

HR Heather Ridge Metro Matters

Volume 14

November 2025

Number 11



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

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

IN EVERY ISSUE

02 FROM THE PUBLISHER	10 HR GOLF CLUB UPDATE
04 HR METRO DISTRICT UPDATE	16 HOA NEWS
06 CALENDAR	30 SERVICE DIRECTORY LISTINGS
08 PETE & VAN UPDATE	31 CLASSIFIEDS

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

Heather Ridge Metropolitan District
President Errol Rowland, Burgundy
errol@idmybag.com
Vice President Van Lewis, HRS
van@vanlewis.com
Treasurer Charlie Richardson, Sausalito
Althea Zens, Double Tree
James Cronin, Chimney Hill
Jane Klein, Cobblestone Crossing
Kay Griffiths, Cobblestone
Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct, but always be held on the 3rd Thursday in April and October. Email info@HRColo.org for an invitation.

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

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

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

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

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

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

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

- Now offering
HOME REPAIR Services**

- Electrical
- Heating/Air Conditioning
- Home Remodeling

720.338.7579

Schedule online:
snappyappliancerepair.online

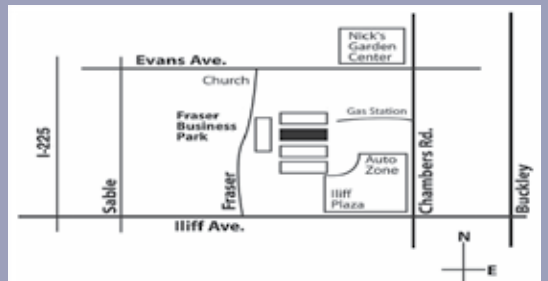


Orchid Dental
NELSON S. JOO, D.M.D.

- 5280 Top Dentist Nomination Since 2014
- 5% Discount for Senior Citizen Families
- Comprehensive Care: Crowns, Surgery, Implants, Cosmetic Care
- Emergency calls taken after hours
- Practicing in Aurora Since 1987

*Gentle and Affordable
Dental Care for Families.*

2222 South Fraser St. #3
Aurora, CO 80014



303•671•0305

\$21,000 HOA Assessment Heads to Court

This is happening in Colorado Springs right now, so it's an important story for Heather Ridge and its ten HOAs to follow. On October 4, 2025, the Denver Post reported the story of an HOA assessing each of its 150 owners \$21,000 for their share of a *Wind and Hail* deductible insurance policy. Many owners believed they were properly insured for such an assessment, but they weren't. Who's to blame?

The article is well worth reading. Written by Lauren Penington and Katie Langford, you can Google it or go to myHRRE.homes homepage clicking on the **HOA** icon for the *Denver Post* article dated 10-4-25.

Cutting through what the attorneys are saying on both sides, the problem seems to be "... that we have a

failure to communicate." *Cool Hand Luke* or not, the Soaring Eagles Townhome Association has a problem: its declarations stipulate a maximum \$10,000 per unit deductible for wind and hail assessment. So why the \$21,000 assessment?

The HOA claims it couldn't get the insurance coverage required by its declarations, so they got what they could in a tight HOA insurance market. Did they tell anyone they did that?

In 2024, a hail storm caused \$3.6 million in claim damages, but the HOA's insurance then had a \$3.1 million gross deductible, not the \$10,000 per owner.

What the HOA did get was a 10% deductible equal to the total property values, or \$3,112,817.

What the board did then may be true let alone necessary and proper (although others and their attorneys disagree), but was there proper due diligence and notice by the HOA informing owners about this? Where there public hearings? Were owners told to upgrade their HO-6 coverage? It appears not, but more will be learned in court.

The winners in all this will be the attorneys. When all is said and done, the owners will still be individually liable for the deductible and costs. The message from all this to HOA boards everywhere is to disclose, disclose, disclose in writing what they are doing.

HRMD Oct 16, 2025 Annual Meeting for 2026 Budget

As advertised, the meeting was held at 4 pm in the 19th Hole Meeting room at the Heather Ridge golf clubhouse, 13521 E Iliff Ave. Errol Rowland, president, started on time per the agenda, and ended the one-hour meeting at 5:30 pm. The biggest topic of the meeting was the budget for 2026.

The 2026 Budget was approved pending the final property assessment by Arapahoe County in early December of this year. The mill levy for the General Fund remained the same at

13.985 for a \$558,831 budget (the 2025's budget was \$693,532); and the mill levy for the Debt Service Fund (our purchased bond from 2009) was lowered to 11.00 from 13.9685 for \$417,317 in principal and interest payments.

Your individual property tax for 2026 (and the HRMD portion) won't be published until the end of December, and formal notice mailed in January 2026. Owners may expect their HRMD portion of property taxes to remain the same or slightly less pending final approval by Arapahoe County.

For any questions or concerns, please contact Errol Rowland as listed on page 2 of this publication.

Van Lewis



CRONEN

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



24/7

EMERGENCY

SERVICE

FULL SERVICE PLUMBING, HEATING, & AIR CONDITIONING

SERVING THE COMMUNITY SINCE 1985

303-937-8369

Celebrate Your Life & Home



Call us about our Special Offers!



**GARDEN PLAZA
OF AURORA**

A CENTURY PARK COMMUNITY

**Luxurious Living
Exciting Activities
Gourmet Dining**

Limited Availability

**Call to schedule your
personal tour today!**

303.750.0820

14221 East Evans Avenue
Aurora, CO 80014
GardenPlazaAurora.com



November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org						1
2 	3	4	5	6	7	8
9	10 6 pm Burgundy Annual HOA Mtg at Com. Clubhouse followed by Board Meeting 6 pm Cobblestone Crossing HOA Mtg via Zoom	11 6 pm CH Annual HOA Mtg at Noonan's 	12 6 pm Sausalito HOA Meeting via Zoom	13	14	16 
16 3 pm Double Tree Annual HOA Meeting at Aletha Zens' residence	17 5:30 pm HRS HOA Board Mtg Clubhouse 5:30 pm CCR HOA Mtg via Zoom	18	19 6 pm Fairway 16 HOA Mtg Clubhouse	20  6:30 pm Strawberry Annual HOA Mtg via Zoom	21	22
23/30	24 6 pm Cobblestone HOA Mtg - Noonan's	25	26	27 	28	29



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

\$7.00 OFF

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

Not valid with other offers. Expires 11-30-2025



Order Your Holiday Pie Today!
Apple, Pecan, Peach, Pumpkin!

\$7.00 OFF

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

Not valid with other offers. Expires 11-30-2025

STACK'S HOME REPAIR

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

Services:

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

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

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

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

**Robert L. Stevenson, Owner
720-849-4749**



**A
Website
All About
Heather-
Ridge
and its
Lifestyle**

**heatherridge
realestate.com**

myHRRE.homes



2025 AURORA

SPECIAL EVENTS

NOVEMBER

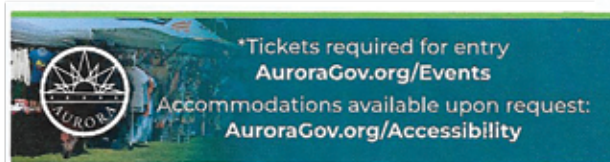
Thursday, Nov. 13

- Veterans Salute*
Hyatt Regency
Aurora-Denver
Conference Center

DECEMBER

Tuesday, Dec. 2

- Holiday Tree Lighting
Aurora Municipal
Center Great Lawn



HR Prices Compared to 2024



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

Pete and I watch Heather Ridge sales daily if not more. Pete recently called the listing agent of a closed Sausalito sale questioning data in MLS – the seller paying \$101,000 in concessions to a buyer.

Turns out a decimal error and was \$10,100, but such obvious errors are important to correct, let alone all the little ones – they all matter! We find agents not familiar with Heather Ridge miss important facts such as it is a metro district (almost 60% of listing incorrectly show NO Tax District – info critical to buyers)

Paying attention to the Heather Ridge real estate market is what Pete and I do for sellers. Here are current and very interesting stats about 2025's three-quarters of the year compared to 2024:



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

YTD Jan 1-to- Oct 1	2025	2024
# of Closings	53	50
Gross \$ sold amount	\$17,952,800	\$17,758,484
Average sold price	\$338,732	\$355,170
Median sold price	\$335,000	\$364,000
Concessions – Average	\$8,037	\$8,312
Concessions – Median	\$7,500	\$7,400
% of sellers paying concessions	72%	74%

Both years look almost alike except for sold prices. The **2025 average sold price is down \$16,438 from 2024; and the median sold price is down \$29,000!** This is important information in pricing homes today – it goes to “strategic pricing” and “market perspective,” something Pete and I emphasize.

September's Metro-Denver Real Estate Statistics

September's end-of-month data showed an increasing spread between two real estate markets – detached vs attached homes.

Closed sales for detached homes, single-family, was up 3.9% year-over-year showing greater demand. Attached homes, condos and townhomes, saw decreasing demand and was down 12.74% from 2024. This difference credited to higher monthly HOA fees, especially insurance.

Active listings ending September was 9,001 detached and 4,073 attached totaling 13,074 homes – slightly more than August's (and below September's historical average 15,149). Median days on market was 18 for detached, and 32 for attached. And the total months of all for sale housing inventory was 3.89 months (four months or more warning signals go off).

