

HR Heather Ridge



Metro Matters

Volume 16

July 2026

Number 7



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

HR *Heather Ridge*
PUBLISHER'S NOTE

Friends of the Fairway
Sponsored by Nick's Garden Center
& Farm Market

It's that time of year again. What time? *Annual Friends of the Fairway Flower Garden Contest* time. Our highly skilled and unbiased flower garden judges will be traveling around the Heather Ridge Metro District to once again pick the most attractive flower gardens. Like last year gift certificates, provided by Nick's Garden Center & Farm Market, will be awarded to the winners. Details on page 5.



You may nominate your garden, your neighbor's garden, or one you see as you walk through the Heather Ridge community. Email your nomination to Publisher Barry McConnell at bmconn202@aol.com.

Thanks to all you gardeners who make our community and our golf course such a delight.

Barry McConnell
Publisher

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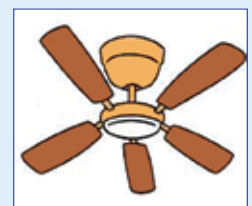
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Ceiling Fans: Professional service. Safe installation of new ceiling fans. Repair faulty wiring of fans. Replace outdated parts/motors on fans. Ceiling fan balancing. Lighting and chain repair. Fan replacement.

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

HR Heather Ridge

METROPOLITAN DISTRICT

Security and Vandalism Issues

If you see or know of dangerous or illegal activities, please contact the Aurora Police Department. Never confront or involve yourself in any physical altercation or situation where you could be hurt, injure others, or be exposed to liabilities. We live in a world where the knight in shining armor might get shot, attacked, or killed. Or an innocent person is injured or dies. Please call the police as well as your HOA about such issues.

For a Bit of History On This Matter: On February 26, 2012, George Zimmerman, a volunteer HOA board member in Florida, shot and killed Trayvon Martin, a 17-year-old kid. An armed Zimmerman was “patrolling” his HOA community because of recent vandalism and crime incidents. He and the HOA thought they were doing the right thing.

Known as the Zimmerman Case, the fallout from the shooting and trial were horrific. A young black man was killed for no apparent reason other than being confronted by Zimmerman as he patrolled the neighborhood in the dark hours of the night.

Various laws and good intentions collided including self-defense, gun rights, and civil liberties and liabilities. Zimmerman was eventually found not guilty of manslaughter, but in the end his life and Trayvon’s would never be the same. And an HOA learned a very sad but expensive lesson.

The Message of The Story Is Clear: Hire qualified people to be your security guards or call the police. If you volunteer or get involved in affairs outside of your home or work, know what your legal rights and obligations are. When does self-protection become manslaughter?

All individuals and HOAs should consult with an attorney on such matters. Also, please contact your local police authorities. They will come to meetings, offer public education services, and help individuals and groups understand law enforcement issues.

And lastly, if you are permitted to carry a gun, that doesn’t make you a law enforcement person. Permitted

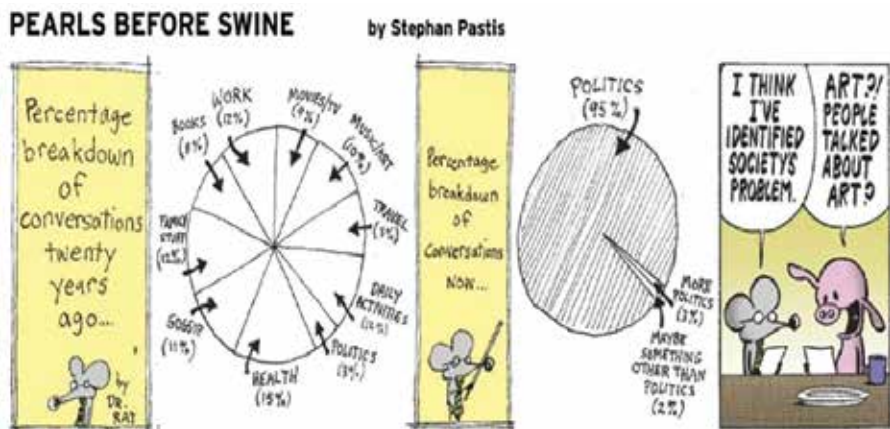
gun holders undergo hours of training and practice. So, in a heated moment, you might have choices to leave, engaging, or call the police. Is a life at stake, or a bruised ego?

Walking the Golf Course: Remember, the golf course is private property owned by the Heather Ridge Metro District. It is patrolled by Front Range Patrol to observe and protect authorized users – golfer who have paid to play, golf course personnel, and the golf course itself. If you are asked to leave it, then you are either trespassing or jeopardizing others by your conduct. Also, just because you are a metro district taxpayer doesn’t mean you “own the course.” It means you have a board of elected directors to reach out to for help. For any questions or concerns, please contact Errol Rowland, HRMD president. His info is on page two.

Updating/Remodeling/Replacing the Golf Course Clubhouse: Want to volunteer and make a difference? Please contact Venus Veroneau, a HRMD board member to join her study group. Her mission is to research ideas to update, remodel, replacing the club house. . . or doing nothing for now. The club house is used by the Heather Ridge golf pro shop and Noonan’s Restaurant. The goal is to present ideas and plans to the HRMD Board at their October meeting. Venus may be contacted as follows: VLVeroneau@outlook.com.

Van Lewis

Correction: Metro Matters (MM) Magazine June 2026 issue, Page 4: Metro Matters magazine is owned by Heather Ridge Metropolitan District.



12th Annual "Friends of the Fairways" Competition

It's time to think about submitting your nominees for our Annual "Friends of the Fairways" competition, sponsored by Nick's Garden Center & Farm Market. Nominate your garden or your neighbors. Send your nomination to Publisher Barry McConnell, email Barry by Wednesday, July 15 at bmccconn202@aol.com. Barry, along with a few highly skilled and unbiased flower garden judges, will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens.

Nick's Garden Center & Farm Market will once again provide gift certificates to our winners.



- ★ 1st Place — \$200.00 Nick's Garden Gift Certificate
- ★ 2nd Place — \$100.00 Nick's Garden Gift Certificate
- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ 5th Place — \$50.00 Nick's Garden Gift Certificate



Past Winners



July 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <div style="border: 1px solid black; padding: 5px; text-align: center;"> Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. </div> <p>For an invitation please Email to: info@HRcdlo.org</p>			1	2	3	
5	6	7	8 6 pm Sausalito HOA Meeting via Zoom	9	10	11
12	13 6 pm Cobblestone Crossing HOA Mtg via Zoom	14 6 pm CH HOA Mtg at Noonan's	15 6 pm Fairway 16 HOA Mtg Clubhouse	16 6:30 pm Strawberry HOA Mtg via Zoom	17	18 <div style="border: 1px solid black; background-color: red; color: white; padding: 5px; text-align: center;"> METRO MATTERS DEADLINE 7-16-2026 FOR THE AUGUST 2026 ISSUE </div>
19	20 5 pm Burgundy HOA Mtg at Clubhouse 5:30 pm CCR HOA Mtg via zoom	21	22 5:30 pm HRS HOA Board Mtg Clubhouse	23 6 pm Council member Stephanie Hancock Town Hall Meeting Noonan's Event Center	24	25
26	27 6 pm Cobblestone HOA Mtg - Noonan's	28	29	30	31	



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\$7.00 OFF!

