn Way 201	2 - 2	1,476	Conventional	\$9,240	Individual
Cobblestone	\$350,000	2132	S Victor St A	2 - 2	1,392	Conventional	\$5,000	Individual
Cobblestone	\$345,000	2418	S Victor St A	3 - 2	1,273	Conventional	\$9,000	Individual
Cobblestone Crossing	\$345,000	13394	E Asbury Dr	2 - 2	1,392	Conventional	\$10,000	Individual
Sausalito	\$335,000	2447	S Victor B	3 - 2	1,282	Conventional	\$0	Individual
Sausalito	\$327,300	2448	Victor St D	3 - 2	1,230	Conventional	\$0	Individual
Sausalito	\$325,000	2512	Worcester Ct C	3 - 2	1,300	Conventional	\$0	Individual
Cobblestone Crossing	\$310,000	13412	Asbury Dr	2 - 2	1,208	FHA	\$5,000	Individual
Strawberry II	\$299,000	2415	S Xanadu Way C	2 - 2	1,091	Cash	\$0	Individual
Strawberry II	\$281,850	2443	S Xanadu Way C	2 - 2	1,091	Conventional	\$8,450	Individual



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

Guys,

Although the 2026 golf season is now here there is still time for you to join the Heather Ridge Men's Club. That's right, it's not too late for you to get your application submitted. You can either mail it to the address provided on the form or you can 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
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)

Men's Member/Member Spring Tournament April 11

1st Place Winners



Austin Richard, John Black, Dwight Lyle, and Ken Levinson

2nd Place Winners



Mitch Gates, Charlie Segraves, Travis Ptacek, and Chris Ashburn

Three Teams Tied for 3rd Place



Above: Anthony Sarmiento, Darel VanHooser, Garrien Behling, and Paul Phillips



Above: Keith Whitlock, Justin Fults, Will Crandell, and David Hunn



Left: Bob Willey, Tony Chilleli, Kevin Rabideau, and John Stachowski



Bruce Larson, Jim Murray, Pete Traynor, and Michael Lockwood



Bryce Hunn, Todd Senn, Doug South, and Donell Wells



Matthew Harline, Maxwell Blair, Donnell Patterson, and Fred Larke



Dan Richardson, John Propp, David Barela, and Thomas Knaub



Jeff Costa, Kirk Jamison, Dick Hinson, and Burt Buckman



Matthew Trujillo, Fred Dawson, Don Blosser, and Jerry Weakley



Gary Johnson, Josh Triplett, Pete Mueller, and Wayne Sartori



Above: Mike Coppens, Dumitri Palea, Patrick Hinchcliff, and Roger Andersen

FORMAT		EVENT		DATE		TEAM SCORE
TEAM #	TEAM PLAYERS	IN	OUT			
	Johnson, Mueller, Sartori, Triplett	64	67	131		
	Carson, Lockwood, Murray, Thayer	63	65	128		
	Ellis, Hocking, Lark, Patterson	59	74	133		
	Hartman, Hansen, Sargent, Smith	61	69	130		
	Hunny, Senny, South, Wells	64	65	129		
3rd	Behling, Phillips, Sorenson, Vanhook	64	63	127	\$110	
3rd	Scandell, Fulton, Hany, Whitlock	66	61	127	\$110	
2nd	Ashburn, Gaudy, Pfaff, Sargent	62	62	124	\$330	
	Dunaway, Knutty, Propp, Richardson	65	71	136		
	Eckman, Cooley, Hinson, Junion	66	67	133		
	Blosser, Davidson, Frangillo, Hendley	71	71	142		
1st	Black, Carver, Kyle, Richard	57	64	111	-\$440	
	Anderson, Hinchcliff, Sully, Coppens	69	67	136		
3rd	Pennington, Stachurski, Willey	61	66	127	\$110	
CTP						
Team	#5 Matt Harkin	3	inches			
Team	#8 Dwight Kyle	8	"11			
Team	#10 J. Propp	58.5"				
Team	#14 Sully	11' 6"				



Sullivan Smith, Travis Sargent, Ed Hansen, and Kyle Abraham



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WEEKLY & BI-WEEKLY | MOVE-IN & MOVE-OUT CLEANINGS

18-Hole Ladies' Club News

Ladies, get your teams together for the **Member/Member-Member/Guest Tournament** on **Wednesday, June 17, 2026**. The theme this year is **SITCOMS**. Dantha and her committee are working hard to make this a truly fun tournament. Contact Dantha or Christi for hole sponsorships, donations and door prizes. We will kick off, as usual, with the putting contest and lunch will follow the tournament in the Garden Room. Registration this year is \$45 per person and green fees/carts are \$75. Application forms will be sent out soon by email.

