Heather Ridge
Metro Matters

Volume 16 November 2026 Number 11



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

Heather Ridge Metro Matters

VOLUME 16 | ISSUE 11

November 2026

Heather Ridge
Publisher's Note

Metro Matters Readers. . .



Fall and the Winter Holiday season is right around the corner. Please shop with, dine with, and patronize our local advertisers whenever possible. Their advertising dollars and the Heather Ridge Metro District make *Metro Matters* possible. Jus Grill is a long-time advertiser and a great place for casual dining, and it is hard to find a better place to watch a "Buffs" or "Broncos" game than Noonan's Sports Bar & Grill at the golf courses clubhouse. Noonan's also has a large event space for those considering holiday parties or special events.

Your continued support of the Heather Ridge Metro District, *Metro Matters Magazine,* and our advertisers is greatly appreciated.

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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A FRIENDLY INVITATION
from Heather Gardens to Heather Ridge

November and December Holidays are Upon Us

- Check the special events open to the public at Heather Gardens *(https://rendezvousandgolf.com* and join us to celebrate the holidays
- Reserve the Columbine Room for business, club, and neighborhood holiday parties for up to 80 guests
- Our Columbine Room includes a cocktail bar and dance floor
- Contact *Kara.Heflin@Heathergardensmail.com* for a reservation
- The Rendezvous Restaurant is open Tues-Sat 11:30am—7:00pm for lunch, appetizers, and dinner throughout the holidays
- Look forward to a special New Year's event to welcome 2027

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
Heather Ridge Residents, EXPIRES 11/30/26

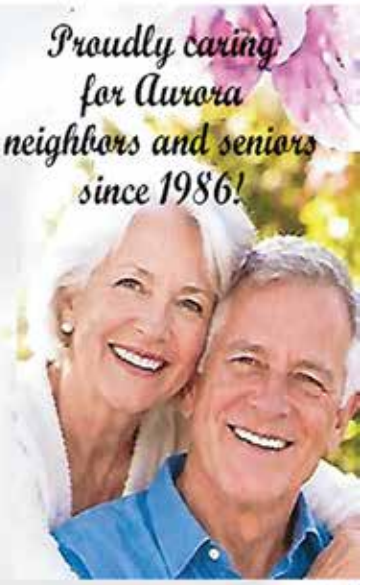
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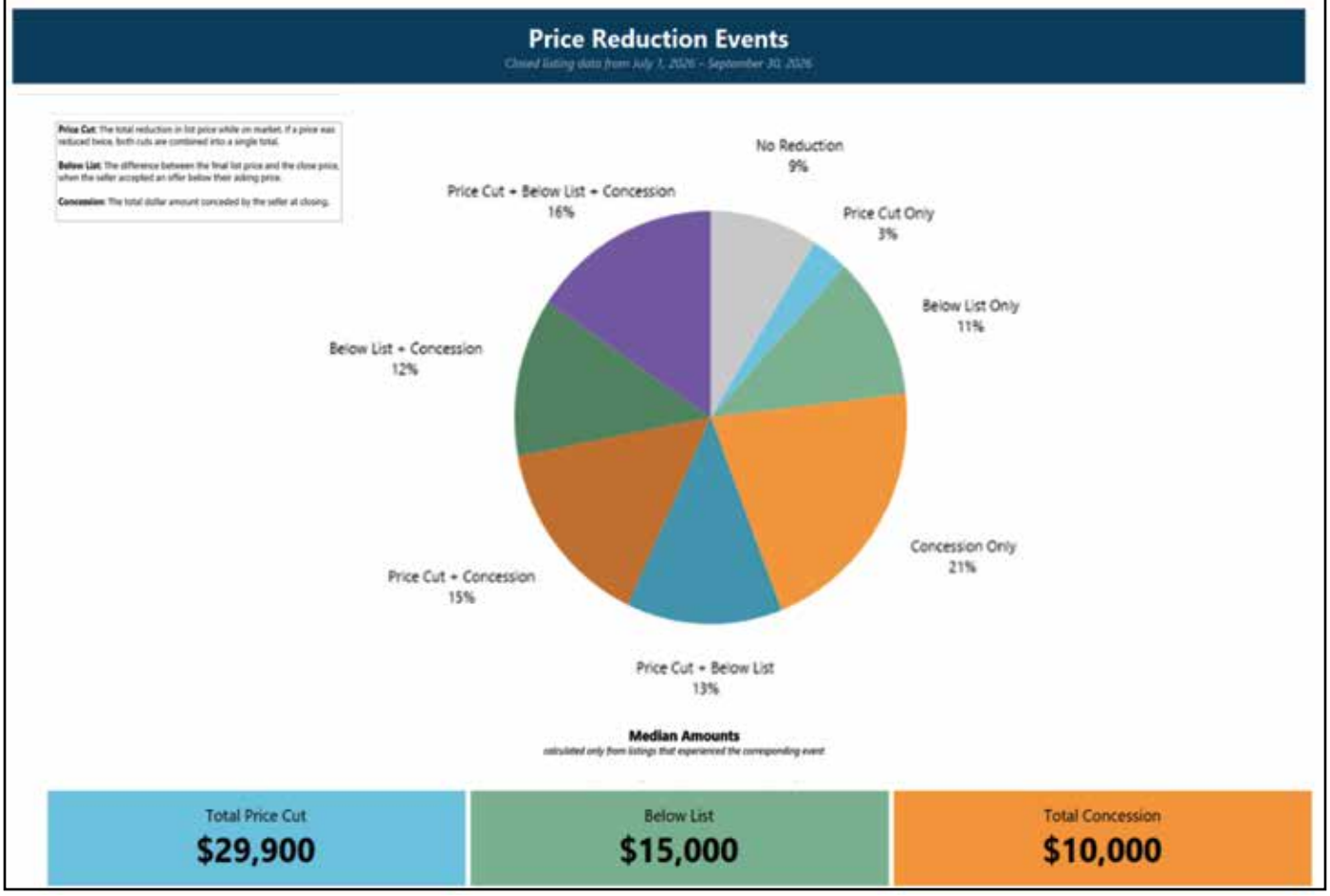
Heather Ridge
METROPOLITAN DISTRICT

Annual HRMD Meeting: Oct 15th 4 PM at the Heather Ridge Club House.

The public meetings started at 4 PM and ended at 6 PM. There were two meetings held, an annual and a regular meeting. During the Annual Meeting the board reviewed the status of the infrastructure, the outstanding bonds and the unaudited financial statements. The regular meeting included a budget hearing on the 2027 budget. The 2027 budget was approved with very little change from 2026. The District's mill levy remained the same for collection year 2027 at a total of 27.970 mills. The assessed value of the property within the District decreased by $451,300, which is less than 2% change compared to 2026, therefore property taxes within the District will change very little. Also discussed in the regular meeting were operational and maintenance issues along with a discussion of the lease.

Please see the HRMD website for the meeting agenda.

Third-Quarter REColorado Price Reduction and Concession Report



Third-Quarter REColorado Price Reduction and Consession Report

This unique and important report stat started this year as Q2 (see MM Sept 2026). The Q3 report, July 1 to Sept 30, now tells us the real estate market is a buyer's market, and that sellers are dropping prices to get buyers. Price cuts increased by $4,900 to $29,900 over Q2.

