

HR Heather Ridge Metro Matters

Volume 16

October 2026

Number 10



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

The semi-annual **Heather Ridge Metro District (HRMD) meeting**, Thursday, Oct 15 at 4 pm will be held in the 19th hole meeting room at the Heather Ridge golf course clubhouse. This meeting is open to all Metro District residents. If you have an interest or an issue with the operation of the Heather Ridge Metropolitan District, I encourage you to attend and/or consider joining the board.

Support our advertisers. Their ads help support the publication of Metro Matters.

I recently needed some electrical work in my home at Fairway 16. I used our advertiser and Burgundy resident **Kellstar Electric LLC**. **They were professional, punctual, and reasonable. I give them a 5-star rating. Supporting small businesses is vital to our local and national economy.**

Congratulations to our 2026 Men's Golf Club and Ladies' Golf Club for a great season. Their success is due in no small part to the golf course superintendent Carter Burks and his crew for maintaining the course during this very tough draught ridden year.

Congratulations to **Lindsay Morgan**, Ladies 2026 Club Champion and to all the winners, see pages 12 and 13.

Congratulations to **Jeff Costa** who is this year's Men's Golf Club Tournament of Champions winner.



Heather Ridge Metropolitan District
President Errol Rowland, Burgundy
errol@idmybag.com
Vice President Van Lewis, HRS
van@vanlewis.com
Aletha Zens, Double Tree
James Cronen, Chimney Hill
Venus Veroneau, Cobblestone Crossing
Kay Griffiths, Cobblestone

Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, 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
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303-739-1826
psouthwi@auroragov.org
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IN EVERY ISSUE

02 FROM THE PUBLISHER
04 HR METRO DISTRICT UPDATE
06 CALENDAR
07 STEPHANIE HANCOCK
WARD IV COUNCIL

08 PETE & VAN UPDATE
10 HR GOLF CLUB UPDATE
16 HOA NEWS
30 SERVICE DIRECTORY LISTINGS
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**.



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



Coupon 1 **PLAY GOLF**

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Heather Ridge Residents, EXPIRES 11/30/26



Coupon 2 **RECEIVE 10% DISCOUNT**

At Heather Gardens Rendezvous Restaurant
Lunch, Dinner or Sunday Brunch
Heather Ridge Residents, EXPIRES 11/30/26

Heather Ridge **METROPOLITAN DISTRICT**

Annual Metro District Meeting

The Annual Metro District meeting, Thursday, Oct 15 at 4 pm will be held in the 19th hole meeting room at the Heather Ridge golf course clubhouse. Official notice and postings will be timely done before that date with Agenda and 2027 Budget information.

The meeting will also be available virtually, but nothing beats being there in person.

If you have any questions, please contact Errol Rowland, President, for help. His contact info is on Page 2 of all Metro Matters publications.

Golf Course Usage Before, During, and After Playing Hours

The official rule is no trespassing unless you are a paid customer playing golf. Signs are posted along course boundaries and passageways. Walkers are subject to injury by golf balls

and carts, so that's why walking during golfing hours is strictly enforced. Think lawsuit and insurance claims.

Before and after golfing hours,

trespassing is monitored and walkers may be asked to leave for reasons stated above. Some trespassers have said, "I own this golf course paying for it in my property taxes, so I'm not trespassing."

The golf course is owned by the Heather Ridge Metro District, not its taxpayers. The district is run by an elected board of directors, and it employs GCat, LLC, to manage and operate it. Again, for any questions, contact Errol Rowland, President.

Visit <https://www.heatherridgecolorado.org/default.html> website for an extensive amount of data, history, and topics about the metro district and the golf course. All issues of Metro Matters may be found there, along with easy references and access to historical and operating documents.

Van Lewis



Heather Ridge Residents

The golf course is for golfers who have paid a fee to play on it.

Stay safe and stay off of the golf course.

Report golf course trespassers to:

Front Range Patrol at 303-755-0665





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\$2.00 JELLO SHOTS ALL DAY

CASH COSTUME CONTEST

\$100 BEST SINGLE

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SIGN-UP STARTS AT 9PM

CONTEST AT 11PM



October 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
 Columbus Day October 12	6 pm Cobblestone Crossing HOA Mtg via Zoom	6 pm CH HOA Mtg Conference Room at Noonan's	6 pm Sausalito HOA Meeting via Zoom	6 pm Council member Stephanie Hancock Town Hall Meeting Noonan's 6:30 pm Strawberry HOA Mtg via Zoom		METRO MATTERS EDITORIAL DEADLINE 10-16-2026 FOR THE NOVEMBER 2026 ISSUE
18	19	20	21	22	23	24
	5 pm Burgundy HOA Mtg at Clubhouse 6:30 pm CCR HOA Mtg Noonan's Community Rm		6:30 pm Fairway 16 HOA Mtg Clubhouse			
25	26	27	28	29	30	31
	6 pm Cobblestone HOA Mtg - Noonan's		5:30 pm HRS HOA Board Mtg Clubhouse			

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Dear Ward IV Neighbors,

This month's article focuses on the **upcoming November election** and several important ballot initiatives that will impact Aurora.

Election Day is **November 3**. From infrastructure investments to changes in how we conduct municipal elections, there is a lot to consider.

Know what's on your ballot, understand the issues, and make an informed decision.

Safe, adequate and well-maintained infrastructure is essential to Aurora's economic health and impacts every resident's quality of life.

Did you know Aurora's city sales tax rate has not increased since 1993? We have been exceptionally good stewards of your tax dollars, and we intend to continue to be.

At the same time, our city is growing and our infrastructure is aging. Community surveys and engagement identified the need for investments in new fire stations, parks and recreation, libraries, arts and cultural facilities, road repairs and other critical infrastructure.

After more than two years of citywide engagement, **three Build Up Aurora measures will be before voters:**

3A – Community Facilities: A 0.129% dedicated sales and use tax for parks, recreation centers, libraries and other community facilities.

3B – Public Safety: A 0.064% dedicated sales and use tax for fire, police, 911 and other public safety infrastructure and facilities.

3C – Transportation: A 0.132% dedicated sales and use tax for roads, bridges, intersections, pedestrian safety and other transportation improvements.

If all three measures are approved, the combined increase would be **0.325% — about 32.5 cents on a \$100 taxable purchase.**

Aurora's 10-Year Capital Improvement Master Plan identifies more than **\$2 billion in capital needs**. Projects were prioritized based on project readiness, community feedback and other factors.

I encourage you to **learn about these measures before you vote**. Understand what each measure would fund, ask questions and decide for yourself.

