

HR Heather Ridge

Metro Matters

Volume 16 September 2026 Number 9



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

We all know how the golf course is not the place to allow your pets to run, did you know there is 107-acres of land at the Cherry Creek Off Lease Park that allows your furry friend free reign to run and play with other dogs. Check it out, your BFF will wag their tail in thanks.

As always, the various HOA communities offer important tips and suggestions in their monthly columns. We want to thank each writer for taking time to write and hope you will also tell them thanks for the important news they share with us each month. We also appreciate City of Aurora Council Member Stephanie Hancock for contributing. Her next Ward IV Town Hall meeting will be held Thursday, September 10 at Noonan's Event Center from 6-8 pm. Special guests will be City Manager Jason Batchelor and City Attorney Pete Schulte.

Aurora — An All American City — has much to offer the communities who call Aurora home. Take time to visit some of our past history. The Aurora History Museum opened its doors in 1979 in a historic building with two small galleries and an office. In 1990, the museum moved to its present location and re-opened in 1991. The museum collects and exhibits artifacts and documents pertaining to the history of Aurora and Colorado. New hours for the museum are Tuesday — Thursday from 9 am - 4 pm and Saturday from 11 am - 4 pm. Admission is: Adults \$5.00 and children \$1.00.



Barry McConnell
Publisher

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

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Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct, but always be held on the 3rd Thursday in April and October. Email info@HRColo.org for an invitation.

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303-755-3550
www.GolfclubatHeatherridge.net

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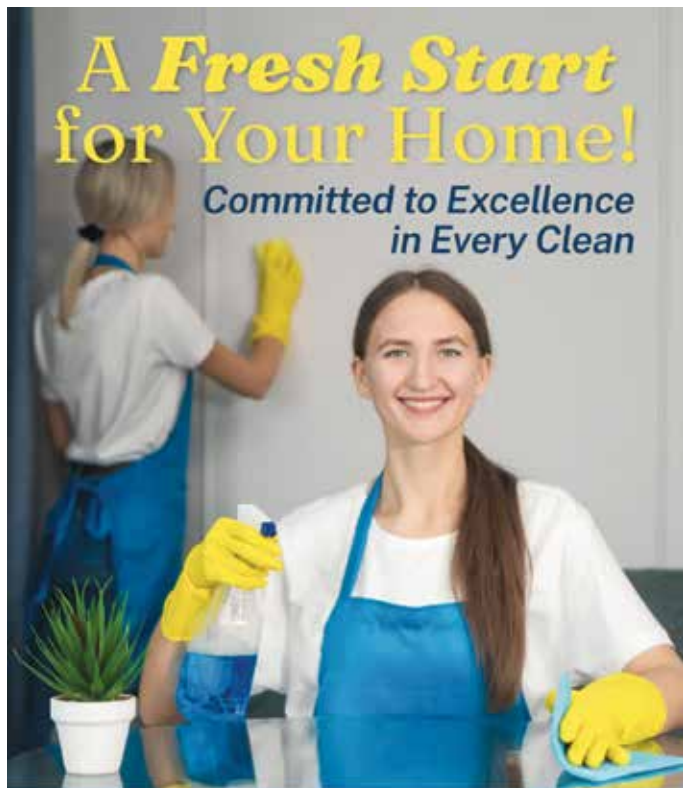
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HG FITNESS WALK & SHOWCASE

TUES SEPT 15TH, 8:30-11:30

Start the day with a fun walk around
Heather GARDENS, next door!!
2888 S. Heather Gardens Way
Free admission, but Register at
303.751.1811 and Choose Your Walk:
Long: 2.5 miles around the perimeter
Checkin 8:30 a.m.
Medium: 0.75 miles Checkin 9:00 a.m.
Short: 0.25 miles Checkin 9:00 a.m.
Event T-shirts: \$10, in advance
Showcase after: 9:30a.m. Banquet Room
Enjoy demonstrations, activities, and
ideas for staying active and
healthy this fall and winter.
After the walk, visit the Rendezvous Bar
& Grill, offering healthy lunch options.

Heather Gardens Brokers will offer
tours of a few featured homes
For Sale after lunch.
Call 303.358.8210 for details



A FRIENDLY INVITATION from Heather Gardens to Heather Ridge



- ◆ Enjoy a Rendezvous Restaurant Dance Party every Friday night
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Location: 2888 S. Heather Gardens Way, Aurora, CO 80014
More info: <https://rendezvousandgolf.com> OR Scan QR for HG News YouTube



**Coupon 1
PLAY GOLF**

At Heather Gardens Golf Course
M-F 12-3PM \$16.00/Person
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**Coupon 2
RECEIVE 10% DISCOUNT**

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Heather Ridge Residents, EXPIRES 11/30/26

HR Heather Ridge

METROPOLITAN DISTRICT

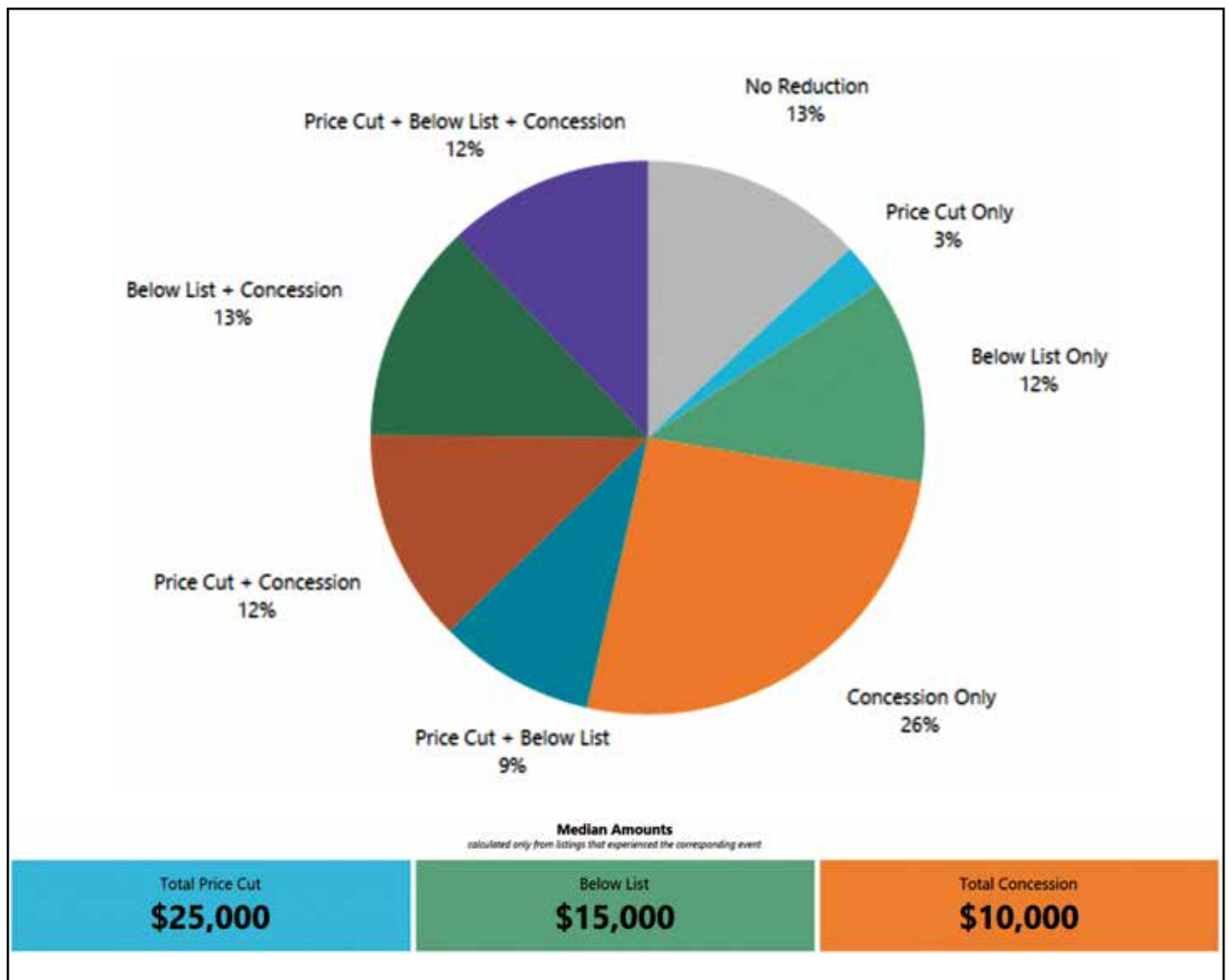
Chart of Home Sale Values From *REColorado* (formerly MLS)