Price Reduction and Concession Events

In Q3 2026, 91% of closed listings involved a price cut, a below-list sale, a concession, or some combination, and only 9% sold with no reduction of any kind. In the Q2 2026 report, 72% of all closings had a price cut, a below-list sale, a concession, or some combination. And, 28% sold with no reduction of any kind. Now it's 9%.

What a change. . . and in the wrong direction for sellers, but that's what the market is doing!

Concessions were the most common, appearing in 64% of sales, compared with 52% for below-list sales and 47% for price cuts, and 16% of sales included all three events. Among listings that had each type, the median price cut was $29,900, the median below-list amount was $15,000, and the median concession was $10,000.

Even among homes that sold quickly, closing at full terms was uncommon. Only 25% of first-week sales had no reduction of any kind, falling to 10% in the second week and 6% in the third. Concessions were consistent at every stage, appearing in about two-thirds of sales regardless of time on market, while price cuts became steadily more common and appeared in most sales after four weeks in the MLS. The longer a listing stayed on the market, the more likely it was to combine a price cut, a below-list sale, and a concession, rising from 13% of sales at 22–28 days to 24% at 36–42 days. Sellers who priced accurately from the start were rewarded, selling faster and giving up far less than those who had to chase the market.

Van Lewis



November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2	3	4	5	6	7
8	9 6 pm Cobblestone Crossing HOA Mtg via Zoom	10 6 pm CH HOA Mtg Conference Room at Noonan's	11 6 pm Sausalito HOA Mtg via Zoom 	12	13	14
15	16 5:30 pm CCR HOA Board Mtg via Zoom 6 pm Burgundy HOA Annual Mtg Monthly Mtg to follow	17	18 6:30 pm Fairway 16 HOA Mtg Clubhouse 5:30 pm HRS HOA Board Mtg Clubhouse	19 6 pm Council member Stephanie Hancock Town Hall Meeting Noonan's 6:30 pm Strawberry HOA Mtg via Zoom	20	21 Metro Matters Editorial Deadline 11-16-2026 For the December 2026 Issue
22	23 6 pm Cobblestone HOA Mtg - Noonan's	24	25	26 	27	28
29	30		28	29	30	31

Next HRMD Regular Meeting
Third Thursday each month
Providing there is business to conduct.
For an invitation please
Email to: info@HRcolo.org



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

Dear Ward IV Neighbors,

November is here, and as we approach the close of 2026, it's a good time to reflect on the progress we've made, the challenges we've faced, and the work still ahead of us here in Aurora. It has certainly been an eventful year!

One of the exciting milestones was the long-awaited groundbreaking for the **Nine-Mile Pedestrian Bridge**. This important project will span Parker Road near I-225, connecting the RTD Nine Mile Station with neighborhoods and businesses on the north side of Parker Road. The bridge will be fabricated in Loveland and assembled on-site, with construction expected to take approximately 18 months. Once completed, it will provide a safer, more accessible connection for pedestrians, cyclists, and transit users. After years of anticipation, it's encouraging to see this project moving forward!

Infrastructure improvements continue throughout Ward IV. Additional construction is scheduled along Yale Avenue, from Parker Road to Peoria Street, as aging iron water pipes are replaced. While construction can certainly test our patience, these investments are essential to maintaining reliable infrastructure and preparing our city for the future.

Election Day has also come and gone. By now, we know the results of the November election, and I hope each of you took the opportunity to exercise your civic duty and vote. Whether the outcomes aligned with your preferences or not, participating in the democratic process is one of the most important responsibilities we share as citizens. The decisions made at the ballot box will help shape Aurora's future, and staying informed and engaged doesn't end on Election Day.

Enough Is Enough: Standing Up for Aurora's Home-Rule Authority

Recently, the Aurora City Council considered an ordinance amending Sections 94-74, 94-85 and 94-122 and repealing numerous provisions of Chapter 94 of the Aurora City Code pertaining to offenses and miscellaneous provisions.

I voted NO.

I want residents to understand why.
The ordinance comes against the backdrop of the Colorado Supreme Court's Camp/Simons ruling, which limits the penalties home-rule municipalities may impose when a local ordinance prohibits conduct identical to an offense under state law.

Want to read more? Visit *stephanie4aurora.com* to read the full article, including my thoughts and perspectives on important issues facing Aurora. There's much more to share than I can fit into a single page.

This Holiday Season, Shop Aurora
As the holiday season arrives, I want to encourage all of us to Shop Aurora.



Stephanie Hancock
Council Member Ward IV
Shancock@auroragov.org
Cell: 720-767-0386

Aurora is a city of many cultures, tastes, traditions, and experiences. You can travel around the world without ever leaving our city, from unique shops and family-owned restaurants to bakeries, markets, boutiques, and businesses offering something you simply won't find anywhere else.

This time of year, is especially important to our local businesses. Holiday sales can make a real difference to their bottom line, and when our local businesses succeed, Aurora succeeds. Our businesses provide jobs, support families, contribute to our local economy, and help make our neighborhoods vibrant places to live.

I remember as a child going out during the holidays just to look at the decorations. I marveled at the sparkling lights and the sense of wonder they gave me. I miss those days—strolling through the downtown streets looking in the windows, hearing the holiday music and deliberately slowing down to enjoy the experience.

Maybe we could all use a little more of that today.
So, this holiday season, slow down. Take in the lights. Enjoy the decorations. Try a restaurant you've never visited. Walk into a locally owned shop you've passed a hundred times but never explored. Find that special gift right here in our community.

Shop local. Dine local.
Experience local. ***Shop Aurora.***
And while you're out there, don't forget to enjoy a little of that holiday wonder along the way.

As we enter the holiday season, I encourage each of you to reflect on the blessings in your lives, look out for your neighbors, and find ways to strengthen the community we call home.

Thank you for allowing me the privilege of serving you. Together, we can continue making Ward IV and the City of Aurora a place we're proud to call home.

My Last Town Hall of the Year will be November 12, 2026 6 pm. We will have holiday refreshments and have a year in review. I look forward to getting your ideas on what topics we should cover in 2027.

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

Email: *shancock@auroragov.org*
Online Services: *https://www.auroragov.org/city_hall/online_services*

Remember, positive change starts with you.
Your Citizen Servant,

Stephanie Hancock
CouncilMember Ward IV

What the Heather Ridge Market is Doing. . . Or Not Doing!



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



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

Condos and townhomes are having a rough time selling. . . everywhere! In Heather Ridge, the median yearly price has dropped significantly since 2022 (median price down 33%; average down 15%).

Last month, I discussed the Heather Ridge market in terms of the number of units for sale and market shares by unit types. Nothing much has changed since September, nor will it change until certain basic problems are addressed.

The usual suspects are – affordability, job and income security, and the daily costs of living (housing, food, fuel, etc.). Although detached housing is holding its own, the condo/townhome market is suffering. HOA fee costs along with higher mortgage rates (7.6% now) are keeping first-time home buyers renting vs owning. And, the number of showings is dropping as well as closings.

As an example of how markets have changed: In October of 2023, Pete and I listed 2405 S Worchester Ct (B) for $420,000, sold is 89 days for $400,000 and a $9,500 concession. The seller was disappointed expecting to sell for more, do so in less time, and to pay no concession.

This property recently sold as a HUD foreclosure. It was listed for $333,000, closed for $315,000 and paid $3,000 in concessions. That's an $85,000 price drop in two-and-a-half years. It was in reasonably good condition, too.