You can watch the Build Up Aurora meeting recordings covering **Public Safety, Parks & Recreation and Open Space, Libraries, Arts & Culture, and Transportation Infrastructure** to better understand what you are considering when you go to the polls.

Learn more about Build Up Aurora

Be informed. Ask questions. Know what's on your ballot. And vote.

Another important initiative on the ballot is Question 3D — Even-Year Municipal Elections.

Question 3D would move Aurora's regular municipal elections from odd-numbered years to even-numbered years, placing our local elections in the same election cycle as major state and national races.

Supporters argue that making the change could increase

voter turnout. That is an important consideration.

But higher turnout should not be the only question we ask.

Aurora's municipal elections are about Aurora — our mayor, our City Council, public safety, roads, housing, water, taxes, parks and the everyday services that directly affect our neighborhoods.

Do we really want these important local decisions competing for voters' attention with presidential, congressional, gubernatorial and state legislative races?

One of my concerns with 3D is that our local elections could simply **get lost in the noise of national politics**. Longer ballots and massive state and national campaigns could make it more difficult for municipal candidates and local issues to receive the attention they deserve.

There is also something valuable about giving voters an election cycle where the focus is **our city and our community**, rather than national political parties and national political debates.

Aurora's municipal races are nonpartisan. Moving them into even-year elections raises an important question about whether local races could become increasingly influenced by the partisan environment surrounding state and national elections.

And there is another issue voters should know about: 3D would require one-time shortened terms for some elected officials as Aurora transitions to the new election schedule.

For me, the question isn't simply, "Will more people vote?"

The question is: Will voters be more informed about the people and issues governing their own city?

Local elections deserve our attention. Local candidates deserve to be evaluated on local issues. And Aurora should think carefully before placing its municipal elections in the middle of the noise, money and politics of national election years.

Before you vote on 3D, ask yourself: Do we want Aurora's local elections to stand on their own—or do we want them crowded into national election years?

Be informed. Know what the change means. Then cast your vote.

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

Stephanie Hancock
CouncilMember Ward IV



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



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

Let's Focus on The Heather Ridge Market

As of Sept 16, there were 30 units for sale in Heather Ridge and six pending sales. On a monthly basis, pending sales are a bit larger than normal, but active listings are still growing but not at a worrisome level.

What's most interesting is the mix of models for sale and their price variations. Today, one home model dominates Heather Ridge like no others with a 40% market share.

The model is the *Spruce* found in HRS and FW-16 (and a larger version in Double Tree). There are 12 *Spruce* models for sale (and two for rent) ranging in price from \$475,000 to \$348,900 – a \$126,100 spread. Wow! (In the Heather Gardens market – same developer/

builder as Heather Ridge – there are 79 units for sale including five *Spruce*).



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

Why are so many for sale and the large price range?

The *Spruce* is a fantastic home design – a large 2-story with over 1633-1650 sqft above grade, 3-bd/3-ba, a full basement and 2-car attached garage. It sits at the top of Heather Ridge's home values, and has sold for over \$500,000. But not now because the times are changing.

Why does this now matter to other Heather Ridge sellers?

It matters because falling prices at the top end of our market compresses prices and slows down sales. Heather Ridge has 10 HOAs: the highest prices in Fairway 16, Double Tree, Country Club Ridge, and Heather Ridge South.

The lowest prices in Strawberry I and II (Strawberry I is not in the metro district, but SB-II is). And lastly, the mid-price range HOAs are Cobblestone, Cobblestone Crossing, Chimney Hill and Burgundy.

To a large degree, Heather Ridge is a market unto itself.

When any one model captures a 40% market share, especially at the highest end of that market, prices below it will compress. Smaller units with fewer features will have to lower prices to compete. The unusually large number of *Spruces* is more circumstantial than problematic, so it will pass in time. But for now, it's an issue.

Since the end of 2022, "attached" home prices here and elsewhere have declined but not precipitously. However, for the last six months, condos and townhomes prices have been falling faster in a slowing sales market. Owners thinking of selling need to know about this as well as having a better marketing plan other than "just keep lowering the price."

To learn more about options and success stories, contact Pete or Van. They know why the market is changing and what to do about it. With over 50 years each in real estate, Pete and Van are only as good as their last sale. That means they don't market their serves because they've been selling for a long time. Pete and Van try to earn each listing and sale by building a relationship with each owner. They do this because they love what they do and are successful. Call one of them to find out why Pete and Van sell more homes here than anyone else. **Remember, "Please don't leave home without us."**

Van Lewis

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
ChimneyHill	\$355,000	2053	S Worchester Way	4 - 3	1,512	Conventional	\$10,000	Individual
Burgundy	\$315,000	2641	S Xanadu Way A	2 - 2	1,314	FHA	\$9,000	Individual
Strawberry I	\$251,000	13653	E Yale Ave D	2 - 2	1,098	FHA	\$8,000	Corp/Trust
Strawberry I	\$224,900	13651	E Yale Ave D	1 - 1	856	FHA	\$10,076	Corp/Trust

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$479,754	2446	S Vaughn St E	3 - 4	1,650	2 Gar, Att	2 Story
ChimneyHill	\$369,000	2053	S Worchester Way	4 - 3	1,512	1 Gar, Att	2 Story
Sausalito	\$333,000	2405	S Worchester Court B	3 - 3	1,512	1 Gar, Att	2 Story
Burgundy	\$314,900	2641	S Xanadu Way A	2 - 2	1,314	1 Gar. Det	2 Story
Burgundy	\$260,000	2651	S Xanadu Way C	2 - 2	1,314	1 Gar, Det	2 Story
Burgundy	\$250,000	2621	S Xanadu Way B	2 - 2	1,162	2 Gar, Det, 1 Sp	2 Story
Strawberry I	\$249,000	13653	E Yale Ave D	2 - 2	1,098	1 Carport	Ranch
Strawberry i	\$224,900	13651	E Yale Ave D	1 - 1	856	1 Carport	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$475,000	2813	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$459,500	2874	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$454,900	2742	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	\$409,900	2836	S Wheeling Way	3 - 4	1,633	2 Gar Att	2 Story
Fairway 16	\$399,990	2630	S Vaughn Way C	3 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$380,000	2724	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$380,000	2558	S Vaughn Way D	4 - 4	1,650	2 Gar. Att	2 Story
Fairway 16	\$370,000	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
Cobblestone Crossing	\$350,000	1955	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$349,900	2522	S Worchester Ct E	3 - 2	1,413	2 Gar, Att	2 Story
Heather Ridge South	\$348,900	2626	S Wheeling Way	3 - 4	1,633	2 Gar, Att	2 Story
Burgundy	\$339,900	2625	S Xanadu Way E	2 - 2	1,314	1 Space	2 Story
Cobblestone Crossing	\$339,500	13424	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$319,000	2181	S Victor St E	3 - 2	1,392	1 Space	2 Story
Burgundy	\$315,000	2621	S Xanadu Way F	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Ssusalito	\$309,900	2437	S Victor St A	2 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$299,900	2419	S Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Strawberry I	\$295,000	2664	S Xanadu Way C	2 - 2	1,153	1 Carport	2 Story
Burgundy	\$295,000	2671	S Xanadu Way B	2 - 2	1,315	1 Gar, Det, 1 Sp	2 Story
Strawberry I	\$285,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$270,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$267,500	2415	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$264,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$264,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport	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	\$223,250	2600	S Xanadu Way B	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry I	\$214,500	2618	S Xanadu Way B	1 - 1	856	1 Carport	2 Story