The biggest issue in today's real estate market is sellers paying concessions to buyers.

Many sellers have trouble with this concept, which is nothing new. In the

past it has been called "buy-downs" or "credits" or "closing costs." Sellers use their equity to help buyers buy, otherwise no sale. It is a market response to stimulate sales.

The chart addresses three major "issues" in today's real estate: Concessions, price cut, and below last listed price cut. Let's talk about price cuts first, then concessions.



First off, 13% of all sellers did not cut their prices. That means they sold for full price and no concessions (Why? See Pete-Van article page 8). Another 3% cut their price only before selling; and 12% sold below their last listed price but with no concessions. Totaled, that's 28% who did not pay a concession but did or did not cut their price.

Now for concessions. A whopping 72% of all sellers, attached and detached homes, paid a concession or combined it with price cuts and/or below list sales. The *REColorado* report is for all home sales and doesn't separate single family detached from attached condo/towns sales. Metro Realtors are seeing fewer price cuts and concessions for detached home sales vs attached condo/townhome sales.

In the second quarter of 2026, the median price cut from the original listing price was \$25,000, but that's not all: Below the last list price was an additional \$15,000 price cut. Totaled, that's \$40,000. Adding concessions, the total is \$50,000 from the original listing price.

The metro Denver July median closed sale price was \$605,000. Given the above figures, it can be deduced that the original asking price was \$645,000 before any concessions. Using price cuts only, that's a 6.6% reduction in price. Adding concessions, that's 8.3% reduction.

Heather Ridge sold prices and concessions are tracking right along with metro stats. In the August edition of *Metro Matters*, stats for the first

half-year showed concessions averaged \$9,323. It also compared the median sold price of 2026 to 2025 and 2022 in Heather Ridge.

Lastly, days-in-MLS strongly correlates to price changes and concessions. Homes priced correctly when initial listed in MLS do seller faster with fewest price changes or concessions. In real estate parlance, it's called "getting ahead of the pricing curve" vs. "playing catchup."

Van Lewis

(303) 743-9800
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EAS
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Schedule your
appointment today!



September 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 	8	9 6 pm Sausalito HOA Meeting via Zoom	10 6 pm Council member Stephanie Hancock Town Hall Meeting Noonan's Event Center	11 	12 METRO MATTERS DEADLINE 9-16-2026 FOR THE OCTOBER 2026 ISSUE
13	14 6 pm Cobblestone Crossing HOA Mtg via Zoom	15 6 pm CH HOA Mtg Conference Room at Noonan's	16 6 pm Fairway 16 HOA Mtg Clubhouse	17  6:30 pm Strawberry HOA Mtg via Zoom	18	19 September 19 
20 September 22 	21 5 pm Burgundy HOA Mtg at Clubhouse 5:30 pm CCR HOA Mtg via zoom	22 6 pm Double Tree Quarterly Board Meeting	23 5:30 pm HRS HOA Board Mtg Clubhouse	24	25	26
27	28 6 pm Cobblestone HOA Mtg - Noonan's	29	30	 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolor.org 		

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 Sunday 7 am — 2:30 pm
 Monday-Saturday 7 am — 8 pm



Talking teamwork, confidence and service at Camp Spark—our future leaders in the making.

Training with Aurora Fire Rescue Recruits

Mayor Coffman and I recently spent time with an Aurora Fire Rescue recruit class during conditioning exercises and a tower run. I joined the recruits for a little conditioning before wisely moving into the role of photographer when it was time to tackle the tower.

Camp Spark: Building Confidence and Future Leaders

I also had the pleasure of spending time with the remarkable young women participating in **Aurora Fire Rescue's Camp Spark**. The free program gives Aurora residents ages 12–18 an immersive look at the fire service while building leadership, confidence, teamwork and problem-solving skills.

These young women challenged themselves physically, learned how firefighters work together and formed new friendships. I even had an opportunity to try on some of the equipment – and gained an even greater appreciation for the physical demands placed on our firefighters every day.

The Great Lawn Turf Conversion

Aurora is replacing Kentucky bluegrass at the Municipal Center with drought-tolerant Bermudagrass. The new turf is better suited to Colorado's climate and will require substantially less water.

The project is part of **PROS' Back to Our Roots** initiative, a long-term effort to reduce water consumption by replacing high-water-use turf in Aurora with more sustainable drought-tolerant turf. Across the city, these conversions can reduce water use in converted areas by as much as 70%, which helps conserve millions of gallons of water over time.

Sidewalks surrounding the Great Lawn are expected to reopen once construction is complete, but the lawn itself will remain closed through September to allow the grass to develop a healthy root system. The Great Lawn is anticipated to fully reopen for public use in October.

The Great Lawn project reflects Aurora's broader commitment to creating resilient public spaces that conserve natural resources while continuing to serve residents for generations to come. To learn more about the **Back to**

Our Roots initiative, visit AuroraGov.org/roots.

How to Package and Sell Your Business

Most business owners spend decades building their company. . . and only a few weeks thinking about how they'll eventually sell it.

