



HR Heather Ridge

Metro Matters

Volume 14

August 2024

Number 8

2024 Friends of the Fairways Competition

Pages 14 – 16

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

Those of us who have the privilege of enjoying the view of the open space when looking out of our patio doors, know that living on a golf course has lots of plusses: No noisy traffic, occasional migratory birds, foxes', rabbits and other wildlife, and increased property values. However, living on a golf course also comes with a few minor irritations, like an occasional errant golf shot bouncing off of our roof, or landing in our flowerpot.



By the way. . .

Please mention *Metro Matters* to your service providers and merchants in the neighborhood. *Metro Matters* is made possible because of the support of local advertisers and the Heather Ridge Metropolitan District.

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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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Treasurer Charlie Richardson,
Sausalito
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James Cronin, Chimney Hill
Jane Klein, Cobblestone Crossing
Kay Griffiths, Cobblestone
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct, but
always be held on the 3rd Thursday
in April and October. Email info@HRColo.org for an invitation.

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

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Heather Ridge **METROPOLITAN DISTRICT**

New 2024 Colorado Laws For HOAs and Others

The following are new laws for 2024 enacted by the Colorado Legislature effective July 1, 2024. Each HOA is encouraged to review them with their attorney and management company as well as informing their owners about changes. Also, all HOA boards and their management companies should have a thorough working knowledge of HB22-1137, major legislation passed in 2022 titled “HOA Board Accountability and Transparency”.

- HB24-1233 Concerns collection policies and ancillary services, especially methods of notice of delivery
- Corporate Transparency Act (CTA) The HOA to register all Board Members’ information into the FinCen database to combat money laundering, tax fraud, etc.
- HB24-1337 Limits the reimbursement of collection costs, etc., from unpaid assessments and violations.
- SB24-134 Operation of home-based businesses
- HB24-1152 Accessory Dwelling Units (ADU’s)
- HB24-1051 Towing Carrier Regulation
- HB24-1091 Fire-Hardened Building Materials in Real Property
- HB24-1108 Insurance Commissioner Study Insurance Market
- HB24-1007 Housing and land use reforms prohibits local governments from limiting how many unrelated adults can live together in an apartment or housing unit.
- SB24-131 A gun-reform bill prohibiting open or concealed carrying of firearms in public and private schools, college campuses, and child care centers. Also includes certain government buildings and the State Capitol. Local governments may opt out.

Property and Liability Insurance

Local HOAs renewing their insurance this year are reporting better news than this time in 2023. It appears premium costs are stable at present, and in some cases decreasing. Also, the number of insurance carriers has stabilized too, and in some instances returning to the Colorado market.

Insurance premium costs last year significantly affected many if not all HOA budgets. Increases from past years saw fees jump at a minimum from \$100 to \$300 or more for Heather Ridge and adjacent communities.

Most HOAs budgets are based on a calendar year, meaning January 1 to December 31. As the fall budget season approaches, bid requests for insurance will go out, but don’t hold your breath for a quick response, let alone a significant decrease in premiums. Insurance carriers do not respond to bid requests until the very last moments. They do this to have up-to-the-minute market data and status of competitors staying in the market or leaving Colorado. Yes, it’s all about money.

HOA Management Companies

Have you noticed how some HOAs change management companies on a frequent basis, while others don’t?

Why is that?

This is a big concern to the HOA industry, as well as to HOA boards. There are two parties to this equation, both flawed by circumstances and human nature.

The property management industry has been struggling to find capable managers. Like a lot of other businesses or industries, the supply of experienced, well trained, and mature people to be HOA business managers is limited if not diminishing. The problem is systemic. Being an HOA business manager can be a demanding but very rewarding occupation, but not all people are capable of it. Those who are good at it make the lives of others so much better; and those who are not can leave an exit trail of budget and management woes for the next manager to hopefully clean up.

The other part to the HOA equation is the HOA board itself. Getting and keeping good people on a board is difficult, and some HOAs manage to do it year after year. However, many boards suffer from high turnover and community indifference. Boards need “worker bees” members, not spiritual guides or absentee members. Boards that meet face-to-face seem to work better than “virtual” boards that meet on screens.

Running an HOA properly can be a very rewarding job. In some communities it becomes a culture with new and old members working together for a better tomorrow. In others, the board may have a high turnover, indifferent owners not

getting involved, or a culture of “I pay my HOA fees so don’t bother me with details!” An HOA is a community run by owners for the owners. Not everyone can get involved, but like the U.S. Marines, “A Few Good ‘People” are needed for the benefit of all.

The key to success or failure is leadership at many levels. Also, poor communications with owners deeply affects community support. Those two elements along with a competent management company spells success.