Market knowledge and perspective in agents is critical to your real estate decisions. How does your agent see the market? Experiences? Pete and I have over 50 years each helping others to buy and sell in all kinds of markets. We listen first, then go to work creating what works best for you.

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.



Homes Pending as of October 16, 2025 — www.heatherridgerealestate.com; [myHRRE.homes](#)

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$397,500	2558	S Vaughn St C	3 - 4	1,650	2 Gar, Att	2 Story
ChimneyHill	\$365,000	13594	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$337,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Burgundy	\$282,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Strawberry I	\$249,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch

Active Homes for Sale as of October 16, 2025 — www.heatherridgerealestate.com; [myHRRE.homes](#)

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$429,000	2829	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$380,000	2853	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$360,000	2813	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Sausalito	\$399,000	2409	S Worchester Ct B	4 - 3	1,512	2 Gar, Att	2 Story
Sausalito	\$387,400	2405	S Worchester Ct B	4 - 3	1,512	2 Gar, Att	2 Story
Sausalito	\$387,400	2405	S Worchester Ct B	4 - 3	1,512	2 Gar, Att	2 Story
Country Club Ridge	\$385,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Det	2 Story
ChimneyHill	\$397,000	2052	S Worchester St	2 - 3	1,337	1 Gar, Det	2 Story
ChimneyHill	\$377,500	13616	E Evans Ave	2 - 2	1,512	1 Gar, Att	2 Story
Fairway 16	\$369,750	2496	S Vaughn Way A	2 - 3	1,462	2 Gar, Att	2 Story
Burgundy	\$345,000	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Att	2 Story
Cobblestone Crossing	\$341,000	13294	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$290,000	13304	E Asbury Dr	2 - 2	1,208	1 Carport	2 Story
Cobblestone	\$340,000	2101	S Victor St B	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone	\$299,000	1995	S Xanadu Way	2 - 2	1,392	1 Carport, 1 Sp	2 Story
Strawberry I	\$332,900	2662	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$290,000	13645	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$273,980	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$234,900	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$199,900	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$322,000	2431	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$300,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$279,900	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story

Homes Closed from September 16, 2025 to October 16, 2025 — www.heatherridgerealestate.com; [my HRRE.homes](#)

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Sausalito	\$339,900	2488	S Victor St E	1,282	3 - 2	Conventional	\$10,197	Individual
Burgundy	\$330,000	2627	S Xanadu Way D	1,162	2 - 2	VA	\$10,000	Owner
Cobblestone	\$295,000	2101	S Victor St C	1,208	2 - 2	Conventional	\$13,000	Corp/Trust
Cobblestone Crossing	\$285,000	13598	E Asbury Dr	1,208	2 - 2	FHA	\$5,500	Individual

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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

The 2025 season is over and once again we had a blast!! Thank you to all that participated in our events and I'm sure that everyone is already looking forward to next year. ***Be on the lookout for the 2026 Membership Application and the 2026 Tournament Schedule.***

Mike Coppens
HRMC Board Member
720-390-1152

Below are the results from our recent tournaments.

2-Man Best Ball, September 20

Flight 1

1st Place – Harbison/Rabideau; 2nd Place – Richard/Sarmiento

Flight 2

1st Place – Pels/Senerth; 2nd Place – Bade/Ptacek

Flight 3

1st Place – Ashburn/Propp; 2nd Place – Hunn/Mueller

CTP's: #5 Mueller team, #8 Blair team, #10 Sarmiento team, #14 Harbison team

2025 Match Play Tournament

Flight 1 Champion – Trent Daum

Flight 2 Champion – John Stachowski

Individual Stableford, September 27

Flight 1

1st Place – Larson; 2nd Place – Coppens, Daum Richard (3-way tie)

Flight 2

1st Place – Senn; 2nd Place – Travis; 3rd Place – Canavan, South (tie)

Flight 3

1st Place – Huntington; 2nd Place – Traynor; 3rd Place – Ashburn

CTP's

Saturday: #5 Larson, #8 Harmon, #10 Harmon, #14 Senn



Heather Ridge Golf Course Crew Participated in the
Annual Employee Appreciation Golf Tournament
on October 14, 2025

18-Hole Ladies' Club News

On September 25, the Heather Ridge C-Team had the pleasure of hosting this year's C-Team Fun Day. The Fun Day committee, consisting of C-Team Captain and Co-Captain, Marcy Green and Patti Enright-Harris, respectively, along with Patsy Hyde and Kathi Millner, put on a great tournament in which members of the C-Teams we play during the year participated. The committee had lots of helpers to welcome the players, load golf clubs, put out and retrieve the tee box items, do the scoring, and decorate the Garden Room. The theme was Viva Las Vegas, a team scramble in which dice and poker chips were involved. The tournament was followed by a great lunch in the Garden Room at which door prizes donated by our members were handed out. Congratulations to the Saddle Rock C-Team for winning the most gross points during the season and to our Heather Ridge C-Team for winning most net points during the season.

On September 27, the Ladies' Club had its final tournament, an ABCD scramble, followed by lunch and our annual meeting at Casa Vallarta. Winners of the tournament were:

1st Place: Lindsey Morgan, Teresa Anderson, Misty Heath and Jennifer Harbison

2nd Place: Christi Clay, Audrey Romero, Kathy Curtis and Jodee Bell

3rd Place: Katie Borgmann, Kristi Schmidt, and Kathi Millner

4th Place: Tayler Guntert, Cheri Wallace, Terri Propp and Joyce Scot

Awards were also presented for Ringers (the total of the best scores on each hole during the season), Chip-ins (70 this year!), and Most Rounds Played by a member.

Our Club Champion, Christi Clay, received her Club Championship trophy and was also awarded a trophy for Most Improved Golfer the Year. Congratulations Christi!

A new Board for 2026 was elected consisting of Christi Clay, President; Dantha Stewart, Vice-President; Wendy Traynor, Past President; Cathy Curtis, Secretary; Teresa Anderson, Treasurer; Taylor Guntert, Director; and Megan Myers, Director.

**Teresa Anderson
Publicity**



Fun Day Committee Members Patti Enright-Harris, Patsy Hyde, Marcy Greene and Kathi Millner.



Saddle Rock C-Team — Low Gross Winners



Heather Ridge C-Team Members — Low Net Winners

**Aurora Holiday
Tree Lighting
Tuesday, Dec. 2
5 to 7 pm**

**Aurora Municipal
Center
15151 E. Alameda
Parkway**

Witness the illumination of thousands of strands of lights.

Presented by the city of Aurora.

Aurora Holiday Tree Lighting is free event featuring holiday-themed activities, sweet treats, magical light displays, performances from Aurora Dance Hearts and the one and only Santa Claus.

Merry Makers Market

Get your holiday shopping done early from 4 to 8 pm inside Aurora Central Library! Merry Makers Market is a one-stop shopping event with a selection of unique products to choose from.

Festival of Wreaths

Come visit Aurora History Museum's annual Festival of Wreaths. Festive wreaths created by members of the community will be displayed in the Community Gallery. Don't forget to visit Trolley Trailer #610.



**Aurora Holiday
Tree Lighting**

**Denver Botanic Gardens
Blossoms of Light**

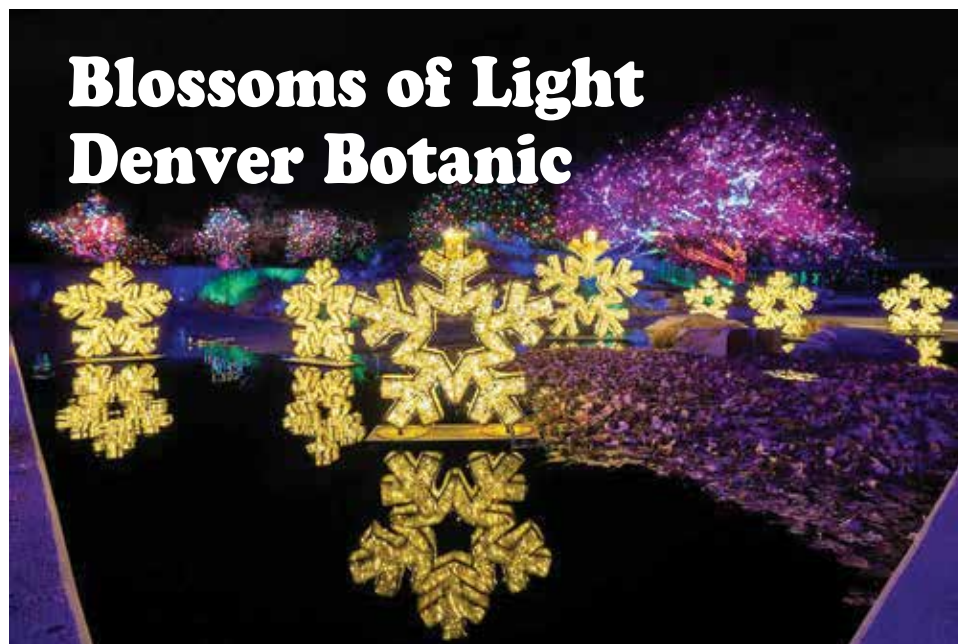
**Nov. 21 – Jan. 11, 4:30-9 p.m.
(closed Nov. 27 & Dec. 25)**

York Street Location

**1007 York Street
Denver, CO 80206
(720) 865-3500**

\$22 - \$33 Public
\$18 - \$29 Members
\$25 - \$29 Military
\$24 - \$26 Students

Celebrate 40 years of **Blossoms of Light®**, Denver's most beloved holiday tradition.