If you're even thinking about selling in the next few years, this workshop will save you time, money, and headaches down the road. **How to Package and Sell Your Business, Thursday, September 3, 2026, 9 to 11 am.** Aurora Municipal Center or join live online. **Cost: \$30 per seat – only 35 seats available.**

We'll cover:

- What really drives business valuation
- What buyers look for (and the red flags that kill deals)
- The must have documentation every seller needs
- How to plan a smooth, profitable transition

Reserve your spot here: https://socgov38.my.site.com/ColoradoSBDC/s/event-function?language=en_US&c__recordId=a0HV100000AaNmjMAF

Suggestions for Future Topics

Is there a city issue, department, program or organization you would like to learn more about? Reply to this email and share your suggestion. The best topics often come directly from residents' questions.



Meeting with members of the community.

Ward IV Town Hall

Thursday, Sept. 10 | Noonan's Event Center | 6–8 p.m.
Networking: 6–6:30 p.m.

Special guests: City Manager Jason Batchelor and City Attorney Pete Schulte. We will discuss upcoming ballot initiatives, current city developments, the work of City Council and the courts, and matters affecting Aurora residents. There will also be time for your questions.

Remember, positive change starts with you.

**Your Citizen Servant
Stephanie Hancock
Councilmember Ward IV**

Email: shancock@auroragov.org

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

Knowing Today's RE Market

Stats, articles, reports, and what your neighbors say about real estate sales

The biggest challenge selling a home in today's market is correct information about the housing market. This goes directly to realistic seller's expectations and not what your neighbors say.

There are two growing home markets in metro Denver and across the nation – the detached single-family homes vs attached condos/townhomes. This article focuses on attached homes – in particular Heather Ridge.

The best source of data comes from *REColorado*, formerly MLS here in metro Denver. Its monthly sales data is analyzed by DMAR (Denver Metro Area Realtors) and published by its Market Trends Committee – a very capable group of agents and technicians headed up by its chairperson Amanda Snitker. She writes a monthly report that others write about – Aldo Svaldi of the *Denver Post*, Samuelson of the *Denver Gazette* (also



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Sara Hansen and Jim Smith in the Post).

Condos and townhomes across the country are in general having a tough time selling. Why? The single answer is affordability. That includes mortgage rates, HOA fees, Reserves, and maintenance/special assessment risks. Also, mortgage giants Fannie Mae and Freddie Mac are imposing high Reserve funding effective 2027.

The median metro Denver condo/townhome price at the end of July was \$380,000. It has been falling for the past three years while single family prices have grown, albeit minutely to \$660,000.

There are now 13,115 homes for sale in metro Denver, composed of 8,584 single family and 4,531 condo/townhomes. Inventory has been growing but is not “out-of-whack” (a technical term) given 3.3 million people here and a stable but questionable economy.

However, there's more to it!

Within the monthly Active Inventory are “detached” and “attached” homes they are growing into two separate markets. That's always existed but it is more-so today. As for-sale inventory grows, sales in general (closings) are falling. Also, new listings are falling in numbers – so what's happening?

What's happening is “attached” homes are taking longer to sell (median days 60+) and thus “increasing” Active Inventory numbers. The “detached” homes are selling quicker than “attached” ones with prices growing very slightly (“attached” prices falling). However, both markets are seeing declining sales (closings) to levels not seen since the mid-1990s (it's happening nationally too).

Heather Ridge Sales

Last month's Metro Matters featured mid-year closing stats comparing 2026 to 2025 to 2022. Those figures were very revealing. It showed falling prices as well as concessions paid by sellers to help buyers buy (see page 4 herein for metro Denver details).

Heather Ridge prices have fallen significantly since the high-water mark of 2022. In that year, the median mid-year closed price was \$390,000. By midyear 2026, it was \$300,000, a 23% reduction. There's also a growing “distressed sale” market here as well as across metro Denver as foreclosures grow.

This all means one thing to anyone thinking of selling a Heather Ridge home: How do I make the “correct” decision to price and market my home without sitting on the market too long?

Call Pete or Van!

With over 50 years each listing and selling in the Heather Ridge and metro Denver markets, we bring a wealth of experiences and knowledge to you. And better yet, we know how to listen first and then respond to your concerns. Each sale is different, and each market is unique. What remains constant is professional services by us. **Remember, never leave home without us!**

Van Lewis

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Fairway 16	\$479,745	2446	S Vaughn Way E	3 - 4	1,650	FHA	\$16,000	Individual
Country Club Ridge	\$431,000	2250	S Vaughn St 202	3 - 2	1,804	Conventional	\$17,000	Individual
ChimneyHill	\$385,000	13611	E Evans Ave	3 - 3	1,344	Conventional	\$0	Corp
ChimneyHill	\$375,000	13532	E Evans Ave	3 - 3	1,512	Cash	\$200	Individual
Sausalito	\$312,500	2490	S Worchester Ct A	3 - 3	1,273	Conventional	\$7,500	Individual
Chimney Hill	\$311,000	2052	S Worchester Way	2 - 3	1,337	Conventional	\$17,376	Individual

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
ChimneyHill	\$369,000	2053	S Worchester Way	4 - 3	1,512	1 Gar, Att	2 Story
Sausalito	\$333,000	2405	S Worchester Court B	3 - 3	1,512	1 Gar, Att	2 Story
Burgundy	\$314,900	2641	S Xanadu Way A	2 - 2	1,314	1 Gar, Det	2 Story
Burgundy	\$260,000	2651	S Xanadu Way C	2 - 2	1,314	1 Gar, Det	2 Story
Burgundy	\$250,000	2621	S Xanadu Way B	2 - 2	1,162	2 Gar, Det, 1 Sp	2 Story
Strawberry I	\$249,000	13653	E Yale Ave D	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$224,900	13651	E Yale Ave D	1 - 1	856	1 Carport	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$485,000	2813	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$449,025	2496	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$449,000	2528	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$419,900	2836	S Wheeling Way	3 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$399,990	2630	S Vaughn Way C	3 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$389,000	2416	S Vaughn Way A	2 - 2	1,365	2 Gar Att	2 Story
Fairway 16	\$380,000	2558	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
ChimneyHill	\$355,000	13660	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Cobblestone Crossing	\$350,000	1955	S Xanadu Way	2 - 2	1,208	1 Space	2 Story
ChimneyHill	\$345,000	13652	E Evans Ave	2 - 3	1,344	Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$339,500	13424	E Asbury Dr	2 - 2	1,208	Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$334,900	13296	E Asbury Dr	2 - 2	1,392	Gar, Det, 1 Sp	2 Story
Burgundy	\$315,000	2671	S Xanadu Way B	2 - 2	1,315	Gar, Det, 1 sp	2 Story
Burgundy	\$315,000	2621	S Xanadu Way F	2 - 2	1,162	Gar, Det, 1 Sp	2 Story
Sausalito	\$315,000	2408	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$314,999	2419	S Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$309,900	2437	S Victor St A	2 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$300,000	2497	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Strawberry I	\$285,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$280,000	2618	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$270,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$269,000	2415	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry I	\$264,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$264,000	2469	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$264,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$223,250	2600	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$219,500	2618	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$204,999	2616	S Xanadu Way B	1 - 1	856	1 Carport	2 Story

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.