Another by-product of slower home sales is the "accidental landlord." This term describes frustrated sellers who rent their homes waiting for a better market. This increase in rentals has diluted market rents along with creating more competition. Accidental landlords are hoping for a better market, but will it happen sooner or later?

The internet news is flooded with real estate opinions and possibilities. There's no lack of experts. Pete and I have over 50 years each of real estate experiences, so we might see today's market differently than others. When we meet sellers, we listen first. We want to know why you are selling, your motivation, the circumstances, and the dates you need to hit. Listening to you is very important.

As we listen, we think. How can we help you? How to bring you up to speed on today's real estate market? To that point, we have a website site to answer those questions and more. Visit myHRRE.homes to read current real estate issues, HOAs, insurance, and others. We post daily current articles with notes to help you see the market and world we all live in. Our concerns are our professional services. Give us a peek. Or is it peak because we are a mountain of information and personal services?

Van Lewis

RE/MAX Alliance

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

RE/MAX PROFESSIONALS

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

Please remember don't leave home without them.

Contact me

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	$454,900	2742	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	$389,000	2416	S Vaughn Way A	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	$348,900	2826	S Wheeling Way	3 - 4	1,633	2 Gar, Att	2 Story
Cobblestone Crossing	$339,500	13424	E Asbury Dr	2 - 2	1,208	1 Gar, 1 Space	2 Story
Sausalito	$299,900	2419	S Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Burgundy	$275,000	2671	S Xanadu Way B	2 - 2	1,315	1 Gar, Det, 1 Space	2 Story
Strawberry II	$264,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	$465,000	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	$419,900	2528	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	$399,000	2836	S Wheeling Way	3 - 4	1,633	2 Gar, Att	2 Story
Heather Ridge South	$380,000	2724	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	$360,000	2446	S Vaughn Way C	3 - 4	1,650	2 Gar Att	2 Story
Heather Ridge South	$350,000	2784	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	$350,000	2558	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Burgundy	$339,900	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Det	2 Story
Sausalito	$335,000	2522	S Worchester Ct E	3 - 2	1,413	2 Gar, Att	2 Story
Sausalito	$335,000	2448	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Cobblestone Crossing	$335,000	1955	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	$325,000	1945	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Burgundy	$315,000	2621	S Xanadu Way F	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Sausalito	$309,900	2437	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Cobblestone	$299,000	2181	S Victor St E	3 - 2	1,392	1 Gar, Det	2 Story
Strawberry I	$285,000	2664	S Xanadu Way C	2 - 2	1,153	1 Carport	2 Story
Strawberry II	$270,000	2453	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Burgundy	$260,000	2651	S Xanadu Way C	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Burgundy	$250,000	2621	S Xanadu Way B	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Strawberry I	$239,000	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	$214,500	2618	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	$213,750	2600	s Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	$200,000	2614	S Xanadu Way C	1 - 1	856	1 Carport	2 Story

Homes Closed from September 16, 2026 to October 16, 2026

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone Crossing	$334,900	13296	E Asbury Dr	2 - 2	1,392	FHA	$3,000	Individual
ChimneyHill	$325,000	13652	E Evans Ave	2 - 3	1,344	Cash	$0	Individual
Sausalito	$315,000	2405	S Worchester Ct B	3 - 3	1,512	FHA	$3,000	Gov't
Sausalito	$305,000	2497	S Victor St A	3 - 2	1,273	VA	$10,000	Individual
Sausalito	$300,000	2408	S Victor St A	3 - 2	1,273	Conventional	$8,500	Estate

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

18-Hole Ladies' Club News

Our Fall Tournament/Team Scramble was held on Saturday, September 26, 2026. Winners of the Team Scramble were:

First Place: Brandi Adder, Audrey Romero, Jeanne-Marie Gross and Terri Propp
Second Place: Lindsey Morgan, Sara King and Marcy Greene
Third Place: Christi Clay, Kathy Curtis and Teresa Anderson
Fourth Place: Norma Bisdorf, Dantha Stewart, Jennifer Crandall and Joyce Scott.

Following the tournament, luncheon and our annual meeting were held at Noonan's. President, Christi Clay opened the meeting by introducing Marcy Greene, who handed out the ringers envelopes and reviewed the year of playing by announcing the winners of Flights A, B C & D and giving them their winnings. There were also prizes for *most Chip-Ins* – **Bandi Adder** with 5!!, and *most rounds* completed, with **Teresa Anderson** winning with 36 rounds completed. There were 156 rounds played on Wednesdays and 357 rounds played on Saturdays for a total of 513 rounds compared to 544 last year.

Kathi Millner, Co-Captain of C-Team, presented the C-Team information and a plaque our League received for high Net Points in the C-Team League. This is the 2nd year in a row we've won this Award. Kathy Curtis, Co-Captain of B-Team, presented the news that our team also won the High Net Points in the B-Team League.

Trophies were presented to our *2026 Club Champion,* **Lindsay Morgan**, as well as to **Brandi Adler** for *Most Improved Golfer*. Congratulations to both!

Voting by ballot for the 2027 Board followed. The results were: President: Christi Clay; Vice President: Dantha Stewart; Treasurer: Teresa Anderson; Secretary: Kathy Curtis; and Directors: Tayler Guntert and Kim Larson.

Teresa Anderson
Publicity

Photo by Errol Rowland





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Chicken Mash Bowl - - - $14.95
Homemade Meatloaf - - - $15.50

NOONAN'S

WE ARE OPEN ON THANKSGIVING

Thursday, November 26th
6pm - 2am

Plated Turkey Dinner
$16.95

Meal Includes:
- Roasted Turkey - Mashed Potatoes - Gravy -
- Stuffing - Green Bean Casserole -
- Cranberry Sauce - Rolls -
- Choice of Pumpkin or Apple Pie -

Chiefs v Bills @ 6:20pm

13521 E Iliff Ave Aurora, CO 80014 720-246-0309

FALL AND WINTER WATERING BEST PRACTICES

Why Winter Watering Matters

Dry Conditions: Colorado falls and winters are often dry with little snow cover, leading to root damage and weakened plants.

Delayed Damage: Plants may appear healthy in spring but suffer or die in late spring/summer when temperatures rise and they cannot support themselves.

Secondary Risks: Weakened plants are more susceptible to insect infestations and diseases.

High-Risk Plants

Woody Plants: Shallow-rooted trees (Birches, Maples, Lindens, Alders, Hornbeams, Dogwoods, Willows, Mountain Ashes) and most Evergreens.

Ground Covers & Perennials: Especially those in exposed, windy, or south/west-facing sites.

Timing: Only water when air temperatures are above 40°F.

Frequency: Monitor for extended dry periods (about 1–2 times per month).

Strategy: Apply water during midday to allow it to soak into the soil before night freezing.

Application Rates

Trees: Apply 10 gallons per inch of trunk diameter (measure diameter 6 inches above ground).Aim to soak the soil to a depth of 12 inches.

Shrubs (assuming mulched):
Small established (<3 ft): 5 gallons, monthly.
Large established (>6 ft): 18 gallons, monthly.



Information provided by JBK Landscape LLC. in association with CSU Extention

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Heather Ridge
ASSOCIATION NEWS

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 November 15. A meeting notice and agenda will be posted on the mailboxes, as well emailed by our management company.

