

HR Heather Ridge

Metro Matters

Volume 16

August 2026

Number 8



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

Congratulations to all who participated in our 12th year for the Friends of the Fairways Flower Garden Competition. Even with our dry weather there are some beautiful gardens at Heather Ridge.

And speaking of flowers. Our **Friends of the Fairway** contest will be held earlier in the year next year. I'm thinking that late May or early June might let us enjoy more Spring gardens.

Those of us who have the privilege of enjoying the view of the open space when looking out of our patio doors, know that living on a golf course has lots of plusses: No noisy traffic, occasional migratory birds, foxes', rabbits and other wildlife, and increased property values. However, living on a golf course also comes with a few minor irritations, like an occasional errant golf shot bouncing off of our roof, or landing in our flowerpot.

By the way. . .

Please mention Metro Matters to your service providers and merchants in the neighborhood. Metro Matters is made possible because of the support of local advertisers and the Heather Ridge Metropolitan District.



**Heather Ridge
Metropolitan District**
President Errol Rowland, Burgundy
errol@idmybag.com
Vice President Van Lewis, HRS
van@vanlewis.com
Aletha Zens, Double Tree
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

**Heather Ridge
Neighborhood Watch**
PAR Officer Patty Southwick
303-739-1826
psouthwi@auroragov.org
Non-emergency 303-627-3100

**Heather Ridge Metro Matters
Editor/Publisher**
Barry McConnell
720-324-0242
bmconn202@aol.com

Heather Ridge Metro Matters
Coordinator/Advertising
Cherryl Greenman
720-965-0353
cherryl.greenman@gmail.com

Heather Ridge **Metro Matters**
is published monthly for the
residents of Heather Ridge.
Publisher: HomewoRx Publishing,
Barry McConnell. metromatters1@aol.com

**Heather Ridge
Metro Matters Magazine**
350 Oswego Court
Aurora, CO 80010
bmconn202@aol.com

IN EVERY ISSUE

02 FROM THE PUBLISHER	10	HR GOLF CLUB UPDATE
04 HR METRO	16	HOA NEWS
DISTRICT UPDATE	30	SERVICE DIRECTORY
06 CALENDAR		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**.



Don't Miss a Single Precious Moment

Better hearing. Better living.
At Beltone Hearing Center, we help you stay connected to the moments and the people—that matter most.

Beltone

3001 Henderson Drive, Suite K
Aurora, CO 80011

www.beltonesound.com

- Free Hearing Evaluations
- Hearing Aid Cleaning & Checks
- Services and supplies for most major makes & models of hearing aids
- Refer a Friend Program
- Lifetime Care
- Financing Options Available



Up to
50% OFF

A new pair of digital hearing aids!*

Expires 9/30/26

*Restrictions apply. See store for details. Not combinable with any other offer or promotion. Not valid toward previous purchases.

Call us today! (303) 656-2145



13521 E Iliff Ave, Aurora, CO
720-246-0309
NoonansSportsBar.com

AUGUST CHEF'S SPECIALS

**Served from 8/3/2026 to 8/30/2026

Pickle Roll - - - \$8.95

Baja Fish Tacos - - - \$13.95

Garlic Wagyu Burger - - - \$16.95

LUCKY ONE™
Vodka Lemonades AND Sweet Teas

Great Taste. Greater Good. ❤️

MOBILE ADOPTION Event! ❤️

AUGUST 22ND | 12PM - 3PM

\$1 DONATION FOR EVERY PURCHASE OF Lucky One Lemonade

ALL MONTH LONG IN AUGUST!

TO BENEFIT
true companion
animal shelter & clinic

True Companions is a Colorado-based nonprofit dedicated to rescuing dogs and finding them their forever homes. 🐾

Every sip helps support dogs in need. 🐾

GOOD DRINKS. GOOD CAUSE. 🍹

PLEASE DRINK RESPONSIBLY.
©2026 LUCKY ONE COMPANY. HOSPITO, CO. ALL RIGHTS RESERVED.

Heather Ridge **METROPOLITAN DISTRICT**

2026 Real Estate Season Update

The 2026 real estate season for Metro Denver and Heather Ridge is half over, but did anyone notice? Reports locally and nationally are calling this spring selling season “uneventful” at best. That has been the case since 2022 when markets here and nationwide topped out in post-Covid real estate sales.

The chart for Heather Ridge shows five important categories for the first 6-months of years 2026, 2025, and 2022.

- Number of Closings:** They has been declining since 2022. Blame it on “golden handcuffs” keeping low-interest home owners from moving, baby boomers staying put, or general inflation and affordability issue.
- Median Price:** median, or middle prices usually don’t fluctuate too much, so they are viewed as better price indicators than average prices. The drop from 2022 to 2026 speaks loudly that something changed. What it says prices were too high and the market place corrected it.
- Average Price:** it is more influenced by higher or lower price extremes. In the metro area, the average price always exceeds the median, but not so in Heather Ridge. Because its price range is smaller and between \$200,000 to \$500,000 than the metro prices, extreme price variations are rare. The over \$500,000 market here is gone for now.
- Concessions:** Sellers hate them, but without them prices would fall more and fewer buyers could buy. A necessary evil. Look how they fluctuate in different markets.
- Concession Participation Rate:** The numbers speak for themselves. But even in strong seller markets, concessions are there.

The number one affordability problem with condos and townhome is HOA fees. Second is Reserve balances for older communities and the threat of special assessments. But the greatest market force controlling home sales is mortgage rates. Today’s 6.5% rate is too high given persistent inflation and general affordability issues. Think food, entertainment, credit cards, car loans, student loans, etc.

Van Lewis

First Half-Year Stats			
Topic	2026	2025	2022
Number of Closings	39	43	65
Median Price	\$300,000	\$332,000	\$390,000
Average Price	\$318,486	\$334,777	\$375,188
Total Concessions	\$233,085	\$258,616	\$64,289
Average Concession by those paid	\$9,323	\$11,528	\$3,384
% of Sellers Who Paid a Concession	64%	77%	29%



CRONEN

**PLUMBING,
HEATING, &
COOLING, INC.**



24/7

EMERGENCY

SERVICE

FULL SERVICE PLUMBING, HEATING, & AIR CONDITIONING
SERVING THE COMMUNITY SINCE 1985

303-937-8369

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



Heather Gardens
GOLF COURSE

A FRIENDLY INVITATION

from Heather Gardens to Heather Ridge!

The Heather Gardens Community invites our Heather Ridge neighbors to come visit for two special offers.

Location: 2888 S Heather Gardens Way, Aurora, CO 80014

More info: <https://rendezvousrestaurantandgolf.com> OR Scan QR for HG News YouTube



Join us Weds/Fri Night-Dance Parties/Enjoy Happy Hour From 2-4:30 T-F with food and drink specials



Coupon 1 **PLAY GOLF**

At Heather Gardens Golf Course
M-F 12-3PM \$16.00/Person

Heather Ridge Residents, EXPIRES 11/30/26



Coupon 2 **RECEIVE 10% DISCOUNT**

At Heather Gardens Rendezvous Restaurant
Lunch, Dinner or Sunday Brunch

Heather Ridge Residents, EXPIRES 11/30/26

August 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@HRdolo.org						1 
	2	3	4	5	6	7
8	9	10	11	12	13	14
	6 pm Cobblestone Crossing HOA Mtg via Zoom	6 pm CH HOA Mtg at Noonan's	6 pm Sausalito HOA Meeting via Zoom	6:30 pm Strawberry HOA Mtg via Zoom		METRO MATTERS DEADLINE 8-16-2026 FOR THE SEPTEMBER 2026 ISSUE
15	16	17	18	19	20	21
	5 pm Burgundy HOA Mtg at Clubhouse 5:30 pm CCR HOA Mtg via zoom		6 pm Fairway 16 HOA Mtg Clubhouse	6 pm Council member Stephanie Hancock Town Hall Meeting Noonan's Event Center		
22	23/30	24/31	25	26	27	28
	6 pm Cobblestone HOA Mtg - Noonan's		5:30 pm HRS HOA Board Mtg Clubhouse			
29						



DUS GRILL
Restaurant
•Breakfast •Lunch •Dinner

17200 E. Iliff
(SE Corner Buckley & Iliff)
303-751-0166

\$7.00 OFF
Ticket of \$30.00 or more receive
\$7.00 OFF!
Not valid with other offers. Expires 8-31-2026

Welcome
Back To
School

Every Day!