**Blossoms of Light
Denver Botanic**

This dazzling event transforms our winter gardens into an illuminated wonderland filled with vibrant displays, immersive installations and the warm glow of cherished memories – old and new. Wander along the mile-long path that showcases our plant collections during the winter months. Continuously evolving over the decades, Blossoms of Light inspires awe and delight in our visitors of all ages.

In line with our core value of sustainability, all lights used are LED. Holiday treats and warm drinks are available for purchase at Offshoots Café and the Hive Garden Bistro.

**Chatfield Farms
Trail of Lights
Nov. 21 – Jan. 11, 5-8:30
p.m.
(closed Nov. 27 & Dec. 25)
8500 W Deer Creek Canyon
Road, Littleton, CO 80128
720-865-3500**

\$20 Adults
\$18 Seniors (65+)
\$12 Children (ages 3-15)
Free admission for children 2 and younger

Military
\$16 Adults
\$14 Seniors (65+)
\$10 Children (ages 3-15)
Free admission for children 2 and younger
\$16 Student

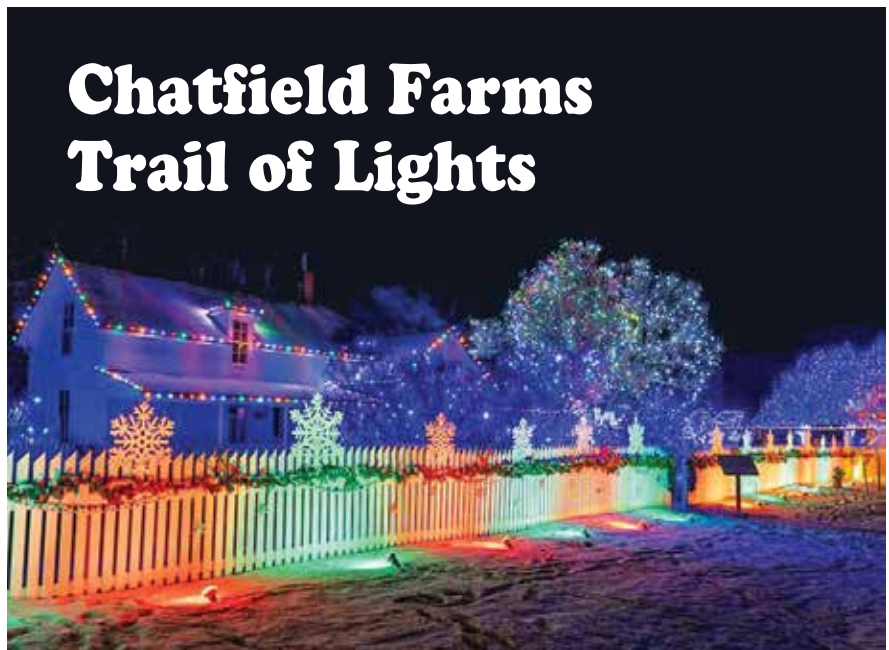
Trail of Lights at Chatfield Farms takes you along a winding path glistening with lights that illuminate the Colorado countryside.

Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway past the Green Farm Barn and through the Crossroads Garden, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of an alternative path for those who want to take a shorter stroll.

In line with our core value of sustainability, all lights used in the event are LED.

Fun features:

- New this year: A display that pays tribute to some of the mountain streams and wildlife that call Colorado home
- Be entertained by lights synchronized to music
- Stroll through multiple light tunnels
- Illuminated antique and model tractor on display
- Hot beverages, nuts and kettle corn are available for purchase at the start of the trail, as well as fudge and caramels available halfway through the trail in our warming hut. Purchase with cash, debit or credit card.
- Visit our Holiday Market in our newly opened Welcome Center to purchase your holiday gifts. Nov. 21 – Dec. 24



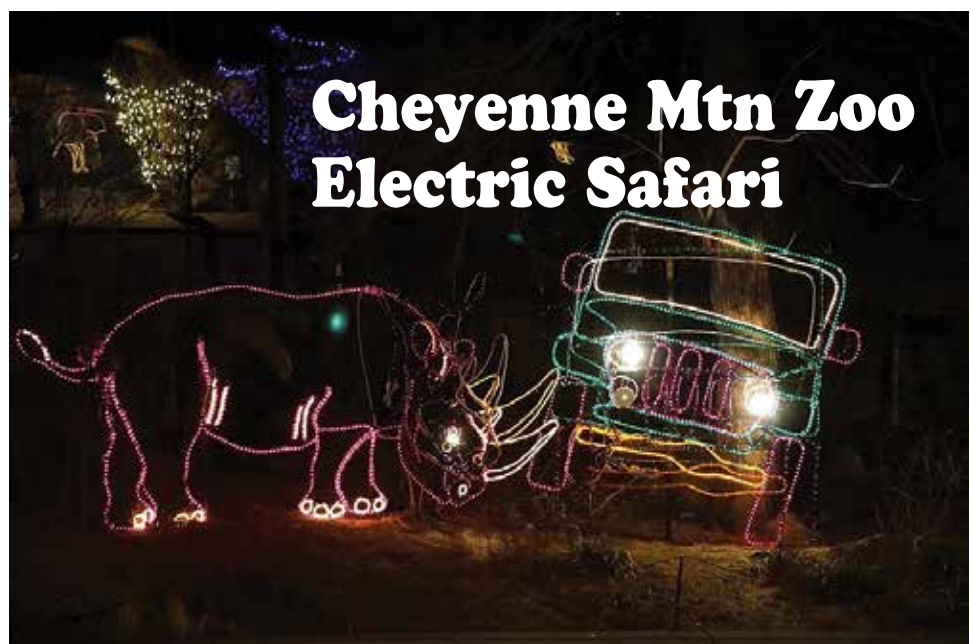
Chatfield Farms Trail of Lights

**Cheyenne Mountain Zoo
Electric Safari
Dec. 5 – Dec 23, Dec. 25 – Jan 1, 2025
4250 Cheyenne Mountain Zoo Road
Colorado Springs, CO 80906
719-633-9925**

Advance timed tickets are required; no walk-up tickets available.

Member Early Entry with advanced timed ticket 4-5 pm

Cheyenne Mountain Zoo — Electric Safari
Continued on page 14



Cheyenne Mtn Zoo Electric Safari

Cheyenne Mountain Zoo — Electric Safari

Continued from page 13

General admission with advanced timed ticket 5-7:30 pm

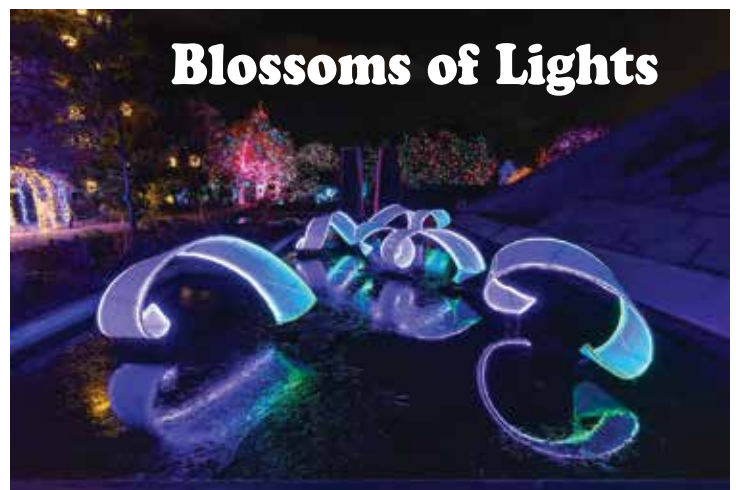
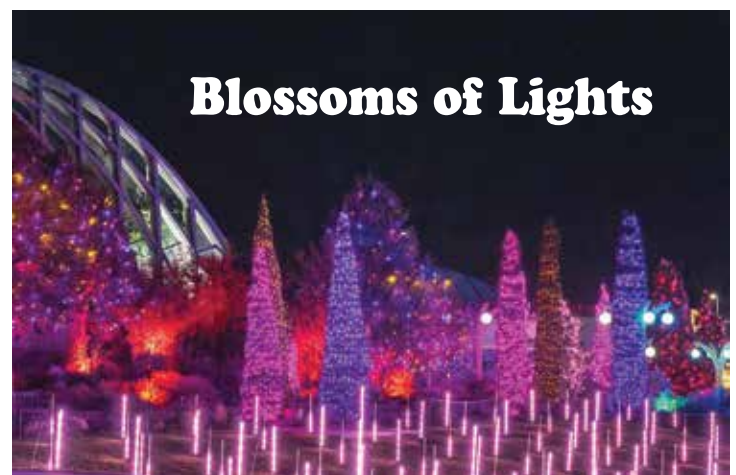
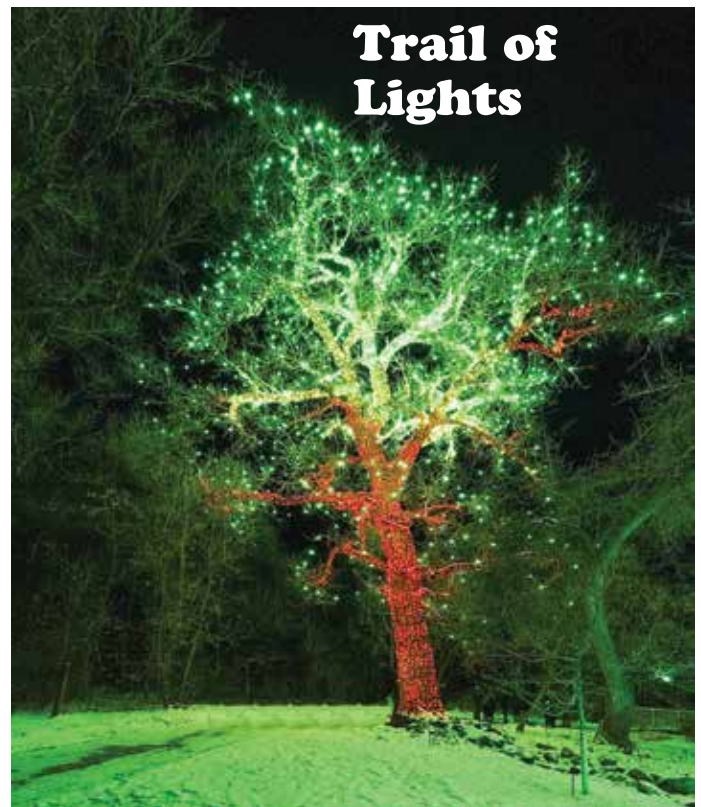
Event ends 8:30 pm

Tickets go on sale closer to the event.