HR Golf Club Update

Congratulations to our 2026 Club Champion Trent Daum!!!



(left to right) Mike Coppens, President, HRMC congratulates 2026 Club Champion Trent Daum.

18-Hole Ladies' Club News

Our Club Championship was held August 22 and 23, 2026, too late to report the results in this issue of Metro Matters. Results will be reported in the October issue.

Our next event is our Fall Tournament/Team Scramble followed by luncheon and our annual meeting on September 26. Ladies, watch for the sign-up for this event and invitation to RSVP to the luncheon and annual meeting. If any of you ladies are interested in becoming a board member, officer, or committee chair for our club, please let Christi Clay know prior to the annual meeting.

Teresa Anderson

Club Championship – August 8-9

Championship Flight

2026 HRMC Club Champion – Trent Daum

1st Net	Sully Smith
2nd Net	Bruce Larson
3rd Net	Bob Willey

Flight 1

1st Gross	Giles Mead
1st Net	Ben Barnes
2nd Net (2-way tie)	Travis Ptacek, Travis Sargent

Flight 2

1st Gross	Kyle Abraham
1st Net	Andy Schmidt
2nd Net	Matt Huntington

CTP's Day 1

#5 Paul Phillips, #8 Andy Schmidt, #10 Fred Dawson, #14 Trent Daum

CTP's Day 2

#5 Rob Ross, #8 Bruce Larson, #10 Fred Dawson, #14 David Hunn

Two-Man Best Ball – July 25

1st Flight

1st Place Team	Harmon/Propp
2nd Place Teams	(3-way tie) Coppens/Senn, Ross/Segraves, Harbison/ Ricketts

2nd Flight

1st Place Team	Hinchcliff/Hansen
2nd Place Teams	(2-way tie) Schmidt/Triplett, Behling/Weakley

CTP's

#5 Murray/Lyle, #8 Huntington/Sargent, #10 Costa/South, #14 Harmon/Propp



13521 E Iliff Ave, Aurora, CO

720-246-0309

NoonansSportsBar.com

SEPTEMBER CHEF'S SPECIALS

**Served from 8/31/2026 to 9/27/2026

Whipped Feta Dip - - - \$13.95

Greek Salad - - - \$16.95

Gyro Pita - - - \$15.95

Watch The Games Here!

2026 SCHEDULE

Denver Broncos

Week	Date	Time	Opponent
Week 1	9/14	6:15PM	vs CHIEFS
Week 2	9/20	2:05PM	vs JAGUARS
Week 3	9/27	6:20PM	vs RAIDERS
Week 4	10/4	2:25PM	vs 49ERS
Week 5	10/11	2:05PM	vs CHARGERS
Week 6	10/15	6:15PM	vs SEAHAWKS
Week 7	10/25	2:05PM	vs CARDINALS
Week 8	11/1	2:25PM	vs CHIEFS
Week 9	11/8	11:00AM	vs PATRIOTS

BYE

Week	Date	Time	Opponent
Week 10	11/22	2:25PM	vs RAIDERS
Week 11	11/27	1:00PM	vs STEELERS
Week 12	12/6	2:05PM	vs DOLPHINS
Week 13	12/13	11:00AM	vs JETS
Week 14	12/20	2:25PM	vs RAIDERS
Week 15	12/25	2:30PM	vs BILLS
Week 16	1/3	TBD	vs PATRIOTS
Week 17	1/10	TBD	vs CHARGERS
Week 18			

13521 E Iliff Ave Aurora, CO 720-246-0309

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.

**HRMC
2026 Club Champion Tournament
August 8-9**

2026 Club Champion Trent Daum



Chris Ashburn, Pete Traynor, and David Hunn



Steve Harmon, Austin Richard, and Jeff Costa



Robert Ross



Ben Barnes, Mitch Gates, Patrick Hinchcliff and Giles Mead



Gary Johnson, Tony Sarmiento, Doug South, and Robert Harbison



Bruce Larson



Paul Phillips, Kyle Abraham, and Matt Huntington



Fred Larke, Dwight Lyle, Travis Sargent, and Jerry Weakley



Travis Ptacek, Fred Dawson, Andy Schmidt, and John Propp

HRMC 2026 Club Champion Tournament



Robert Ross, Bob Willey, Nick Badraun, and Bruce Larson



Austin Richard



Jeff Costa



Sullivan Smith, Matthew Harline, Trent Daum, and Mike Coppens



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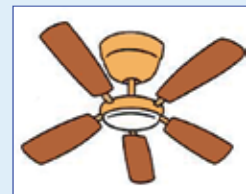
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HR Heather Ridge

ASSOCIATION NEWS

Fairway 16

Our September Board meeting will be Wednesday, September 16 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 enter our fall season, the 2508 Vaughn Way water-wise landscape project will be **officially completed** by JBK with plans to add more flair with additional rock. JBK is also



going to do a design scape at the west side of building 2486 where we just finished major sewer repair. What an *improvement* in how our community will look! Eventually we will be looking to improve a lot of the landscape along Vaughn Way either adding simple mulch or more design with water-wise plants and rock. Our **vision** for Fairway 16 is to improve our overall landscape eventually and **save** more water. We have also just completed a trimming round of all of our trees, trimming dead branches and overhang on roofs.

Aurora is still at Level I for water restrictions but how nice it has been to see our monsoon season return! In the latter part of August, we were even able to shut off our sprinkler system for a couple of weeks because of all the rain that has graced our grounds. 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 6 pm. 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** as 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.

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! Also, please respect your neighbors and rein in your barking dogs. It is very unpleasant for an outsider to have to hear that **noise**.

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.

Cheers!
Lisa

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about
Heather Ridge
and it's
Lifestyle**

heatherridgerealestate.com

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 (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.

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: In light of the drought, we deep-root watered our trees earlier than we normally do. We asked our tree service about many of our trees that look yellow and "crispy" on the ends of their leaves. He said they will be fine; they are just heat stressed because of the unusually high temperatures and the drought.

Please continue to 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 September 10, and 24. 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

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.

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 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, call 911 first, then follow up with PalAmerican Security or LCM as appropriate. As always, if you notice suspicious activity, please report it and avoid intervening directly.

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.

Dog Swim — September 20
Bring your four-legged neighbors! On Sunday, September 20, from 5–7

p.m., we'll be hosting a dog swim at the Worchester Pool. Bring your friendly pups and come meet some of the other dogs – and their humans – who call Sausalito home. We can't wait to see everyone!

Pool Updates

As summer winds down, please note the following pool schedule:

- Victor Pool: Closing September 7
- Worchester Pool: Closing September 20 following the dog swim event

We've also installed new gates at both pools featuring soft-close mechanisms and push-bar openings from the inside. Your current pool keys will continue to work.