Van Lewis

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August 2024

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 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	13 6-8 pm ChimneyHill HOA Mtg at Noonan's upstairs conference room	14 6:00 pm Annual Sausalito HOA Mtg sign up starting at 5:30 pm at Victor Pool	15  6:30 pm Strawberry HOA Meeting via Zoom	16	17 <div style="background-color: red; color: white; padding: 5px; text-align: center;"> METRO MATTERS DEADLINE 8-16-2024 FOR THE SEPT 2024 ISSUE </div>
18	19 5:30 pm CCR Board HOA via Zoom	20	21 6 pm Fairway 16 HOA Mtg in Clubhouse	22	23	24
25	26 6 pm Cobblestone HOA Mtg Noonan's	27	28 5:30 pm HRS HOA Monthly Meeting Clubhouse	29	30	31



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Heather Ridge For Sale Inventory Up!



Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

What does this mean for Heather Ridge sellers. . . and buyers?

It means more competition for sellers and more opportunities for buyers. . . EXCEPT for those owners who have updated or remodeled their homes – those homes always sell faster at stronger prices than others needing help.

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

Making the right decision to “update” or not can be stressful, let alone expensive. This is where Pete and I bring our 50 years’ worth of experiences and contractor connections into play. Upgrading a home before listing it is not a secret, but to many agents it is a complication. And to many owners, it could be an inconvenience as well as a financial expense not worth the cost/risk reward.

Pete and I can help owners to fund repairs to release as much of their equity as economically prudent to do. Knowing what repairs to make for the greatest returns-on-investment is our expertise, and we like to show owners how it works.

If you are thinking of selling, or want ideas about updating or remodeling, please give us a call. Heather Ridge has been home to our families for almost 40 years, so know and feel comfortable that calling us will be a stress-free professional experience.

Perhaps you’ve played golf with one or both of our wives, or bumped into us at an HOA BBQ or holiday party? Or remembered how we worked with others to save the golf course by forming the successful metro district that manages it now? For almost 40 years, we have been a part of Heather Ridge calling it home. When invited into homes to discuss real estate, Pete and I quietly listen first, discuss various options, and then ask what is most important to you. We are old school Realtors – “No one cares how much we know until they know how much we care.”

More Metro-Denver July Real Estate Stats:

- We have 2.78 month’s supply of home for sale given that no new inventory comes to market and buyers continue to buy at present levels. A three-month supply is said to be a balanced market between sellers and buyers. In the hot 2021-2022 period, monthly supply was 3 months or less.
- Median price single family home is \$665,000 – up 1.56% from one year ago; median condo is \$410,000 – up from \$407,000 in May but down from \$420,000 a year earlier (blame insurance for increased fees)
- The number of closings continues to decline, and days-on-market continues to rise (15 days now vs hours back in 2021 and 2022). In the 1980s and ‘90s here, 60-90 days-on-market was normal.

Van Lewis

RE/MAX Alliance

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

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PROFESSIONALS

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



Please remember don’t leave home without them.

Contact me

Homes Pending as of July 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$249,900	2608	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Strawberry II	\$299,900	2411	S Xanadu Way B	2 - 2	1,109	1 Carport	2 Story
Sausalito	\$335,000	2419	S Worchester Ct D	3 - 2	1,230	2 Gar, Att	2 Story
Sausalito	\$345,000	2467	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Cobblestone	\$350,000	2191	S Victor St C	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$355,000	2740	Xanadu	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$459,900	2816	Wheeling	2 - 2	1,365	2 Gar, Att	2 Story

Homes Closed from June 17 to July 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Fairway 16	\$176,560	2630	S Vaughn Way B	3 - 5	1,650	Cash	\$0	
Strawberry I	\$315,000	2696	S Xanadu Way B	2 - 2	1,153	FHA	\$0	
Burgundy	\$330,000	2631	S Xanadu Way B	2 - 2	1,162	Conventional	\$10,000	Individual
Sausalito	\$385,000	2468	S Victor St C	3 - 2	1,230	FHA	\$11,500	Individual

Active Homes for Sale as of July 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$245,000	13639	E Yale Ave B	1 - 1	843	1 Carport	2 Story
Strawberry I	\$300,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$310,000	2431	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$315,000	2415	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$330,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$330,000	2455	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$339,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$342,000	2680	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
ChimneyHill	\$366,000	13651	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Burgundy	\$370,000	2639	S Xanadu Way B	2 - 2	1,314	1 Gar, Det	2 Story
Country Club Ridge	\$375,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
ChimneyHill	\$389,900	13697	E Evans Ave	3 - 3	1,512	2 Gar, Att	2 Story
Sausalito	\$395,000	2500	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	\$400,000	2122	S Victor St B	2 - 2	1,392	1 Gar, Det	2 Story
Sausalito	\$400,000	2477	S Victor St A	3 - 2	1,282	2 Gar, Att	2 Story
Fairway 16	\$410,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$424,500	2820	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Double Tree	\$425,000	2673	S Vaughn Way	3 - 3	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$494,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