Lights, Animals and Holiday Spirit!

Electric Safari at Cheyenne Mountain Zoo is the only place in Colorado Springs where you can see over 85 one-of-a-kind light sculptures while celebrating the season with our animals at the same time!

Enjoy larger-than-life illuminated inflatable animals located throughout the Zoo and a holiday-safari theme drone show! This year's event will celebrate 34 years of holiday cheer, and Santa Claus will be listening to wishes through December 23. Santa is visiting Safari Lodge to hear wishes. Come celebrate the holiday season with sparkling lights, animals and fun for the whole family!





SECURE YOUR HOME

**WITH A STATE OF THE ART
AFFORDABLE
SECURITY SYSTEM**

**For a free assessment
Call Pete, 303-748-0263
pdja0033@outlook.com**

A Broom and A Bucket House Cleaning

- ♦ Are you needing help keeping up with your home?
- ♦ Do you need your stove or refrigerator cleaned before or after the holiday?
- ♦ Are you packing or reorganizing your home?
- ♦ Do you have high windows or cobwebs on your walls?

Call us 303-667-3536




Bountiful LIVING

LUXURIOUS LIVING • EXCITING ACTIVITIES • GOURMET DINING

BEST
HOUSING
USNews
2022

BEST
HOUSING
USNews
2023

Happy Thanksgiving from our family to yours!



**Call 303.693.0200
to learn more!**


CHERRY CREEK
RETIREMENT VILLAGE
A CENTURY PARK COMMUNITY

CherryCreekRetirement.com
14555 East Hampden Avenue
Aurora, CO 80014

151387

Great Place to Work
Certified

HR Heather Ridge

ASSOCIATION NEWS

Cobblestone

*Peering from some high window, at the gold of November sunset
and feeling that if day has to become night, this is a beautiful way.*
– E. E. Cummings

During this season of appreciation and reflection, may we take time to notice the many grace filled moments in our lives. Wishing you all a meaningful Thanksgiving holiday!

Updates:

HOA Annual Meeting: Cobblestone's 2025 HOA annual meeting is scheduled for Monday, November 24 at 6 pm. It will be held in a meeting room across the hall from Noonan's.

During the annual meeting, the 2026 budget will be ratified and there will be an election of board members. If you've considered becoming a Cobblestone HOA board member, it will be helpful to know that it's a volunteer position that requires attendance at 12 meetings per year. Board members are responsible for policy decisions, covenant enforcement actions, and the financial position of the Association.

To indicate your desire to serve on the HOA Board and to understand the commitments and duties, please review and complete the Board Interest Form posted on Town Square under Forms or ask questions of any current board member. Submit your completed form by mail or email as indicated on the form.

Cobblestone's HOA board has positions for seven members. The election of board members occurs during the HOA annual meeting. New members receive an orientation in December and begin their term in January 2026.

Please plan to attend as a quorum

is needed to ratify the budget and to elect board members.

Reminders:

Contact Information Updates Needed: New Colorado law (HB25-1043) now requires all homeowners associations and management companies to periodically request updated **phone numbers and email addresses** for all unit owners.

To comply with this legislation, Associa kindly asks that you take a moment to ensure your contact information is current. If you need to send updated information, please submit a request in Town Square. Accurate

contact information ensures that you can be reached quickly regarding important community updates, maintenance notices, and emergencies.

HOA meetings occur on the fourth Monday of the month beginning at 6 pm. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Notices for these meetings are sent to all homeowners by email and through the News & Events section of Town Square.

Sharon Taylor



Yarrow in Jewell Wetlands Park



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

OCTOBER CHEF'S SPECIALS

**Served from 11/3/2025 to 11/30/2025

Chicken Noodle Soup - - - \$10.50

Open Faced Turkey Melt - - - \$12.95

Homemade Meatloaf - - - \$14.50



Driven by Excellence

\$69.95 Semi-Synthetic Oil Change

- Digital Vehicle Inspection
- Inspect & Top Off Fluids
- Inspect Tire Conditions & Set Tire Pressure
- Check Belts, Hose, and All Fluids
- Test Battery
- Oil change includes up to 5 qtrs and new oil filter. Some vehicles require special oil and or filter, extra cost. Cannot combine with



Free Shuttle & Loaner Cars Available



4 Year / 48K Mile Nationwide Warranty Guarantee



Early Drop Off & After Hours Pick Up



Online Payments & Financing Options



1 Year Roadside Assistance Coverage

15293 E Mississippi Ave.
Aurora, CO 80012

Monday-Friday 8 am—5:30 pm



Schedule Using QR Code

1. Focus your phone camera on QR code and tap screen
2. Schedule Service Online



Heather Ridge South

Westwind Property Management: The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. The Community Administrator is Audrey Brown, 720-509-6067. Email: Heatherridgesouth@westwindmanagement.com. Please direct all initial questions, needs, reports to Audrey during business hours. For emergencies, call Westwind at 303-369-1800. During business hours, follow the prompts to reach Audrey or Brook. After hours, follow the prompts for on-call manager. If you leave a message and no return call within 15 minutes, call again. Keep notes of your calls.



Getting Ready for Fall and Winter: A checklist of things happening and things to do:

- **Outside Hose Faucets/Bibs:** Remove hoses and drain the spigot(s) if not self-draining winterized valves. Don't leave hoses outside.
- **Critters:** Inspect for access points into your unit for mice, squirrels, and relatives
- **Exterior Lights and Sensors:** Clean cobwebs, observe if lights and sensors work, report any problems to Westwind.
- **Window Wells:** Inspect for proper covers, that water drains away from them and the foundation, and condition (rust) and function (stops water overflow). The HOA is responsible for galvanized window wells unless an owner has replaced it with an escape window OR the owner has denied access by fencing off *and* locking the gate to that limited common area.
- **Snow Plowing Driveways:** Cars parked outside of garages are subject to being towed once the initial snow fall has ended. Watch for public announcements (emails and texts) from Westwind about this.
- **Shoveling Snow:** Owners need to have a snow shovel. They are responsible to shovel their front and back areas and steps; the HOA will shovel outside the front fence gate area and the driveway.

- **Snow and Ice Buckets:** Seasonal buckets of ice melt are placed outside of adjoining garages for owners to use responsibly. Contact Westwind for refills, and let them know about ice buildup in gutters, downspouts, or walkways.

Fall Projects for HRS and Owners:

- **Leaves:** There are several planned leaf removal operations for this fall and winter depending upon the weather and when the trees let go of their leaves. Call Westwind if you believe you have a leaf problem the HOA has missed.
- **Gutter Cleaning:** This is a never-ending project done multiple times annually. Owners need to monitor their downspouts and gutters to report blockages – this is critical to do. Otherwise, plugged gutters and downspouts could lead to wet basements and water-damaged structures. Your eyes are critical in preventing this problem.”
- **Irrigation System is Off:** It was drained in early October, so if you see a gusher call WW immediately if not sooner.
- **Snow Plowing Markers:** They have been installed at critical locations throughout HRS. Please report to Westwind missing or damaged markers used to prevent damage to landscape features (rock, sprinkler heads) when plowing.

- **Garbage Cans on Snowy Collection Days:** Place cans on concrete surfaces *UNLESS* there's snow to be plowed. Place them on the landscape for that reason only.

- **Holiday Decorations:** Be careful erecting and maintaining displays. Power cords need to be weather resistant and water protected. Remember there are sprinkler lines underground that are easily damaged by spikes and posts. Please erect and remove displays in a timely manner per our *Rules and Regulations*. Santa is not seasonally correct in April, but the Easter rabbit is.

- **Vacant Units:** If you leave for warmer climes or holiday periods, please make sure someone watches over your heating system. A vacant home is susceptible to power failures and frozen water pipes. . . something that your HO-6 insurance carrier might decline given negligence, so check with your carrier now.

November HOA Meeting: It will be held on November 17 vs November 26 – the day before Thanksgiving. Notices will be emailed and text message “blasted” to owners who have submitted their contact info. If you're not sure your info is correct, please email Audrey Brown at Westwind as noted above.