The Victor Pool also has a new umbrella for everyone to enjoy. When you're finished using it, please remember to put the umbrella back down so it doesn't become a runaway neighborhood decoration on a windy day.

Annual Meeting – October 14

Mark your calendars! Sausalito's Annual Meeting will be held Wednesday, October 14, at the public library. The budget meeting will immediately follow the Annual Meeting. More details will be shared with homeowners as the date approaches.

If you've been considering getting more involved in the community, we encourage you to consider running for the Board. It's a great opportunity to have a direct role in shaping the future of Sausalito.

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 these can contribute to clogs, backups, and costly 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 dog waste stations throughout the property have been getting good use, so please continue to help keep our grounds clean by picking up after your pets and disposing of waste properly. Pets must remain leashed at all times.

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

From the Board: We hope everyone has been staying cool through the summer heat! As the temperatures begin to ease, we're excited to welcome fall in Sausalito. Thank you to everyone who has helped make this a great summer season, and we look forward to seeing many of you at the upcoming dog swim and Annual Meeting.

– Sausalito Board of Directors



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: strawberryheatherridgeassociationinc.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.

Pool Closing Labor Day

The swimming pools will be closing on Labor Day, Monday, September 7, 2026. Last day to take a dip and enjoy the beautiful weather Colorado still has to offer in September. With as hot as our summer has been, the cooler temperatures are going to be a welcome change!

Current Lawncare: As you have noticed, our lawn is riddled with weeds, crabgrass, and bare areas. As the grounds crew attempt to gain better control of our current lawn conditions, we ask that you are patient. Next year will be the true test as to what has been helpful this year and what needs improvement. Some of the problem grassy areas will be replaced with rock, reseeded or sod depending on next year's water restrictions.

Dog Waste Bag Stations: We had a couple of weeks last month with empty bag stations due to difficulties with the landscape company remembering to handle this very important task. The Board decided to hire Pet Scoop (our current pet waste vendor) to ensure that the bag stations are always kept full. Please let Kyle know if you run across an empty bag dispenser, so we can address it immediately. Please be courteous and pick up after your dog.



Household Pets and Wildlife:

Please refer to the Strawberry 1 at Heather Ridge Association Rules and Regulations, effective July 1, 2022, Article 6.A-C, pages 7-8.

Household Pets Definition:

Household pet means domesticated animal commonly kept in the primary residence. Household pets include dogs, domestic cats, domestic caged birds, rabbits, hamsters, guinea pigs and similar rodents, fish, and reptiles so long as such animals are not kept to supplement food supplies or for any commercial purpose whatsoever. Household pet does not include livestock, chickens or potbellied pigs.

Household Pets – Owner, Lessee, and Guest Responsibilities:

- **Compliance with Laws.** No animal shall be kept or used in a way that is in violation of any local state, or federal law, ordinance or regulation that applies to the community, including the City of Aurora ordinances pertaining to animals.
- **Number of Animals.** No resident shall keep or harbor more than three (3) dogs on any premises.
- **No Commercial Usage of Animals.** No animals may be kept for commercial purposes, including the breeding of any pet for selling.
- **Control Household Pets.** Owners, Lessees, or Invitees shall keep their household pets under their control at all times while outside of their Unit and in the community or to injure any human.
- ◆ Household Pets shall be leashed at all times when on the Common Elements.

- ♦ Animals that are tethered shall be supervised at all times.
- ♦ Animals shall not be unattended in pet crates, kennels or cages on any Limited Common Element or the General Common Elements.
- ♦ Household Pets shall not be tethered on patios or decks and must be supervised while on such patio or deck.
- **Resident Responsibility of Household Pets.** Owners or Lessees of a Unit shall be responsible for the actions of any household pet in the community which is living, visiting or staying in the Owner or Lessees' Unit. Such responsibility includes the payment for any damages or injuries caused by such household pets to another party's property or person.
- **Nuisance.** Dogs shall not be permitted to bark for prolonged periods of time, howl or make excessive noise that



may disturb others.

- **Outdoor Pet Crates.** Pet crates must have leak-proof ABS plastic pan bottoms.
- **Pet Doors.** Pet door for sliding doors or screens shall allow pet to come and go. Panels are a heavy-duty aluminum construction and shatter-resistant, tempered safety glass.

Animal Waste:

- Pet excrement must be picked up and removed immediately from the Limited Common Elements and General Common Elements.

● Units, pet crates, kennels or shelter shall be kept free of feces.

● Animal waste must be disposed of in a sanitary and safe manner.

Wildlife:

● The feeding of rabbits, pigeons, squirrels, coyotes, ducks, fish or other wildlife, as above shall not be permitted.

Faith Gillis





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 Heather Ridge and its lifestyle
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Heather Ridge South



Westwind Management Group, LLC serving HRS since 1989: The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. website 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).

Walking Through The Neighborhood Picking Up Trash: Over the years, a number of residents have volunteered to pick up trash as they walk the neighborhood. First off, thank you! Secondly, thanks for sharing what you are picking up. Here’s a list of items most often removed:

- Water Caps-hundreds of ‘em
- Cigarette lighters
- Alcohol containers – mostly vodka and beer (Modello)
- Cigarette packs and butts – thousands mostly around the golf course
- Food containers and utensils
- Golf balls – usually in great condition
- And not to be forgotten – dog poop!

Dog Poop Stations Installed:

Three stations have been installed to help dog walkers pick up after their best friends. We don’t expect dogs to use them, but if humans would that would be great. If this results in high usage and good results, more stations will be installed.

Thank you, Dorothea: She is our community volunteer to plan and conduct social activities, and she’s very good at it. Despite a torrential rainstorm on Saturday afternoon, August 15, her Taco/Burrito party was a hit despite Mother Nature. Her many events bring people together to for food and friendship. Each month on a Saturday morning, she has a coffee gathering at our clubhouse for

chit-chat and pastries. Please join her and others as Dorothea brings people together. What a blessing.

Coming HRS Budget for 2027:

If the budget remains unchanged except for reserve contributions, the HRS monthly fee for 2027 will be about \$25 higher than before. This is because Fannie Mae and Freddie Mac will require HOAs to fund their Reserves at 15% of gross budget vs 10% now.

Another unknown is general insurance. Premium costs stabilized last year after 2-3 years of rising costs. Our insurance budget is December through November, and our Annual Budget is January through December. The offset between the two was made to determine insurance costs before finalizing budgets. Too often, insurance figures arrived late causing final budget delays.

Anyone interested in this annual process is encouraged to attend board meetings, especially September, October, and November. At present, HRS has two payment schedules: \$485 and \$490. It has maintained those amounts for three years in a row, but not so for 2027. More info to follow, so stay tuned.

Speed Bumps on Our Xanadu and Wheeling Roadways:

The City of Aurora installed them in mid-August as a result of speeding complaints by owners. This is happening more and more throughout Aurora, which is a good thing. Thank you, Aurora, for listening and responding to individual comments and issues.