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Men's Golf Club Update

Here are the results from our recent tournaments. **And a big Congratulations to our Tournament of Champions winner, Jeff Costa!!!**

Mike Coppens
President, HRMC
720-390-1152

Stableford – August 22

Flight 1

1st Place	Jeff Costa
2nd Place	Sully Smith
3rd Place (tie)	Trent Daum, Darrel Vanhooser

Flight 2

1st Place	Kevin Rabideau
2nd Place (tie)	Max Blair, John Propp

Flight 3

1st Place	Garrien Behling
2nd Place	Ed Hansen
3rd Place	Terry Bade

CTP's: #5 Terry Bade, #8 John Propp, #10 Ed Hansen, #14 John Propp

Tournament of Champions/Non-Winners – August 29

Champions Flight

1st Place	Jeff Costa (scorecard playoff)
-----------	-----------------------------------

2nd Place	Kevin Rabideau
3rd Place (4-way tie)	Garrien Behling, Travis Ptacek, Travis Sargent, Charlie Segraves

Non-Winners Flight

1st Place	Fred Larke
2nd Place	David Hunn

CTP's: #5 Mike Coppens, #8 Jeff Costa, #10 Todd Senn, #14 Kevin Rabideau

Photo by Errol Rowland



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Schedule your
appointment today!



Front Range Patrol

Keeping us all safer and preserving our Heather Ridge way of life

Perhaps you have seen Front Range Security patrol on the golf course and wondered . . . just what do they do?

Front Range security is retained by "The Golf Course at Heather Ridge" to do the following:

1. Enforce the golf course "no trespassing rules".

"Only golf course staff and golfers that have paid a green fee to play are allowed on the golf course".

This includes keeping Heather Ridge residents, dog walkers, the homeless, joggers, frisbee throwers, students and other pedestrians off of the golf course.

2. Address issues posed by golfers that do not demonstrate respect for:

- The rules of golf
- Homeowners' private property
- Heather Ridge golf course rules & boundaries



Homeowners observing violators on the golf course can call the Pro Shop (303-755- 3550 option 1) or Front Range Patrol directly to report trespass or other issues. Front Range Patrol's phone number is 303-591-9027.

18-Hole Ladies' Club News

Congratulations to Lindsay Morgan Our 2026 Club Champion



The Club Championship was well attended and the weather was great. The winners were:

Club Champion: Lindsay Morgan

A Flight:

1st Low Gross:	Christi Clay
1st Low Net:	Robyn Tuttle
2nd Low Net:	Kim Larson
3rd Low Net:	Cindy Bolton

B Flight:

1st Low Gross:	Kristi Schmidt
1st Low Net:	Audrey Romero
2nd Low Net:	Dantha Stewart
3rd Low Net:	Misty Heath

C Flight:

1st Low Gross:	Kathy Curtis
1st Low Net:	Jennifer Harbison
2nd Low Net:	Patsy Hyde
3rd Low Net:	Liz Clancy

***Teresa Anderson
Publicity***



A Flight Winners: Kim Larson, Cindy Bolton, Christi Clay and Robyn Tuttle



Flight B Winners: Audrey Romero, Misty Heath, Dantha Stewart and Kristi Schmidt



Flight C Winners: Jennifer Harbison, Liz Clancy and Patsy Hyde. Not shown: Kathy Curtis



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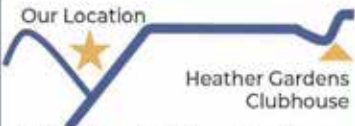
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williamsberyl@aol.com

Nick's Garden Center & Farm Market Chile Fest 2026








Fall Festival

OPEN EVERYDAY THROUGH OCTOBER 31

Come enjoy Nick's during this great time of year!

There is no entrance fee and some activities are free

We do charge for the following:

- Tractor ride through the Tunnel of Terror
- Nick's Garden Express train ride
- Our mega Inflatable obstacle course
- Pedal kart track
- Mini Golf Course
- Rubber Duck Race way



**Nick's 17th Annual
Giant Pumpkin Weigh Off**

Saturday, October 3rd 11am-2pm

Don't miss this fun event for the entire family with some of the biggest pumpkins you have ever seen.

HR 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 in November. 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 in November, 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 will be 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: Even though the irrigation cycle for our yard has ended, please continue to be aware of the water usage within your home. In addition to the property's irrigation system, the HOA pays the water bill for the entire community. That is 24 units: every toilet, every washing machine, every shower, every bath. Make

sure your toilets are not constantly running. Even a slow leak can waste a lot of water, resulting in a bigger bill for the HOA. Be mindful of the little things that waste water. Don't let the water run while you're brushing your teeth. Don't run your dishwasher unless it's full, and try for a full load when you do laundry.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on October 8 and 22. You may put your bins out the night before, but please be mindful of any windy weather that is predicted. We have had instances where trash and recycling have been blown around the neighborhood before the trash trucks arrive the next morning. And, make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around. Waste Management has asked us to remind you to separate your two bins by three feet to allow their truck's mechanical arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

You can recycle glass and plastic bottles (wine and liquor bottles included), plastic “tub” containers, paper, cans, and cardboard. Please keep food and liquids out of your recyclables. Rinse them out before you put them in the bin. Also, **NO** plastic bags; and please do not put smaller items in a plastic bag and then put it in the recycling bin. **NO** white “foam” packing material. It must go in the trash. We have determined, however, that pizza boxes are, indeed, recyclable! Just scrape away any leftover cheese before you put the box in the bin.

Reminder: It is the responsibility of

the homeowner to keep your renter advised on community concerns and issues. Also, please confirm that the management company has all of the renter’s contact information.

Aging Pipes: Given the age of our sewer pipes, please be careful what you flush down the toilet. Only toilet paper, please! No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claim to be “flushable,” because they absolutely are **NOT!** Also, please be aware of what you put down your drains and garbage disposal. It is

much safer to scrape food, oil, and grease into the trash, rather than using your garbage disposal. If oil or grease are liquefied, please empty them into a sealable container and dispose of in the trash.