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 Meeting: HOA Board Meeting will be held on Veteran's Day, Tuesday, November 11, at 6 pm in the Conference Room at Noonan's

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 email ashley.thomas@advancehoa.com. Include a photo if possible.

A November Thanksgiving: After the repair and resealing of the community roads were completed, along with a few other repairs, the temperature yo-yoing began to usher in the autumn cooling leading to a spooky Friday night Halloween. It is now time to prepare for the holiday season with a time to thank all that have helped maintain and boost up the community during a most challenging year. Now with smooth roads to drive on, it is still important to maintain careful and proper speeds to protect students returning from school and prepare for snowy times ahead.

Annual Homeowners Meeting: This year's annual HOA meeting will be held on Tuesday, November 11 at 6 pm at the Noonan's ballroom in the Heather Ridge Golf Course clubhouse at Iliff and Xanadu. The annual meeting will start out with a budget ratification section, followed by the election of candidates to fill the open positions on the board. Two 2026 budget options will be up for ratification approval by the homeowners. All homeowners should have already received the two budget options by

mail. If a homeowner has failed to receive the budget options, then Ashley, the property manager, should be notified immediately to get a replacement copy quickly before the meeting. The budgets sent to the homeowners came with a flyer providing insight into the board's decision in developing these budgets. Following the budget ratification vote, three board seats are up for election for three-year terms. Two of the seats have board members running for potential re-election, while the third seat has been open for some time. Hopefully, 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 will be mailed out to all homeowners prior to the meeting for those homeowners that will be unable to attend in person. The three candidates that receive the most votes

through proxy or in meeting voting will be elected to the three full term seats on the board. This is the 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 some of this year's achievements and goals for the community in the upcoming year. Here's to having a positive meeting, which will be a good lead-in to a happy Thanksgiving and wonderful holiday season.

**Kerry with input from
ChimneyHill Board,
Matthew*Maureen*
Robin*Jarred*Toni**



Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next scheduled board meeting will be following the annual meeting on November 16.

Annual Meeting: The meeting of the Double Tree Homeowners Association is scheduled for November 16 at 3 pm at Aletha Zens' residence. 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 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.

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 6 and 20. Feel free to put your bins out the night before. 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. Rinse them out before you put them in the bin. 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 has to 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.

Architectural Control Committee: If you are planning any projects to the exterior of your home, be it windows, doors, or changes to your front patio area, remember you need approval from the ACC. Please contact Metro Property Management for the necessary form.

Maintenance: Hopefully, as you read this, we have either completed, or are in the process of completing, some major pruning work on our trees. This work has been delayed due to the trimmer's availability. Our

goal is to remove any branches that are close to or are touching either the roofs or the siding of our homes. We also have had any safety concerns taken care of, as well as storm damage that was not previously attended to.

Our sprinkler system was blown out the middle of October. If you have not unhooked your hose already, please do so before the freezing temperatures hit. Remember, any damage caused from freezing and bursting pipes inside the home is the responsibility of the homeowner.

Insurance Coverage: Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also confirm that the coverage you have is adequate, should there be a need for a special assessment as a result of an insurance claim.

With the increase in property values of late, our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen.

Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please! No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claim to be "flushable," because they absolutely are NOT! Also, please be aware of what you put down your drains and garbage disposal. It is much safer to scrape food, oil, and grease into the trash, rather than using your garbage disposal. If oil or grease are liquefied, please empty



them into a sealable container and dispose of in the trash.

Guest Parking: Kindly noticed the freshly painted lines on the asphalt. PLEASE have your guests park in the designated guest parking lots, not along (or even on) the sidewalk. We have 12 guest spots, along with parking on S. Vaughn Way, so there's no need to double park for anything except loading and unloading!

Patt Dodd

*A website all
about
Heather Ridge
and it's
Lifestyle*

heatherridgerealestate.com

Country Club Ridge

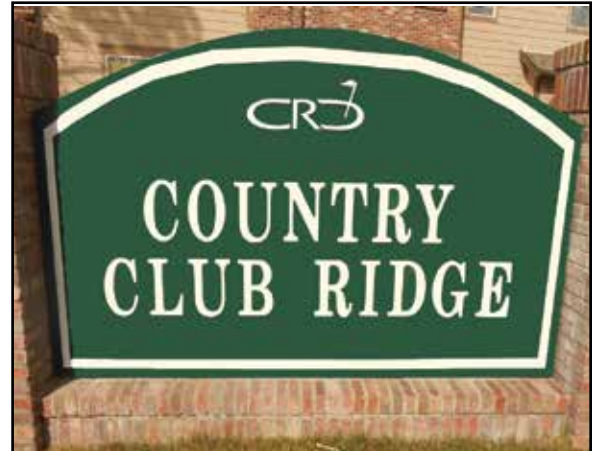
Thank you to everyone who attended the Annual Meeting.

All homeowners received a packet by email and by regular mail prior to the meeting that contained the budget for 2026 and insurance information.

Please review the insurance letter with your agent to make sure your HO 6 coverage is adequate. While we have never had a special assessment, it is a possibility if major damage from wind or hail occurs.

Thanks for being a good neighbor!

Judie Maurelli



Affordable Legal Services Law Firm of Beryl A. Williams, LLC

720-261-4404

- Family Law
- Personal Injury
- Criminal Law
- Workers Compensation
- Small Business Matters
- Federal Employment Law

williamsberyl@aol.com



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

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



MAUCK & RICCI, DDS

Your Neighborhood Dentists

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



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



DR. ANDREW RICCI DR. MATT MAUCK

SENIOR DISCOUNT OFFERED! **303.745.1400**

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; Members at Large: Tina Lockman, Felicia Smith.

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 I, website: strawberryiheatherridgeassociationinc.eunify.net. Log in to your account:

1. Click on the **Events** tab on the left side of the page.
2. Click on the correct date of the **blue** meeting link on the right side of the page.
3. Click on the **blue** link under "Join Zoom Meeting" and you will be connected.

If you are not comfortable with an online computer video meeting, you can call on your phone to attend **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting ID **849 5992 1799#**

Security Service: Front Range Patrol provides security for Strawberry. They provide 24/7 dispatches, **303-591-9027**, if you need to report suspicious activity. If you receive voicemail, please leave a message; they will get back to you. Security patrol may not respond at once, but a report will be made of the incident.

Emergencies Call 911: All non-life-threatening emergencies, please contact the Aurora Police Department (APD) Non-emergency line, 303-627-3100. Unfortunately, not all calls received are responded to due to priority calls, such as domestic violence and shootings. When reporting a crime to APD, if asked if you would like a follow-up call from APD, please allow a call back from the responding officer. You may unknowingly have information about the crime that can be helpful. Reported crime with follow up from the responding officer are tracked on the APD district map, which will indicate to APD that additional patrols are needed in the vicinity.

***Please mark your calendars –
Annual Strawberry
HOA Meeting*
Thursday, November 20, 2025,
6:30 pm**



Winter Preparedness:

- Disconnect hoses from outdoor spigots to prevent freezing and pipe damage.
- Check your furnace and replace the filter to ensure efficient heating throughout the season.
- Inspect windows and doors for drafts; use weather stripping or caulk to seal gaps.
- Test smoke and carbon monoxide detectors, replacing batteries if necessary.
- Keep an emergency kit with flashlights, blankets, and non-perishable food items in case of severe weather.
- Review your homeowner's insurance policy to confirm coverage for winter-related damages. Special assessment coverage for condominiums is recommended.

Inspect Your Vehicle for the Season:

- Check the battery, tires, and windshield wipers to ensure they are in good condition.
- Keep your gas tank at least half

full to prevent fuel line freeze-up

- Maintain antifreeze to avoid engine over heating
- Store an emergency kit in your car containing blankets, a flashlight, water, snacks, and a small shovel. Kitty litter is also handy to have on hand.
- Make sure jumper cables are handy for unexpected weather conditions.

See Something Say Something

Maintaining a property as large as Strawberry I, can be a massive job for Accord Property Management. This is why we need your help by notifying Kyle when you see rock spillage on sidewalks, burnt out light poles or carports and anything that is troublesome within our community; during winter months icy sidewalks, snow shoveling problems, etc. Email Kyle with any concerns you may have regarding maintenance of the property.

Faith Gillis

Happy Thanksgiving!



Fairway 16

"November is the month that reminds us to be thankful for the big things, for the small things and for making a Spring that will come in due time so much sweeter."

— Rip Miller

During our October Board Meeting it was announced that our dues are going down from \$695 to \$575 starting January 2026! Yay! Thank you!! It's a start!

Our Board Members are Barry McConnell, President; Jeanne-Marie Gross, Vice President; Cherie Wickiser, Treasurer; Lisa Maragon, Secretary; Tana Romero and Alec Revelle, Members-At-Large.

Our Property Manager is Susan Lange, 303-482-2213 or susan.lange@advancehoa.com. Reach out to Susan if you need assistance with a community issue or a community incident that needs to be addressed. Including a photo can be very helpful.

Our November HOA Monthly Board Meeting will be held November 19 (always the third Wednesday of the month) at the Clubhouse 6 pm. Please attend! Your input matters. Let's keep building a vibrant community together! Notice of meeting is sent to all homeowners by email.

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 to your cell phone. Easy to use!