April practice rounds are over and Wednesday and Saturday tournaments are scheduled for the remainder of the season which ends with our fall tournament and annual meeting on September 26. The deadline for signing up for Wednesday tournaments is preceding Saturday at 5 pm, and the deadline for signing up for Saturday tournaments is the preceding Wednesday at 5 pm.

Teresa Anderson

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.

Ken's Auto Service Is Now EAS Tire & Auto Same People, Same Quality Work & Care, Just a New Name!

Your trusted auto repair shop, Ken's Auto Service, is being rebranded as **EAS Tire & Auto**. While the name on the building is changing, the owners, the team you know, and the quality of service you count on are all staying exactly the same.

In fact, we've been behind the scenes here for quite some time. EAS Tire & Auto was founded in Littleton, Colorado in 2004 by Colorado native Brian Bates. Over the years, we've grown thoughtfully across the Front Range, often partnering with longtime shop owners to help them transition into retirement while keeping their teams and legacy in place. We've proudly owned this location since 2024, now the name on our building simply reflects that.

We're proud to continue serving you with benefits that make every visit better:

- ✓ 5 Year / 50,000 Mile Warranty for added peace of mind
- ✓ Rewards Program that earns you points on every purchase
- ✓ Locally Owned & Operated Since 2004
- ✓ ASE Certified Technicians at every location
- ✓ 20+ Denver Area Locations for convenience wherever you are
- ✓ Courtesy Vehicle Inspections performed every visit to keep you safely on the road!



(303) 743-9800
15293 E MISSISSIPPI
AVE, AURORA, CO 80012



\$30 Off
Oil Change
Service

Includes most cars/light trucks, up to 6 qts. of synthetic oil and new oil filter. Some vehicles require special oil and/or filter, cost is additional. Does not include tax and disposal fee. Cannot combine with any other offer. Limited time only.

BONUS SAVINGS
ON ANY SERVICE

\$25 OFF \$100+

\$50 OFF \$250+

\$100 OFF \$500+

Service must be over \$100, \$250, or \$500 prior to tax & fees. Restrictions may apply. Excludes tires, batteries. Cannot combine with any other offers. Must present coupon at time of service. Limited time only.

**Schedule your
appointment today!**



HR Heather Ridge

ASSOCIATION NEWS

Cobblestone Crossing

Happy Mother's Day!

To all the wonderful moms and mother figures in our community – thank you for your love, strength, and everyday magic. Wishing you a beautiful and restful day.

HOA Monthly Board Meeting: The monthly Board Meeting will be held on the Second Monday of the month at 6 pm. This will be conducted via Zoom. We welcome all homeowners. Instructions for attending the meeting are located on the Cobblestone Crossing's HOA Portal under the Events tab. Log in at www.accordhoa.com >> HOA PORTAL LOG IN >> Events >> The link for the zoom meeting and multiple phone # options to access the meeting will be there.

Our hearts are with the families and friends of two long-time residents who have recently passed away. Their legacy and the connections they built here

will not be forgotten. Thank you to Midge Miller for the following memorial contribution.

Steve Weiner, one of the original owners in Cobblestone Crossing, died March 15, 2026. He was a proud Penn State alumni and had a long career as an engineer at Lockheed Martin. Steve served on Cobblestone Crossing's HOA Board for years and if you didn't know Steve, you knew his dog as he walked the property daily. He was a sports fan, loved to travel, frequent restaurants and enjoyed theater productions. He will be missed.

Jeff Jones, a longtime owner in Cobblestone Crossing died March 26, 2026. Jeff was a veteran and had a long career as a mechanical and aerospace engineer. He enjoyed golf, sailing, skeet and motorcycles. Jeff was an honorable and generous man who loved his family and good music. He will be missed.