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

Patt Dodd

Fairway 16

Our October Board meeting will be Wednesday, October 21 at 6:30 pm. The meeting will be a good one to attend. It is concerning our budget ratification for coming new year. A reminder for the meeting will be sent by eblast.

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

We are changing HOA management companies effective November 1, 2026. November HOA payment information will follow.



Aurora is still at Level I for water restrictions but how nice it has been to see our monsoon season return! In the latter part of August, we were even able to shut off our irrigation system for a couple of weeks because of all the rain that has graced our grounds! During the sprinkler shut-off time we reviewed the Aurora Waterwise Program EyeOnWater’s continuous water flow data for our community noting that water usage numbers were registering perhaps more accurately just for building usage, not the irrigation system. EyeOnWater data uses a 21 gallon/hr baseline that is considered a reasonable water usage for 42 home units. With the irrigation shut off, our 2600 buildings have been registering 83.4 gallons per hour of water waste or 2,002 gallons per 24 hours. When we did the 2600 building audit at the end of last March, we were able to lower

the 2600 building water usage repairing a considerable number of broken toilets. The worst of the broken toilet problems were the master fill valves that prevent toilets from running constantly in between flushes. A single toilet leak can waste **4,000-18,000 gallons of water** per year! We will continue to revisit our buildings’ water waste issues.

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.

Cheers!

Lisa

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: The October HOA Board Meeting will be held Tuesday, October 3, 2026 at 6:00 pm in the Conference Room at Noonan's. The November meeting will be held Tuesday October 10. All homeowners are invited and encouraged to attend.



Emergencies: For life-threatening emergencies, call 911. For all non-life-threatening incidents, please call the Aurora Police Department Non-Emergency line at **303-627-3100** **Or After-Hours Emergency Only – Advance HOA After Hours Staff – 800-892-1423**

If you see anything that needs to be addressed around the property, please contact Ta Nisha Tankard, the Property Manager, via e-mail tanisha.tankard@advancehoa.com. Include a photo if possible.

The Siding Project: The Section One siding improvements are continuing in Section One. Be sure to drive by and take a look at the results at the first building recently completed. To learn more about the project and long-term plans, attend the monthly board meetings for the most accurate and up-to-date information.

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

Pets: Please remember to be a good neighbor. Please pick up after your pets! No one wants to see it, smell it, or step in it – and it is against the law to leave it! Pet waste bags are conveniently made available at two locations in the community – take an extra one with you when you get one- just in case. Reminder: All dogs need to be leashed at all times when outside a dwelling unit, and the pet's owner must confine their dog and always be responsible for their dog's actions. Pets constituting a nuisance may be ordered by the board or management company to be kept within the dwelling unit of the owner or ordered expelled from the properties.

Preparing for the Upcoming Winter Season: We are set for autumn and the preparation for the colder months. The pool has been closed for the season, and the sprinklers will be shut off on the 30th of September. Before the colder months set in, be sure to remove and pack away hoses before the first freeze. It is also about time 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.

Parking Etiquette and Safety: Remember to be considerate of your neighbors and community when it comes to parking. Refrain from parking in marked no-parking zones. Please refrain from parking oversized

or commercial vehicles in front of garages and in parking spaces in a manner that obstructs vehicle access and normal flow of traffic. Be vigilant and keep garage doors closed when not in use so as to not tempt thieves or raccoons. Lastly, please be mindful of driving speeds and keep our community a safe place to live.

You Are Invited to Monthly Board Meetings: All board members are always open to your suggestions and comments. All residents are welcome to the monthly board meetings held every second Tuesday of the month at 6 pm at the Conference Room at Noonan's. We encourage you to attend, participate, contribute, and learn about the plans being made to improve our community and keep it safe, beautiful, and sustainable. Starting with the June meeting, we will have a drawing for a Noonan's gift card. One entry per community household/address, and an owner from the household must be present to enter the drawing.

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



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), April Allen (Secretary), Frazier Hollingsworth (Member at Large)

Property Management

LCM Property Management
1776 South Jackson St., Suite 300
Denver, CO 80210

Property Manager: Suzanne Lopez – 303-221-1117 x123 | slopez@lcmpm.com

Billing Questions: Allison Weiss – 303-221-1117 x108 | aweiss@lcmpm.com or 303-962-9382

After-Hours Emergencies: Call LCM at 303-221-1117, Option 2

Landscape & Grounds: Landscape services are provided by Epic Landscape. For routine concerns, please contact the property manager first. If immediate attention is required, emergencies may be reported to 720-561-1568.

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

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

In the event of an emergency or active incident, call 911 first, then follow up with PalAmerican Security or LCM as appropriate. If you notice suspicious activity, please report it and avoid intervening directly.

Trash & Recycling: Trash and recycling services are provided by Republic Services (720-471-2709). Collection occurs every Monday. Please place

bins out the night before and return them promptly after pickup.

Pool Update: Both Sausalito pools are now closed for the season. Thank you to everyone who helped make it a great summer! We look forward to seeing everyone back at the pools next year.

Tree Trimming Complete: Tree trimming for the year has officially been completed! We hope everyone enjoys the refreshed look of the community and all of the newly pruned trees. Thank you for your patience while this work was underway.

New Railings Coming: As part of our continued efforts to improve safety and accessibility throughout Sausalito, new railings will be installed in several locations around the community. Much of this work is expected to be completed around the time this issue is published. We're excited to see these improvements in place and appreciate everyone's patience as the work is completed.

Pipes & Plumbing Reminder: Because Sausalito has older plumbing infrastructure, please be mindful of what goes down sinks, toilets, and drains. Avoid flushing wipes (including those labeled "flushable"), paper towels, grease, and hygiene products, as these can contribute to clogs, backups, and costly repairs.

Siding & Property Care: To help protect one of Sausalito's most



valuable shared assets, please avoid attaching items such as hooks, planters, or decorations directly to exterior siding. If you have questions about repairs or need touch-up paint, please contact the property manager.

Grounds & Pets: Thank you for helping keep Sausalito clean and welcoming. Our three dog waste stations throughout the property have been getting good use, and we appreciate everyone doing their part to keep our shared spaces clean. Pets must remain leashed at all times, and waste should be picked up promptly and disposed of properly.

Architectural Requests

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

From the Board

As we head into fall, the Board is continuing to work on projects identified through the Reserve Study and make thoughtful investments in our community. We're excited to see several of these improvements taking shape throughout Sausalito and appreciate everyone's continued patience, involvement, and care for our neighborhood.