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CELEMEMORATE is when you combine celebrate and commemorate.

- We will celebrate the 250th Anniversary of the Declaration of Independence. . .
- We will celebrate the 150th Anniversary of Colorado becoming a state. . .
- We will commemorate the 25th Anniversary of 9/11.

Celebrate ~ Remember ~ Honor

July 3 from 9-11 am at Centennial Airport you will have an opportunity to join in the “Celememorate”. A parade of 15 trucks highlighting events in our nation’s history will be on display honoring the tens of thousands of service members reported as missing in action or prisoners of war, families continue to grieve their losses and search for answers. Skydivers will drop 3 flags which Marine service members will receive before hitting the ground. Cards will be available for individuals to write a message to current service members serving today. Members of Vietnam Veteran Chapter 1106, Quilts of Valor and George Washington HS ROTC will be on hand to talk about Celememorate and more.

Sunset Wagon Tour at Plains Conservation Center

21901 E Hampden Ave
 July 9, July 10, July 16, July 23, July 31
 6:30-8:30 pm

Get to know the prairie in a whole new way. On our ride across the plains, participants watch for wildlife in the landscape, from prairie dogs to pronghorn antelope and birds of prey, beneath the great stretching sky while learning about the short grass prairie ecosystem along the way. With stops at the sod homes and Cheyenne camp, your group will discover what it was like to be a homesteader and a Native American living on the prairie in the 1800’s. Registration 303-326-8380

Music at the Movies 2026

Music at the Movies provides.

Music at the Movies combines free, family friendly concerts and movies into one event at select City of Aurora parks. A half-hour of entertainment by a local artist will begin at 5 pm, followed by a featured film at 6 pm.

“Music at the Movies provides a great opportunity for friends and family to gather during the summer to enjoy entertainment without breaking their wallet” says Ginger White Brunetti, director of Library and Cultural Services. “The series also ties into Aurora Public Library’s commitment to passion and culture cultivation as well as

community building where events come to the communities’ backyard to experience something new, for free.”

Upcoming Music at the Movies:

- Wednesday, July 15 at Settler’s Park, 14800 E. Walsh Drive
Little Moses Jones will perform followed by “Hamilton sing-along” (PG-13). In celebration of Colorado’s 150 and the United States of America’s 250 founding anniversaries.
- Wednesday, July 29 at Meadowood Park, 3054 S. Laredo St.
 Wrap up the summer with a performance by **Unindicted Co-conspirators** followed by “The SpongeBob Movie: Search for SquarePants” (PG).

The events are free and no registration is required. Bring chairs, blankets and snacks to enjoy during the show. For more information, visit AuroraGov.org/MusicAtTheMovies.

Aurora Fashion Week x Fox Theatre

July 17
 7-10 pm
 Fox Theatre
 9900 E Colfax Ave.
 Aurora Fashion Week partners with the iconic Fox Theatre for an immersive evening where fashion meets film. Join us July 17 from 7–10 p.m. as local designers, filmmakers and creatives present short films, music videos and visual art on the big screen.
 Dress to impress and experience an evening of elevated style and cinematic energy.
 Interested in submitting a film? Email aurorafashion-week26@gmail.com
 Tickets: aurorafoxartscenter.org

Colfax: A Road Through Time

Saturday, July 18 at 4 pm
 Centennial House (1671 Galena St, Aurora, CO 80010)

Join us for this walk-through time to see how Aurora has changed along Colfax from the time of the trolley to today.



We will meet at Centennial House and walk through “Original Aurora” to Colfax Ave. Colfax has been the heart of Aurora since the 1890s and has gone through many changes over the years. Stops on this walk include the Hornbein Building, Fire Station 1, Riviera Motel, Fox Theater, the People’s Building, and Mango House.

This walk is about 2 miles with frequent stops with content written for adults.
 Registration: www.auroragov.org



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

The Condo/Townhome vs Single Family Markets

In the metro Denver condo/townhome market, called “attached” housing, sellers are asking, “Where have all the buyers gone? Why have home showings dried up!” This is being asked in Heather Ridge/Heather Gardens, the metro area, and pretty much across the nation.

There are two diverging metro housing markets – the “detached” single-family vs “attached” condo/townhome. In today’s economy, more buyers, especially Gen Z, are opting for the “certainty” of lower living costs but paying a higher median purchase price for a single-family home (May’s median metro price was \$675,000).

Single-family communities generally have lower or no HOA costs for home insurance, common areas, building maintenance, and Reserve expenses. They are most likely to have attached garages, private yards, and fenced space between neighbors – features many buyers want.

In “attached” housing communities, May’s median price was \$390,000, but their HOA costs are higher than “detached” homes. Attached HOAs have more “shared” costs such as general insurance, maintenance, common area, and mandatory Reserves (not so in detached). Also, features vary such as garages, parking spaces, and private yards vs common areas.

Since May of 2023, the statistical median price of a metro Denver single-family “detached” homes has increased 4%. For the same time period, the condo/townhome median price has dropped 2.5% to 5% given areas of town. Annual closings for both types of homes since 2023 has fallen to levels not seen since 1995. That goes directly to home ownership issues.

Today’s home buyers are facing two issues: affordability and mortgage rates.

Affordability is a basket of issues starting with income. Is your job – and your income – secure? Keeping pace with living costs-inflation? Job satisfaction and professional growth? And how many “bread winners” must a family have to stay financially afloat?

The basics costs of living are hitting consumers hard – housing (renting or owning), groceries (\$100 per bag?), gasoline costs (above or below \$4 a gallon?), car and home insurance, healthcare, utilities, and all kinds of taxes. And don’t forget about student and car loan debts, both growing financial concerns.

Pete and I are telling our condo/townhome sellers three things: know your home’s resale market, re-affirm your motivation to sell, and understand your home’s value vs its price in today’s market, not yesterday’s.

As condos/townhomes spend more time on the market, Pete and I are spending more time communicating about market trends, buyer issues, and price points to attract showings. Advertising a seller’s willingness to pay concessions for a buyer’s closing costs, rate buydown, or inspection issues helps. This positions a seller to be noticed vs. other listings as the market awaits better conditions.

And not to be forgotten, a drop in mortgage rates will improve home sales the most. Lower rates are much more effective than lower prices or offering concession. Lower rates fuel demand like nothing else. Until rates start to fall dropping into the 5% range, sellers must correctly position and maneuver their price-to-value relationship to get market attention. Buyers notice such things as Pete and I recently experienced.