Sewer Line Inspection Update:

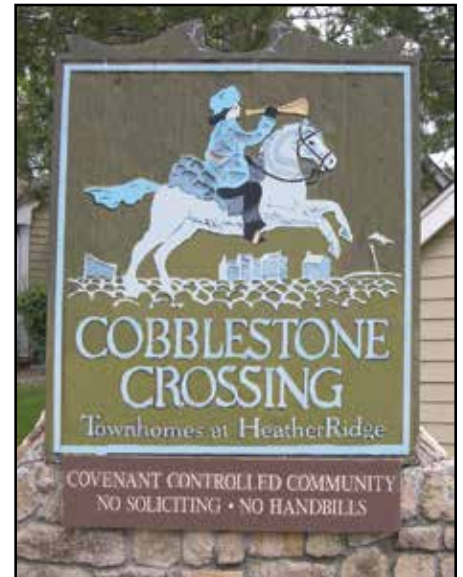
In April, the Association completed inspections on 100 of 150 sewer lines, with the remaining units scheduled. Thirteen lines were found to need repair and 26 require hydro-jetting, totaling \$81,900 in work. Repairs began April 10 and are funded through reserves, with no special assessment. All sewer work will be finished before the asphalt project, and homeowners are encouraged to inspect their private lines annually.

REMINDER: Please don't flush any wipes — even "flushable" ones — as they can clog both home plumbing and our shared sewer system.

Asphalt Replacement Project: Phase 1 of the Asphalt Replacement Project is scheduled to begin May 26. Additional details will follow — see the map below for the phasing plan.

Spring Clean-up Reminders:

- Please ensure your window screens are in good shape. If you notice tears or worn screens,



please **REPLACE** or **REMOVE** them.

- It is the homeowner's responsibility for repairing/replacing damaged air conditioner pads.
- Homeowners are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.
- For residents with fences around or on your patio, as the weather improves later in the Spring, please consider staining the fences to help decrease wood rot.

Pool: Weather permitting, the pool will open on Memorial Day weekend. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Planters: If you live close to an

entrance planter box or any other planter boxes throughout the property, please consider planting flowers in them if they are not filled with rock. As always, exercise caution and don't plant too early! Good guideline to follow is normally after Mother's Day.

Pet Owner: Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

Parking Reminder:
Parking decals are required seven days a week for vehicles parked in an OPEN or GUEST parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not

required for vehicles parked in a RESERVED parking place. Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as “RESERVED”, “OPEN” or “GUEST” Homeowners are assigned one RESERVED parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an OPEN space. OPEN parking spaces are on a “first come, first serve” basis for all residents and guests. Vehicles parked in an OPEN or GUEST parking space are limited to 24 hours. Vehicles may not be parked in an OPEN space if a resident's RESERVED space is vacant. Owners are assigned one GUEST decal that is to be

used only by a visitor or guest. Anyone who lives on the property is ***NOT a GUEST*** and should ***NEVER park in a GUEST*** parking space.

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 South

Westwind Management Group, LLC serving HRS since 1989: Our business manager, Brook Ramirez, is on family leave. 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).



Who let the dogs out? This article is about barking dogs in HRS, and not the musical group *Baha Men* who released that hit song in 2000! Westwind is receiving more and more complaints about barking dogs and it telling callers to contact Aurora Animal Control. The HOA wants to know about such things, but this is a civil matter under Aurora ordinance laws.

Owners are responsible for their pets, whether pet pumas or snapping turtles. If their “furry children” disturb the peace of others, that is a violation of city ordinances. Barking dogs outside or inside of a unit that disturbs others is a problem the HOA wants to know about.

As pet owners, please think of others

– especially next door to you. This includes animal waste, unattended pets, noise, and safety issues. Unlike Lays potato chips, one bite is one too many.

Sewer Backup Issues: Please monitor your unit’s floor sewer drain for signs of backups, past or present and to inform Westwind immediately! All unit sewer lines connected to a main sewer line under that building. All main lines then connect to a community line that flows into Aurora’s sewer system.

Remember, the HOA is not responsible for any water damage to a finished basement. Why? Per our Declarations, the HOA is responsible for only the common elements and interior builder finish of each unit.

The builder, EDI, did not finish any basements for any units as part of original sales here. Present owners with finished basements are responsible for them unless the HOA was negligent.

HRS sewer lines are jetted two or more times annually as well as camera-scoped once a year. The HOA frequently publishes warnings about what NOT to put down unit sewer lines (kitchen and bathrooms) to reduce clogs and backups. When a backup occurs, please report it immediately to Westwind.