Utility Boxes at S Xanadu and Yale: A City of Aurora program to beautify utility boxes with painted murals and scenery has been criticized at our location. If you have any thoughts or opinions about the colors or images on the boxes at Yale and Xanadu, please call Kathleen Peterson at 951-445-7667 or email KathyPeterson2020@gmail.com. She objects to the present decor and has addressed City Council about it. If you agree or not, Kathy is there to listen.

You Need Written Permission For:

Please review our Rules and Regulations about this very important issue. In general, you need written permission to replace or repair anything outside of your unit’s interior including: windows, doors, trim, landscaping outside of your allotted ground space, fences front and back, lights or decorative lighting, etc. If you want to change your sliding glass doors, you need written permission too. Work done without written permission is subject to correction or documentation by the Board, and failure to comply will become part of a property’s account. If and when that property is sold, a Status Letter by the management company will stipulate any needed repairs or corrections previously discussed and make a condition of sale.

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 September HOA Board Meeting will be held Tuesday, September 15, 2026 at 6:00 pm in the Conference Room at Noonan's. The October Meeting will be held Tuesday, October 13. 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 are continuing in Section One. Be sure to drive by and take a look at the results at the first building recently completed. To learn more about the project and long-term plans, attend the monthly board meetings for the most accurate and up-to-date information.

Water Leaks: Please look for and address any water leaks at your unit. Be sure to check toilets, water heaters, sinks, basements, and listen for any sounds that would indicate water leakage. If leaks result in higher bills, then the community may need to hire a professional plumber and/or monthly HOA dues may increase. Reach out to the Property Manager with advising regarding reporting and fixing leaks. Your HOA Board is reaching out to residents in affected areas in an effort to hunt down the leakages. Let's all work together to get this addressed.

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. 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.

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. Due to the Labor Day holiday the September meeting will be held on Tuesday, September 15. 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 will have 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



**A dedicated website for
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myHRRE.homes**

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.

Management: Associa Colorado Association Services

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



Where Does Your HOA Money Go?

One of the Board's biggest responsibilities each year is creating a realistic budget – and then making sure we stick to it.

This chart is intended to provide an at-a-glance overview of our community's 2026 budget. Actual monthly spending can vary from the budget. For the most complete and accurate information, homeowners

should refer to the annual budget and monthly financial statements, which are available through Town Square.

Not every community expense falls under a contracted service. We also need to budget for unexpected repairs, permits, supplies, and other one-time or variable expenses that arise throughout the year. Keeping funds available for these expenses helps us respond to the unexpected without disrupting the rest of the budget.

Our Four Biggest Expenses

Insurance

We are required by law to carry insurance on the community, including the exterior of all 74 homes. This is essential to protecting both the community and homeowners.

Essential Services

This includes things like water, which is billed to the community as a whole rather than individually to each homeowner. It includes trash service and electricity for shared community spaces and systems.

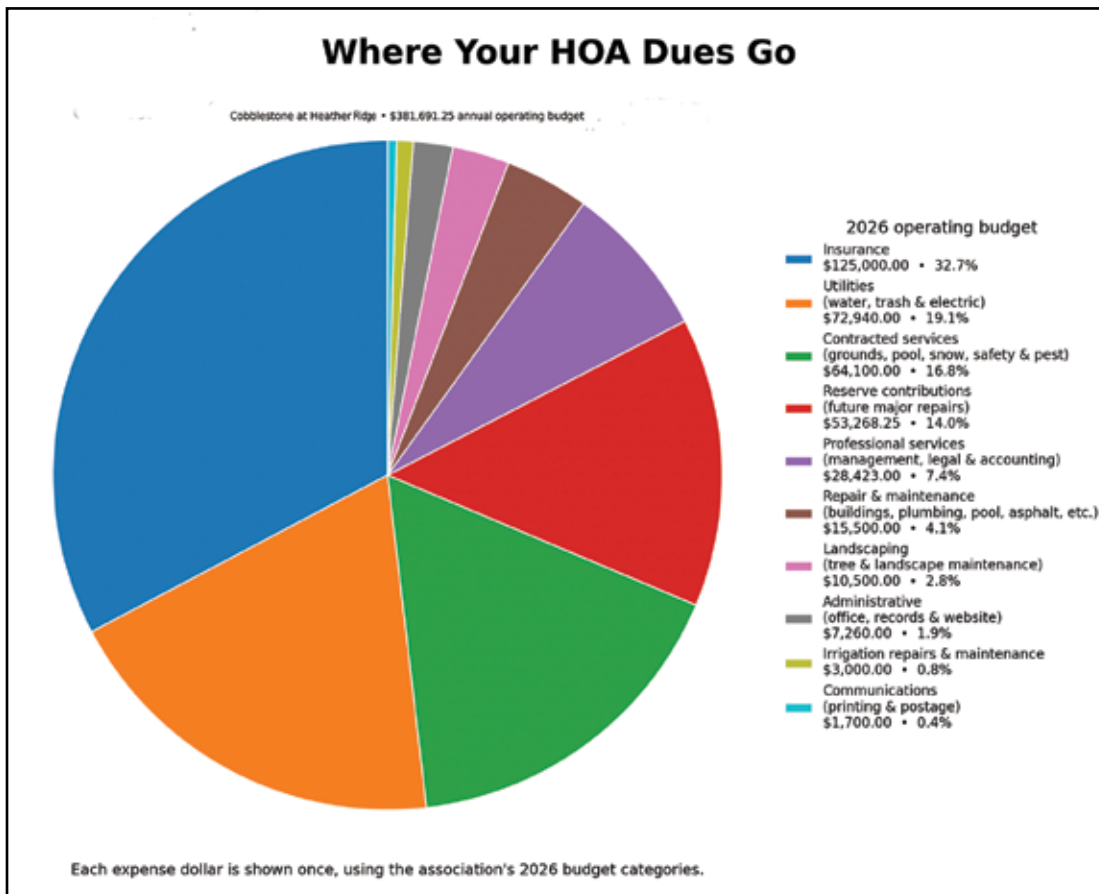
Property Maintenance

We contract with several vendors to keep our community maintained. These services include pool care, lawn care, snow removal, and other routine maintenance.

Reserves

Colorado law requires HOAs to maintain reserve funds. That means a portion of our assessments must be set aside for the community's long-term needs rather than being spent on day-to-day expenses.

Spending down the reserves on smaller repairs could leave us unprepared when those larger projects become necessary. Our goal is to address



needed repairs while also protecting the funds needed to maintain the community for the long term.

A reserve fund is an important indicator of a community's overall financial health. A healthy reserve is important to prospective homebuyers and their lenders, and it can also be important when the association needs to obtain financing for larger projects in the future. Lenders look at whether an association is adequately funding its reserves and planning for future capital expenses. In fact, Fannie Mae is increasing its minimum replacement-reserve funding requirement from 10% to 15% of annual budgeted assessment income beginning in 2027.