- ✓ Fish & Chips
- ✓ Breakfast All Day
- ✓ Fresh Baked Pies
- ✓ Chicken Fried Steak
- ✓ Pot Roast Dinner

\$7.00 OFF
Ticket of \$30.00 or more receive
\$7.00 OFF!
Not valid with other offers. Expires 8-31-2026

STACK'S HOME REPAIR

Make sure you
are ready for
Summer! Call
Stack's Home Repair



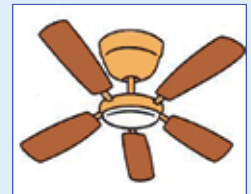
SERVICES OFFERED:

Electrical Repairs: Hot water repairs, circuits, outlets, switches, lighting, doorbells, smoke detectors, carbon monoxide detectors, security and outdoor lighting, stove exhaust fans, bathroom exhaust fans, thermostats, window air conditioners and motors.

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

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

We have over 40 years of experience in home repairs and plumbing and electrical repair and installation. No one comes within 30% of our prices. Now accepting credit cards: Visa, MC, Discover and American Express.



Robert L. Stevenson, Owner
720-849-4749

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

EAS
Tire & Auto



\$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+

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

**Schedule your
appointment today!**





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

AI vs Real Estate

Real estate lends itself to AI because of numbers: levels in a houses – square feet – beds and bathrooms. Also, prices and concessions, days on market, and sales volume. AI can “dialogue” with you based on how it’s programming, not on how you or “it” feels.

That’s all good to know, but AI can’t discuss lifetime experiences, growing older, kids and college, and your retirement. Or, how’s your health, job security, and retirement plans

Real estate answers require an understanding of both numbers and people. Realtors call it empathy, a characteristic born over years if not decades of living. It’s a willingness for realtors to listen first, to understand before commenting, and a patience to wait for answers that only humans can give.



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

One current trend in real estate is to have AI write a listing’s narrative – that’s the word glue that holds all the numbers and phrases together and sings a song to buyers to “Buy me!” Yes, houses can talk to you.

The funny thing about AI narratives is how they can sound the same, tell you the perfect spots to have morning coffee, and to numb you to death with modifiers – a perfect house, a memory maker, or living life’s dreams as you effortlessly flow from room to room.”

Pete and I have over 50 years each in real estate, and we are as human as it gets. From the wild housing markets where “everything sold over asking prices,” to markets were “you can’t buy a home showing for your listing, let alone getting an offer,” we have seen it all.

Today’s condo market is challenging but still manageable. Please read about Heather Ridge year-to-June 30 sales on page 4, the **HRC**A article comparing 2026 so far to 2025 and 2022 – our record year for top sales. There are market trends to be examined, so if you’re selling to move to another condo/townhome community where prices are falling too, that’s to be discussed. And if you want a single-family “detached” home, that’s another discussion.

AI spits out numbers and conclusions based on its programs. Realtors listen, think, and ask questions based on training, professional experiences, and life. Pete and I are very user friendly, so please give us a call. Our wives and thousands of past clients will vouch for that.

Metro Denver Real Estate Market Half Way Through 2026

- “The market trend today is in a state of equilibrium: active inventory near decades highs, price appreciation is flat or less, and buyers are holding real negotiating power.” Amanda Snitker, DMAR Chair of Market Trends Committee, June report.
- End of June’s median single-family price was \$675,000; condo/townhomes was \$392,750.
- End of June’s median home price (single family and condo combined) was \$599,950; in 2025 it was \$600,000; in 2024 it was \$595,000. And, in 2022 it was \$600,000.
- Metro condo prices are down 5% from 2022 to 2026 (\$20K)
- Mortgage rates at the end of first half of years: 2022 was 5.7%; in 2025 it was 6.9%; and in 2026, it was 6.50%.
- For sale inventory at end of June was 12,744 vs 14,007 last year. That’s twice-plus the amount of inventory compared to end-of-June listings for 2022 and 2023.
- New listings so far for 2026 are down 3% from last
- year, and closings down 5.6% same period.
- Concessions: They are the reality of today’s market that has sustained prices vs prices falling more. Very prevalent in the condo/townhome market vs single-family detached market.
- Days on market to sell is not telling the full story: Frustrated sellers who price to high are expiring their listings and re-listing 30 days later at lower prices, a new Realtor, or both. By waiting 30 days, they become “new listings” that screw-up stats for days on market and final sold price ratios. This is becoming more common as homes sit longer for sale.
- Please note the dramatic jump in this month's Active Listings on page 9.

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 July 16, 2026 — www.heatherridgerealestate.com; myHRRE.homes

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$479,754	2446	S Vaughn Way E	3 - 4	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$425,000	22500	S Vaughn Way 202	3 - 2	1,804	2 Gar, Att	2 Story
ChimneyHill	\$379,900	13611	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$309,900	2490	S Worchester Ct A	3 - 3	1,273	2 Gar, Att	2 Story
Strawberry I	\$250,000	2621	S Xanadu Way B	2 - 2	1,162	1 Carport, 1 Sp	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$449,025	2496	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$397,500	2416	S Vaughn Way A	2 - 2	1,365	2 Gar, Att	2 Story
Fairway 16	\$399,990	2630	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$389,999	2598	S Vaughn Way B	3 - 2	1,462	2 Gar, Att	2 Story
Fairway 16	\$380,000	2558	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$409,000	2738	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
ChimneyHill	\$415,000	2002	S Worchester Way	3 - 3	1,337	1 Gar, Att	2 Story
ChimneyHill	\$378,500	13532	E Evans Ave	4 - 3	1,512	1 Gar, Att	2 Story
ChimneyHill	\$369,000	2053	S Worchester Way	2 - 3	1,512	1 Gar, Att	2 Story
ChimneyHill	\$365,000	13,660	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
ChimneyHill	\$345,000	13,652	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
ChimneyHill	\$325,000	2052	S Worchester Way	2 - 3	1,337	2 Gar, Att	2 Story
Cobblestone	\$359,000	2152	S Victor St B	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$349,000	2181	S Victor St E	3 - 2	1,392	1 Sp	2 Story
Cobblestone	\$315,000	2621	S Xanadu Way F	2 - 2	1,162	1 Gar, Att, 1 Sp	2 Story
Cobblestone Crossing	\$350,000	1955	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1Sp	2 Story
Burgundy	\$348,000	2625	S Xanadu Way E	2 - 2	1,314	1 Sp	2 Story
Burgundy	\$315,000	2671	S Xanadu Way B	2 - 2	1,315	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$339,900	2419	Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$333,000	2405	S Worchester Ct B	3 - 3	1,512	1 Gar, Att	2 Story
Sausalito	\$329,900	2419	S Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$329,900	2437	S Victor St A	2 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$325,000	2408	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$320,000	2497	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Strawberry I	\$287,500	2618	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$285,000	1622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$264,900	13657	E Yale Ave A	2 - 2	1,098	1 Sp	Ranch
Strawberry I	\$249,000	13653	E Yale Ave D	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$235,000	2600	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$234,900	13651	E Yale Ave D	1 - 1	856	1 Carport	2 Story
Strawberry II	\$269,000	2415	S Xanadu Way A	2 - 2	1,091	1 Sp	2 Story
Strawberry II	\$264,000	2469	S Xanadu Way A	2 - 2	1,091	2 Sp	2 Story
Strawberry II	\$250,000	2471	S Xanadu Way B	2 - 2	1,091	2 Sp	2 Story

Homes Closed from June 16, 2026 to July 16, 2026

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Burgundy	\$300,000	2693	S Xanadu Way C	2 - 2	1,315	FHA	0	Owner



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

Guys,

It's been a great summer so far. Our Club Championship tournament will be played on August 8-9 and good luck to everyone that will be playing!!! Here are the results from our recent tournaments.