We recently listed and closed a Heather Ridge sale in 60 days using the above approach while others listings remained unshowed and unsold. We changed the price, suggested concessions, and highlighted specific features. The seller was happy, so if you want to learn more give us a call. With over 50 years each in real estate, Pete and I have seen, learned, and practiced home sales that others couldn’t imagine. Experience counts, and practice makes it perfect. **Remember: Please don’t leave home without us!**



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

Van Lewis

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

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Country Club Ridge	\$425,000	250	S Vaughn Way 202	3 - 2	1,804	2 Gar, Att	2 Story
Burgundy	\$325,000	2693	S Xanadu Way C	2 - 2	1,315	1 Gar, Det	2 Story
Burgundy	\$250,000	2621	S Xanadu Way B	2 - 2	1,162	1 Space	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$497,754	2446	S Vaughn Way E	3 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$449,025	2496	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$409,000	2738	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$400,000	2558	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$398,750	2598	S Vaughn Way B	3 - 2	1,462	2 Gar, Att	2 Story
ChimneyHill	\$389,900	2053	S Worchester Way	4 - 3	1,512	1 Gar, Att	2 Story
ChimneyHill	\$379,900	13611	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
ChimneyHill	\$365,000	13660	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Cobblestone	\$359,000	2152	S Victor St B	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$357,000	2419	S Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Burgundy	\$354,500	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Det	2 Story
Sausalito	\$349,900	2437	S Victor St A	2 - 2	1,273	2 Gar, Att	2 Story
Cobblestone	\$349,000	2181	S Victor St E	3 - 2	1,392	1 Gar, Det	2 Story
ChimneyHill	\$335,000	2052	S Worchester Way	2 - 3	1,337	1 Gar, Att	2 Story
Burgundy	\$325,000	2621	S Xanadu Way F	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$325,000	2408	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Strawberry I	\$290,000	2618	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$289,000	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$285,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$274,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$272,000	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	\$250,000	2471	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$249,000	13653	E Yale Ave D	2 - 2	1,098	1 Carport	Ranch

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Fairway 16	\$364,100	2466	S Vaughn Way B	3 - 3	1,650	Conventional	\$10,000	Individual
Cobblestone Crossing	\$350,000	13322	E Asbury Ave	3 - 3	1,392	Conventional	\$0	Agent/Owner
Sausalito	\$342,000	2512	S Worchester Ct F	3 - 2	1,273	FHA	\$20,476	Individual
Sausalito	\$333,000	2490	S Worchester Ct B	3 - 2	1,282	VA	\$9,500	Individual
Strawberry II	\$295,000	2431	S Xanadu Way D	2 - 2	1,091	Conventional	\$5,500	Individual
Burgundy	\$270,000	2649	S Xanadu Way C	2 - 2	1,314	Conventional	\$10,000	Individual
ChimneyHill	\$259,000	2002	S Worchester Way	3 - 3	1,337	Private	\$0	Bank/GSE



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

Guys,

We're having lots of fun so far this season. The golf course is in good condition and every day is a great day for golf!!! Here are results from our recent tournaments.

Mike Coppens
President, HRMC
720-390-1152

Two-Man Best Ball — May 30

1st Flight

1st Place Team Richard/Segraves
2nd Place Team Dawson/Black

2nd Flight

1st Place Team Ricketts/Ptacek
2nd Place Team Staats/Fults

3rd Flight

1st Place Team Patterson/Wells
2nd Place Tie Behling/Lockwood
2nd Place Tie Larke/Rabideau

CTP's

#5 Hinson/Vanhooser
#8 Coppens/Costa
#10 Richard/Segraves
#14 Behling/Lockwood

Individual Gross Net — June 13

1st Flight

1st Low Gross Mike Coppens
1st Low Net Mitch Gates
2nd Low Net Bruce Larson

2nd Flight

1st Low Gross Giles Mead
1st Low Net Travis Sargent
2nd Low Net Dwight Lyle

3rd Flight

1st Low Gross John Stachowski
1st Low Net Wayne Sartori
2nd Low Net Matt Huntington

CTP's

#5 Dwight Lyle
#8 Mike Coppens
#10 Giles Mead
#14 Austin Richard

DATE:	TOURNAMENT NAME	FORMAT / NOTES
06/13/26	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
06/27/26	STABLEFORD	GROUPS SET BY COMPUTER
06/30/26	MATCH PLAY – ROUND 2 COMPLETED	MATCH MUST BE COMPLETED BY 6/30/26
07/11/26 07/12/26	MEMBER/MEMBER - MEMBER/GUEST	SAT - SUN TOURNAMENT (MUST BE WITHIN 10 STROKES) 100% HNDGP
07/25/26	TWO MAN BEST BALL	GROUPS SET BY COMPUTER
07/31/26	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 7/31/26

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- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ 5th Place — \$50.00 Nick's Garden Gift Certificate





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-----------------------------------------------------	--------------------------------------------------------------------------------

williamsberyl@aol.com



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DR. MATT MAUCK

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18-Hole Ladies' Club News

Our Member-Member/Member-Guest tournament was held on Wednesday, June 17, but it was too late to include pictures from the tournament in this issue of Metro Matters. Lots of pictures will be included in the August issue.

Our next big event will be the Club Championship being held on Saturday and Sunday, August 22 and 23. Just as a reminder, ladies, you must have credit for having played in four regular tournaments this year (including B and C Team tournaments) to be eligible to play in the Club Championship.

Teresa Anderson

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.



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- ◆ \$99 drain cleaning
- ◆ Offers cannot be combined



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

JULY CHEF'S SPECIALS

**Served from 6/29/2026 to 8/2/2026

Bruschetta Chicken Flatbread - - - \$11.49

Spicy Chicken Pesto Wrap - - - \$14.95

Cordon Bleu Sandwich - - - \$13.95

Noonan's Sports Bar & Grill



**Grilling & Patio Party
on the Gopher Grill
Patio 11am - 5pm**

**\$2.50 Firecracker Jello Shots
\$20.50 Domestic Buckets
ALL DAY**

Colorado Freedom

Held at Colorado Freedom Memorial Visitor Center



Prairie Thunder Powwow

Held at Plains Conservation Center





Aurora Fest 2026

Held at Aurora Civic Center



HR Heather Ridge

ASSOCIATION NEWS

Cobblestone Crossing

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

Sewer System Alert / Preventable Backups: One of our main sewer lines recently became severely clogged by baby wipes and other nonflushable items, causing major backups and thousands of dollars in damage to several homes. This was entirely preventable. Even "flushable" wipes do **not** break down and can cause serious blockages. This is a very serious issue. Continued misuse puts every home at risk. Please dispose of all wipes and nonflushable materials in the trash. Thank you for helping to keep our system functioning safely.

ONLY FLUSH: Human waste and toilet paper. **Never flush:** Baby wipes or "flushable" wipes, paper towels, feminine products, diapers, cleaning wipes, cotton swabs, grease or food waste, anything that is not toilet paper.

Aurora is in a Stage 1 Drought. Watering Restrictions Are In Place: During Stage 1 Drought, water conservation measures are implemented to help Aurora residents achieve a 20% reduction in outdoor water use. The conservation measures below help ensure the health and safety of our communities during water shortages.