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

Please note our ancient plumbing lines! Toilet paper only in toilets,

no baby wipes, paper towels, dental floss, personal hygiene products, etc. Scrape food, oil, grease and coffee grinds into the trash bin, not the garbage disposal. Empty liquefied grease and oil into a sealable container and dispose that also into the trash bin.

Updating your Homeowner's Insurance at the end of this year? Please confirm with your insurance provider that you have adequate coverage including the HO-6 Loss Assessment Endorsement condominium coverage. If you do have the HO-6 coverage, confirm that it is enough should there be a need for a Special Assessment. Your insurance agent can guide you to what would be adequate. Cost for this coverage is very reasonable.

Winter is just around the corner! Home heating bills are expected to rise 10% for the 2025-26 winter season. Those of you that have trouble making ends meet paying utility bills there is a program offered by Arapahoe County called the Arapahoe County Weatherization Program. Funded by Colorado Energy Office (CEO) and U.S. Department of Energy, the program offers a free thorough energy audit of one's home. The CHS Courtesy Home Scan (a subcontracted program) screens efficiency of all your installed fans, ventilation, swamp coolers, skylights, insulation, potential electrical

problems, lighting and more. One homeowner was surprised that the audit team even went up into the attic to check for bad wiring issues! The service includes making homes more energy efficient and safe, with materials and services provided at no cost to qualified individuals and families. For more information to see if you qualify, contact Arapahoe County Weatherization Division at 303-636-1982 or go online and google "Arapahoe County Weatherization Program" for complete information on that program.

Holiday Season is rapidly approaching! Our by-laws for Christmas/Holiday decorations states "no lights allowed on our roofs". We can put up our decorations the weekend of Thanksgiving (11/29-30) but decorations must come down by 1/31/26.

Fall is often the time to clean up your flower beds. In doing so, please be considerate of your neighbors and not leave your flower bed waste in our common areas. It looks very unattractive and Landwise might pick it up or not.

Happy Thanksgiving everyone!
Lisa



Cobblestone Crossing

Asphalt Replacement Project – Installment Reminder: Third Installment – November 2025 (Due Now) The Asphalt Replacement Project, scheduled for Spring/Summer 2026, continues to move forward thanks to the majority vote from homeowners in favor of a Special Assessment. This initiative will fund the complete replacement of all asphalt surfaces throughout the community. This will also address drainage issues and speed bump improvements. To ensure the project stays on track, the Association must collect the full assessment amount in advance. A detailed payment schedule was mailed to all homeowners via USPS earlier this year. If you have any questions or need assistance, please contact Association Management at: Alec@accordhoa.com or 720-230-7321. Thank you for your continued support in improving our community!

HOA Monthly Board Meeting: Join us for our monthly HOA Board Meeting, held on the second Monday of each month at 6:00 pm via Zoom. All homeowners are welcome and encouraged to attend! These meetings are

a great opportunity to stay informed and involved in discussions about property upkeep and upcoming community initiatives. Your input helps shape the future of our neighborhood – let's continue working together to keep Cobblestone Crossing vibrant and well-maintained. To join the meeting, visit the HOA Portal at www.accordhoa.com: HOA PORTAL LOG IN – Enter your credentials – Go to Calendar – Click on the meeting – Access the Zoom link and dial-in options.

Thank You, Neighbors! A heartfelt thank you to all residents who go the extra mile to care for their homes and surroundings – whether it's **picking up trash, clearing leaves and branches, trimming bushes, or maintaining planter boxes**. Your efforts help keep Cobblestone Crossing looking its best, and they're truly appreciated!

Holiday Preparations & Decorations: As we head into the holiday season, many residents may begin decorating their homes. Please remember to follow HOA guidelines regarding **holiday lights and decorations** – ensure they are **securely installed, do not obstruct walkways**, and are **removed in a timely manner after the season**. Let's celebrate the season with festive spirit while keeping safety and community standards in mind!

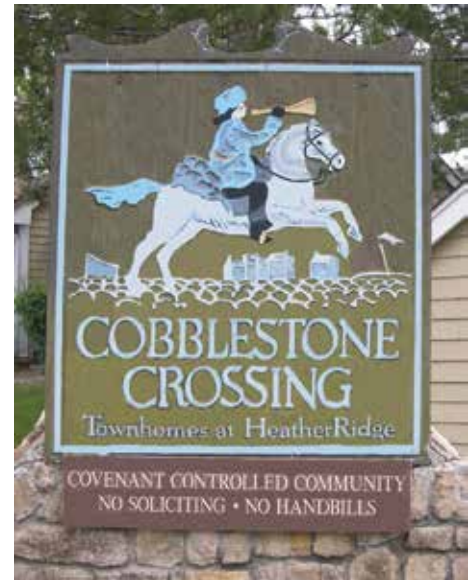
Parking Reminder

To help keep our community safe and organized, please remember the following parking rules:

- **Parking decals are required** for any vehicle parked in an **OPEN** or **GUEST** space between **6:00 pm and 6:00 am**, seven days a week.
- **RESERVED spaces** do **not** require a decal. Each homeowner is assigned one RESERVED space.
- Residents may have **up to two vehicles** on the property at any time, including one in the garage (if applicable).
- **OPEN spaces** are available on a **first-come, first-served** basis and require a decal.
- Vehicles may only remain in an OPEN or GUEST space for **up to 24 hours**.
- If your RESERVED space is empty, you **may not** use an OPEN space.
- Each homeowner receives **one GUEST decal**, which is strictly for visitors. **Residents are not permitted to park in GUEST spaces**.

Let's all do our part to follow these guidelines and keep Cobblestone Crossing running smoothly!

Fall Is Here – Seasonal Reminders: As temperatures continue



to drop, it's time to wrap up your garden and plant clean-up 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. 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 spots designated for snow** and use caution around snow removal equipment.

Landscaping Updates: 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 any questions or concerns regarding their work, contact Accord – details are available on the HOA website.

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 footage to Alec at Accord: **alec@accordhoa.com**.

Thanks for staying alert and helping keep our neighborhood safe!

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



Aurora Fox Arts Center
www.aurorafoxartscenter.org
9900 E Colfax Ave, Aurora, CO
80010 · 6.2 mi
(303) 739-1970

Aurora Fox Arts Center 2026 Season

The Aurora Fox Arts Center is raising the curtain on its bold and unforgettable Season 41, featuring five dynamic productions that promise to captivate audiences from the first spotlight to the final bow – including an electrifying regional premiere and a Colorado premiere.

The season launches with “Waiting for Godot” by Samuel Beckett, Jan. 30 to Feb. 22, a play widely hailed as among the greatest of the 20th century, in which two companions linger on a desolate roadside, wrestling with life’s biggest questions as they await a mysterious arrival.

Next up is “Fat Ham” by James Ijames, March 27 to April 19, a Pulitzer Prize-winning reinvention of a Shakespearean classic, turns family drama on its head.

That’s followed by “Violet” with music by Jeanine Tesori and lyrics and book by Brian Crawley, June 5 to 28, a moving, music-filled journey where a disfigured young woman takes to the open road in search of transformation. Co-produced with the renowned Phamaly Theatre Company, this production is not to be missed.

In fall of 2026, “Feeding Beatrice” by Kirsten Greenidge, Oct. 2 to Nov. 1, is a deliciously twisted gothic comedy in which a young couple’s dream home comes with unsettling surprises – including a dinner guest who simply won’t leave.

Finally – if you are tired of the “typical” holiday show, look no further than “Hank Williams: Lost Highway” by Randal Myler and Mark Harelik, Dec. 4 to Jan. 3, 2027, a rollicking musical portrait of a country music legend, tracing the highs, lows and enduring songs of an artist whose voice defined a generation.

Season tickets are available now! Visit AuroraFoxArtsCenter.org or follow the Aurora Fox on social media (@the_aurora_fox) to stay up to date.

Burgundy

Burgundy is a Covenant Controlled Community

Annual HOA Meeting for Burgundy starting at 6 pm on the 10th and then right after is the November Monthly board meeting.

Monthly Board Meeting: Second Monday of the month at **5:00 pm**, at the Burgundy Clubhouse

Board Members: President – Lori Foster; Vice President – Nathan Mendel; Treasurer – Vacant; Secretary – Melissa Reuler; Member at Large – Vacant

Management Contact Information

Company: Westwind Management Company

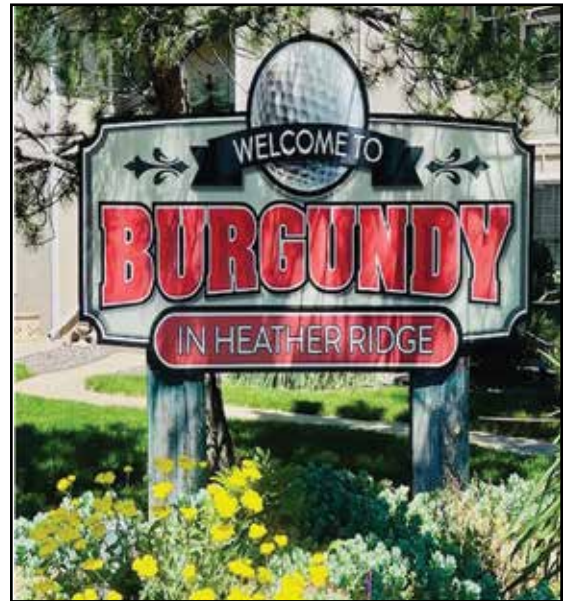
Manager: Roxanne Chaparro, CMCA

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com

roxanne@westwindmanagement.com

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



Burgundy HOA Updates

- **Annual Homeowners Meeting**
When: Nov 10, 2025 – **Check-in:** 5:30 pm –| **Start:** 6:00 pm
Board Meeting to follow
- **Drive D Sewer Line Replacement** – Completed!
- **Assessment Letters** – Drive D residents to receive in November
- **Fall Cleanup** – Scheduled with JBK
- **Gutter & Sewer Cleanouts** –
–Gutter cleanouts begin November (Firehouse)
– Sewer line cleanouts scheduled for November

- **Building Shut-Off Valve Mapping** – In progress

Homeowner Reminders

Clubhouse Rentals:

Planning a holiday gathering? The clubhouse is available for resident rentals! Please contact Westwind Management for rental guidelines, availability, and reservation procedures.