The HOA has a preferred companies for plumbing and restoration that know our sewers and governing rules: Cronen Plumbing, 303-937-8369 and RestorCo, 303-868-1568. Owners are responsible for their own basement mitigation, and should they use other plumbers or mitigation companies, the HOA is not responsible for their actions or costs above what the HOA’s preferred vendors charge.

Water Usage and Rules: The City of Aurora has declared a Stage 1 drought emergency governing individual as well as common element communities water usage. Since HRS irrigates the common element landscape, the only requirement of residents is to limit hand water only as needed (no fixed sprinkler device) and to monitor interior water used in the kitchen and bathrooms. For any questions, please contact Westwind.

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 May HOA Board Meeting will be held Tuesday, May 12, 2026 at 6 pm. The June HOA Board Meeting will be held Tuesday June 9, 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.

The Siding Project: The community has moved forward with the siding project, which was approved during the March 10th board meeting, and all paperwork has been completed. We will begin with Section One. To learn more about the sequence of events, attend the May 12th meeting for the most accurate and up-to-date information.

Improvements to Our Community: In the light of maintaining community safety, quotes for retaining wall repairs are being gathered. Meanwhile, concrete slabs under the rubbish enclosures are being replaced. We are already looking into landscaping projects and maintaining the pool area for this upcoming summer. Thanks go to those who have participated in the community survey.

New Signage: We have recently installed some new signs regarding the speed limit within the neighborhood which is 10 mph. Please keep in mind there are blind corners and young

children may be about. This is a combination that could end tragically if drivers fail to pay attention. Please do not use your cell phone, adjust your mirrors, tune your radio, etc. while driving, for it doesn't take but a second for an accident to happen. Our roadways are narrow, our walls are tall, and kiddos on bikes and scooters are fast and the weather is perfect for kids to be out playing. Please slow down!

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 June 18. A meeting notice and agenda will be posted on the mailboxes.

Property Management: Double Tree is managed by Metro Property Management (MPS). 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, please do so 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.

IMPORTANT NOTE: Please let your insurance carrier know that our shingles have a Class 4 rating. We have had several owners report significant savings in their HO3 insurance premium when they contacted their insurance agent and informed them of this designation.

Maintenance Report: As expected, the lack of snow this past winter means drought restrictions will be enforced this summer, affecting the look of lawns all over the metro area. We will follow Aurora guidelines and only run our sprinklers two days a week. They have warned us that any overages will be monitored and surcharges will be added to our monthly bill. Additionally, please limit your hand watering. You may hand water flowers, vegetables, and trees, but do not hand water the grass around your home.

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 May 7, and 21. 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.

Snow Parking: Although our winter has been unusually warm, May can be a snowy month. 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 pipe 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

April 15 was our annual meeting. Our Quorum was achieved so we were able to approve our 2025 annual meeting minutes from 4/16/2025 and budget ratification from November 19, 2025. Moving forward into 2026 our budget is **healthy** and we have a great Board group with a former member rejoining as Vice President and another new person wishing to be our new Treasurer with great experience in finance! More news to come on that position.

We were pleased to have Diana Denwood, Aurora Water Conservation Supervisor, come to give us a talk on the status of Aurora Water and our drought and offer tips for saving water in our daily routines. An interesting tidbit is that our Kentucky Blue



grass turf which is everywhere in our community requires **28 inches of water** to thrive versus our native grasses like buffalo and blue gramma which require **zero inches of water** to thrive after a year to establish. Also, **do not spot water** our Kentucky Blue turf. There is a notice or fine if caught by Aurora Water. The Kentucky Blue might just be dormant (yellow not gray). Watering our turf grass will be limited to two times a week by our irrigation system under our present **Level I** water restrictions. Hand watering is allowed for our home gardens morning and evenings only and we will be able to open our community pool and can top off the water as needed. Aurora Water might have to go to Level II at some point if our drought continues.

At our annual meeting we also welcomed our new Advance HOA manager Lori Smith who comes with a very educated background. You can reach her at lori.smith@advancehoa.com and she can be contacted at 303-482-2213 extension 333. Lori seems like she will be a good fit for our community!

We have finished our 2600-meter home leak inspections for our EyeOnWater Pilot Project but are still tallying results from that to see if water usage has actually gone down inside homeowner units. Our next step was hiring a leak expert to come and tag possible leaks from water pipes exiting the actual buildings on the 2600 meter. Unfortunately, the detection process of external leaks

was cut short by not having the necessary helium to complete leak detection successfully. Our next step in decreasing our HOA water usage will be to focus on improving and tagging our complete irrigation system. A lot of work has already happened on this part of our project! More to come on this. We hope with all this effort to save precious water and money in this challenging drought situation we are in.