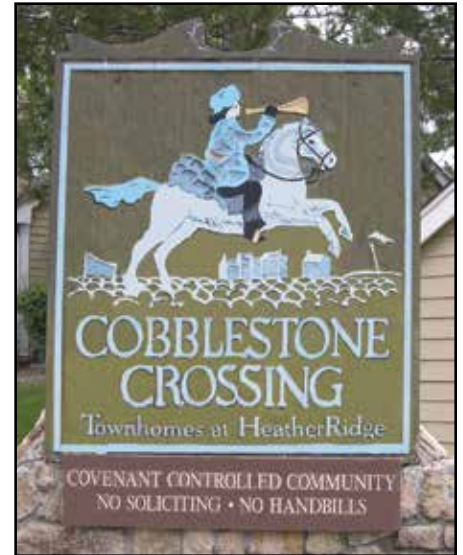
- Irrigation of high-water-use grass is limited to two days per week.
- No watering is permitted between 10 am and 6 pm.
- Shared community pools will still be allowed in Stage 1.
- Decorative water features are not permitted.
- Restaurants will serve water only upon request from patrons.
- Restrictions for water waste go

into effect. This includes water pooling, watering sidewalks or streets, irrigation leaks and unrestricted hose use.

- Broken sprinkler systems should be repaired or shut off as soon as possible to prevent waste. If you see a broken sprinkler on the property, please report to Alec with Accord Property Management ASAP. He can be reached via email at alec@accordhoa.com

Asphalt Replacement Project: We're pleased to share that the Asphalt Replacement Project is officially complete. The community now has brandnew asphalt throughout the property, along with improved drainage and updated speed bumps. Thank you to everyone for your patience and flexibility during this significant improvement to our neighborhood.

Trash & Recycling Reminder: All trash must be placed in bags and placed completely in dumpster. **No Mattresses, furniture, or**



appliances. It is the resident's responsibility to dispose of large items that do not fit in the dumpsters. Please call **Republic Waste at 303-277-8727** to arrange for a large item pick up.

Recycling – Our community has recycling dumpsters in C, D and E. Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters. **What should not be put in the recycle dumpster?**
*Styrofoam *Window glass and mirrors *Electronic waste (TVs and computers) *Motor oil containers * Yard waste * Chemical containers *Shredded paper *Plastic bags *Ceramics or dishes *Food waste *Scrap metal *Monitors

Help Keep Cobblestone Crossing Clean – Let's Work Together on Pet Waste: We've seen an uptick in pet waste around the community, creating both a health concern and an unwelcome mess. While we do pay for cleanup services, the costs are rising

– and with a little teamwork, we can reduce them. A few small habits make a big difference. Thank you for helping keep Cobblestone Crossing clean, welcoming, and beautiful.

How You Can Help:

- **Pick up after your pet every time.**
- **Carry extra bags** and offer one if a neighbor needs it.
- **Give friendly reminders** to help keep everyone accountable.

Security Reminders and Safety Tips: *It's traveling season.*

If you are traveling, remember to lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your residence while away. Pick up packages as soon as possible to avoid porch pirates.

HOA Recommendations: If you see anything suspicious, please call 911, they have Emergency and Non-Emergency lines. Also, please contact Alec with Accord Property Management to report. Remove any items of value from your car, always lock car doors, and please notify the Aurora Police Department as soon as a break-in is discovered. Lastly, while there is exterior lighting throughout the community, we also recommend leaving front and back porch lights

on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn. There are also dusk to dawn light bulbs available.

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

Architectural Forms – Exterior Updates Reminder: With warmer weather here, many homeowners are starting exterior projects. Please remember that **all exterior changes** must be submitted through the **Architectural Request Form** on the HOA Portal. This includes windows, HVAC units, satellite dishes, storm doors, and more.

Be sure to submit your form for Board approval **before** beginning any work.

Parking Reminder: Parking decals are required seven days a week for vehicles parked in an OPEN or GUEST parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a RESERVED parking place. Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one).

Parking spaces are designated as “RESERVED”, “OPEN” or “GUEST” Homeowners are assigned one RESERVED parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an OPEN space. OPEN parking spaces are on a “first come, first serve” basis for all residents and guests. Vehicles parked in an OPEN or GUEST parking space are limited to 24 hours. Vehicles may not be parked in an OPEN space if a resident’s RESERVED space is vacant. Owners are assigned one GUEST decal that is to be used only by a visitor or guest. Anyone who lives on the property is **NOT a GUEST** and should **NEVER park in a GUEST** parking space.

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



Heather Ridge South

Westwind Management Group, LLC serving HRS since 1989: The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. website www.westwindmanagement.com. Contact new community manager Dalahi Chapparo for all daily, normal, and emergency issues during business hours (8:30-4:30 pm), at 720-509-6067; or, email her at Heatherridgesouth@westwindmanagement.com. Please direct all initial questions, needs, or reports to her. During “after hours” call 303-369-1800. Listen to the prompts! If you leave a message, call back in 15 minutes. Please take notes of your calls. This includes Cronen Plumbing, HRS’s official plumber (303-937-8369).



July 12 Community Summer Fiesta Party: The board’s social planner, Dorothea Smith, is planning for a Sunday social at the pool. She’s calling it *Summer Fiesta*, from 4-7 pm with a taco food truck. She’s planning yard games for young and old, but in order to attend you will need your rubber green/yellow pool band and plastic key card. She did this last year with a great turnout and wonderful food. To get involved or more information, please contact her at dorotheasmith@hotmail.com.

Enjoy Our Pool and Clubhouse: The summer season is definitely here, and our pool is getting good usage from residents. Since Memorial Day weekend when it opened for the

season, weekend attendance and activities have been brisk. Please remember to read the rules and respect others about noise, activities, and cleaning up. The tables are first-come, so if you want to reserve one, please get there early to stake your claim – please, no barbed wire! Ha ha. For everyone, there are gas BBQs for your cooking needs, so light them up!

There is no lifeguard, so please read the posted safety rules. There’s also a rescue pole, so make sure to observe it. Lastly, please wear or have near you the yellow or green rubber wrist bands that designate you as a resident or as a guest. Violators will be asked to leave.

Access to the pool is through two gates using your plastic key card. Lost it? Contact Brook at Westwind for a replacement.

If you want to rent the clubhouse, please contact Dalahi Chapparo, our new community administrator as noted above. Audrey Brown has been associated with HRS for decades, and was recently promoted by Westwind. Please welcome Dalahi and wish Audrey the best.

If you rent our club house, your plastic key card will open the front door once your request has been approved. More and more residents are taking advantage of it to host family affairs or other group activities. If you are interested, please reach out to Dalahi.

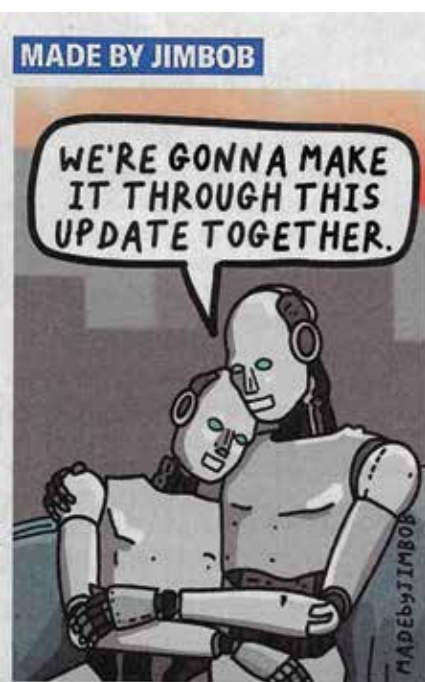
Trash Removal by Republic: Discussions are continuing about

trash cans and pick up service here. The board is planning for a public meeting in August to present the new trash pickup system and how it will work. The reason for change is due to increasing costs by Republic. Unless we make changes, those costs will be passed on to residents with higher monthly fees. More details to follow.