– Sausalito Board of Directors

Strawberry

Management: Accord Property Management, 10730 E. Bethany Drive, Suite 280, Aurora, CO 80014, 720-230-7303. Kyle Taizhou, Association Manager, 720-230-7320, Kyle@accordhoa.com.

Board Members: Sonja Mooney, President; Ersin Sulukioglu, Vice President; Faith Gillis, Secretary; Tina Lockman and Felecia Smith, Members at Large.

HOA Meetings: Meetings are held via Zoom on the third Thursday of every month, at 6:30 pm. For more information go to the Strawberry website: 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.

Please join us for the Strawberry Annual HOA Meeting. Thursday, November 19, 2026, at 6:30 pm.

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#**

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

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.



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.

Architectural Control Committee (ARC)

The Architectural Control Committee (ARC) anticipates that all owners in Strawberry 1 at Heather Ridge will want to maintain their condominiums in good repair and appearance. Obviously, this is to the benefit of the individual owner and to the community.

Welcome Fall!



For more uniform appearances, standards and equality for all owners and lessees the Board of Directors (BOD) and the Architectural Control Committee (ARC) shall be consulted on the following projects/subjects. Final decision shall be with the Board of Directors. For more detailed information, please refer to the Strawberry 1 at Heather Ridge Association Rules and Regulations, effective July 1, 2022.

- Landscaping
- Wheelchair ramps
- Tankless water heaters gas vent
- Air conditioner units, swamp coolers, and evaporative coolers
- Doors and windows
- Patio enclosures

Submitting Request: The exterior of a building may not be altered,

nor can any improvement or alteration be made to a Limited Common Element without the owner of the appurtenant unit submitting an ARC Improvement Request Form, which can be found on the Accord Property Management website. Specifics regarding the project must be provided, i.e., measurements, materials, placement, etc. Please refer to the Strawberry 1 at Heather Ridge Association Rules and Regulations for detailed specifications.

Architectural Control Committee (ARC) and Board of Director (BOD) Response: From the date an ARC Request Form is submitted to the Association with full plans and specifications, the ARC shall respond within 30 days. If original request is denied by ARC, the homeowner may appeal the denial to BOD. Please refer

to the Strawberry 1 at Heather Ridge Rules and Regulations for detailed specifications.

Dog Waste Bag Stations – QR Code

How to Report an Empty Station: All community dog waste bag stations now include QR-code stickers. If a dispenser is empty, scan the sticker with your phone to notify Pet Scoop.

Refill Timing: Pet Scoop uses these notifications to monitor station usage and refill bag stations within 24 hours, Monday through Friday. Weekend reports will be addressed on the next business day.

Faith Gillis

Country Club Ridge

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

You will be receiving the proposed 2027 Budget and the meeting agenda soon. Please monitor your USPS mailbox for this information.

It is important that you attend the meeting because business

cannot be conducted without a quorum. If you are unable to attend the meeting submit the Proxy form enclosed with the agenda and proposed budget.

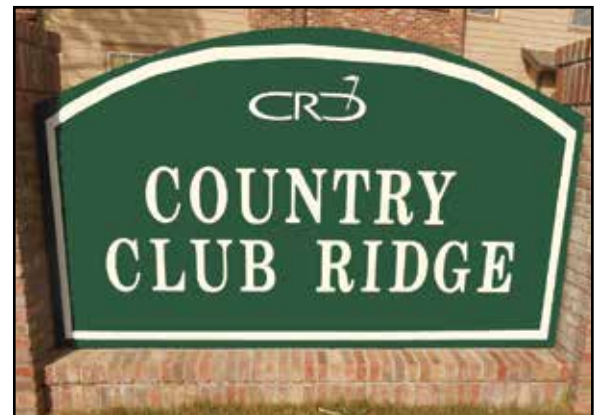
The Board will review the accomplishments for 2026 and discuss future projects. Your input is encouraged in

planning for 2027. If you have comments, please bring them up at the meeting. This is the only in-person meeting during the year.

Monthly meetings of the HOA Board are held online at 5:30 pm the third Monday of each month. Watch for your email invitation.

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

Thanks for being a good neighbor!
Judie Maurelli, Board of Directors



Cobblestone

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 JEwards@associa-colorado.com



Getting Ready for Winter

Snow Removal: In an effort to balance community safety and costs, our snow-removal contract goes into effect once accumulation reaches 2 inches. Before that threshold, residents may see snow on sidewalks and other areas that have not yet been serviced.

The Board proactively provides snow melt throughout the community for homeowner use. If you are able to shovel or otherwise clear a path, consider doing so – and consider checking on a neighbor who may not be able to. We all live here, and a little neighborly effort can go a long way when conditions are difficult.

Disconnect Your Hoses: Please disconnect garden hoses from exterior hose bibs before freezing temperatures arrive. Leaving a hose connected can cause water to freeze in the line and potentially

damage the hose bib or plumbing. A leak can become an expensive problem for you and potentially create a problem for your neighbor.



Check Your Furnace / HVAC: Before the temperatures drop, take a few minutes to make sure your heating system is ready for the winter. Replace or check your furnace filter, and make sure that vents and registers inside your home are not blocked by furniture or other items. If your furnace has not been serviced recently, now is a good time to schedule routine maintenance.

Holiday Decorating: With the holiday season approaching, and several homeowners excited to decorate, we respectfully ask that holiday decorations follow the Association's architectural rules. Per our Rules and Regulations, any exterior decorating or additions to a building or other structure require written Board approval. Before installing decorations, please contact the management company to request an Architectural Review Committee Request Form, the form can also be found in Town Square.

Please keep decorations within the

portion of the property belonging to your unit, including your patio, porch, and immediate surrounding rock. Decorations may not be placed on or extend into common areas or areas belonging to another unit.

We appreciate everyone helping us keep holiday decorating enjoyable while respecting property boundaries and our community's rules.

Safety Spotlight

Take Care in the Parking Lot:

As we head into fall, this is another reminder that our community-wide speed limit is 10 MPH. With daylight hours getting shorter, it can be difficult to see pedestrians, children, and pets – particularly during the evening hours.

The Board has installed several new solar lights throughout the community to improve visibility, but lighting can only do so much. Please slow down, remain alert, and observe the posted speed limit when driving through the neighborhood.

With Halloween approaching, we can expect plenty of trick-or-treaters out and about. Please take a few extra minutes to drive carefully and help keep Halloween a fun and safe evening for everyone.

It's October, the leaves are turning, and winter will be here before we know it (at least, we hope so this year). Enjoy the beautiful fall weather, take a few minutes to prepare for colder temperatures, and have a safe and enjoyable month.

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 Chapparo for all daily, normal, and emergency issues during business hours (8:30-4:30 pm), at 720-509-6067; or, email her at Heatheridgesouth@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).