Winter Preparation Checklist: As colder weather approaches, please remember to remove all hoses attached to outdoor spigots to prevent freezing

and potential property damage.

Emergency Contacts:

- For emergencies call 911 immediately. For non-emergencies please call 303-627-3100.

Water Usage Awareness:

Water continues to be one of the HOA's largest monthly expenses. We kindly ask all residents to be mindful of water use inside and outside your home to help reduce community costs.

According to Aurora Water's Variance Program, Burgundy at Heather Ridge's recommended water use for September was 591,800 gallons, while actual use reached 618,000 gallons — about 104% of the recommended amount.

To learn more about water-saving tips, rebates, and efficiency programs, visit:

https://www.auroragov.org/residents/water/water_conservation/h_o_a_large_property_resources

Homeowners & Renters

Insurance Reminder:

To help protect your investment and



avoid unexpected costs, please review your insurance coverage to ensure you're properly protected.

Homeowners Insurance

Homeowners should carry an HO-6 policy, which is specifically designed for condominium or townhome ownership. It's also strongly recommended to include a Loss Assessment Endorsement with a minimum of \$15,000 in coverage. This endorsement helps cover your share of any special assessment that may arise due to damage or loss in shared areas.

When reviewing your policy, be sure to:

- Confirm whether you're covered for all types of assessments or only for wind and hail.
- Verify that there's no sub-limit that could leave you responsible for the remaining balance of an assessment.

For more information, please contact Dalton Spanbauer with Anderson Ban Insurance, Inc., Dalton.andersonban@gmail.com, 303-814-3558 ext. 2

Renters Insurance

If you are renting a unit, make sure you have Renters Insurance to protect your personal belongings inside your home.

Always request written confirmation of your coverage from your insurance agent to ensure your policy meets the community's requirements.

Pet Owner Etiquette: Keeping Our Community Clean and Friendly

Pets bring so much joy to our neighborhood, but responsible ownership helps keep our shared spaces safe and enjoyable for everyone.

Pick Up After Your Pets: Please remember to clean up after your pets. Pet waste left behind can be unpleasant and unhealthy. Our community has pet waste stations with bags and bins for your convenience – let's all do our part to keep our sidewalks and green spaces clean.

Keep Pets Leashed: For everyone's

safety, pets must be leashed when outside your home or fenced yard. Even well-behaved animals can be startled, and leashes help ensure peaceful walks for all neighbors.

Be a Considerate Neighbor: Try to prevent excessive barking, and please keep pets out of others' yards and landscaped areas.

Together, we can keep our neighborhood pet-friendly, clean, and welcoming for all – both people and pets alike!

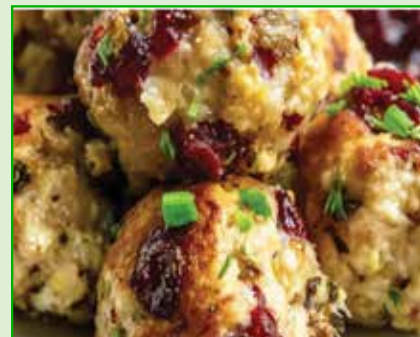
Lori Foster



Cranberry Turkey Stuffing Balls

Serve them warm with a side of gravy or cranberry sauce, or turn them into a main meal with a few well-chosen sides.

1 lb ground turkey
2 cups stuffing mix (gluten-free if needed)
1/2 cup dried cranberries
1/4 cup chicken broth
1 egg, beaten
1/2 teaspoon dried sage
1/2 teaspoon dried thyme
Salt and pepper to taste
1/4 cup butter, melted (optional for extra flavor)



Instructions:

Preheat the oven to 375 ° F (190 ° C) and line a baking sheet with parchment paper.

In a large bowl, combine ground turkey, stuffing mix, cranberries, chicken broth, egg, sage, thyme, salt, and pepper.

Mix until well combined, but do not overmix

Roll mixture into 16 golf ball-sized portions and place them on the prepared baking sheet

Brush each ball with melted butter if desired for extra crispiness

Bake for 20-25 minutes or until the internal temperature reaches 165 ° F and the outsides are golden brown

Let cool slightly, then serve warm with gravy or cranberry sauce

To Store:

Place cooled Cranberry Turkey Stuffing Balls in an airtight container. Refrigerate for up to 4 days, or freeze for up to 2 months.

Sausalito

Board Meetings: We're returning to monthly HOA meetings! Meetings are held every second Wednesday of the month via Zoom. Our next meeting is November 12, where we'll be reviewing the 2026 budget. Homeowners are encouraged to join – your participation helps keep our community strong and informed.

Board Members: Hannah Herbold (President), Jake Smelker (Vice President), April Allen (Treasurer), Linda Chaisson (Secretary), and Frazier Hollingsworth (Board Member at Large)

Property Management (PM): LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210

- **Property Manager:** Suzanne Lopez – 303-221-1117 x123, slopez@lcmpm.com
- **Billing Questions:** Allison Weiss – 303-221-1117 x108, aweiss@lcmpm.com or 303-962-9382
- **After-Hours Emergencies:** Call LCM at 303-221-1117, Option 2

Landscape & Snow Removal: Handled by Epic Landscape. For emergencies, please contact your property manager first; if immediate attention is needed, call 720-561-1568.

Maintenance Requests: You can now submit all maintenance requests directly through the LCM website. This online process helps ensure requests are documented, tracked, and handled efficiently. The Board will review how this new system is working at our November meeting.

Security: Our complex is patrolled by Brownstone Security (720-879-4568, Randy Brown). If you see something suspicious, please reach out to Brownstone, LCM, or the Aurora Police Department – and never try to intervene directly. Keep garages closed when not in use, lock doors, and pick up packages promptly to help keep our community safe.

Trash & Recycling: Service provided by Republic Services (720-471-2709). Trash is picked up early

Tuesday mornings; recycling is collected every other Tuesday. Please ensure bins are set out the night before and stored promptly after pickup.

Siding & Property Care: Our siding is one of Sausalito's most valuable assets. To help maintain it, please avoid attaching items (hooks, planters, decorations, etc.) directly to the siding. If you need touch-up paint or have repair questions, contact the property manager. The same care applies to roofs and common areas - thank you for helping protect our community's appearance and budget.

Visitor Parking: A reminder that no overnight parking is allowed without prior approval from Brownstone Security. Please avoid parking in auto courts or fire lanes at any time. For full details, review the HOA's Rules and Regulations.

Grounds & Pets: Let's all do our part to keep Sausalito beautiful! If



you see litter, please pick it up when possible. Pets must be leashed at all times, and waste should be picked up immediately and disposed of in your household trash, not golf course bins.

Architectural Requests: Planning an exterior change? Many updates - like new windows, doors, solar panels, or satellite dishes - require HOA approval. Submit your request easily through SmartWebs on the LCM website. Include your contractor's contract, permits, and insurance info with your Architectural Control Request Form before starting any work.