If you need to contact City of Aurora to take action on non-emergency city issues like abandoned vehicles, trailers, shopping carts, city streetlight outages, illegal watering, you can report anonymously to Access Aurora online at access@auroragov.org. You can also download the Access Aurora app to your cell

phone. Easy to use!

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

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

Rain dances are welcome!

Lisa



Glowing Wild at the Denver Zoo.

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: strawberrytheatherridgeassociationinc.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.

Spring is Here

What a refreshing time of year with new life to our community landscaping! Trees and flowers budding, ducklings on the ponds, and mama ducks leading their babies to other ponds in the vicinity. This is also the time for gardens and flowerpots to be cleaned of last year's debris. To keep our community free from old plants and flowers it is required by the Strawberry Rules and Regulations to remove old growth and keep the area around your unit clear of debris and clutter. The debris and clutter (especially cardboard boxes) on decks attracts rodents, which the HOA would like to avoid. We suggest using plastic tub containers to store belongings on the deck(s).

Landscaping Vendor

For the 2026 summer and fall season we have a new landscaping vendor, Environmental Design. They will handle mowing, debris pick up, dog waste bag stations and special projects associated with our community. Please be patient as they familiarize themselves with our property layout and responsibilities. If there is anything you need complete around your unit, or see something that needs addressed, please reach out to Kyle and he will notify Environmental Design.



Aurora Water Restrictions

As you know, we are currently experiencing severe drought which means there will be water restrictions for lawn watering. We will be limited to two times per week, but watering of flower gardens and trees is permitted. Please be mindful of your water usage outside, i.e., no washing vehicles, allowing unnecessary running of water, etc.

Clubhouse Interior Painting

We hired Foothills Painting to paint the interior of the clubhouse. What a big difference this has made! We are currently addressing the need for flooring (the carpet has seen better days!) and the kitchen area. It's the first time in 50 years since being painted!

Faith Gillis

Happy Spring!



Sausalito

Board Meetings: The Board continues 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.

As we continue working through the **Reserve Study**, the Board will begin sharing with homeowners which reserve projects are planned for completion this year and what improvements are being prioritized for the community.

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 & Grounds: Landscape services are provided by **Epic Landscape**. For routine concerns, please contact your property manager first. For urgent issues requiring immediate attention, emergencies may be reported to **720-561-1568**.

Pools: We're excited to share that the **community pools will be opening on Memorial Day!** We're looking forward to a great summer season and hope everyone enjoys the amenities responsibly and safely.

Maintenance Requests: All maintenance requests should be submitted through the **LCM website** so they can be properly documented, tracked, and addressed as efficiently as possible.

Security Update: Sausalito continues to be serviced by **PalAmerican Security**, with patrols totaling approximately **90 minutes each day**. To request a security presence, call or text **720-250-8975**.

In the event of an emergency or active incident, please **call 911 first**, then follow up with security or LCM as appropriate. As always, if you notice anything concerning, please report it and avoid intervening 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**. Pickup occurs on **Mondays**. Please place bins out the night before and return them promptly after service.

Pipes & Plumbing Reminder: Because Sausalito has **older plumbing infrastructure**, homeowners are encouraged to be mindful of what goes down sinks, toilets, and drains. Items such as wipes (including "flushable" wipes), grease, paper towels, and hygiene products can lead to clogs and costly plumbing issues.

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

Grounds & Pets: Thank you for helping keep Sausalito clean and

welcoming. Pets must be **leashed at all times**, and waste should be picked up promptly and disposed of in household trash – not in golf course receptacles.

We're also excited to share that **three new dog waste stations will be installed throughout the property** to help make cleanup easier and keep our grounds looking their best.

Architectural Requests: Exterior modifications – including windows, doors, solar panels, satellite dishes, and other visible changes – require **HOA approval prior to installation**. Requests should be submitted through **SmartWebs on the LCM website** and include contractor agreements, permits, and insurance documentation.

From the Board: Thank you to all homeowners for your continued engagement and care for the Sausalito community. As we move into the spring and summer months, we look forward to continuing progress on reserve study priorities and making thoughtful improvements across the property.