Garden and Planting in Common Areas: All residents are granted limited common areas by their unit to plant and manage. However, planting or gardening on common element grounds is a no-no unless you have written permission. So, if you plant outside of your limited common grounds *WITHOUT* prior written approval, the ground will be reclaimed by the HOA. Any costs to do that will be passed back to the responsible unit owner. Contact Westwind for more details.

Water Restrictions: Aurora has allowed communities like HRS to irrigate more frequently than individual home owners. We have seven water systems that cycle irrigation during the night to optimize usage. Unit residents may hand water gardens and pots, but cannot use static sprinkler or sprayer. Because of this year’s severe draught, please be responsible in overseeing all water usage – inside and out. No washing of cars whether you use bottled water or not. Washing a car sends the wrong impression. As for hosing garages and walkways, try sweeping or blowing them clean first. Every drop counts!

Van Lewis



Chimney Hill

Management: Advance HOA Management – 303-482-2213

Maintenance and General Requests: clientservices@advancehoa.com

Property Manager: Ashley Thomas – ashley.thomas@advancehoa.com

Monthly Meetings: The July HOA Board Meeting will be held Tuesday July 14, 2026 at 6:00 pm in the Conference Room at Noonan's. All homeowners are invited and encouraged to attend.

Emergencies: For life-threatening emergencies, call 911. For all

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

If you see anything that needs to be addressed around the property, please contact Ashley Thomas, the Property Manager, via e-mail ashley.thomas@advancehoa.com. Include a photo if possible.

The Siding Project: The Section One siding improvements that were scheduled to begin before the end of May 2026 have experienced construction delays. We are working hard to ensure that the project gets back on track. To learn more about the sequence of events, attend the monthly board meetings for the most accurate and up-to-date information.

Friday Jam Nights at the Pool: Be on the lookout for upcoming announcements for the Friday Night Jam Sessions at the pool, beginning in June. Remember that the pool is a no-smoking area. When enjoying the pool, be sure to close umbrellas after use and clean up afterward, especially when using the grill.

Reminder Regarding Rubbish and Recycling: Please help reduce the overflowing of rubbish bins. Please break down or recycle all boxes and refrain from placing oversized items by the bins. Please refer to the rules posted by each enclosure of allowed items. Please refrain from placing oversized items by the bins. If any resident has an unusable item that does not fit the bin, then for a

\$15 charge, an oversize item pickup can be arranged through our Property Manager Ashley. Alternatively, you can call ARC, Goodwill, or the Salvation Army and have usable items donated and picked up.

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

Parking Etiquette and Safety: Remember to be considerate of your neighbors and community when it comes to parking. Refrain from parking in marked no-parking zones. Also, please refrain from parking oversized or commercial vehicles in front of garages and in parking spaces in a manner that obstructs vehicle access

and normal flow of traffic. Be vigilant and keep garage doors closed when not in use so as to not tempt thieves or raccoons. Lastly, be mindful of the signage in the community and remember to drive at or under 10 mph. There are children and large vehicles about. Therefore, 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 Chimney Hill board, Matthew, Maureen, Jordan, Robin, Jarred, and Susan



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

Property Management: Double Tree is managed by Metro Property Management (MPS). If you have any trouble making your monthly assessment payment, please contact them. Our Community Manager is Jen Wyman, and her phone number is 303-309-6220.



Double Tree Townhomes will be included in the Metro Property Management website. There will be a secure portal where confidential account information may be viewed. Please contact MPM for login information.

If you have not already submitted your HO3 Proof of Insurance to the management company, please do so immediately!

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: Please let your insurance carrier know 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. And **PLEASE** confirm with your insurance company that you have enough coverage, should you need to file a claim for a catastrophic event.

Maintenance Report: As expected, the lack of snow this past winter means Stage 1 drought restrictions will be enforced this summer, affecting the look of lawns all over the metro area. We will follow Aurora guidelines and run our sprinklers only two days a week. They have warned us that any overages will be monitored and surcharges will be added to our monthly bill. Additionally, Please limit your hand watering. You may

hand-water flowers, vegetables, and trees, but do not hand water the grass around your home.

Also, please 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 pickup 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 July 2, 16, and 30. 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 July Board Meeting will be **Wednesday July 15 at 6 pm**. Please attend! Your input matters and is important for a healthy community. Our Board President is Barry McConnell; Vice President and Treasurer is Stephen Massi; Secretary is Lisa Maragon; Alec Revelle, Jeanne Marie Gross, and Tana Romero are Members at Large. A reminder for the meeting event will be sent by eblast.

If you need to reach our HOA manager for community issues that need to be addressed, please contact our interim property manager Kristin Cross at Kristin.cross@advancehoa.com or 303-482-2213 x240.



After more than at least a month our **Irrigation Audit is COMPLETED** thanks to a dedicated homeowner volunteer leading the charge. The Irrigation Audit Report has been saved to the HOA Information Guide and is labeled "Irrigation Mapping Audit". The **very thorough** audit identified 128 documented issues (not including a handful of undocumented ones resolved by the landscape company). **Forty-seven** leak issues were resolved before the irrigation system could even be activated and then there were numerous non-functioning heads to be repaired, valve box leaks, etc.

Concerning Level I Aurora water restrictions we can still hand water our gardens and trees before 10 am and after 6 pm. If you are just starting a new garden, you might consider water-wise pollinator friendly plants that help our butterflies and bees thrive. You might also think about turning the faucet off while you brush your teeth or shave, running a full load in the dishwasher or the clothes washer and wash your car at a car wash, not at home! Our irrigation watering schedule is two times/week.

The watering days are varied depending on which zone is scheduled.

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

Community Grounds and Pets: If you see trash, please pick it up! It is important for our community to look nice. Also, if you are walking your dog, *please respect* the "dogs on a leash" law and pick up your dog poop. Nobody likes to see that around or step in it!

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

Please Respect Our Ancient Plumbing Lines! Wipes of any kind are **Not** flushable! There recently was a sewer backup and flooding of two adjoining basements. Wipes were recovered after the plugged sewer line was jetted!

Our Communities' Eight-Year-Old Asphalt is going to get a face-lift this month! We are going to crack-fill, seal coat and stripe all of our community roads! You will be notified by eblast and signs on your garage when this will be happening.

Our Beautiful Pool is Open and has a **ladder** at the deep end. Yea! We also have a new pool management company that is doing a really nice job keeping our pool in top shape. Please close the pool gate when you leave the area. The rules are that you use the pool at your own risk. Parents and guardians are responsible for supervising their children and their guests.

Cheers!