Annual Meeting: The meeting of the Double Tree Homeowners Association will be November 15, followed by a meeting of the Board of Directors. The meeting date and Agenda will be posted on the mailbox. Materials for the annual meeting were emailed and/or hand-delivered to resident homeowners and mailed or/e-mailed to the nonresident owners. Your packet includes all information needed regarding the date, time, and location, along with minutes from last year's meeting, proxy materials, financials and agenda. Please mark your calendar and plan to attend. If you are unable to attend, please return your proxy to a board member, so that a quorum may be established, and the business of running the community can move forward.

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:
The gutters will be cleaned once the trees have lost most or all of their leaves. They will also clean out all of the downspouts.

You will notice that we have installed rock and drought-resistant plants in several areas throughout the community. Please note that this is not a "maintenance" project. This new Xeriscaping project enabled us to turn off sprinkler heads in certain zones, thereby increasing water pressure to the other sprinkler heads in that same zone. The Landscaper included drip lines where needed. The board is budgeting for seeding/sodding drought-resistant grass in the spring to try to remedy the issues caused by high heat in the summer of 2026, along with limited watering. Of course, this plan will be subject to water restrictions set forth by the city of Aurora in the spring of 2027.

Winter is coming! So, if you haven't already. . . Please unhook your hose for the season. Also, the last parking space to the west in front of 2661 is reserved for snow storage. Please keep that space clear for the winter.

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 November 5 and 19. 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: A major plumbing issue was resolved along S. Vaughn Way from 2621 to 2625. As in past situations, the original clay pipe was compromised by tree roots. This issue has come up before, and several of our sewer lines have been replaced with PVC pipe. Pease be aware that these older clay pipes will, sooner or later, give way to tree roots or even the compression of the ground with age. It has always been the HOA's position to proactively tackle these sewer issues by scoping and auguring all of the individual addresses on a rotating basis. As you can imagine, this is a big project and an expense to the community that we deem necessary and budget for annually.

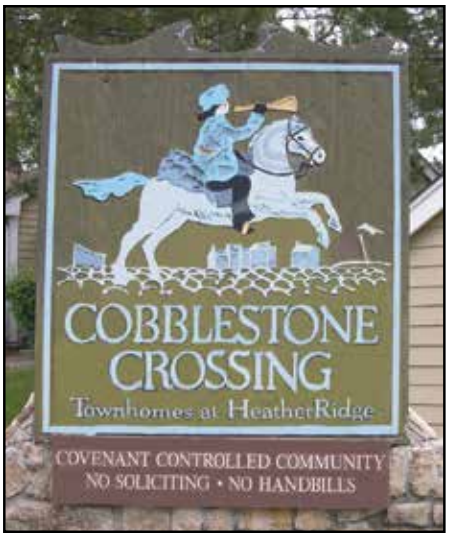
Patt Dodd







Cobblestone Crossing



Welcome to November — where fall meets festive! As the holiday season begins to sparkle, we hope neighbors find plenty of reasons to smile, gather, and enjoy the warmth of our community. Sweaters, warm drinks, twinkling lights, and holiday cheer are officially in the air.

HOA Budget Meeting: The annual budget meeting for Cobblestone Crossing HOA will take place on Monday, November 9, at 6:30 pm in the conference room at Heather Ridge Golf Course. We welcome all homeowners. A copy of the proposed budget was sent via email and mailed through the USPS.

The primary focus of the meeting will be for the Board of Directors to review the 2027 Association budget, which includes a 3.5% increase in association dues. ***UNLESS 51% OF ALL OWNERS VETO THE BUDGET, THE PROPOSED BUDGET WILL BE APPROVED*** and will go into effect in January 2027.

Landscaping Updates: We recently signed a new landscaping contract with **All Phase**, which will now handle community landscaping, maintenance, and snow removal. We appreciate your patience as the crew becomes familiar with the property and begins its work. Sprinkler systems are scheduled to be **shut off and blown out in early November,** and **gutter cleaning** is also expected to take place this month. If you notice **broken branches, damaged edging, or sidewalk issues,** please report them directly to **Accord Property Management.** Kindly **do not approach landscaping crews with individual requests.** For questions or concerns regarding their work, contact Accord; details are available on the HOA website.

Thank You, Neighbors! A heartfelt thank-you to all residents who go the extra mile to care for their homes and surroundings — whether by picking up trash, clearing leaves and branches, or maintaining planter boxes. Your efforts help keep Cobblestone Crossing looking its best, and they're truly appreciated. A special thank-you also goes to Larry for his continued dedication to community maintenance. His hard work makes a noticeable difference all year long.

Holiday Preparations & Decorations: As we head into the holiday season, many residents may begin decorating their homes. Please remember to follow HOA guidelines for holiday lights and décor. Ensure everything is securely installed, does not obstruct walkways, and is removed in a timely manner once the season ends. Let's enjoy the sparkle of the holidays while keeping safety and community standards in mind as we celebrate together.

Fall Is Here — Seasonal Reminders: As temperatures continue to drop, it's time to wrap up your garden and plant cleanup if you haven't already. Please **bag all dirt, flowers, and plants** before placing them in the dumpster — **do not dump soil in the rocks or common areas.** A quick reminder from the Rules & Regulations: **Personal items** such as flowerpots, hoses, chairs, and grills **must not be stored in common areas.**

Hoses: Be sure to **disconnect exterior hoses** when freezing temperatures are forecast. If a hose is left connected and the interior water line freezes, the **repair cost is the homeowner's responsibility,** not the HOA's. You can reconnect hoses as needed when temperatures rise.

Snow Removal: With winter approaching, please note:

- **Sidewalks** will be cleared when **2 inches** of snow accumulate.
- **Plowing** begins at **4 inches.**
- When plowing is in progress, please **avoid parking in guest spaces designated for snow storage** and use caution around snow removal equipment.

Additional Reminders: Please take a moment to check your window and door screens and repair or remove any that are damaged. It's also a good time to review your insurance coverage and ensure you have adequate **loss assessment coverage**. If you notice broken branches, damaged edging, or sidewalk issues, please report them to **Accord Property Management.** A few homeowner responsibilities to keep in mind include repairing or replacing damaged **air conditioner pads** and maintaining **front doors, screen or storm doors, sliding doors, windows, and garage doors.** While the HOA handles painting, homeowners are responsible for keeping these areas in good condition.

Security Reminders & Safety Tips: As fall settles in, let's keep Cobblestone Crossing safe with a few seasonal tips:

- **Traveling?** Lock doors/windows, use light timers, and ask a neighbor to keep watch.
- **Packages:** Pick up deliveries promptly to avoid theft.
- **Vehicles:** Always lock your car and remove valuables. Report break-ins to Aurora PD.
- **Lighting:** Leave porch lights on overnight or use dusk-to-dawn bulbs for added security.
- **Suspicious Activity:** Call 911 if needed. If your security cameras capture anything concerning, email the footage to Alec at Accord: ***alec@accordhoa.com.***

Thanks for staying alert and helping keep our neighborhood safe!

Main Water Shutoff Replacement: If you are planning to replace the main shutoff valve in your unit, please coordinate with **Alec at Accord Property Management** so he can work with **Aurora Water** on any required scheduling. If a temporary community water shutoff is necessary for the replacement, **community notice will be sent in advance** to ensure all residents are informed. The plumber must **confirm completion** with Accord Property Management before Aurora Water restores service.

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 matters are important, they are not emergencies: noisy neighbors; illegally parked cars, unless a vehicle blocks your garage or parking space; architectural change requests; questions about account balances; and covenant violations. As always, emergencies involving health or safety should be addressed by calling 911.