Mike Coppens
President, HRMC
720-390-1152

June 27 Stableford		
1st Flight		
1st Place	Mike Coppens	31 points
2nd Place	Trent Daum	25 points
3rd Place	Bruce Larson	24 points
2nd Flight		
1st Place	John Propp	30 points
2nd Place	Dwight Lyle	26 points
3rd Place	tie—Doug South, Jim Murray	24 points
3rd Flight		
1st Place	Ed Hansen	32 points
2nd Place	Wayne Sartori	25 points
3rd Place	tie—Kyle Abraham, Garrien Behling, Pete Mueller	22 points
CTP's: #5 Mike Coppens, #8 Ed Hansen, #10 Jim Murray, #14 Trent Daum		

July 11 and 12 Member/Member Member/Guest	
1st Flight	
1st Place	Larson/Murray
2nd Place	Harmon/Mueller
3rd Place	Harbison/Harbison
2nd Flight	
1st Place	Stachowski/Phillips
2nd Place	Lyle/Huntington
3rd Place	Sartori/Andersen
CTP's:	
Saturday:	#5 Larson/Murray, #8 Ashburn/Senn, #10 Black/Poteat, #14 Daum/Clas
Sunday:	#5 Lyle/Huntington, #8 Harmon/Mueller, #10 Larson/Murray, #14 Rabideau/Scholtec

DATE:	TOURNAMENT NAME	FORMAT / NOTES
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)

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.

Colorado at 150

Colorado at 150: How the state plans to celebrate its sesquicentennial

For 149 years, Coloradans have celebrated Colorado Day on August 1, commemorating President Ulysses S. Grant's statehood proclamation admitting Colorado to the union on that date in 1876.

Events currently planned for August 1 include the Mile High 150 Expo at the Rocky Mountain Metropolitan Airport in Broomfield, and the Colorado 150 Celebration at Highlands Ranch Town Center.

A museum exhibit, "38th Star: Colorado Becomes the Centennial State," is currently on display at the History Colorado Center in Denver and scheduled to run through September 6, 2026.



18-Hole Ladies' Club News

We had a glorious day for our Member — Member / Member-Guest Tournament on June 17. The theme was “Sitcoms” and most everyone got into the spirit of that theme with both costumes and cart decorating. We even had a hole-in-one by Leslie Wright, one of our guests. Congrats to Leslie! A great lunch in the Garden Room followed eaten off of TV dinner trays with the usual TV dinner fare of swiss steak, mashed potatoes, etc. Needless to say, a good time was had by all!

(Note that the pictures accompanying don't necessarily list the players in any particular order.)

Ladies, be sure to sign up for the Club Championship being held on Saturday and Sunday, August 22 and 23.

Getting Ready for Putting Contest



Teresa Anderson



Audrey Romero, Lourdes Swanson, Lucille Moreno-Peacock and Leslie Wright



Barbara Code, Ethel McGlynn, Kim Larson and Mary Nordin



Beverly Kroner, Cherri Wallace, Debbie Propp and Sara King



(right) Christi Clay, Norma Bisdorf, Jennifer Harbison and Lindsay Morgan



Terri Propp, Diane Ferrara, Cynde Fleck and Linda Schueller



Colleen Ripe, Lori Stammer, Terri Sullivan and Carrie Wenzel

(below) Jaz McFarland, Dantha Stewart, Brette Teasdale and Melissa Walker



Jenni Anderson, Kathy Binford, Brandi Adder and Tracie Joyce Binford.



Joyce Scott, Liz Clancy, Kara Birkedahl and Sally Simon

(below) Kathy Curtis, Karen McMahon, Teresa Anderson and Julie Bell



Katie Borgmann, Michele Curry, Elisa Fleshman and Kristi Schmidt



Leslie Lawton, Lindy Levey, Leslie Sue Parker-Wallace and Kathy Millner

(below) Pam Graham, Wendy Traynor, Jodee Bell and Megan Myers



(left) Marcy Greene, Sue St. Peter, Patsy Hyde and Mary Bazzanella

Rachel Rael, Karlee Iacino, Lisa Stuhlmiller and Tayler Guntert





2026 Friends of the Fairways Competition

Our 12th Annual "Friends of the Fairways" competition was just a little different this year due to the hot weather Colorado has been experiencing and the draught. In early July I visited the 10 HOA communities that surround the Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

**Publisher/Editor
Barry McConnell**



2026 Friends of Fairway Winners

★ 1st Place	Debbie Jones	\$200.00 Nick's Garden Gift Certificate
★ 2nd Place	Patricia Granger	\$100.00 Nick's Garden Gift Certificate
★ 3rd Place	Rose Dipolito	\$50.00 Nick's Garden Gift Certificate
★ Runner Up	Liz Vandell	\$50.00 Nick's Garden Gift Certificate
★ 2nd Runner Up	Sheila Debaets	\$50.00 Nick's Garden Gift Certificate





**1st
Runner Up**

**Liz
Vandell**

**4th Fairway
Chimney Hill**



**2nd
Runner Up**

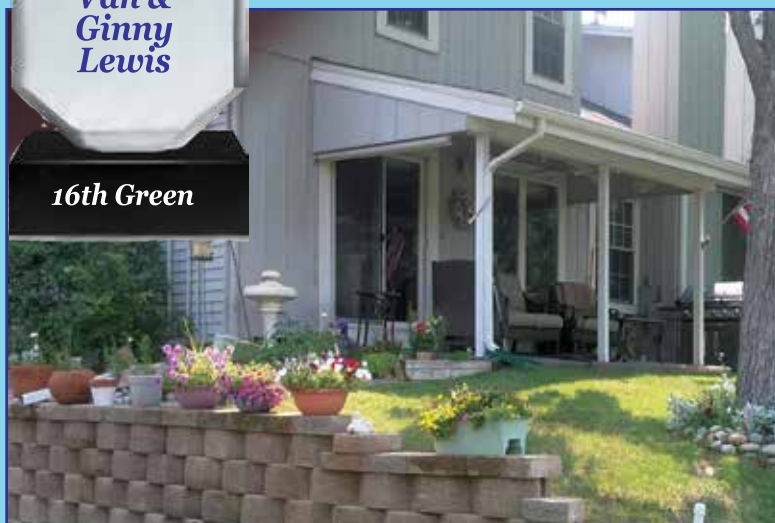
**Sheila
Debaets**

**16th Green
Fairway 16**

**Honorable
Mention**

**Van &
Ginny
Lewis**

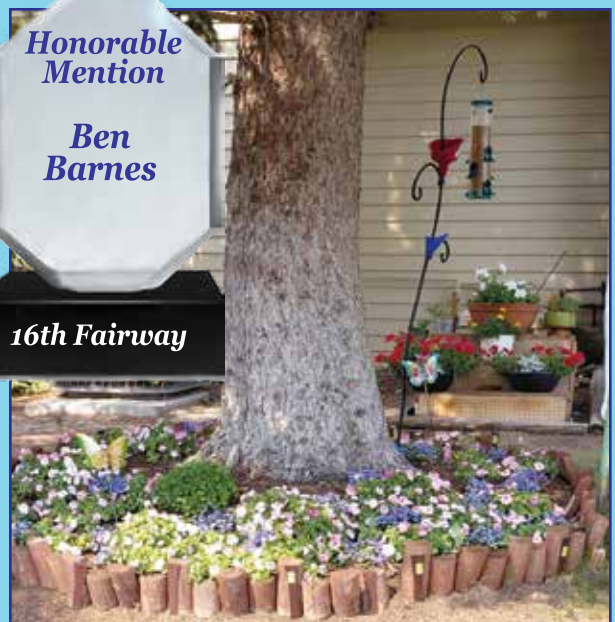
16th Green



**Honorable
Mention**

**Ben
Barnes**

16th Fairway



HR Heather Ridge

ASSOCIATION NEWS

Fairway 16

Our August Board meeting will be Wednesday August 19 at 6:30 pm. Your input matters and is important for a healthy thriving community. A reminder for the meeting will be sent by eblast.