Lisa



Happy July 4th



Strawberry

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

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

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

Log in to your account:

- Click on the Events tab on the left side of the page.
- Click on the correct date of the **blue** meeting link on the right side of the page.
- 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.

Clubhouse TLC Project

The Strawberry Clubhouse has been updated with new paint, cleaned

windows, repaired and cleaned carpet, replacement furniture, and power-washed entrance and deck. Exterior light fixtures have been replaced as well see photos below). Upcoming improvements include refinishing and painting kitchen cabinets, installing new flooring and new appliances. The clubhouse is available for unit owners to rent — contact Kyle for details.



Deck and Patio Storage

Storing items like trash, cleaning supplies, mops, motorcycles, metal grates, old doors, wood furniture, cardboard boxes, tools, and similar objects on decks or porches at Strawberry 1 is not allowed. If these items are seen or reported, the HOA will issue a warning and then a violation notice if not removed. To help keep our community attractive and maintain property values, please review pages 36-38 of the Strawberry 1 at Heather Ridge Rules and Regulations (effective July 1, 2022) for acceptable storage unit guidelines.

Community Swimming Pools

Please follow all posted pool rules. Each resident may bring up to 4 guests at one time; parties and external supplies are not allowed. Music must be listened to with headphones or ear pods. Treat poolside furniture with care — recent damage has been noted. Enjoy the pool responsibly and help protect our community property.

Faith Gillis



Correction May 2026 issue regarding storage bins on decks and porches. The article stated it was acceptable to use plastic bins for outdoor storage. The only acceptable storage are stand-alone storage units. Plastic tubs are not allowed. Please refer to Strawberry 1 at Heather Ridge Association Rules and Regulations (effective July 1, 2022), pages 36-38, Patio Storage Units.

Sausalito

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

As the Board continues reviewing the **Reserve Study**, we are excited to begin moving several community improvement projects forward this year. Additional updates and timelines will continue to be shared with homeowners as projects progress.

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

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

In the event of an emergency or active incident, please **call 911 first**, then follow up with security or LCM as appropriate. As always, if you notice anything concerning, please report it and avoid intervening directly.

Pool Season: The community pools are now open for the summer season! We hope everyone enjoys the pools safely and respectfully so all residents can have a fun and relaxing summer.

Reserve Study & Community Updates

As part of the Board's ongoing work through the Reserve Study, several new community improvement projects are moving forward:

- Three new dog waste stations have now been installed throughout the property. These stations are owned directly by Sausalito rather than leased, helping reduce long-term costs while improving convenience for residents.
- The HOA has approved new light pole heads throughout the complex to improve lighting consistency and visibility.
- In addition, all porch lights throughout the community will be updated to the same lighting hue for a cleaner and more uniform appearance.
- The Board has also officially accepted the asphalt project proposal. More details, timelines, and homeowner communication will be shared as planning progresses.

We appreciate everyone's patience and support as these projects move forward.

Maintenance Requests: All maintenance requests should continue to be submitted through the LCM website so they can be properly documented, tracked, and addressed efficiently.

Pipes & Plumbing Reminder: Because Sausalito has older plumbing infrastructure, homeowners are

encouraged to be mindful of what goes down sinks, toilets, and drains. Items such as wipes (including "flushable" wipes), grease, paper towels, and hygiene products can lead to clogs and costly plumbing issues.

Grounds & Pets: Thank you for helping keep Sausalito clean and welcoming. Pets must be leashed at all times, and waste should be picked up promptly and disposed of in household trash — not in golf course receptacles.

Updated Rules & Regulations: The Board has officially adopted updated Rules & Regulations for the Sausalito community. Homeowners are encouraged to review the updated document, which is now available on the LCM website. Please familiarize yourself with any changes or clarifications to help keep our community safe, consistent, and well-maintained.

From the Board: Thank you to all homeowners for your continued involvement and support as we work through several exciting community improvement projects this year. We look forward to continuing to make meaningful investments in Sausalito and appreciate everyone's cooperation as updates and projects move forward throughout the summer.

— Sausalito Board of Directors

Cobblestone

HOA meetings are held on the fourth Monday of each month at 6:00 pm. Homeowners are warmly encouraged to attend to hear community updates, share feedback, and meet the Board — we'd truly love the opportunity to get to know our homeowners.

Meeting notices are sent by email and are also posted in the News & Events section of Town Square.

Management: Associa Colorado Association Services

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



Fun Fact: A Bicentennial Legacy Meets America's 250th Birthday

Our community has a unique place in history — it was designed during America's Bicentennial celebration in 1976. In honor of that milestone, our homes were named after iconic figures from the Revolutionary era. The larger units are known as the *Paul Revere* model, and the smaller as *Betsy Ross*.

Now, as the United States approaches its 250th birthday (or Semiquincentennial) in 2026, it's a fitting moment to reflect on that connection. What began as a tribute to America's 200 years of independence continues to be a part of our community identity nearly half a century later.

What is this ARC Request I keep hearing about?

When you close on your home, your realtor may have provided you with a copy of our Declarations. The Declarations outline the rules of our community, including homeowner responsibilities and the standards governing exterior modifications. If you did not receive a copy, you can find one in Town Square/ Tools/ Documents/ Governing Documents/ Cobblestone Declaration.pdf.

To protect individual homeowners' and property values, any homeowner or group of owners planning improvements or changes to the exterior of their home or property is required to submit an "**ARC Request & Submittal Form**" to the Board for approval prior to beginning work.



This request can also be found in Town Square/ Tools/ Documents/ ARC Request/ Cobblestone ARCForm.pdf.

Examples of changes that require ARC approval include, but are not limited to, additions to your property such as permanent landscaping features or protective netting, as well as modifications to your home's exterior such as garage doors or porch lights. These guidelines help ensure a consistent community appearance and support long-term property values.

Landscaping Update

This year's dry winter, combined with city-imposed watering restrictions, has created some challenges for our landscaping. Despite our landscapers' best efforts, some turf and plants are showing signs of stress.

Homeowners are encouraged to help us keep an eye on the community. If you notice areas with poor irrigation coverage, broken sprinkler heads, or other landscaping concerns, please submit a respectful request through the Town Square app. We will coordinate with our landscaping team to investigate and address issues as resources and watering restrictions allow.

Thank you for your patience and for helping us maintain the appearance of our community.

July Safety Spotlight

With summer temperatures rising, it's important to take extra precautions to protect both our two-legged and four-legged community members from heat-related illness.

For residents, warning signs can include dizziness, headache, nausea, excessive sweating, weakness, muscle cramps, confusion, or feeling faint. Stay hydrated, limit strenuous activity during peak heat hours, and seek shade or indoor cooling when possible.

Pets are especially vulnerable to

overheating. Signs of heat distress may include excessive panting, drooling, bright red gums, vomiting, lethargy, or stumbling. Hot pavement can burn paws quickly, so walk dogs during cooler morning or evening hours, provide plenty of water and shade, and never leave pets in vehicles. Pets may never be tied up and left unattended outdoors.

If heat distress occurs, move to a cool area immediately, offer cool water, and use cool (not ice-cold) towels or water to help lower body temperature. Severe symptoms require immediate medical or veterinary attention.