Sausalito Board of Directors

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 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



May Safety Spotlight & Pool Opening!

After a winter that felt more like one loooooong spring, we're excited to welcome you back to the pool this Memorial Day weekend! To help everyone have a fun, safe, and relaxing time, here are a few friendly reminders:

- **Pool Hours:** 6:00 am – 10:00 pm. Please enjoy the pool only during posted hours so everyone can stay safe and minimize disturbances to neighbors.
- **Children & Supervision:** Residents under 14 are only allowed to swim with an adult.
- **Glass & Safety:** To prevent accidents, glass containers are not allowed in the pool area.
- **Diving:** The pool is shallow, so please enter safely – no diving.
- **Pets:** For the comfort and safety of all, pets are not allowed in the pool area or tied to the fence surrounding the pool.

Have a safe and enjoyable start to pool season!

Friendly Reminder: *Keep the Volume in Check*

With the weather warming up, we know you're excited to enjoy music poolside, from your home with the windows open, or on the go.

Just a friendly reminder: sound carries, and what feels like a private concert to you may reach neighbors far and wide. Please keep music at a considerate volume so everyone can enjoy the season.

Landscapers

Our landscaping team has been hard at work since the spring walkthrough and will be on-site all summer. With a hot, dry season ahead and water restrictions in place, they'll be doing their best to keep our community looking beautiful.



We always appreciate residents being friendly and welcoming to our landscapers. If you have specific requests regarding the landscaping of your property, please submit them to Associa so we can coordinate properly.

Our landscaping team is happy to work with residents and is very understanding of individual preferences. If there's a bush or area you'd like to care for yourself, please see a Board Member to receive some

orange string. Any plants marked with orange string will be left untouched by the landscaping team.

Our landscaping team is never responsible for removing pet waste. Pet waste creates unsafe and unsanitary working conditions, and the team may need to avoid or skip areas where it is present. This can lead to delayed or incomplete maintenance. Please use bags provided in the pet waste stations around the community to immediately pick up after your pet and properly dispose of waste.

Spring Planting

Residents are invited to bring personal green space to their patios! You might try pollinator-friendly flowers to attract bees and butterflies, fragrant herbs like basil, rosemary, or lavender for a colorful, tasty touch. Low-maintenance succulents, cacti, or even ornamental grasses can add texture and interest with minimal upkeep.

We ask that all resident added plants are contained to pots and entirely within your property lines. This helps ensure everyone's plants stay tidy and that common areas remain clear for landscaping and maintenance.

It's May, the sun is out, plants are blooming – get outside for a minute and enjoy it! Say hi to a neighbor, water your plants, breathe a little. Take care of yourself, take care of each other, and we'll all get through the season a little happier.

Amy Rice



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720.434.3657

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colorsgruppilc@gmail.com

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: <https://westwind.cinconnect.com/#/home>

Email: burgundyinheatherridge@westwindmanagement.com
roxanne@westwindmanagement.com

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



Next HOA Meeting
Monday, May 11, 2026
5:00 pm
Burgundy Clubhouse

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

New Homeowner Portal through Westwind Mgmt: <https://westwind.cinconnect.com/#/home>

****Portal Assistance for CINC:**
info@westwindmanagement.com, 303-369-1800 and press 0. **Important: Please white list cincsistemas.com emails to ensure the portal invitation doesn't go to your spam mail.**

Burgundy HOA in the Works:

1. Sewer line replacement bid for Drive C "Approved" work to begin May
2. Sewer line replacement bid for Drive E and F to be reviewed and approved
3. Environmental Designs landscape to begin
4. Community Signage upgrades to be discussed
5. Lighting Committee members to attend May 2026 HOA Board Meeting
6. Spring gutter cleaning to begin May



Community Reminders

Water Restrictions Per City of Aurora:

Aurora, CO – Stage I Drought Restrictions Now in Effect – Action Required for HOAs and Property Managers

On April 6, 2026, the Aurora City Council declared a Stage I Drought. This means **mandatory outdoor watering restrictions and drought surcharges are now in effect** for all customers, including HOAs, multifamily properties, and commercial accounts.