If you need to reach our HOA manager for community/homeowner issues that need to be addressed, please contact our new property manager Ta Nisha Tanhard at Tanisha.Tanhard@Advancehoa.com or 303-482-2213 x334.

As we move deeper into summer we have completed our major road facelift with crack-fill, seal coating and striping of our community roads. What an *improvement* in how our community



now looks! We are also starting a water-wise landscape project designed by Aurora Water at 2508 A along Vaughn Way contracted with JBK Landscaping. This plan has been in the works for a while now. Flowers and small trees will be planted along with rock and bark mulch and a small touch of grass. When you drive by, check out the progress! Knowing where all our irrigation is mapped thanks to our Irrigation Audit will facilitate the progression of this project.

Aurora is still at Level I for water restrictions even though we have had very dry weather conditions. Our community is still allowed two assigned days/week for our irrigation purposes. These are enforced by Aurora Water. We can still hand water our gardens and trees before 10 am and after 6pm. Please **do not** wash your cars, boats or any other hard surfaces with our community shared water! This is considered a water waste violation.

Waste is defined by Aurora Water as excessive runoff, pooling water or spraying onto hard surfaces. If caught by Aurora Water, 1st violation

is a Warning. 2nd violation is a \$250 fine, 3rd violation is \$1000. Call 303-739-7195 to report water violations.

We have had **major sewer issues** at buildings 2466 and 2496! The sewer issue at building 2466 has been completed. The 2496 building sewer line is still being repaired. Due to a long-time dip (a belly) in that sewer line and some clogging handy wipes we are now redirecting those pipes to connect more directly with the city sewer line beneath Vaughn Way.

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

Community Grounds and Pets: If you see trash, please pick it up! It is important for our community to look nice. Also, if you are walking your dog please respect the "dogs on a leash" law and pick up your dog poop.

Nobody likes to see that around or step in it!

Regular Trash vs Recycle Bins: Please collapse large cardboard boxes and place them in the recycle bin not the regular trash bin. Cardboard boxes are one of the best items to recycle successfully and prevents one more item from being dumped into our landfill.

Stay cool and hydrated.

Cheers!

Lisa

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

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 September 22. A meeting notice and agenda will be posted on the mailboxes, as well emailed by our management company.

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.

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: If you have not already submitted your HO3, proof of insurance to the management company, please do so immediately. Also, confirm with your insurance company that you have enough coverage, should you need to file for a catastrophic event. Advise your insurance carrier 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: Our poor lawn! As expected, the lack of snow this past winter means Stage 1 drought restrictions will be enforced this summer, affecting the look of lawns all over the metro area. We will follow Aurora guidelines and run our sprinklers only two days a week. They have warned us that any overages will be monitored and surcharges will be added to our monthly bill.

We have taken some steps to help put our irrigation system to better use. The most major change we have made is taking out all of juniper bushes by our Doubletree sign on the corner of Yale and Vaughn Way. The junipers will be replaced by large river rock and decorative boulders. This enabled us to close off 3-4 different sprinkler heads. We have also put rock in other areas that run between the driveways

and the sidewalks, again enabling us to close off sprinkler heads. Closing off sprinkler heads increases the pressure to sprinklers that are more strategically placed, thereby providing better coverage.

PLEASE limit your hand watering. You may hand-water flowers, vegetables, and trees, but do not hand water the grass around your home.

Also, be aware of the water usage within your home. In addition to the property's irrigation system, the HOA pays the water bill for the entire community. That is 24 units: every toilet, every washing machine, every shower, every bath. Make sure your toilets are not constantly running. Even a slow leak can waste a lot of water, resulting in a bigger bill for the HOA. Be mindful of the little things that waste water. Don't let the water run while you're brushing your teeth. Don't run your dishwasher unless it's full, and try for a full load when you do laundry.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on August 13 and 27. 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.

Aging Pipes: Given the age of our sewer pipes, please be careful 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



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 August HOA Board Meeting will be held Tuesday August 11, 2026 at 6:00 pm 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 Section One siding improvements have begun in Section One. Be sure to drive by and take a look at the progress and results with the new and improved siding. To learn more about the project and long-term plans, attend the monthly board meetings for the most accurate and up-to-date information.

Friday Jam Nights at the Pool: Be on the lookout for upcoming announcements for the Friday Night Jam Sessions at the pool, beginning in August. Remember that the pool is a no-smoking and no-glass-containers area. When enjoying the pool, be sure to close umbrellas after use and clean up afterward, especially when using the grill. Meanwhile, please make sure that children are always supervised by an adult when at the pool.

Pets: Please remember to be a good

neighbor. Please 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. Reminder: All dogs need to be leashed at all times when outside a dwelling unit, and the pet's owner must confine their dog and always be responsible for their dog's actions. Pets constituting a nuisance may be ordered by the board or management company to be kept within the dwelling unit of the owner or ordered expelled from the properties.

Parking Etiquette and Safety: Remember to be considerate of your neighbors and community when it comes to parking. Refrain from parking in marked no-parking zones. Thanks to those on Worchester for your patience during the siding work in Section One. Also, please refrain from parking oversized or commercial vehicles in front of garages and in parking spaces in a manner that obstructs vehicle access and normal flow of traffic. Be vigilant and keep garage doors closed when not in use so as to not tempt thieves or raccoons. Lastly, please be mindful of driving speeds and keep our community a safe place to live.

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. Please refrain from placing oversized items by the bins. If any 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.

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. Starting with the June meeting, we are having a drawing for a Noonan's gift card. One entry per community household/address, and an owner from the household must be present to enter the drawing.

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

Cobblestone Crossing

IMPORTANT: HOA Annual Meeting will be held on **Monday, August 3rd at 6:30 pm** at the Heather Ridge Golf Course Conference Room. This meeting is an important chance for all residents to stay informed, share feedback, and be part of the decisions that shape our community. If you cannot attend, please submit your proxy to a Board member or to Accord Property Management. By now, you should have received additional meeting information from Accord. Per our Covenants, the Board may consist of **three to nine members**. If you are interested in serving, please contact **Alec Hrynevich at Accord Property Management (alec@accordhoa.com)**.

Community Parking REMINDER: Let's Keep It Neighborly We all love living in a community where things run smoothly – and parking is a big part of that. Please remember that **parking decals are required** in all **OPEN** and **GUEST** spaces from **6:00 pm to 6:00 am**, and **each household is limited to two vehicles on the property**. Your **RESERVED** space is always yours (no decal needed!) **OPEN** spaces are firstcome, firstserve for shortterm

parking only – **up to 24 hours**. If your **RESERVED** space is empty, please use it instead of an **OPEN** spot. **GUEST spaces are for actual guests only – anyone who lives here should never park there.** Following these simple rules helps keep parking fair, reduces frustration, and makes life easier for all of us. Thanks for being great neighbors and helping keep Cobblestone Crossing running smoothly.

Sewer System REMINDER: A main sewer line recently clogged due to wipes and other nonflushable items, causing costly damage to several homes. Even “flushable” wipes don’t break down and can create major blockages.