A quick check-in on neighbors, pets, and outdoor conditions during heat waves helps keep our community safe and comfortable all summer long.

It's July, the pool is busy, the grills are going, and everybody's trying to squeeze every drop out of summer. Good communities are built in moments like these, and this one's pretty special.

Amy Rice

Country Club Ridge

Happy Fourth of July! As you are celebrating, please keep local ordinances and your neighbors in mind!

Property Updates:

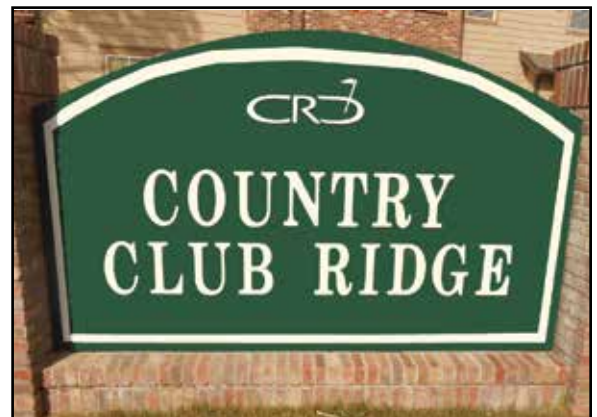
- Painting has been completed on two buildings in the community. The careful work by **Gardner Painting** is appreciated!
- **Yellowstone Landscaping** is working throughout the community to replace and maintain the edging around the garden beds. Drought conditions continue and our lawns will not be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

Dog Walkers:

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

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

Judie Maurelli
Board of Directors



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)



attention to this matter helps protect not only your family but also contributes to a safer, more secure environment for the entire community.

Japanese Beetle Traps: Do Not Use

While Japanese beetle traps may seem like an effective solution, they can actually attract additional beetles into the community. The pheromone lures used in these traps draw beetles from a considerable distance, and nearby plants may experience increased feeding damage before the insects ever reach the trap. In addition, attracting more adult beetles can lead to more eggs being laid in surrounding lawns, contributing to future grub infestations. Homeowners are encouraged to use alternative management methods and consult landscape professionals before installing beetle traps.

Old Planter Soil Disposal: Per our landscaping team, residents are asked not to dispose of old planter soil directly onto the ground or lawn areas. Potting soil is formulated differently than native soil and typically contains materials such as peat, bark, or perlite that do not integrate well with turf.

When spread on grassy areas, this soil can create uneven surfaces, block proper water absorption, and hinder healthy root growth. It may also introduce weeds, pests, or plant diseases into common areas.

You can also view *Metro Matters* Publication here as well: <https://www.heatheridgecolorado.org/news/NewsHRColo.html>

Be Sure to check out the *City of Aurora* 2026 summer activity guide now up on their website at <https://www.auroragov.org/>

Burgundy HOA in the Works:

1. Sewer line replacement for Drive C to begin July 6, 2026
2. Sewer line replacement bid for Drive E and F to be reviewed and approved to begin late July/August
3. Tree Care throughout the property
4. Community Signage upgrades to be discussed with new poles
5. Lighting Committee members discussions on updating lighting around community to meet with HOA Manager

July Community Reminders

HOA Meetings: Monthly HOA meetings are changing to the 3rd Monday of the month beginning July 20th, 2026 at 5 pm.

City Noise Ordinance

To help keep our neighborhood

peaceful for everyone, please remember that the **City of Aurora, Colorado observes quiet hours from 10:00 pm to 7:00 am.** During this time, loud or amplified noise should be minimized.

Sounds such as music, engines, or machinery that can be heard **75 feet beyond a property line** may be considered a violation.

If noise concerns continue, residents may contact **Aurora Code Enforcement at 303-739-7000** or report issues through the city's Access Aurora system

Children at Play: We'd like to take a moment to address a safety concern that has been observed in our community recently. There have been several instances of young children playing outside without adult supervision, particularly near streets, driveways, and areas with limited visibility. While it's wonderful to see children enjoying the outdoors, their safety is our top priority. Unsupervised play in or near areas with vehicle traffic or other potential hazards increases the risk of accidents or unintended encounters. We kindly ask all parents and guardians to ensure children are appropriately supervised when outside and to remind them to stay clear of driveways and roadways. Your

For these reasons, please dispose of old planter soil in the trash rather than placing it on lawns or landscaped areas. If the soil is still in good condition, consider reusing it in your own planters, or refreshing it with new soil.

BBQ Grills: Per Burgundy's Fireplace, Grill and Chimney Inspection Policy established January 16, 2024 and the City of Aurora's BBQ Grill policy it is prohibited to have open-flame cooking devices on unprotected patios and balconies closer than 10 feet from your unit structure which includes charcoal grills, propane (LP-gas) grills with a fuel tank capacity exceeding 2.5lb water capacity (camping size tank), wood pellet grills, and smokers using a field source other than electricity alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5lb capacity.

Fire-Pits are also **Not allowed**. Please refer to Westwind emails that were sent to all homeowners last month.

Golf Course Information: The golf course property is for paying customers and residents should not be walking or bringing their pets onto the course. The golf course is not a dog park and animals are not allowed. It is also a safety hazard to be on the golf course while golfers are playing. If a resident experiences issues with vandalism by golfers or notice suspicious activity please contact the **Pro Shop at 303-755-3550 option #1 or Front Range Security 303-755-0665**.

Pet: Burgundy and City of Aurora Ordinances

- Pets must be on a leash at all times while outdoors (maximum 10 feet) when off the owner's property, common grounds, or on public property or common grounds.
- Pets may not be tethered to units, trees, patios, or common areas.
- Pets are not to be on the patio without supervision even with a closed in patio wall.
- Pet Waste must be removed immediately from public property or shared areas. Accumulation

of waste on private property is prohibited.

- Pets must be licensed with the City of Aurora and have a city license tag.

Towing Company: Tri-County Auto Recovery, 720-298-7466

(Reminder: please do not park in the fire lanes as this can be an immediate tow)

Homeowner Safety: For the safety of residents and to help maintain community standards, homeowners are reminded that roof access, landscape modifications, irrigation changes, and exterior property work etc. must not be performed without prior HOA approval. The Association maintains contracts with licensed

and insured vendors for services such as gutter cleaning, landscape maintenance, and irrigation management to ensure work is completed safely, consistently, and in compliance with community and city guidelines.

Please also remember that Aurora water restrictions remain in effect, and over watering of large grassy areas may result in unnecessary water usage and potential violations. Residents considering landscape changes or exterior projects should contact the HOA Manager before beginning any work. Your cooperation helps protect community property, maintain safety standards, and preserve the appearance of the neighborhood.

Lori Foster

July Recipe Corner: Watermelon Feta Summer Salad

Looking for a refreshing dish to bring to your next summer gathering? This Watermelon Feta Salad is light, colorful, and perfect for backyard barbecues, neighborhood get-togethers, and Fourth of July celebrations.