Annual Budget 2027 and End-of-Year HOA Meetings:

The Annual meeting is the first Tuesday in December and happens to be December 1 this year. It starts at 7 pm. Afterwards, the HOA board will meet to reform the board given new members. Westwind will mail out to all owners the Agenda, the 2027 Budget, election applications, and other information for the meeting. That will happen mid-November.

As for upcoming monthly HOA meeting dates, the board at its September 23 meeting will decide the following: To move the November 25 meeting date because Thanksgiving is the 26. In moving that date, it will discuss combining the Oct 28 date into the new Nov date. Once approved by the board, notice will be sent to all owners.

The HOA's 2027 Budget will be discussed at its Sept meeting. In order

to finalize it the annual insurance premium must be submitted. Final insurance bids take place thirty days before it is due. The deadline for insurance is December 1 each year, so we are cutting it close but we'll get there.

Owner Duties to Observe and Report on Exterior Area Concerns: HRS needs help from every owner about their unit and surrounding features. Owners are asked to observe and report issues before they become problems. . . like drainage running back into window wells, foundation, or basement! Real problems easily corrected by contacting our community manager, Dalai Chapparo at Westwind (see above for contact info). Another concern are gutters and downspouts plugged with leaves, so watch for water drainage if and when it rains again.

For Sale Signs: No real estate signs outside of a unit for sale. This means

no signs hung on fencing or posted in the ground. You may post one sign inside a front window, and another one inside a back window or sliding glass door. Signs outside units will be removed as found.

If You Are Remodeling: Please remember to read your Rules and Regulations before doing anything. A recent incident concerned the removal of a back sliding glass door and replacing it with siding. All of this could have been easily solved by submitting an Architectural Request Form BEFORE doing the work. Home improvements increase your enjoyment of the unit and its value, so please ask before firing up your chainsaw. And no, asking for forgiveness is not better than asking for permission.

Van Lewis

Burgundy

Burgundy is a Covenant Controlled Community

Monthly Board Meeting: NOTICE OF CHANGE Third Monday of the month at 5:00 pm, at the Burgundy Clubhouse

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

Management Contact Information Company: Westwind Management

Company Manager: Roxanne Chaparro, CMCA

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

Email: burgundyinheatheridge@westwindmanagement.com
roxanne@westwindmanagement.com

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



Burgundy HOA in the Works

1. Sewer line replacement for Drive C and water shut off valves Drive A
2. Tree Care and Grass winterization throughout the property discussions
3. Community Signage upgrades to be discussed with new poles
4. Budget 2027 discussions to begin and approved by October 2027 for annual meeting vote
5. Variety of Community Social Events Discussions (Community Clean-Up Day, HOA 101 Presentations, Shredding Event)
6. Renewal of Vendor Contracts for 2027 Discussions

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

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!

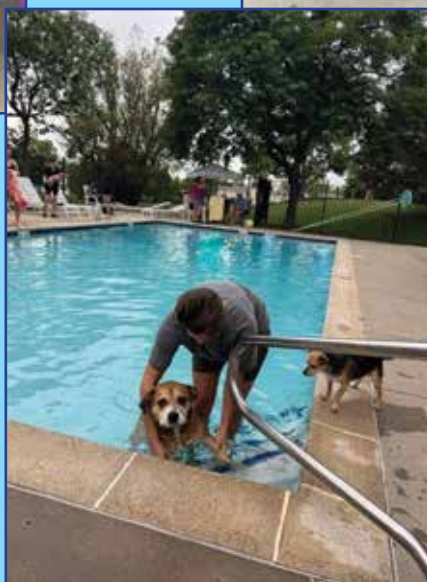
Lori Foster

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!



Cobblestone Crossing

Fall Has Arrived! Warm autumn wishes to all our Cobblestone Crossing neighbors as we settle into the cozy, colorful season. Whether you're adding a touch of Halloween fun to your décor or simply enjoying crisp evenings, we hope this time of year brings plenty of joy.

HOA Monthly Board Meeting: Our Board meets on the second Monday of each month at 6:00 pm via Zoom. All homeowners are welcome – your participation helps guide property maintenance, community improvements, and future projects. Instructions for attending the meeting are located on the Cobblestone Crossing's HOA Portal under the Events tab. Log in at www.accordhoa.com >> HOA PORTAL LOG IN >> Events >> The link for the zoom meeting and multiple phone # options to access the meeting will be there.

Keep Your Contact Info Current: As we move into the colder months, please take a moment to log into the resident portal and confirm your contact details, including emergency numbers. Accurate information helps us reach

you quickly when needed and keeps our community safe and informed.

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 water shutoff in the community is necessary for the replacement, **a community notice will be sent out in advance** to ensure all residents are informed. The plumber must **confirm completion** with Accord Management before Aurora Water restores service.

Clean-Up Reminder: As we welcome the fall season, please take a moment to tidy up garden areas. When removing plants, bag all dirt and place it in the dumpster – please don't dump soil into rocks or common spaces. A quick reminder that flowerpots, hoses, chairs, grills, and other personal items shouldn't be stored in Common Areas. Also, with chilly weather on the way, remember to disconnect exterior hoses when a freeze is expected. Please note that damage to outdoor faucets from freezing – when hoses are left attached – is the homeowner's responsibility, not the HOA's. You can reconnect hoses once temperatures warm back up.

Additional Reminders: Please take a moment to check your window and door screens and repair or remove any damaged ones. With hail season here, it's also a good time

to review your insurance coverage and make sure 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 quick homeowner responsibilities:

- Repair or replace damaged **air conditioner pads**.
- Maintain **front doors, screen/storm doors, sliding doors, windows, and garage doors**.
- The HOA handles painting, but homeowners must keep these areas in good condition.

Security Reminders & Safety Tips: As we transition into fall, let's keep our community safe and secure with a few helpful reminders:

Traveling?

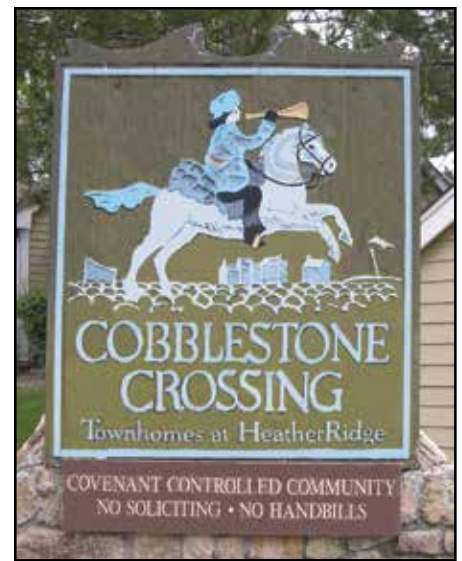
- Lock all doors and windows before leaving.
- Use automatic light timers to give the appearance of someone being home.
- Ask a trusted neighbor to keep an eye on your property.