ONLY FLUSH: Human waste + toilet paper

NEVER FLUSH: Wipes, paper towels, feminine products, diapers, cleaning wipes, cotton swabs, grease/food waste, or anything not toilet paper. Please toss all wipes and nonflushable items in the trash. Thanks for helping protect our community.

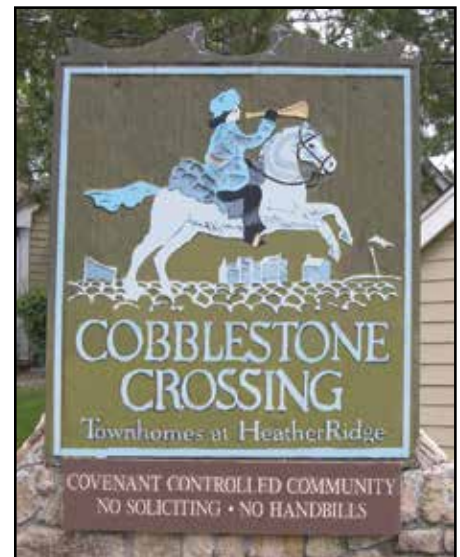
Trash & Recycling Reminder: Please bag all trash and place it fully inside the dumpsters. **Large items** – like mattresses, furniture, and appliances – cannot be left at the dumpster. Residents must arrange disposal directly with **Republic Waste at 3032778727**. Recycling dumpsters are located in **C, D, and**

E. Please break down all cardboard boxes before placing them inside. **Do NOT place these in recycling:** Styrofoam, window glass, mirrors, electronics, motor oil containers, yard waste, chemical containers, shredded paper, plastic bags, ceramics, dishes, food waste, scrap metal, or monitors. Thank you for helping keep our community clean and tidy.

Pool: The pool is open. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Architectural Forms: The weather is getting warmer, and you may want to remodel. Please remember, **all changes or updates to the exterior** must be submitted to the Board through the Architectural Request Form found on the website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc. The complete list of items is on the form. Please submit the form to the Property Manager for board approval prior to beginning the project.

Welcoming New Neighbors: When you see new residents moving in, take a moment to say hello and welcome them to Cobblestone Crossing. Moving can be hectic, and even though new owners receive the Association’s Rules and Regulations before closing, they may not have had time to look through everything



yet. A quick, friendly headsup about our parking rules – especially decals for **OPEN** and **GUEST** spaces – can make their transition smoother and help everyone start off on the right foot. A little neighborly kindness goes a long way.

Pet Owners: A Friendly Reminder Please help keep our community stay clean and enjoyable by picking up after your pets – big or small – every time. It’s required by city ordinance and helps prevent health hazards. Please don’t store pet waste outside; take it straight to the dumpster. Thanks for being a responsible neighbor and keeping Cobblestone Crossing looking its best.

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

Colorado Springs Labor Day Lift Off

September 5 – 7, 2026

Colorado Springs Labor Day Lift Off family-friendly festival at Memorial Park is the biggest hot air balloon festival in the state of Colorado – and it's FREE and fun for attendees of all ages.

This three-day celebration of Labor Day Weekend is a bucket-list item. Whether you've attended before or this will be your first time, it can be a bit overwhelming to know where to begin.

Daily Liftoff

7am – Every Morning

Experience roughly 70 hot air balloons floating effortlessly over the breathtaking Colorado Springs landscape at the 2026 labor Day Lift Off. Arrive at Memorial Park by 6:30 am to watch all the gentle giants come to life during the morning lift off. There will be a mass balloon lift off each morning from 7 am to 9 am. Families and children can be surrounded by the action and walk among the balloons as they inflate and launch.



Balloon Glows

7:30 pm – Saturday & Sunday

As the sun sets at Memorial Park, watch as hot air balloons “glow” amid the night sky. Balloon glows are perhaps the most spectacular part of any balloon festival.

The many balloons will inflate and ignite their burners, resulting in a magical dance. These spellbinding balloon glows are scheduled for 7:30 pm on Saturday and Sunday. We recommend arriving early to check out local vendors and ensure prime parking.



MAUCK & RICCI, DDS

Your Neighborhood Dentists

- ◆ Emergency Care
- ◆ Over 30 Years at HG
- ◆ Integrity & Quality Care
- ◆ Team Dentist to the Denver Broncos



Our Location
Heather Gardens Clubhouse
3131 South Vaughn Way
A short walk from HG Clubhouse!



DR. ANDREW RICCI DR. MATT MAUCK

SENIOR DISCOUNT OFFERED! 303.745.1400



- Dimmers
- Switches
- GFIC Outlets
- Receptacles
- Breakers
- Smoke Alarms
- Co² Detectors
- Light Fixtures
- And More

Kellstar Electric LLC
Local Heather Ridge Area Electrician Licensed and Insured.
32 years experience serving Colorado. Call or email Today!
303-590-8940
Kellstarelectric@comcast.net

A dedicated website for Heather Ridge Real Estate

Heatherridgerealestate.com
myHRRE.homes

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.

Deck and Porch Storage Violations
Recently, the HOA has issued

violations for items stored on Limited Common Elements, such as decks and porches. Enforcement will continue for appliances, trash, cardboard boxes, metal grates, broken chairs, and other disorganized items. Trash and cardboard boxes are not allowed, and these items must be discarded. The first notice is a warning. If the items are not removed or organized within 30 days, a fine and violation is issued and will continue every 30 days until the items are organized or discarded. Please refer to the Strawberry I at Heather Ridge Rules and Regulations, Section 3.A-I. If you do not have a copy, the unit owner may obtain a copy in the HOA portal. The purpose of the Strawberry Rules and Regulations is to ensure our community is upkept and to preserve our property values.

Architectural Control Committee (ARC)

The Architectural Control Committee (ARC) anticipates that all Owners in Strawberry I Heather Ridge will want to maintain their condominiums in good repair and appearance. Obviously, this is to the benefit of the individual Owner and to the community.

Since the ARC is mandated by the Covenants to assure that repairs/maintenance of condominiums in Strawberry I Heather Ridge Association conform to and



harmonize with the existing surroundings and structures, it has established the ARC standards which require Homeowners to maintain and repair their units. Please refer to the Strawberry I at Heather Ridge Association Rules and Regulations. Section 15.A-I. If you do not have a copy, the unit owner may obtain a copy in the HOA portal. If the ARC process is bypassed, the unit owner may be required to "undo" whatever project was complete not adhering to the covenants.

Grassy Areas – Sprinkler Issues

Please contact Kyle at Accord Property Management if you notice any grassy areas that are not receiving water due to malfunctioning or misdirected sprinklers. Environmental Design (ED) is our landscape company who is responsible for the community's lawn care. Currently, we are working closely with upper management regarding the delayed watering in June and rectify any problems we are experiencing. Please include a picture and location of the problem area so we can address it immediately. We appreciate all our residents, and your input is very important to maintain our community standards.

Faith Gillis



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.

Save the Date! Our **Annual Meeting** will be held on Wednesday, October 14, at the public library. Additional details will be shared as we get closer to the meeting. If you've been looking for a way to become more involved in the community, we encourage you to consider running for the Board of Directors. Serving on the Board is a great opportunity to help shape the future of Sausalito.

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 the property manager first. If immediate attention is required, emergencies may be reported to 720-561-1568.

Maintenance Requests: Please continue submitting all maintenance requests through the LCM website. Using the online system helps ensure requests are documented, tracked, and addressed as efficiently as possible.

Security: 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.

Trash & Recycling: Trash and recycling services are provided by **Republic Services**

– 720-471-2709). Collection occurs every Monday. Please place bins out the night before and return them promptly after pickup.

Pool Season: The community pools are open! We hope everyone is staying cool and enjoying the pools during the summer heat. Thank you for helping keep the pool areas clean and enjoyable for all residents.