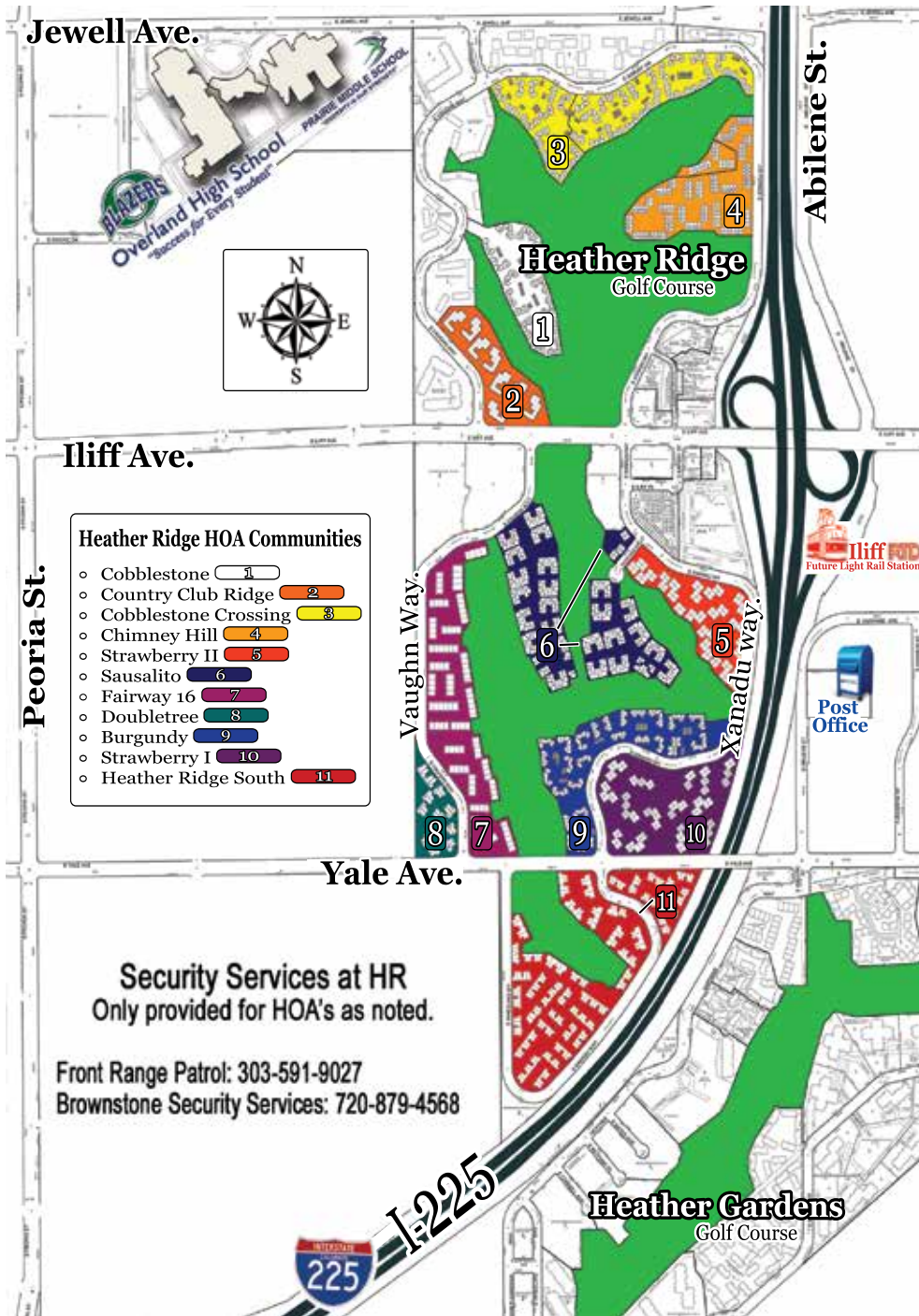
Thank you for helping make Sausalito a safe, welcoming, and well-cared-for community!

From the Board: As the season of gratitude approaches, we want to thank all our homeowners for your continued care, participation, and pride in our community. Wishing everyone a warm, safe, and happy Thanksgiving!

Jake Smelker



Heather Ridge Community Map



Cobblestone Crossing
 Accord Property Management
 720-230-7393
 # Units: 150
 HOA Meeting: 2nd Mon. 6 pm
 Via Zoom
 Security: None

Country Club Ridge
 Metro Property Management Inc.
 303-309-6220
 303-309-6222 f
 # Units: 64
 HOA Meeting: 3rd Mon. 5:30 pm
 Via Zoom
 Security: None

Double Tree
 Metro Property Management
 # Units: 24
 HOA Meeting: TBD
 Contact Jen Wyman, 303-309-6220 for information
 Security: None

Fairway 16
 Advanced Management HOA
 Tiffany Averett
 303-482-2213 ext. 235
 # Units: 116
 HOA Meeting: 3rd Wed. 6:00 pm
 Clubhouse, 2600 S Vaughn Way
 www.fairway16.com
 Security: None

Heather Ridge South
 Westwind Management Group, Inc.
 Brook Ramiez, 303-369-1800 x 152
 heatheridgesouth@westwind-management.com
 # Units: 176
 HOA Meeting: 4th Wed, 5:30 pm
 HRS Clubhouse, 2811 S Xandau Way
 www.heatheridgesouth.org
 Security: None

Sausalito
 LCM Property Management
 Susanne Lopez, Property Manager
 slopez@lcmpm.com
 303-221-1117 ext. 123
 # Units: 159
 HOA Meeting: by Zoom 2nd Wed.
 6:30 pm, Heather Ridge Golf Club
 www.lcmpmpropertymanagement.com/
 Account/Login/48233
 Security: Brownstone Security

Strawberry II
 (Strawberry I not in HRMD)
 Accord Property Management
 Kyle Taizhou, 720-230-7320
 # Units: 328
 HOA Meeting: 3rd Thurs. 6:30 pm
 Via Zoom
 Security: Front Range Patrol
 (for both Strawberry I & II)

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

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

Burgundy
 Westwind Management Group, Inc.
 Roxanne Chaparro
 burgundyinheatheridge@westwind-management.com
 303-369-1800 x 150
 # Units: 120
 HOA Meeting: 2nd Mon. 6 pm
 Burgundy Clubhouse
 Security: None

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

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

Service Directory



J & D
CUSTOM WALLS

Johnnie Diller 720-937-3838
David Diller 720-207-1861

Call or Text/Free Estimate

Interior, Exterior, Staining, Deck Treatments, Home Repair
Aurora, CO & Surrounding Areas

Hardra Plumbing

Master Plumber since 1976
Faucets • Disposals • Toilets
Lowest price on Water Heater Replacement
No trip charge to Heather Ridge

303-621-5574

Harry

Renovations by David

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

DAVID

303-547-4280

Looking Glass Window Cleaning



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

Screen repair available also!

Call Waylon Today 303-263-9408

Home Remodeling and Maintenance

- ♦ Kitchens
- ♦ Bathrooms
- ♦ Basements
- ♦ Landscaping



Heather Ridge
Resident 6 years

Heather Ridge
Resident Rating
5 ★★★★★

Chuck
303-913-8208

PIPE-N-IT
COMMERCIAL & RESIDENTIAL
PLUMBING | 720-258-5275

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

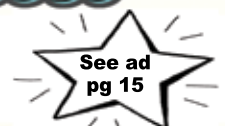
**Place Your
Service Directory Ad Here**

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

Wanda McConnell 303-881-3066

A Broom & A Bucket

(303) 667-3536



**Cleaning Metro Denver
one house at a time.**

Service Directory



Graywin
TECH SERVICES LLC

In-Home Technology Assistance
When you need help...
And the grandkids are not around...

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

Scott or Mike 720-244-4166

Handyman Service Aurora LLC

Some of our services:

Interior Refresh Projects • Painting/touch-ups • Backsplash or trim install	Safety & Accessibility Upgrades • Grab bar installation • Handrail repair or installation
Routine Home Maintenance • Faucet leak repairs • Minor electrical fixes	Furniture & Fixture Help • Furniture assembly • Wall-mounted TV installation

Respectful, Reliable Help — Just A Call Away
www.handymanaurora.com

Call today
720-989-4123



SAFETY Tim Tindle

Classified Ads

PROFESSIONAL SHARPENING SERVICE

Gary Sheppard – ChimneyHill resident – 30 yrs. Exp.
Call for pricing (720)662-4228 / supersharp.service@gmail.com

- **Scissors & Gardening Tools** – cleaned, sharpened, adjusted
- **Knives, Woodworking Tools** – hand sharpened, honed and polished
- **Saws** – circular, chain, hand. Plus, much more.

ELECTRICAL SERVICE & REPAIR

Local Heather Ridge Electrician—licensed and insured. Light Fixtures, Receptacles, GFIC Outlets, Switches, Dimmers, Breaker Replacement and more. Call or email for all of your electrical needs! Kell*Star Electric LLC. **303-590-8940**. Email: kellstarelectric@comcast.net.

HANDYMAN

Call Bert Dalton at 720-323-9678 or email him at fishingtool-man@gmail.com, Bert is located at Peoria and Yale

CAN'T GET TO YOUR FEET?

IN YOUR Home Manicures and Pedicures. Yes, I come to you. 28 years experience. Reasonable Rates. Specializing in Senior Care. Call or text Jeanine@303-886-4028. State Licensed. jkkilde09@gmail.com.

HOUSE PET SITTING

Retired man with references, will stay at your house. Will come by before sitting, reasonable rates. Pets treated as my own. I have family in the Heather Ridge community. Call Ray Lubinski at 715-299-9911 or raylubinski@yahoo.com

TELEGRAPH HILL CONDO FOR RENT

Iliff and Peoria, 2 Bedroom, 2 Bath, 1100 + sq. ft. \$1600 plus utilities, monthly. \$1000 security deposit. 3rd Floor, No Pets, Non-Smoker. Washer and Dryer in Unit. Call Kyle for more information at 970-520-2969.

I BUY VINYL RECORDS!

Do you have any vinyl records you are looking to get rid of? A large collection or just a few? I will come to you, appraise, and offer a fair price. Contact Dave at 303-726-9758 or david_ruderman@msn.com.

HELP WANTED

Advantage Security is looking for customer service-oriented individuals for FT/PT positions in the Denver metro area. Retirees welcomed/no experience necessary. Apply online at www.advantagesecurityinc.com or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

CLASSIFIED ADVERTISING RATES

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

**Heather Ridge Metropolitan District
Metro Matters Magazine**

350 Oswego Court
Aurora, CO 80010

Postmaster: Please Deliver by October 29, 30, 31, 2025

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

...

Not Just Another Dentist

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



www.aspenwooddental.com

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

CALL US TODAY to schedule your INITIAL COMPLIMENTARY CONSULTATION

303.751.3321



ASPENWOOD DENTAL ASSOCIATES
COLORADO DENTAL IMPLANT CENTER

2900 S PEORIA ST • UNIT C • AURORA • CO