Package Safety

- Pick up deliveries promptly to avoid theft from porch pirates.

Vehicle Safety

- Always lock your car and remove valuables.
- If a break-in occurs, report it immediately to the **Aurora Police Department**.



Lighting Tips

- While our community has exterior lighting, we recommend leaving **front and back porch lights on overnight**.
- Consider installing **light control sockets** or using **dusk-to-dawn bulbs** for added convenience and security.

Reporting Suspicious Activity

- If you see anything suspicious, **call 911** – both emergency and non-emergency lines are available.
- If your **security cameras capture suspicious activity**, please email the footage to **Alec at Accord Property Management at alec@accordhoa.com**.
- **Your reports help us maintain a safe and watchful neighborhood – thank you for staying alert!**

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

Cottontails

Passive, Non-lethal Cottontail Deterrents

Understanding three basic cottontail behaviors may help you deter them. Cottontails are opportunistic herbivores. Cottontails love tasty, easy to eat plants such as garden vegetables and leafy landscaping. In winter months, when green plants are scarce, cottontails may strip the bark off trees and shrubs, causing damage to or killing woody plants. Drought and heavy snow can temporarily amplify the damage cottontails will cause to woody plants, gardens, and yards.

Cottontails are a prey species and rely on having lots of cover to escape would be predators. Cottontails do not excavate their own burrow, but they will take advantage of existing suitable cover such as brush piles, fence rows, foundation gaps and dense landscaping such as shrubby junipers. Under favorable conditions cottontails can raise as many as 6 litters in a year producing 4 to 7 young per litter. In natural areas, these high birth rates are typically balanced by high death rates due to predation, disease, and parasites.

Due to the high reproductive potential of cottontails and lack of natural predators in urban environments, lethal control of individual rabbits is usually not effective for the long-term. Nonlethal methods such as exclusion techniques and habitat modification provide long-term solutions to cottontail conflict.

Habitat Modification

One way to reduce cottontail populations is to reduce available habitat and food resources. Removing brush piles, stone piles, weedy patches, and other debris where cottontails hide or live is a great way to manage cottontails in urban areas. Sealing known access points under decks

and foundations using buried hardware cloth or chicken wire. Planting rabbit resistant plants – generally plants with harsh flavors or physical barriers such as spines – can make your garden less attractive to cottontails. Check with your local nursery for rabbit resistant plant ideas.

Fencing Barriers

One of the best ways to protect landscaping from cottontail damage is selective fencing around individual plants, shrubs, trees or garden areas. Exclusion fencing should extend about two feet above ground, at least four inches underground and be placed at least two inches from the vegetation being protected. Mesh should measure one inch or smaller, so young rabbits can't get through. With proper care a fence will last many years and provide selective relief damage caused by cottontails.



Repellents: Some chemical repellents can temporarily discourage cottontails from browsing on plants. Taste repellents only protect the treated part of the plant; new growth after treatment

is not protected and treatments must be repeated after precipitation. Dried blood meal or mothballs are sometimes useful in preventing damage to specific plants or areas. Typically taste repellents are more effective than odor repellents. Commercially available coyote urine can be used as an odor repellent, but may encourage coyotes to investigate treated areas.

For more information, please visit Aurora's Living with Wildlife page. Resources: Cottontails Species Profile, Colorado Parks and Wildlife 2012 Damage Prevention and Control Methods: Cottontail Rabbits, Scott R. Craven 1994 Mammals of North America second edition, Roland W. Kays and Don E. Wilson 2009.

Frequently Asked Questions:

Are cottontails a protected species? Desert and eastern cottontails (the species of cottontail found in Aurora) do not have special designations or protections in Colorado and can be treated or controlled by property owners using legal methods. Visit the Colorado Parks and Wildlife website for a detailed list of regulations related to cottontail management.

What can I do about cottontail damage on my property? It is always an option to hire a licensed wildlife damage control specialist to assist with mitigating damage from cottontails. Use the internet or a local phone book to find local, professional providers.

Should I be concerned about disease? As with any wild animal, it is important to use caution and Avoid All Direct Contact with cottontails.

Do not allow pets to chase, play with or handle rabbits, dead or alive. Do not handle sick or dead rabbits. Teach children to avoid handling sick or dead rabbits. Do not feed or play with rabbits. Teach children not to feed or play with rabbits. Avoid Fleas & Ticks. Protect pets with pet-specific flea and tick spray.



Aurora History Museum highlights topics from history, science and culture. These events are included with museum admission, but free for members. Aurora History Museum & Historic Sites new hours and admission fees: Tuesday to Thursday, 9 am – 4 pm, Saturday, 11 am – 4 pm. Closed Sundays, Mondays. Admission: \$5 adults \$1 children

History Hikes are monthly outdoor programs exploring Aurora's past at relevant sites. Hikes last 1–2 hours on easy terrain and cost \$5 in October.

Registration for these activities is required. To find out more about any of these programs, contact the Aurora History Museum & Historic Sites education team, 303-739-6660

Before Aurora
Saturday, Oct. 3, 9 am
History Hikes

Step back in time on the plains, where landscape and history intertwine. Along the way, explore native plants, learn about local history and discover how people adapted to life on the prairie. See firsthand how the Plains



Native Americans and early settlers made a living in this rugged environment. The hike includes visits to different types of dwellings, from tipis to sod houses built from prairie soil, offering a vivid look at daily life on the plains. Location: Plains Conservation Center, 21901 E. Hampden Ave. Tickets: \$5

Filipino Friday Nights
October 9 and 30

Aurora History Museum
While working to develop "Mosaic of Cultures: Aurora's Filipino Community," we discovered so many great stories from our local partners that we couldn't fit everything into

our gallery. Filipino Friday Nights will explore Filipino culture and history. These events are included with museum admission, but free for members. Learn more and register for the events.

Dragon Boat Experience
Friday, Oct. 9, 6 pm

Aurora History Museum
The Philippine American Society of Colorado's Fighting Dragons are one of the longest competing teams in the Colorado Dragon Boat Festival. Hear about their competitions and experience rowing for yourself. Included with admission (Free for members).

Centennial House Open Days
Oct. 10, 10 am to 1 pm

History Hikes
Tour one of Aurora's original Queen Anne style "Fletcher homes" and connect to the history of the city this fall. Admission to the house and tours are free.