Community Improvement Updates

The Board has continued making progress on several Reserve Study projects throughout the community:

- New light pole fixtures have been installed throughout most of the neighborhood. If you notice any lights that are not functioning properly, please let Suzanne know so they can be added to the repair list.
- New monument signs have been installed at the community entrances. We hope you've noticed the refreshed look as you enter Sausalito!
- Road paving has been completed throughout the community. If you notice any areas that need touch-up work, please notify Suzanne so they can be reviewed with the contractor.
- The Board is also evaluating locations for additional safety railings throughout the neighborhood. If you know of an area where a railing would improve safety or accessibility, please email Suzanne so it can be considered during planning.



Pipes & Plumbing Reminder:

Because Sausalito has older plumbing infrastructure, please be mindful of what goes down sinks, toilets, and drains. Avoid flushing wipes (including those labeled “flushable”), paper towels, grease, and hygiene products, as they can cause backups and expensive repairs.

Siding & Property Care: To help protect one of Sausalito's most valuable shared assets, please avoid attaching items such as hooks, planters, or decorations directly to exterior siding. If you have questions about repairs or need touch-up paint, please contact the property manager.

Grounds & Pets: Thank you for helping keep Sausalito clean and welcoming. Our three new dog waste stations have now been installed throughout the property, and it's great to see them already getting good use! Please continue keeping pets leashed and disposing of pet waste properly so everyone can enjoy our shared spaces.

From the Board: It's been exciting to see several community improvement projects come to life this summer, and there is still more to come. Thank you to everyone who has shared feedback, attended meetings, and helped make Sausalito a wonderful place to live. We look forward to seeing many of you at our Annual Meeting in October!

– Sausalito Board of Directors

Cobblestone

HOA meetings are held on the fourth Monday of each month at 6:00 pm at Noonan's, 13521 E Iliff Ave, Aurora, CO 80014. 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



Thank You, Volunteers!

Several community members came together to plan, host, and clean up the Fourth of July celebration, and we want to extend a huge thank you to everyone who helped make the event special. From organizing the festivities to setting up, grilling, decorating, and cleaning up afterward, your time and effort helped create a wonderful afternoon for the neighborhood.

Thank you to everyone who attended,

brought a dish to share, and celebrated with your neighbors. Events like these are a great reminder that Cobblestone is more than just a place to live – it's a community. We appreciate everyone who helped make the celebration so lovely.

Landscaping & Irrigation Update

We appreciate everyone's patience as we continue working to improve the health of our community landscaping. This drought and the accompanying water restrictions are wreaking havoc on the overall health of our lawn.

Our landscaping contractor has been out multiple times this season to adjust sprinkler heads, repair irrigation issues, and fine-tune watering schedules. While we continue making improvements, our irrigation system is also affected by municipal water restrictions that limit both when we can water, and the water pressure allocated in our sprinkler system.

Because of these limitations, everyday household water use – such as running a dishwasher, washing machine, or taking a shower – can temporarily reduce the pressure available to the irrigation system while it is operating.

This means some sprinkler heads may not perform as intended during those times.

We know it can be frustrating to see dry spots or areas that don't appear to be receiving enough water. Please know that we are monitoring the system and making adjustments as conditions allow.

If you notice a broken sprinkler head, water pooling, a dry area, or another irrigation concern, please submit a request through TownSq or contact Associa directly. Resident reports are extremely helpful in identifying issues quickly and ensuring they are addressed as soon as possible. Please include a photo of the issue and the area in which the issue is occurring to help the landscaping team easily find it.

August Safety Spotlight: Living with Wildlife

One of the perks of living in our community is the abundance of local wildlife. While wildlife is a normal part of life in Colorado, a few simple habits can help keep both people and animals safe.

- Keep pets on a leash and do not leave them unattended outdoors. Even well-behaved pets can be startled by wildlife, and small pets may be viewed as prey. Keeping pets close helps protect them and prevents unnecessary encounters.
- Please don't feed wildlife. While



(top) August Ray and Kay on Fourth of July

(bottom) Chavez Family celebrating Fourth of July

feeding squirrels or rabbits may seem harmless, it encourages animals to rely on people for food and return repeatedly. Leftover food can also attract raccoons and other unwanted visitors, creating nuisance issues throughout the community.

- Secure trash and keep pet food indoors. Garbage, birdseed, and pet food are all easy food sources for wildlife. Keeping them out of reach helps discourage animals from lingering around homes and common areas.

- Enjoy wildlife from a respectful distance. If you spot a rabbit, raccoon, or coyote, give it plenty of space and allow it to move along on its own. In most cases, these animals are simply traveling through the neighborhood and will continue on their way if left undisturbed

By taking a few simple precautions, we can continue to enjoy the wildlife that makes Colorado unique while helping keep our community safe for both residents and the animals that call this area home.

It's August, the afternoons are warm, the pool is open, and there's just enough summer left to enjoy an evening walk, or a visit with neighbors. Before long, the days will begin to cool, kids will be heading back to school, and we'll all be wondering where the summer went.

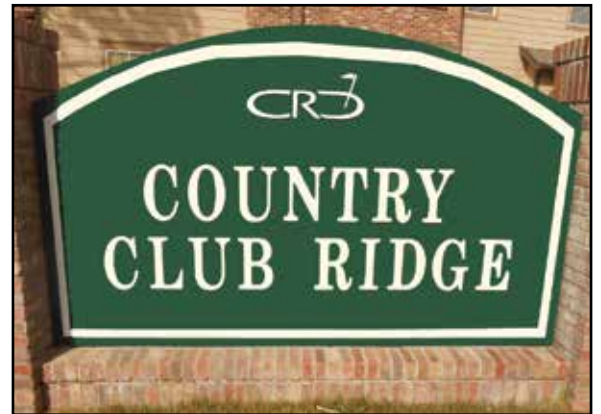
For now, enjoy the sunshine – we hope you have a wonderful August!

Amy Rice

Country Club Ridge

Property Updates:

- Painting has been completed on two buildings in the community. The careful work by **Gardner Painting** is appreciated!
- **Yellowstone Landscaping** is working throughout the community to replace and maintain the edging around the garden beds. Drought conditions continue and our lawns will not be as lush and green as usual. Restricted watering is in effect. Hope you can stand brown grass!! Please water shrubs and flowers near your home by hand to keep them alive.
- Asphalt and concrete work will be completed early in July. This includes speed bumps in the access areas between 2260 and 2280 to reduce speed.



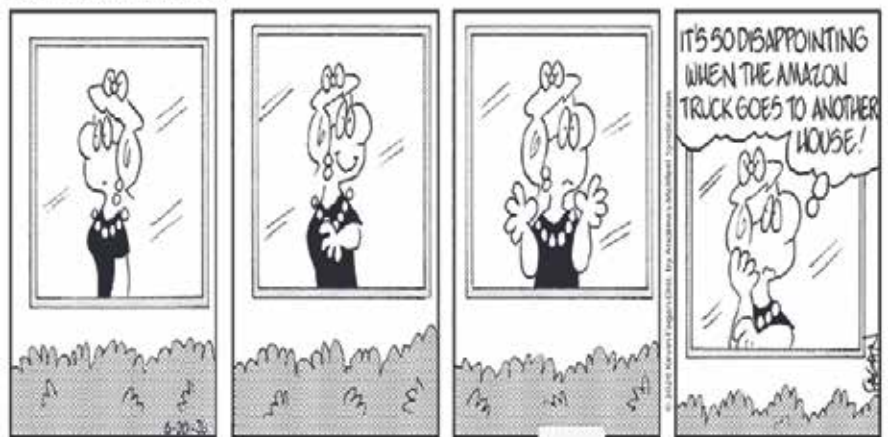
Dog Walkers:

Dogs are a big part of our lives. When walking your pet, please leash them at all times. It has been mentioned that the grassy area behind our community, near the golf course and Iliff Avenue is a popular place to exercise dogs. The Board is monitoring the area – leashes and proper clean-up after your pet is **REQUIRED!**

Thanks for being a good neighbor!
Have a great summer.