What you need to know. Outdoor watering is limited

- Irrigation is allowed no more than two days per week
- HOA common areas, multifamily, and commercial properties may water Tuesdays and Fridays

- No watering between 10 am and 6 pm
- Aurora Water will be actively enforcing these restrictions
- Violations (including runoff, overspray, or watering outside allowed days/times) are subject to warnings, fines, and potential flow restrictions or water service interruption
- Water allocations for irrigation-only accounts will be reduced by 20%

Drought surcharges are in effect \$2.15 per 1,000 gallons applies to:

- All water used on irrigation-only accounts
- Water use above 110% of your winter quarter average for mixed-use and commercial accounts.
- Your winter quarter average is based on December–February usage and can be found on your bill under "sewer usage chg."

Swimming Pools

Community pools may be filled and topped off, but this use will likely be subject to drought surcharges and may increase your overall water costs.

IMPORTANT: **Crawlspace Ventilation**

The vents located on your unit serve an essential function and should not be blocked or removed. These

vents provide fresh air to the crawl-space, where your furnace is typically located.

Proper airflow is necessary to supply "combustion air" required for the furnace to operate safely and efficiently. Blocking these vents can interfere with furnace performance and may lead to operational issues. In addition, restricted airflow can prevent proper ventilation of gases and create stagnant air within the crawlspace.

For safety and proper system function, please ensure all crawlspace vents remain clear and unobstructed at all times.



Old Planter Soil Disposal

Per our landscaping team, residents are asked not to dispose of old planter soil directly onto the ground or lawn areas. Potting soil is formulated differently than native soil and typically contains materials such as peat, bark, or perlite that do not integrate well with turf.

When spread on grassy areas, this soil can create uneven surfaces, block



proper water absorption, and hinder healthy root growth. It may also introduce weeds, pests, or plant diseases into common areas.

For these reasons, please dispose of old planter soil in the trash rather than placing it on lawns or landscaped areas. If the soil is still in good condition, consider reusing it in your own planters, or refreshing it with new soil.

Your cooperation helps maintain the overall health and appearance of our community grounds.

Trash and Cardboard Box

Breakdown Reminder:

Please do not overfill the trash bins. Please also break down all large to extra large boxes as this will assist in lessening the trash overage. If you see someone dumping large items or an excessive amount of trash please report it to the management company. Contractors should be taking things to the dump and not our trash bins so if you see a remodel going on and dumping occurring please

reach out to the Westwind / Roxanne immediately.

Swimming Pool Opening End of May 2026:

Pool Rules: Please follow the pool rules to keep everyone safe this season. No Glass containers, No Pets inside the gates of the pool. You must be a Resident or Tenant or accompanied by a Resident or Tenant to use the Pool and have a key. Please keep an ID with you at all times while on the premises. Rules are posted at the Pool and if disregarded, privileges can be revoked. Please keep the Men's and Women's bathrooms clean and if any issues call Westwind Management Company. Please keep the pool gates closed at all times and be considerate of noise levels.

BBQ Grills: Per Burgundy's Fireplace, Grill and Chimney Inspection Policy established January 16, 2024 and the City of Aurora's BBQ Grill policy it is prohibited to have open-flame cooking devices on unprotected patios and balconies closer than 10 feet from your unit structure which includes charcoal grills, propane (LP-gas) grills with a fuel tank capacity exceeding 2.5lb water capacity (camping size tank), wood pellet grills, and smokers using a field source other than electricity alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5lb capacity. Fire-pits are also NOT allowed. Please refer to Westwind emails that were sent to all homeowners last month.

Golf Course Information: The golf course property is for paying customers and residents should not be walking or bringing their pets onto the course. The golf course is not a dog park and animals are not allowed. It is also a safety hazard to be on the golf course while golfers are playing.

If a resident experiences issues with vandalism by golfers or notice suspicious activity please contact the **Pro Shop at (303) 755-3550 option #1 or Front Range Security 303-755-0665.**

Sewer and Flushing: Even though part of the community has new sewer lines we still need to be cognizant of what is being put down in the lines whether it's a new line or an old one.

Do Not Flush the following:

- Facial Tissues
- Paper Towels
- Dental Floss
- Cotton Balls or Swabs
- Baby Wipes or Diapers
- Feminine Products
- Hygiene Products
- Wipes of any kind even if they state they are "flushable".

**Also be aware of what you are putting down your garbage disposal as this too can cause issues. No coffee grounds, no oils or grease etc., and if you don't know if it can go down the disposal then put it in the trash.