Safety Spotlight

Trash and Recycling Bin

Our community contracts with Republic for four trash dumpsters located throughout the property, along with two recycling dumpsters located in front of the garages in the center of

the community. These dumpsters are emptied a few times a week.

A few simple reminders can help us keep these areas clean and looking their best:

- Please put all garbage inside the dumpsters. Trash left beside or around the dumpster is subject to an additional charge. It's also unsightly and makes our community appear uncared for. If the dumpster closest to you is full, please try to take your trash to another dumpster when possible.
- Moving or getting rid of a large amount of household items? Please contact Associa to arrange a special pickup rather than leaving large items, excess bags or boxes beside the dumpsters.
- If you leave an item by the dumpster with the hope that another resident will want it, please make arrangements to remove it if it is not claimed. Items left beside the dumpsters remain the

responsibility of the homeowner who placed them there, including any disposal costs.

- Break down cardboard boxes before placing them in the dumpsters. Whenever possible, please put cardboard in one of our recycling dumpsters rather than the trash.

Keeping our dumpster areas clean is a small thing that makes a big difference in how our community looks – and helps us avoid unnecessary expenses.

It's September, a good time to slow down a little. The heat is easing up, the evenings are getting cooler, and there's still plenty of beautiful weather ahead. Get outside, take a walk, sit with a neighbor, or just enjoy your own company.

Amy Rice

Country Club Ridge

Mark your Calendars:

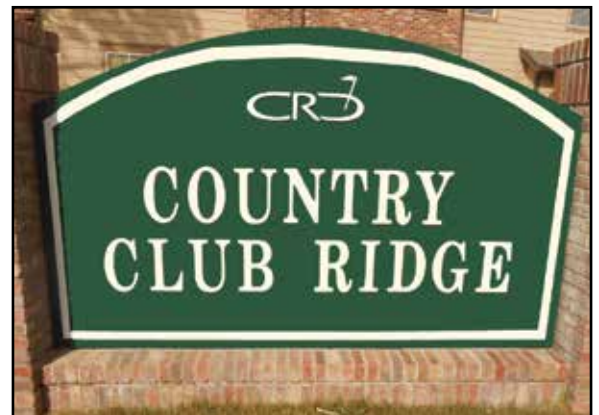
Country Club Ridge Annual Meeting will be held at 6:30 pm, Monday, October 19th in Noonan's Community Room.

You will receive the proposed **2027 Budget** and the meeting agenda by mail before the event. You will also receive a proxy form to submit if you are unable to attend the meeting.

The Board will review the accomplishments for 2026 and discuss future projects. Your input is encouraged in planning for 2027. If you have comments, please bring them up at the meeting.

Monthly meetings of the HOA Board are held online at 5:30 pm the third Monday of each month. Each month you receive an email invitation

with the Zoom link from our management team, Metro Property Management.



Please plan to attend the in-person meeting to meet your neighbors and share your comments and ideas.

Thanks for being a good neighbor!

**Judie Maurelli,
Board of Directors**

Cobblestone Crossing

Annual HOA Meeting: Our annual meeting was held on August 3rd. A heartfelt *THANK YOU* to all residents who attended or submitted proxies – your involvement keeps our community strong and connected. Meeting highlights included a budget review, a year-in-review update, future planning discussions, and thoughtful questions and comments from homeowners.

Additional Topics Discussed:

- **Community Painting – 2027:** The Board reviewed the upcoming exterior painting cycle scheduled for 2027. Planning will begin next year to ensure a smooth, coordinated project.
- **Garage Replacements:** Homeowners with aging or damaged garages were reminded to plan for replacements prior to our painting project.
- **Parking Enforcement:** The Board is currently exploring the option of hiring a parking enforcement company to help address ongoing parking concerns. This would support consistent monitoring and ensure parking rules are followed fairly across the community.

Main Accomplishments This Year

- **Asphalt Replacement:** Our 2.5-year asphalt project is officially complete – and within budget! A four-year re-seal and a five-year maintenance cycle are now part of our long-term plan.
- **Sewer Maintenance & Mapping:** We completed a full sewer scope, cleanout, and mapping project, with a three-year maintenance cycle now in place. Higher costs resulted from clearing clogged lines – **so please remember that “flushable” wipes are NOT flushable.**
- **Landscaping & Water Management:** Spring growth rebounded beautifully after the late winter trim. With ongoing drought conditions and watering restrictions, smart irrigation adjustments have kept water usage under budget. We’re also exploring long-term strategies like xeriscaping, efficient watering schedules, and resilient plant selections.

HOA Monthly Board Meeting:

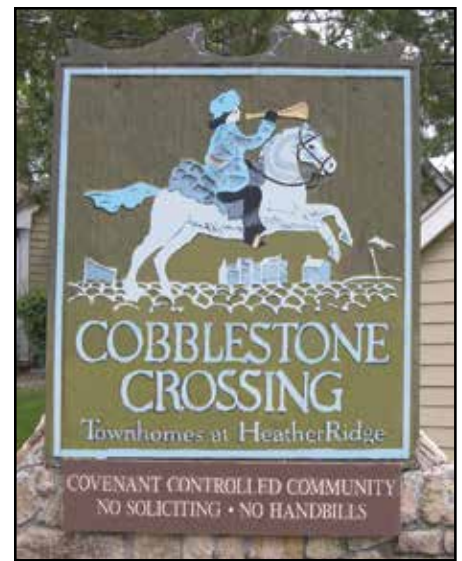
The monthly Board Meeting will be held on the Second Monday of the month at 6 pm. This will be conducted via Zoom. We welcome all homeowners. Instructions for attending the meeting are located on the Cobblestone Crossing’s HOA Portal under the Events tab. Log in at www.accordhoa.com >> HOA PORTAL LOG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

Pool Season Update: The final day to enjoy the pool this season is Labor Day – Monday, September 7th. We hope you’ve had a fun, refreshing summer! The pool will reopen next year over Memorial Day weekend, kicking off another great season. Until then, stay warm – and we’ll see you poolside in the spring!

Welcoming Fall at Cobblestone Crossing: September brings a fresh shift into fall, and our neighborhood will start to glow with warm colors and cozy energy. It’s a wonderful time to slow down, enjoy the crisp air, and reconnect with neighbors – whether it’s a friendly wave on a morning walk or gathering for upcoming seasonal activities. Let’s embrace the charm of autumn and continue building the vibrant, welcoming spirit that makes Cobblestone Crossing feel like home.

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 short-term 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.

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 303-277-8727.** 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.