Jody Bohl



Photo by Errol Rowland

Sausalito



Board Meetings: The Board continues to hold monthly HOA meetings on the second Wednesday of each month via Zoom. Homeowners are always welcome to attend — your participation helps keep Sausalito informed, connected, and moving forward together.

Board Members
- Hannah Herbold – President
- Jake Smelker – Vice President
- Linda Chaisson – Treasurer
- Sherri Cooper – Secretary
- Warren "Bud" Withrow – Member at Large

Thank You to Our Outgoing Board Members

The Board would like to extend a sincere thank you to April Allen and Frazier Hollingsworth for all of their hard work and dedication to Sausalito over the past year. We greatly appreciate the time, energy, and care they contributed to our community while serving on the Board.

Property Management
Sausalito is managed by LCM Property Management, located at 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 and select Option 2.

Landscape & Grounds
Epic Landscape continues to provide landscaping and snow removal services for Sausalito. For routine concerns, please contact the Property Manager first so issues can be properly tracked and addressed. For immediate or emergency landscape needs, Epic can be reached at 720-561-1568.

Maintenance Requests
Please submit maintenance requests through the LCM website whenever possible. This helps ensure requests are documented, tracked, and addressed efficiently.

Security
PalAmerican Security provides daily patrols throughout Sausalito totaling approximately 90 minutes per day. To request a security presence, call or text 720-250-8975.

For an emergency or active incident, always call 911 first, then contact security or LCM as appropriate. Please report suspicious activity rather than intervening directly.

As always, remember to close garage doors, lock vehicles and exterior doors, and collect packages promptly.

Trash & Recycling
Republic Services provides trash and recycling collection for Sausalito. Pickup is on Mondays. Please place bins out the night before and return them promptly after collection.

For service questions, contact Republic Services at 720-471-2709.

New Railings
New railings are being installed in several locations throughout the neighborhood and should be completed around the time this issue reaches homeowners. These improvements are intended to improve safety and accessibility throughout the community.

Freeze Warning
As we head into the colder months, please remember to disconnect hoses from all outdoor faucets before freezing temperatures arrive. Leaving hoses connected can cause water to freeze inside the faucet or pipes, potentially leading to damage and costly repairs.

Taking a few minutes to disconnect and store your hoses now can help prevent problems this winter.

Pipes & Plumbing
Sausalito has older plumbing infrastructure, so please be mindful of what goes down sinks, toilets, and drains. Avoid flushing wipes — including those labeled "flushable" — as well as paper towels, hygiene products, grease, or other materials that can contribute to clogs, backups, and costly repairs.

Siding & Exterior Care
Please avoid attaching hooks, planters, decorations, or other items directly to exterior siding. For questions about touch-up paint or exterior repairs, contact the Property Manager. Please use the same care around roofs and other common-area surfaces.

Grounds & Pets
Our three Sausalito-owned dog waste stations continue to get great use — thank you to everyone helping keep the community clean!

Please keep pets leashed at all times and pick up after them promptly.

Pet waste should be disposed of in household trash or the designated dog waste stations, not in golf course receptacles.

We also appreciate residents picking up litter around the community when possible.

Architectural Changes
Exterior changes — including windows, doors, solar installations, satellite dishes, and other visible updates — require HOA approval before work begins.

Requests can be submitted through SmartWebs on the LCM website and should include applicable contractor agreements, permits, and insurance documentation.

Halloween & the Holidays
Thank you to everyone who went all out with the Halloween decorations this year! It has been great seeing so many homes throughout Sausalito get into the spirit and bring some extra personality to the neighborhood.

With Halloween wrapping up, we're already looking forward to seeing Sausalito light up for the holiday season!

From the Board
Thank you to everyone who attended this year's Annual Meeting! We love having homeowners show up, ask questions, share feedback, and take an active role in the community. Your input helps the Board better understand what matters to residents and where we should focus our attention.

Thank you for being part of Sausalito and for helping make it a great place to call home!

Fairway 16



Our November Board meeting will be Wednesday, November 18 at 6:30 pm. Please attend if you can. This meeting will be the last meeting for 2026.

November 1 we will be changing our HOA management to *Accord Property Management* and our new manager will be Alec Hrynevich. You will be able to contact him with HOA issues at 720-230-7321 or email at *Alec@accordhoa.com*. In October all Fairway 16 homeowners were mailed the management change notice with instructions to how to create your homeowner portal account, ARC review requests now called "Design Review", and other HOA matters. Your individual account ledger will be updated by mid-November.

Aurora Water is now at Level II for irrigating so our irrigation system has been shut down for the season. Please continue to watch for water leaks in your home and have them repaired. This includes running toilets (which waste a lot of water), faucet leaks, leaking water pipes, etc.

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.***

Guest Parking Areas are for use of *short-term guests*. They are not for residents with too many cars! **Each** unit has two spaces inside the garage and two spaces in front of **that** garage. Commercial vehicles and households with a need for more than 4 parking spaces **must** park those additional vehicles on South Vaughn Way. Violator's vehicles will be towed at the owner's expense after the first violation warning.

Fall in Colorado is such a beautiful time of year: golden trees and our snow-capped mountains.

Enjoy!

Lisa

Happy Thanksgiving



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, Faith Gillis, Secretary, Tina Lockman, Felecia Smith, Keith Noah, Members at Large.

HOA Meetings: Meetings are held via Zoom on the third Thursday of every month, at 6:30 pm. To access the link go to the Strawberry HOA website: *accordhoa.com*.

1. Select the menu at the top right, select ***HOA Portal Log In***
2. Scroll down to the Calendar; select the meeting date, then the Zoom link

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.

Please join us for the Strawberry Annual HOA Meeting Thursday, November 15, 2026 at 6:30 pm

Monthly HOA Meetings

We encourage owners to attend the monthly board meeting to stay up to date with our community projects and upcoming changes. This is the place to voice concerns, get answers to your questions and keep informed about future projects. Topics of concern need to be brought directly to the board during the monthly meeting.

Concrete Repairs and Replacement

At the Board's request, a survey was conducted to assess current sidewalk conditions throughout Strawberry Phases I and II. The survey found that some areas require full sidewalk replacement and drainage improvements, while others need minor repairs or ground leveling. Work will be prioritized based on the severity of each area's condition and completed accordingly. We will continue to provide updates as the project schedule and anticipated timeline are established.

Snow Removal/Landscaping Contract

The HOA Board approved the snow removal contract with Keesen Landscape for the 2026-2027 season, including landscaping in the warmer months. Trigger points for sidewalk shoveling are 2 inches and for parking lots is 4 inches for plowing. Landscaping contract will start in 2027 for Spring and Summer seasons.

Faith Gillis

Happy Thanksgiving



Country Club Ridge



Thanks to all of the homeowners who attended the recent Annual Meeting. Our President, Rob Katnich, reviewed the work accomplished in 2025-26. These improvements and maintenance items included tree trimming along Iliff Avenue and South Vaughn Way, painting 2210-2220, landscape edging, asphalt repair and speed bump installation. We also engaged a local scout troop to help replenish mulch in the landscape areas. They were hard workers and it was a job well done.

Thanks for being a good neighbor!

Judie Maurelli
Board of Directors

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 demon strate 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.