Free, please register. Historic Houses of Galena Tour at 11:15 am



DeLaney Farm Open Days
Oct. 11, 9 am to noon
History Hikes



Explore the round barn, Gully house and farmland of the DeLaney family who made a living on the plains

before Aurora was founded. Enjoy family friendly scavenger hunts, games and refreshments. Admission is free, please register.

Fairmount History Mystery Tour
Saturday, Oct. 17, 3 pm

History Hikes

Discover local history on a fun, two-hour stroll through Denver's most prestigious cemetery. Learn about some of the region's most famous and infamous people as we walk through Fairmount with a tour guide.

Location: Ivy Chapel, 430 S. Quebec S. Tickets \$29

Filipino Rough Riders of Buffalo Bill's Wild West

Tuesday, October 20, 6:30-7:45 pm
Aurora History Museum

Yumi Janairo Roth and Emmanuel David, a CU Boulder artist-scholar duo, share the history of a group of Filipino performers caught at the crossroads of empire, entertainment and the American West. All ages, included with admission please register

AHM Live Radio Play: Rebecca
Saturday, October 24, 5:30-7 pm

Aurora History Museum

A shy and naïve young girl falls in love with a worldly, elegant millionaire obsessed with his late wife, while a sinister villain manipulates them both. Watch four actors portray all the roles and create sound effects in this radio-style play based on the radio script of Daphne du Maurier's bestselling gothic noir novel.

Tickets: \$6

Lyn Buti Lambago, T'boli Tradition Bearer

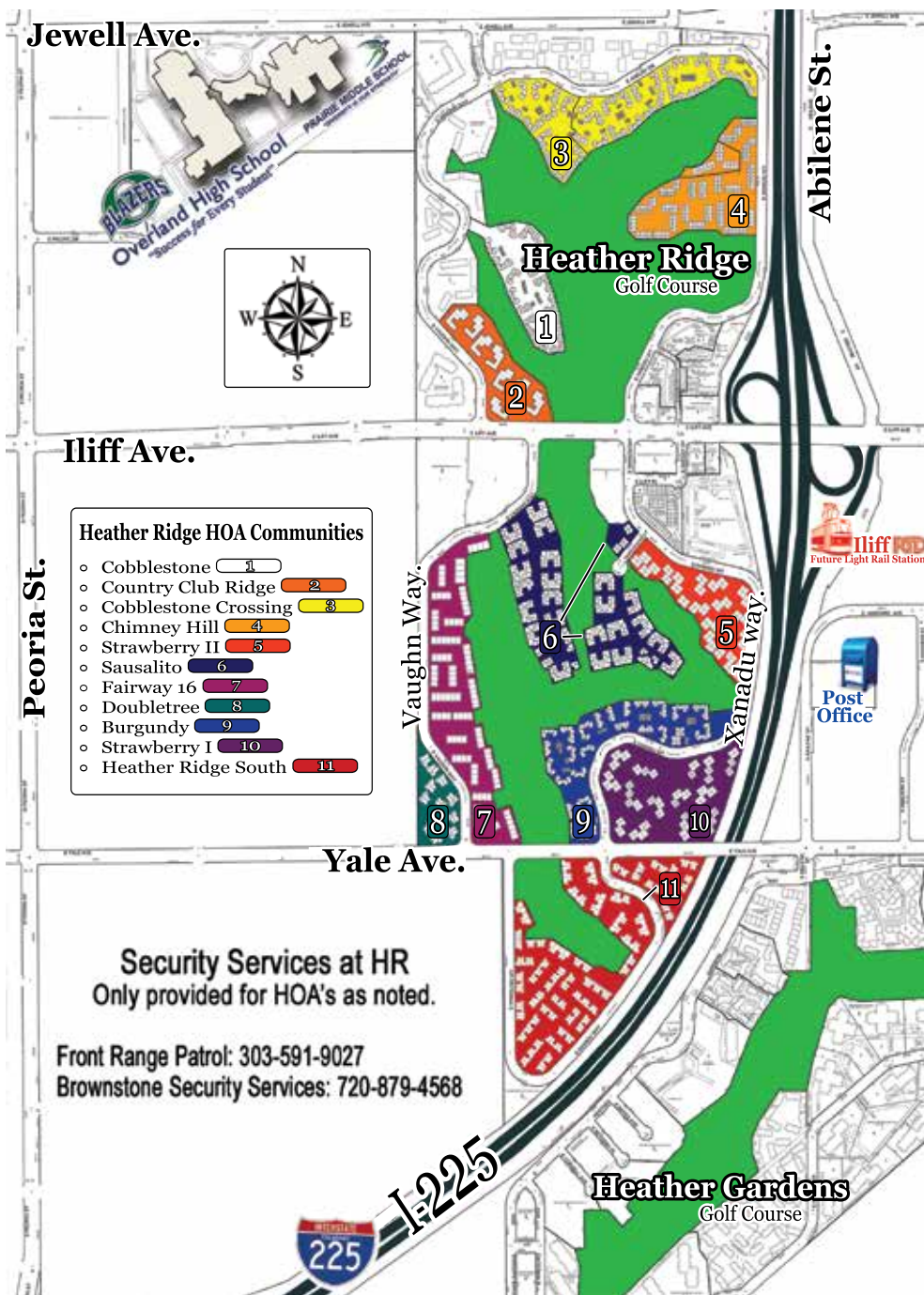
Friday, Oct. 30, 6 pm

Aurora History Museum

Lyn Buti Lambago is a T'boli tradition-bearer from Lake Sebu, South Cotabato. She preserves and shares the dances, music, crafts and traditions of the T'boli people, one of the many Indigenous cultural communities that make up the Philippines. Register for this event.



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: 1st Mon. semi-monthly
Contact Aletha for information
Security: None

Fairway 16

Advanced Management HOA
Nisha Tanhard
tanisha.tanhard@advancehoa.com
303-482-2213 ext. 334
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@westwind-management.com
Units: 176
HOA Meeting: 4th Tues. 5:30 pm
HRS Clubhouse, 2811 S Xandau Way
www.Heatherridgesouth.org
Security: None

Sausalito

LCM Property Management
Susanne Lopez, Property Manager
slopez@lcmpm.com
303-221-1117 ext. 123
Units: 159
HOA Meeting: 2nd Wed. 6:30 pm
Heather Ridge Golf Club
www.Sausalitohoa.com
Security: Brownstone Security

Strawberry II

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

Burgundy

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

Chimney Hill

Westwind Mgmt Group, Inc.
Ashley Thomas
ashley.thomas@advancehoa.com
303-482-2213
Units: 116
HOA Meeting: 2nd Wed., 6:30 pm
Held virtually via Microsoft Teams
Security: None

Cobblestone

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

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RDJ121907@gmail.com

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