Lori Foster

Country Club Ridge

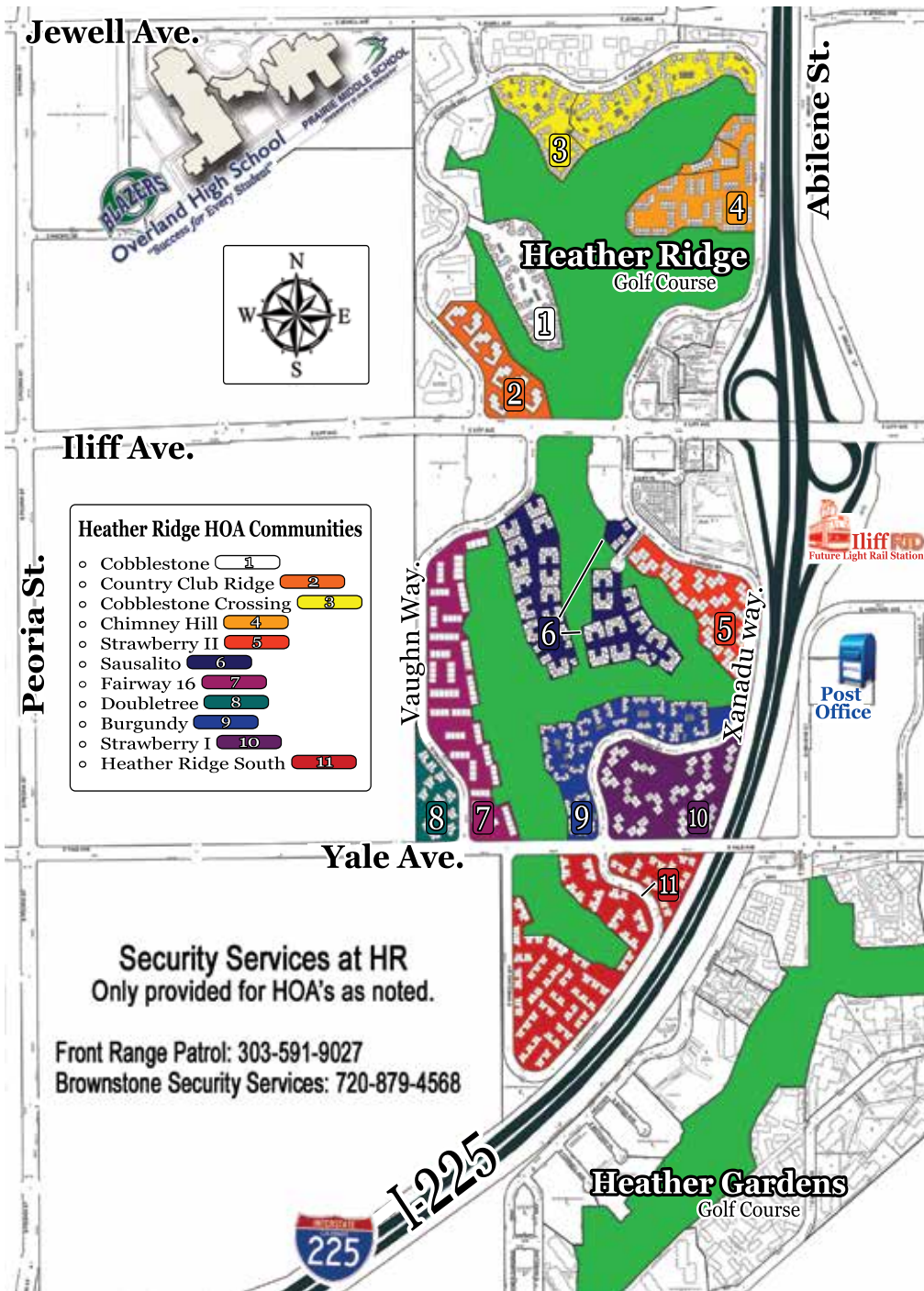
The Mulch Project was completed on Saturday, April 4th by Scout Troop #630, troop leaders and parents. Work began at 9:00 am, and it was an all-day project to move the giant pile of mulch that was delivered by Pioneer Sand Co. Our donation to the troop will be used to pay for Scout Camp this summer in Missouri.

The new mulch is a big improvement to our landscaping! Special thanks to our Community Manager, Dan Anderson, for spending his Saturday overseeing the work.

Judie Maurelli



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
westwind.cinconnect.com/#/home
303-369-1800 x 150
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

Chimney Hill

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

Cobblestone

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

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