Ingredients

- 6 cups seedless watermelon, cubed
- 1 cup feta cheese, crumbled
- 1/4 cup fresh mint leaves, chopped
- 2 tablespoons fresh lime juice
- Optional: 1 cucumber, diced
- Salt and pepper to taste

Directions

1. Place watermelon, feta, mint, and cucumber (if using) in a large bowl.
2. Drizzle with fresh lime juice.
3. Toss gently to combine.
4. Season lightly with salt and pepper.
5. Chill for 30 minutes before serving.

Tip: For the best flavor, serve cold and add the feta just before serving.

Have a favorite recipe you'd like to share with the community? Send it to the HOA Board or Management Team for consideration in a future newsletter!



Aurora Fox Arts Center 2026 Season



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

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.

Aurora Fashion Week x Fox Theatre

July 17
7-10 pm

Fox Theatre
9900 E Colfax Ave.

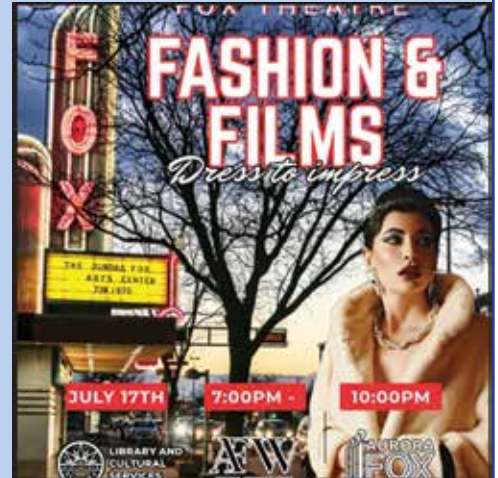
Aurora Fashion Week partners with the iconic Fox Theatre for an immersive evening where fashion meets film. Join us July 17 from 7–10 p.m. as local designers, filmmakers and creatives present short films, music videos and visual art on the big screen.

Dress to impress and experience an evening of elevated style and cinematic energy.

Interested in submitting a film?

Email aurorafashionweek26@gmail.com

Tickets: aurorafoxartscenter.org



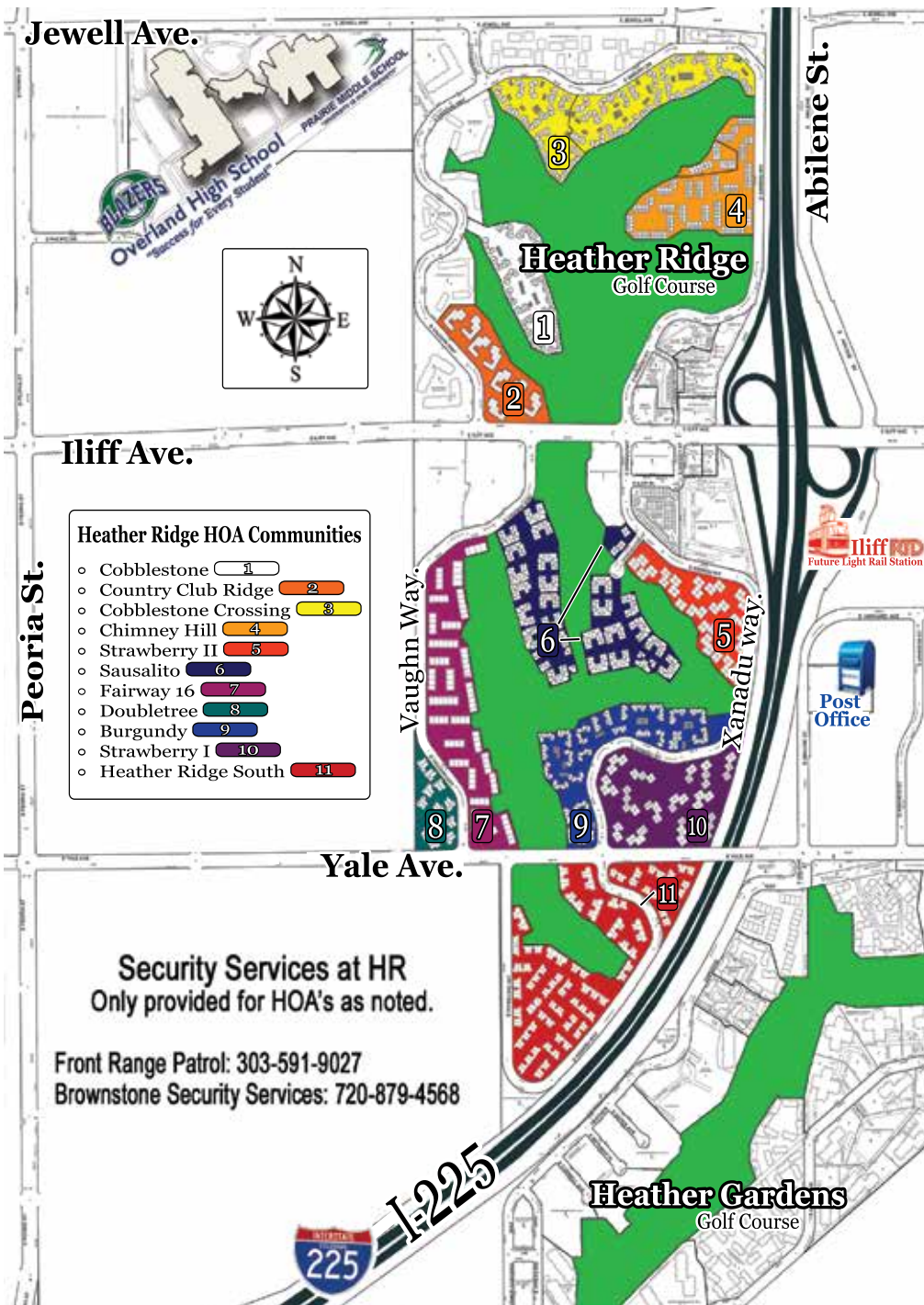
In fall of 2026, the Aurora Fox Arts Center will present “Feeding Beatrice” by Kirsten Greenidge, Oct. 2 to Nov. 1, is a deliciously twisted gothic comedy in which a young couple’s dream home comes with unsettling surprises – including a dinner guest who simply won’t leave.

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](https://twitter.com/the_aurora_fox)) to stay up to date.



Heather Ridge Community Map



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

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

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Mon. semi-monthly
Contact Aletha for information
Security: None

Fairway 16
Advanced Management HOA
Tiffany Averett
303-482-2213 ext. 235
Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: Front Range Patrol

Heather Ridge South
Westwind Management Group, Inc.
Janelle Mauch – 303-369-1800
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
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Via Zoom
Security: Front Range Patrol

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.
Chaillot Lockley
burgundyinheatheridge@westwindmanagement.com
303-369-1800 x 142
Units: 120
HOA Meeting: 3rd Mon. 5 pm
Burgundy Clubhouse
Security: None

Chimney Hill
Westwind Mgmt Group, Inc.
Roxanne Chaparro
Chimneyhill@Heatherridge@westwindmanagement.com
720-509-6071
Units: 116
HOA Meeting: 2nd Wed., 6 pm
Held virtually via Microsoft

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

Service Directory



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Rafael
 RDJ121907@gmail.com **720-346-8893**



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Metro Matters Magazine**

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