Judie Maurelli
Board of Directors

DRABBLE: By Kevin Fagan



Burgundy

Burgundy is a Covenant Controlled Community

Monthly Board Meeting: Notice of Change Third 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)



Burgundy HOA in the Works:

1. Sewer line replacement E and F and water shut off valves D, E and F 2.
2. Tree Care throughout the property
3. Community Signage upgrades to be discussed with new poles
4. Lighting Committee status of project to present before budget season
5. Begin thinking about budget prep for 2027

Monthly HOA Meetings now – 3rd Monday of the month.

August Something to Do:

Stanley Marketplace First Friday Creator Market

<https://cr38ted.com/events/first-friday-stanley-marketplace-august-2026>

Looking for a fun local outing? Join Stanley Marketplace for the First Friday Creator Market, featuring 45 talented Colorado artists and makers. Browse unique handcrafted goods including artwork, jewelry, ceramics, woodwork, textiles, and more while meeting the creators behind each piece.

Enjoy great food, craft beverages, and special activities throughout the marketplace as you explore this vibrant community event celebrating local creativity.

When: August 7th, 2026 from 6-9 pm

Where: Stanley Marketplace located at 2501 Dallas St, Aurora CO 80010

Come support local artists and discover one-of-a-kind treasures!

August Community Reminders

ACC Requests Required for Landscaping Changes:

Homeowners are reminded that an Architectural Control Committee (ACC) Request must be submitted and approved by the HOA Board before making any modifications to the common grounds. This includes, but is not limited to, planting trees, shrubs, flowers, grass seed, installing mulch, or creating landscape beds.

Please note that landscape improvements extending from patios into the common area are not permitted without prior approval. At this time, homeowners may maintain a

maximum of 18 inches of landscaping beyond their patio area. Please note any approved requests will be the responsibility of the homeowner to maintain.

These guidelines help ensure a consistent appearance throughout the community and prevent potential impacts to irrigation systems, utilities, and future maintenance projects. ACC Request forms are available through the HOA Management website and should be submitted before any work begins.

Expired License Plates: Vehicles within the community that do not have valid license plates are in violation of the Associations Rules and Regulations and may result in fines if not corrected. Please be sure your license plates are valid on your vehicles.

Parking: Homeowners are not allowed to park in visitor parking spots. A visitor pass must be visibly displayed with the Unit Number clear in the vehicle and is subject to the visitor parking space sign rules as well.

Fire Lanes & Grass Parking Reminder: This is a friendly reminder that parking in fire lanes or on common ground grass areas is not permitted. Vehicles parked in fire lanes are subject to immediate towing at the owner's expense. Additionally, if damage occurs to common area grass, owners may be responsible for the cost of necessary repairs.

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.**

Towing Company: Tri-County Auto Recovery, 720-298-7466. ***(Reminder: please do not park in the fire lanes as this can be an immediate tow)***

Owners Who Rent: Please make sure your tenants understand and follow HOA rules and know who to contact in case of an emergency. Please inform Westwind Management of the tenant's information for contact purposes.

Lori Foster

August Recipe Corner: Sweet Watermelon Pizza

Ingredients

1 cup 2% Greek Strawberry Yogurt
1 large watermelon slice, about 1" thick
2 cups berries or chopped mix fruit

Preparation

In a small bowl, stir together yogurt.
Spread yogurt on watermelon.
Top with berries.
Cut into slices, and serve.



**A Fresh Start
for Your Home!**
*Committed to Excellence
in Every Clean*

A photograph of a woman with long brown hair, wearing a white shirt, a blue apron, and yellow gloves. She is holding a blue spray bottle and smiling at the camera. In the background, another person is visible, also wearing a blue apron and yellow gloves, working on a wall. A small potted plant is on the table in front of her.

Norma's Cleaning Service
Norma Altuzar | 720.628.6506 | normaaltuzar@gmail.com
WEEKLY & BI-WEEKLY | MOVE-IN & MOVE-OUT CLEANINGS

Condo For Rent
Heather Ridge — On Golf Course
Available September 1
2BR — 2BA — 2 Car Gar
No Stairs — No Pets
\$ 1,950.00/MO
720- 324- 0242

Affordable Legal Services
Law Firm of
Beryl A. Williams, LLC
720-261-4404
 > Family Law > Workers Compensation
 > Personal Injury > Small Business Matters
 > Criminal Law > Federal Employment Law
williamsberyl@aol.com

Heather Ridge South

Westwind Management Group, LLC serving HRS since 1989: The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. web-site www.westwindmanagement.com. Contact new community manager Dalahi Chapparo 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).



Thanks to Dorothea for Fiesta Day at Our Pool: Dorothea is the Board's volunteer social director who loves to bring people together. On Sunday, July 12, 4-8 pm, she had a food truck on site for a pool party! It was a very hot day, but despite that the turnout was great! Her enthusiasm is contagious and people respond to that, so please stay attuned for more gatherings. In particular Labor Day Weekend, Broncos party, and Seasonal Holidays.

There will be an August 15 End of Summer party featuring ZINGs BBQ. Look for notices on your garage door clips and emails.

Please come to her monthly coffee gatherings to meet neighbors, enjoy fresh out of the oven pastry, and relax with no expectations other than having a good time. She does this on Saturday mornings, so watch for

her yard signs and announcements. Dorothea strives to keep the community connected and welcomes all ideas and volunteers. dorotheasmith@hotmail.com

Changes to Trash Service: The Board is reviewing proposals by Republic Waste Management to change its service procedures. The plan is to hold one public meeting in August or early September for input and discussion. Notice will be made once a date has been set. Thanks to everyone so far organizing this discussion.

Budget Season Approaching: For the past three years our Annual Fee amounts have not changed (\$485 and \$490). That will change for 2027 due to increased costs for Reserves, operational costs, and inflation. We don't expect big increases, but we do expect realistic changes.

We have managed three years with no changes due to thoughtful and deliberate annual budgeting, consistent involvement in daily operations, and on-going communications between the Board and Westwind (Brook). All of this was not by accident. Thanks to all board members who volunteer to keep HRS looking good, safe, and financially sound. And thanks to Brook at Westwind, whose professionalism and corporate leadership keep us heading in the right direction.