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* or Jeffery Edwards *JEdwards@associacolorado.com*

Annual and Budget Ratification Meeting November 30th

If you attend only one HOA meeting this year, make it our November 23rd meeting held at Noonan's! We'll ratify the annual budget, review the past year's projects, and elect new board members.

As an older community with plenty of maintenance needs, we have lots to tackle, and a strong, engaged board makes a real difference.

Have some time to spare? Want to get more involved in the community? Work well with others, and have a knack for details, problem-solving, and navigating a little red tape? We'd love to have you join the board!

Consider joining. Your time, ideas, and involvement can help positively shape the future of our community.

What Does the HOA Board Do?
The HOA board helps oversee the business of our community, including managing the budget, maintaining common areas, planning repairs and improvements, working with vendors and the management company, and making decisions that affect our neighborhood.

We meet the second Monday of the month for a working session, and the fourth Monday of the month for our executive meeting. We frequently walk the community to check on progress and see what needs to be tackled.

What Can You Expect as a Board Member?
Expect meetings, reviewing information, discussing options, making decisions, and occasionally navigating the fine print. Board members bring different skills and perspectives, and no one is expected to know everything.



What matters most is a willingness to participate, work collaboratively, and help keep our community running smoothly.

It's an opportunity to have a say in our neighborhood's future and help make decisions that affect us all.

October in Review: Preparing for Winter
Our community got a head start on winter preparation in October! Our mature trees were professionally trimmed by an arborist team to protect our property and prevent damage caused by cold and snow.

Our gutters were cleaned to help keep water flowing where it belongs as the weather changes. These seasonal maintenance tasks help protect our property's long-term health and prepare us for the colder months ahead.

As a first step in addressing the community's rat problem, we've hired a pest control company to address the issue stemming from the dumpster and recycling bins behind the garages facing buildings 2152 and 2172. This effort is intended to help control the rat population throughout the community.

Thank you for your patience as we work to maintain and care for our community.

November Safety Spotlight: Carbon Monoxide Safety
As we turn on our furnaces for the season, take a moment to test your carbon monoxide detectors and check their batteries. Carbon monoxide is odorless and colorless, making working detectors essential to keeping your household safe.

Stay safe and stay warm this winter!

It's November, the days are getting shorter, the temperatures are dropping, and the holiday season is just around the corner. Enjoy the last bits of fall, settle in for the colder months, and have a happy and enjoyable November!

Amy Rice

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 Chaparro 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).

Scary Halloween Maintenance Stories: Over the decades, the same spooks and goblins keep coming back here. The following stories will make you wonder if we will ever be safe:

- **Downspouts dislocated by radon exhausts or new ACs.** Owners have complained about wet basements blaming plugged gutters or downspouts. The major cause of wet basements has been disconnected or removed downspouts extension. The usual culprits are installation radon vent tubes or ACs. Radon requires written permission by the HOA; and if a new portal for the AC return line, HOA permission needed too.

- **Sneaky Sump Pumps:** They live in basements tucked under floor coverings or hidden in closets. Many owners may not know they exist, so look for them and their outside drain lines. If you have one, test it periodically to insure proper operation and drainage. A dead sump pump may haunt you.

- **Your Unit's Water Control Valve:** When water is spewing from a broken interior line, you need to know RIGHT THEN where your unit's turnoff valve is located. All two-story units have turnoffs in their basements above the hot water tank between the joists coming off the main water line. If you have a "gate" valve with a turn handle, it should be replaced (at owner's expense) by a "ball" valve with a lever handle. Gate valves are original equipment and have a history of not closing. As for patio (ranch) units, they do not have an interior water turnoff valve per se. To shut off water, the HOA must contact Aurora Water. Patio units have shutoff valves above the hot water tank and in the master bedroom for the outside front faucet.

Trash Talk: You may swap out your trash can(s) for newer or larger/smaller ones from Republic trash company. Please email or call Dalahi Chaparro (our community manager with Westwind [Brook Ramirez is business manager]) using contact information listed at top of this article. This includes recycling container, too!

Holiday Decorations: Yes, it's that time of year again. From Thanksgiving through the New Year, residents may put up displays outside their units. Any displays are the sole responsibility of residents to maintain and remove once past New Years' holiday. For any questions, please contact Dalahi Chaparro at Westwind.

HOA and Annual Meetings: The monthly Oct 28 meeting was cancelled and merged with a new date in November: the 18th. The old Nov 25 date was the day before Thanksgiving. At the Nov 18 meeting, the board will vote on the 2027 Annual Budget for the Annual Meeting, Dec 1. At the Annual Meeting the proposed budget will be presented for ratification. Also, there will be three openings for the HOA board. Westwind will mail out the meeting packet after the Nov 18 HOA meeting, so please look for it.

Van Lewis

A dedicated website for Heather Ridge Real Estate

Heatherridgerealestate.com

myHRRE.homes

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.cincconnect.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 and Water Shut Off Valve project completed
2. Grass winterization throughout the property discussion
3. Community Signage upgrades
4. Variety of Community Social Events Discussions (Community Clean-Up Day, HOA 101 Presentations, Shredding Event)
5. Renewal of Vendor Contracts for 2027 Discussions

November 16th, 2026 Annual Board Meeting at 6pm
November Monthly Board Meeting to follow the Annual meeting.

Homeowner / Tenant Winter Checklist

Winter weather will be here before we know it! Now is a good time to take a few minutes to prepare your home and patio for colder temperatures, snow, and winter weather. Completing these items now can help prevent damage and unexpected expenses later.

Exterior & Entry Areas

- *Inspect Windows & Doors:* Check windows and doors for broken glass, damaged seals, gaps, or areas where cold air or moisture may enter. If needed, re-caulk around windows and door frames to help prevent drafts and moisture intrusion.
- *Check for Exterior Damage:* Look around your unit for cracks, openings, or holes that may have been created during the year. This includes holes from decorations, mounted items, or other installations. Please properly patch and repair any holes in your unit's exterior where permitted.
- *Garage Door:* Check your garage door to make sure it is operating properly, opens and closes completely, and latches securely.
- *Exterior Lights:* Check exterior light fixtures to make sure they are working properly and replace bulbs as needed.

Patio & Outdoor Areas

- *Put Away Patio Furniture:* Store or properly secure patio tables, chairs, umbrellas, and other outdoor furniture before winter weather arrives. This will help prevent items from being damaged or blown around during high winds and snow.
- *Store Flower Pots & Planters:* Empty and store flower pots, planters, hanging baskets, and other seasonal gardening items. Items left outside can be damaged by freezing temperatures and may also become a hazard during snow removal.
- *Remove Seasonal Decorations:* Take down summer/fall decorations, yard signs, flags, garden décor, and other temporary items that may not be appropriate for winter conditions.
- *Secure Outdoor Items:* Do not leave loose items, tools, toys, hoses, or other belongings on patios or around your unit where they could be damaged or interfere with snow removal.
- *Patio Fences & Gates:* If your unit has a patio fence, make sure it is in good condition and that the gate opens and closes easily. Please address any loose boards, damaged sections, or other issues before winter.
- *Party Walls:* If your unit has a party wall, inspect it for any obvious damage or areas that may need attention and report concerns as appropriate.

Exterior Water Spigots

- *Remove Garden Hoses:* If your unit has an exterior water spigot, remove the hose completely before freezing temperatures arrive.
- *Turn Off the Water:* Make sure the exterior spigot valve is completely turned off.
- *Check for Leaks:* If you notice dripping, leaking, or any other issue with your exterior spigot, please notify the Management Company as soon as possible so a plumber can address the issue before freezing temperatures arrive.