Architectural Forms: 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 heads up 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

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 for Drive E and F and water shut off valves D, E and F
2. Sewer line replacement for Drive C
3. Tree Care and Grass winterization throughout the property
4. Community Signage upgrades to be discussed with new poles
5. Lighting Committee common area proposal information updates
6. Budget 2027 discussions to begin and approved by October 2027

7. Variety of New Policies to be discussed
8. Variety of Community Social Events Discussions (Dog Pool Day, Community Clean-Up Day, HOA 101 Presentations)
9. Renewal of Vendor Contracts for 2027 discussions

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

SEPTEMBER COMMUNITY REMINDERS:

Swimming Pool: Will be closed after September 7th, 2026 for the



season.

ACC Requests Required for Land-scaping 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

Burgundy
(continued on page 28)

Burgundy (continued from page 27)

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.

Homeowners Insurance:

Homeowners Insurance should include an **HO6 Policy**.

Homeowners Insurance should include a **Loss Assessment Endorsement Policy** with a recommended minimum of \$15,000. Having the Loss Assessment Endorsement Policy should help to cover you for a special assessment. Be sure to confirm with your Agent if you are covered for all Assessments or just Wind and Hail. There should be no sub-limit that would leave you on the line for the difference between the sub-limit and the assessment.

Renters Insurance. If you are a renter of the unit, be sure to look into Renters Insurance to cover your belongings inside the unit.

Make sure you always get your coverage confirmed in writing from your agent. Always discuss your options with your primary insurance provider as things are always changing.

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.

Aurora Police Department and Auto-Theft Prevention Program:

The Aurora Police Department has launched a new auto-theft prevention program called MetroTrack, which provides community members with a free GPS tracking device to help recover their vehicle if it's ever stolen. Aurora community members may receive up to two free tracking devices per household. Participation is completely voluntary, and at no time can the Aurora Police Department access a vehicle's location without the

owner's consent.

<https://www.auroragov.org/cms/one.aspx?pageId=20148963>

If you have any questions about the program, please don't hesitate to contact Joshua Nicholas, APD's Community Relations Section manager, at 303.739.7257 or jnichola@auroragov.org

PROTECT YOUR VEHICLE:

- Always lock your car, roll up the windows, and take your keys.
- Never leave valuables in your vehicle, and never leave your car running unattended.
- Park in well-lit, busy areas, making it harder for thieves to steal your vehicle.
- Use an alarm system and/or a steering wheel lock to make your car less appealing to thieves.
- Remove your garage door opener when parked near your home to prevent criminals from accessing your house.
- Participate in MetroTrack.

Lori Foster

Easy Labor Day Recipes

BBQ Bacon-Wrapped Jalapeño Poppers

Stuff halved jalapeños with cream cheese and shredded cheddar, wrap with bacon, and grill until the bacon is crispy.

Time: 20–25 minutes



Grilled Garlic-Parmesan Corn

Brush corn with butter mixed with garlic, Parmesan, salt and pepper. Grill until lightly charred, then sprinkle with more Parmesan.

Time: 15 minutes



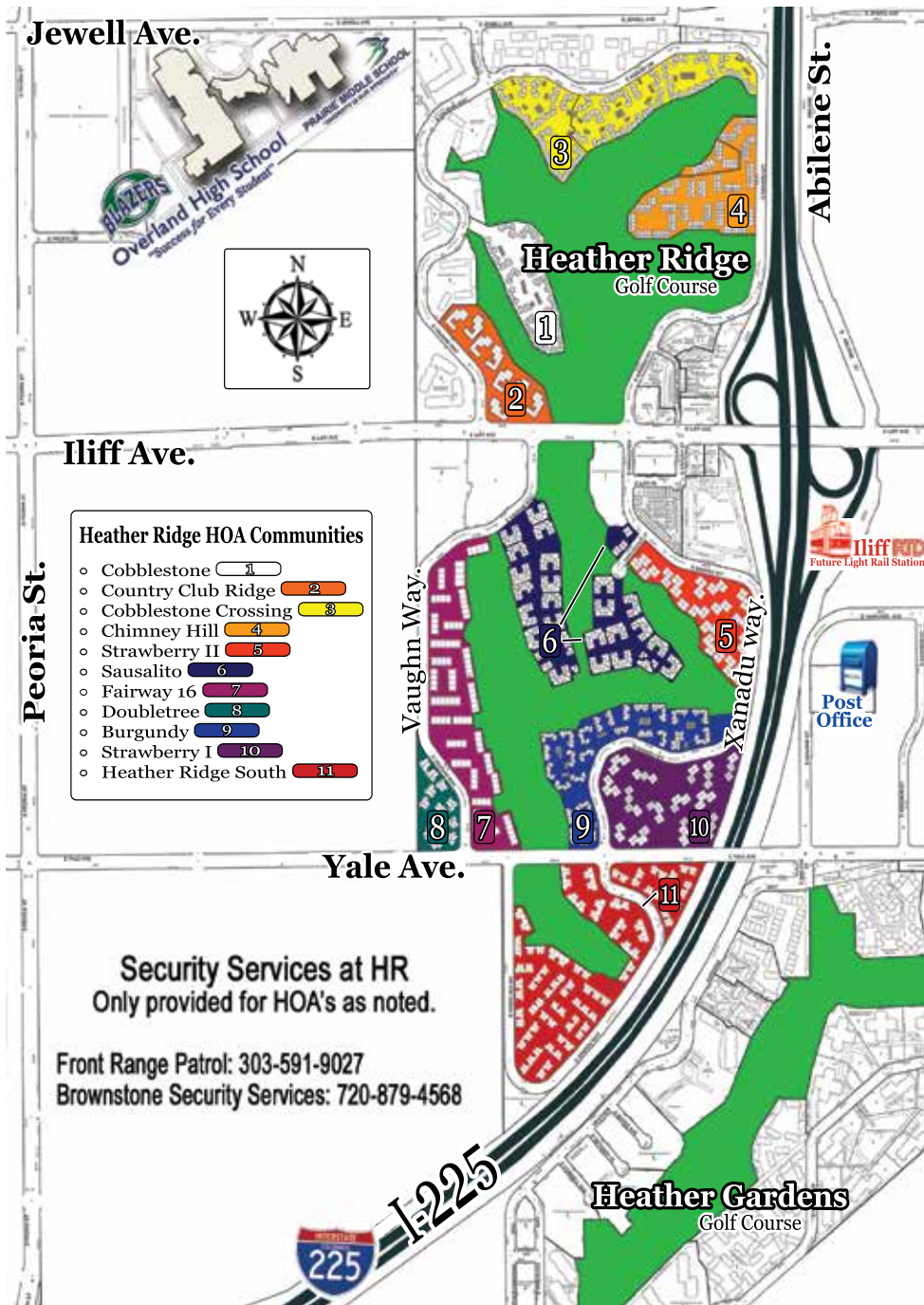
Cowboy Caviar

Mix black beans, corn, diced tomatoes, avocado, red onion and cilantro. Toss with lime juice, olive oil, salt and pepper. Serve with tortilla chips.

Time: 10–15 minutes, no cooking



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@lcmpr.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

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Rafael

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