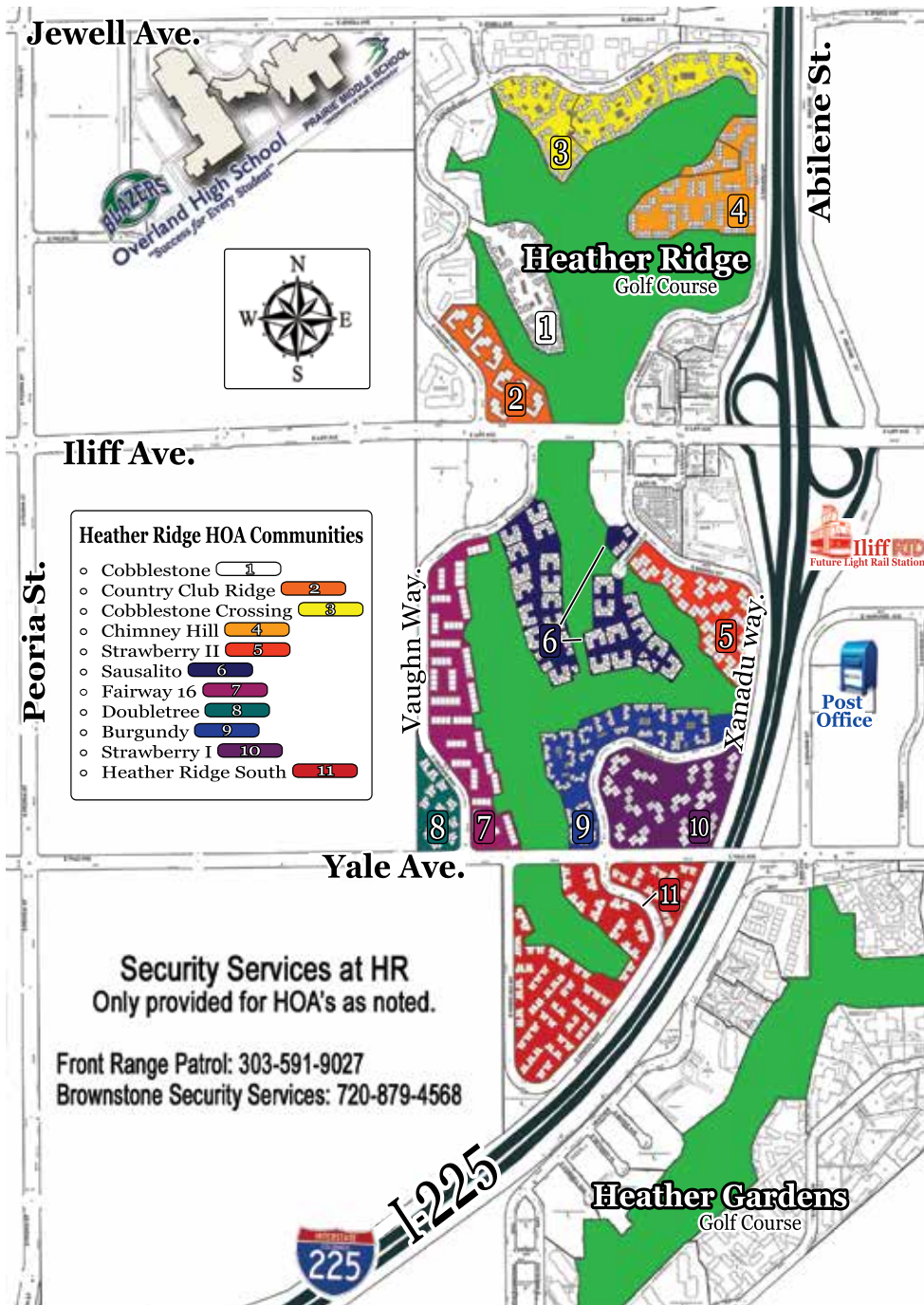
The Board starts its budget process in September to finalize at its November meeting, or earlier. The budget is presented at our Annual Meeting, the first Tuesday in December (Dec 1, 2026) for ratification. If you are interested in this process, please come to the monthly meetings or call Brook for more information.

Van Lewis

GRAND AVENUE: By Mike Thompson



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

Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Mon. semi-monthly
Contact Aletha 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: Front Range Patrol

Heather Ridge South

Westwind Management Group, Inc.
Janelle Mauch – 303-369-1800
Heatheridgesouth@westwind-management.com
Units: 176
HOA Meeting: 4th Tues. 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: 2nd Wed. 6:30 pm
Heather Ridge Golf Club
www.Sausalitohoa.com
Security: Brownstone Security

Strawberry II

(Strawberry I not in HRMD)
Accord Property Management
Kyle, 720-230-7303
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. Chaillot
Lockley
burgundyinheatheridge@westwindmanagement.com
303-369-1800 x 142
Units: 120
HOA Meeting: 3rd Mon. 5 pm
Burgundy Clubhouse
Security: None

Chimney Hill

Westwind Mgmt Group, Inc.
Roxanne Chaparro
Chimneyhill@heatheridge@westwindmanagement.com
720-509-6071
Units: 116
HOA Meeting: 2nd Wed., 6 pm
Held virtually via Microsoft Teams
Security: None

Cobblestone

Cherry Creek HOA
Associa
customerservice@associacolorado.com
Units: 74
HOA Meeting: 4th Mon. 6 pm
Zoom
Security: None

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

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

Service Directory



Construction

Handyman
Indoor Remodeling:
Bathrooms, Kitchens,
Bedrooms, Floors, Drywall,
Fan Installation, Painting

Rafael

RDJ121907@gmail.com

720-346-8893



Graywin
TECH SERVICES LLC

In-Home Technology Assistance

When you need help...
And the grandkids are not around...

Computers • Printers • Cameras • Phones • Internet • TVs - CD,
DVD & Blu-ray players • Stereo Equipment • Purchasing -
Training - Trouble-shooting • and More...

Scott or Mike

720-244-4166

Renovations by David

**Kitchens ♦ Bathrooms ♦ Plumbing ♦
Painting ♦ Flooring ♦ and more!
CALL DAVID**

DAVID

303-547-4280



- Dimmers
- Switches
- GFCI Outlets
- Receptacles
- Breakers
- Smoke Alarms
- Co² Detectors
- Light Fixtures
- And More

Kellstar Electric LLC

Local Heather Ridge Area Electrician Licensed and Insured.
32 years experience serving Colorado. Call or email Today!

303-590-8940

Kellstarelectric@comcast.net

Home Remodeling and Maintenance

- Painting
- Light Electrical
- Light Plumbing
- Tile Work
- Drywall Repair
- Bathrooms

Chuck
303-913-8208



Looking Glass Window Cleaning



We clean windows, doors,
screens and tracks with
every service.

Screen repair available also!

Call Waylon Today 303-263-9408

PIPE-N-IT

COMMERCIAL & RESIDENTIAL
PLUMBING | 720-258-5275

Local Heather Ridge Plumber.

Free estimates. Over **25 years** of experience.
Licensed, Insured and Bonded. Plumbing Repairs,
Water Heater Installations and Repairs, Bathroom and
Kitchen Fixture Replacements and Repairs.



40% OFF each gallon

J & D

CUSTOM WALLS

Johnnie Diller

720-937-3838

David Diller

720-207-1861

Call or Text/Free Estimate

Interior, Exterior, Staining, Deck Treatments, Home Repair

Aurora, CO & Surrounding Areas

Service Directory

Need Your Home In Order?



If you need help with organizing
your home or office space,
please call Sharon at
Simply Sorted Solutions

Call Sharon Today 720-593-9403

Handyman Service Aurora LLC

Some of Our Services

Interior Refresh Projects

- Painting/touch-ups
- Backsplash or trim install

Safety & Accessibility Upgrades

- Grab bar installation
- Handrail repair or installation

Call today
720-989-4123

Routine Home Maintenance

- Faucet leak repairs
- Minor electrical fixes

Furniture & Fixture Help

- Furniture assembly
- Wall-mounted TV Installation



Respectful, Reliable Help — Just A Call Away

www.handyman-service-aurora.com

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.

CONDO FOR RENT

HEATHER RIDGE - ON GOLF COURSE

AVAILABLE SEPTEMBER 1
2BR-- 2BA - 2 CAR GAR No STAIRS - NO PETS
\$ 1950.00/MO
720- 324- 0242

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.

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

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

CLASSIFIED ADVERTISING RATES

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

Place Your Classified Ad or Service Directory Ad Here

**Window
Replacement**

Plumbing

Remodeling

Carpet Cleaning

Computer Repair

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

Wanda McConnell

303-881-3066

**Heather Ridge Metropolitan District
Metro Matters Magazine**

350 Oswego Court
Aurora, CO 80010

Postmaster: Please Deliver by July 29, 20, 31, 2026

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

...

Not Just Another Dentist

We have been serving the community
of Heather Ridge for
over 50 years!



www.aspenwooddental.com

- DENTAL CLEANINGS
- COSMETIC DENTISTRY
- DENTURES
- DENTAL IMPLANTS
- SEDATION DENTISTRY

CALL US TODAY to schedule your
INITIAL COMPLIMENTARY CONSULTATION

303.751.3321



ASPENWOOD DENTAL ASSOCIATES
COLORADO DENTAL IMPLANT CENTER

2900 S PEORIA ST • UNIT C • AURORA • CO