Please remember that exterior water spigots are the homeowner's responsibility. If the HOA must send someone to your unit to remove a hose, address a water issue, or make a repair related to the spigot, the cost may be billed back to the homeowner.

Repairs to the spigot and any damage resulting from a leaking or improperly winterized spigot are the homeowner's responsibility and may be billed directly to the homeowner.

Taking a little time now to winterize your home and patio can help protect your property, prevent weather-related damage, and make the winter season easier for everyone. Thank you for helping keep Burgundy in Heather Ridge safe, clean, and well maintained!

Lori Foster

Dog Swim Day Was a Splashing Success!

Our four-legged residents had a paws-itively great time celebrating Labor Day at our annual Dog Swim Day! From the festive treats and decorations to plenty of wet paws and happy faces, it was a fun afternoon for our furry friends and their humans.

It was wonderful seeing so many of our community dogs enjoying some pool time, making new friends, and showing off their personalities. Thank you to everyone who came out and helped make the day such a fun community event!

Looks like everyone agreed – it's always a good day when you can end summer with a splash!











ChimneyHill



Management: Advance HOA Management – 303-482-2213

Maintenance and General Requests: *clientservices@advancehoa.com*

Property Manager: *Ta Nisha Tankard – tanisha.tankard@advancehoa.com*

Monthly Meetings: ***IMPORTANT: Our Annual Homeowners Meeting*** will be held on Wednesday November 11, 2026 at 6:00 pm in the main Ballroom at Noonan's. All homeowners are 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 Ta Nisha Tankard, the Property Manager, via e-mail tanisha.tankard@advancehoa.com. Include a photo if possible.

Annual Homeowners Meeting: This year's annual HOA meeting will be held on Wednesday, November 11th 2026 at 6:00 pm in the Noonan's ballroom, located at the intersection of Iliff and Xanadu. The meeting will include discussion and ratification of the 2027 ChimneyHill budget. There will also be an election of board members for 2027 calendar year. There is one vacant seat, and three positions are up for potential re-election. All homeowners who want to be considered for a board position will have sent in a bio candidacy request to the management company to have their names put on the proxy ballot that is to be mailed out to all homeowners prior to the meeting for those homeowners that will be unavailable to attend in person. The candidates that received the most votes through proxy or in meeting voting will be elected for the seats on the board. This is time for homeowners in our community to gather and express concerns and positives about the condition of our community. As the homeowners express their thoughts during the homeowner forum, the board will be able to update the homeowners on many of this year's achievements and goals for the community in the upcoming year. Let us look forward to having a positive meeting, which will be a good lead in to a great Thanksgiving and wonderful holiday season.

Halloween Party: Get your spooky on and join your neighbors on Friday October 30th, 5:00 pm – 8:00 pm just west of the pool. There will be eats and treats as well as fun and games. Bring the kids and leashed & friendly pups. There will be a costume contest. Therefore, be sure to arrive in your most frightening costume. Check your email for community updates for this and other events.

Preparing for the Upcoming Winter Season: The winter months are settling in. The sprinklers have been shut off and winterized at the end of September. Be sure to remove and pack away hoses before the first freeze. Be sure to bring out the ice buckets from last year and refill them if necessary. There is one bucket for every two units. Remember for the winter that the snow removal threshold is upon the accumulation of 4" of snow.

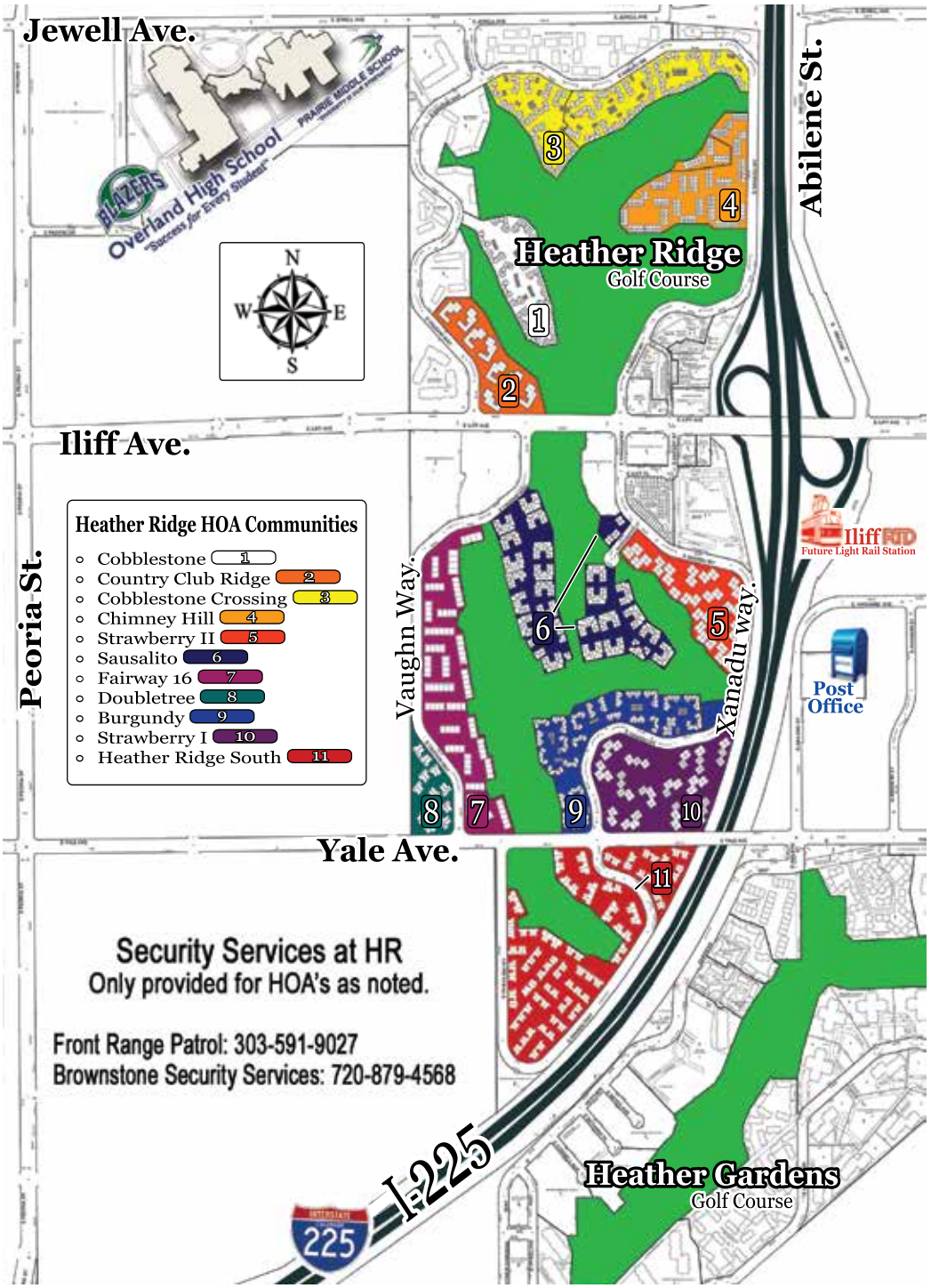
Water Leaks: Please look for and address any water leaks at your unit. A special guest from Aurora Water presented some findings during the October 13th meeting. These leaks are happening within individual residents' homes, not with underground pipes. All homeowners can be a big help in detecting these leaks by looking, listening and observing. Check closely for leaks caused by toilets, as these are the most common culprits, and the source of the greatest waste of water. Call the HOA if you need assistance or notice something. We want to get the leaks stopped as soon as possible. Let's all work together to get this addressed.

The Siding Project: The Section One siding improvements are continuing in Section One in the spring. 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.

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.

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

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
www.accordhoa.com
Security: None

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: Quarterly
Contact Aletha for information
Security: None

Fairway 16
Accord Property Management
Alec Hrynevich
Alec@accordhoa.com
720-230-7321
Units: 116
HOA Meeting: 3rd Wed. 6:30 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: Front Range Patrol

Heather Ridge South
Westwind Management Group, Inc.
Brook Ramirez
303-369-1800 x 152
brook@westwindmanagement.com
Heatherridgesouth@westwindmanagement.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
Via Zoom
www.Sausalitohoa.com
Security: Brownstone Security

Burgundy
Westwind Management Group, Inc.
Roxanne Chaparro
roxanne@westwindmanagement.com
burgundyinheatherridge@westwindmanagement.com
Units: 120
HOA Meeting: 3rd Mon. 5 pm
Burgundy Clubhouse
Security: None

ChimneyHill
Advance HOA Management
Ta Nisha Tankard
tanisha_tankard@advancehoa.com
303-482-2213 x 334
Units: 116
HOA Meeting: 2nd Tue., 6:00 pm
Noonan's
Security: None

Cobblestone
Associa Colorado Association Svcs
customerservice@associacolorado.com
Units: 74
HOA Meeting: 4th Mon. 6:00 pm
Noonan's
Security: None

Strawberry II
(Strawberry I not in HRMD)
Accord Property Management
Kyle, 720-230-7303
kyle@accordhoa.com
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Via Zoom
Security: Front Range Patrol
(for both Strawberry I & II)

Plains Conservation Center (Visitor Center)
21901 East Hampden Avenue
Aurora, CO 80013
Phone: 303-326-8380
nature@auroragov.org
Inclement Weather Hotline
720-865-3620

The City of Aurora open space division manages the Plains Conservation Center (PCC) in Aurora, CO. The PCC hosts various programs and events on prairie ecology, Native American history and culture, and homesteading on the great plains.

Take a quick trip to Colorado's high plains to experience life on the prairie then and now. The Plains Conservation Center is a nature preserve and educational center with replicas of a homestead village and tipi camp that showcase pioneer and plains Native Americans life in the late 1800s. The center encompasses over 1,100 acres of short grass prairie with breathtaking views of the Rocky Mountains. It is located at 21901 E. Hampden Ave. Aurora, CO 80013

Come into the visitor center before you head out on the trails to pick up a map and learn about the history of the site. Visitors can hike along rolling trails and are likely to see bald eagles, prairie dogs, pronghorn, coyotes and red-tailed hawks.

It's free to come in, hike the trails, explore the visitor center and check out the tipis and homestead village. There is a fee to attend any guided programs.

Standard Time (Nov. 1 – Feb. 28/29)
Monday through Friday
6:30 am to 4:30 pm
Saturday and Sunday
8 am to 4:30 pm
Visitor Center Hours
Wednesday through Friday
Noon to 4:30 pm
Saturday and Sunday
9 am to 4:30 pm
Monday and Tuesday
Closed
(hours subject to change)
Dogs, bikes and horses are NOT permitted on the property



Poetry Writing on the Prairie
Sunday, November 8, 1 pm – 3:30 pm
$8.00
Ticket sales end on Nov 7, 2026
Tap into your creativity and enjoy the wonder of the written word.

Free Days at the Plains Conservation Center
Plains Conservation Center (Visitor Center)
Aurora, CO
Free
Sat, Nov 14, 10:00 am
Ticket sales end on Nov 14, 2026



Astronomy Nights: Constellations
Friday, November 13, 5:30 pm – 8:30 pm
$12.45 incl. $2.45 Fee
Ticket sales end on Nov 13, 2026
Join us for an evening of telescopes and s'mores!
5:30 pm – 6:30pm – Denver Astronomical Society presents "Constellations". For thousands of years, humans have looked to the night sky and connected the stars into patterns. Images of heroes, animals, gods, and stories that helped early civilizations navigate, track seasons, and make sense of the cosmos. Constellations explore this rich blend of astronomy, culture, and history, showing how humanity's imagination shaped the sky long before modern science mapped it.
6:30 pm – 8:30 pm – Telescope viewing with telescopes from members of the Denver Astronomical Society

Indigenous People's
Join us for an educational adventure to learn about the natural and cultural history of the shortgrass prairie. The Plains Conservation Center is a nature preserve and educational center encompassing 1100 acres of shortgrass prairie. Come for a visit to learn about prairie wildlife and cultural history at our 1880's replica homestead village and Native American tipi camp.

Full Moon Hikes: Beaver Moon
Tuesday, November 24, 4:15 pm – 5:45 pm
$5.00
Ticket sales end on Nov 24, 2026
Discover the cultural history and ecological meaning of each month's full moon with this guided hike at the Plains Conservation Center. Each hike is 2 miles long with minimal elevation change on open prairie gravel trails. Please dress for the weather. It always gets cooler as the sunsets.





Reconnecting With the Land: Blue Corn
Saturday, November 28, 9-11 am.
Free
Join us for a series to learn and reconnect to the land through our plant and wildlife kin. Open to Native American families. Spend the morning on the prairie with our blue corn kin. We will enjoy a blue corn dish that has sustained peoples for generations and make a fun craft.

Astronomy Nights: Comets, Asteroids, Meteoroids & Dwarf Planets
Friday, December 4, 5:30 pm – 8:30 pm
$12.45 incl. $2.45 Fee
Ticket sales end on Dec 4, 2026
Join us for an evening of telescopes and s'mores!
5:30 pm – 6:30 pm – Denver Astronomical Society presents "Comets, Asteroids, Meteoroids & Dwarf Planets"
For thousands of years, comets have captivated humanity. Feared as harbingers of doom, celebrated as divine signs, and eventually understood as ancient, icy relics from the dawn of the Solar System. This presentation traces that remarkable journey from myth to modern science.
6:30 pm – 8:30 pm – Telescope viewing with telescopes from members of the Denver Astronomical Society

Santa Wagon Rides
December
Sunday, Dec 6 and Saturday, Dec 12
From $12.45
Take a special wagon ride on the prairie with the big man himself! Hear stories, enjoy cocoa and treats, and ask anything of Santa you've ever wanted to know, he may just let you in on some of his secrets!

Winter Solstice Walk
Monday, December 21, 4 pm – 5:30 pm
$5.00
Ticket sales end on Dec 20, 2026
Celebrate the shortest day and the longest night of the year with a lantern walk on the prairie.

Full Moon Hikes: Cold Moon
Wednesday, December 23, 4 pm – 5:30 pm
$5.00
Ticket sales end on Dec 23, 2026
Discover the cultural history and ecological meaning of each month's full moon with this guided hike at the Plains Conservation Center. Each hike is 2 miles long with minimal elevation change on open prairie gravel trails. Please dress for the weather. It always gets cooler as the sunsets.



Happy Thanksgiving

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Rafael
RDJ121907@gmail.com
720-346-8893

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