Please remember don't leave home with out Pete & Van

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

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

9 Hole Member/Guest Tournament



First Place Winners: Raquel Harrington, Katie Borgmann, Audrey Romero, and Kathy Curtis



Second place winners and best costume winners: Tracie Chapman, Cyndi Carfrey, Deb Tomlinson, and Sharon Warembourg



Third Place Winners: Jenna Dawkins, Kelsey Shoultz, Hannah Herbold, and Barb Herbold



Left to right: Sue Evans, Dianne Barnes, Patti Enright-Harris, and Peggy Coppens



Left to right: Ginny Lewis, Judy Ahlbrecht, Anne Habeger, and Kathy Bonham



Left to right: Judy Straayer, Joyce Scott, Stacey Visentin, and Sherri Cooper

HR Men's Club Golf News

It's been a great summer so far and nothing seems to be able to slow down the great golf being played. Here are the results from our tournaments.

Darrel C. Vanhooser, SR/WA
President, HRMC
303-875-4768

June 1st-2 Man Best Ball

Flight 1:

1st - Harmon/Larson; 2nd - Eisenbarth/Harbison; 3rd - Coppens/Costa

Flight 2:

1st - Pels/Cronin; 2nd - Travis/Sargent; 3rd - Thomson/Van Brunt

Flight 3:

1st - Wallace/Bade; 2nd - Huntington/Mernah; 3rd - Traynor/Rabideau

CTP's: #5 Bade/Wallace; #8 Trego/Strahar; #10 Larson/Harmon; #14 South/Sidney Swanson

June 15th-Men's/Women's Mixer

1st Costa, Blosser, Rabideau, Millner

2nd Larson, Struhar, Stachowski, Gross

3rd Schmidt, Mead, Romero, Hansen

4th Seth Swanson, Sargent, Doyle, Andersen

5th Chris Caldwell, Alena Van Brunt, Pete Traynor, Hoole

CTP's: #5 Men-Richard, Women-A. Van Brunt; #8 Willey Team; #10 Stewart Team; #14 Stewart Team

June 29th-Individual Gross/Net

Flight 1:

1st Gross: Fred Agyarkwa; 1st Net: Bruce Larson; 2nd Net: Mark Smith

Flight 2:

1st Gross: Ben Barnes \$80; 1st Net: Travis Sargent; 2nd Net: John Black

Flight 3:

1st Gross: Don Blosser; 1st Net: Pete Traynor; 2nd Net: Jerry Dunn

Flight 4:

1st Gross: Glen Travis; 1st Net: Pat Mernah; 2nd Net: Jimmy Sarace

CTP's: #5 R Harbison; #8 Sid Swanson; #10 D Kevelighan; #14 M Lockwood

July 13th-Member/Member Member/Guest

A Flight:

1st Black/Hall; 2nd Larson/Trego; 3rd Andersen/Sartori; 4th C. Caldwell/Doherty

B Flight:

1st Richard/Sarmiento; 2nd Rabideau/Traynor; 3rd Bade/B. Caldwell; 4th Coppens/Costa

CTP's:

Saturday: #5 Costa/Coppens; #8 Willey/Smith; #10 Doherty/C. Caldwell; #14 Hunn/Hunn

Sunday: #5 Black/Hall; #8 Dunn/Castellano; #10 Rabideau/Traynor; #14 Richard/Sarmiento

2024 Tournament Schedule Heather Ridge Men's Club

Date	Tournament Name	Format / Notes
08-10-2024 08-11-2024	Club Championship	2-Day Tournament Groups Set by Computer (A Flight Plays from Blue Tees)
08-24-2024	6-6-6 2 Man Team	6 Holes Best Ball, 6 Holes Modified Scotch 6 Holes Scramble. Pick Your Partner (Must be within 10 Strokes)
08-31-2024	Match Play – Round 4 Completed	Match Must be Completed by 08-30-2024
09-07-2024	Tournament of Champions / Non-Winners Tournament	Groups Set by Computer
09-19-2024	Men's Club Fall Banquet	Member Plus Guest
09-21-2024	2 Man Scramble	Pick Your Partner (Must be within 10 Strokes)

18-Hole Ladies' Club News

Our Member/Member-Member/Guest tournament was held on June 19. Members and guests were all in on the Fabulous 50's theme as you can see by the pictures. A chilly day but a good time!

Next up is the Club Championship on Saturday and Sunday, August 24 and 25.

Teresa Anderson
Publicity



Audrey and pink car.



Norma, Christi and Elvis



*Dantha Team –
Thunder Birds and Pink Ladies*



Coleen's Team



*Christi's
Team*



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Kathi Millner's Team



Patti's Team



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Kristi Schmidt's Team



Sally, Joyce, Susy and Liz



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2024 Friends of the Fairways Competition

Our 10th Annual "Friends of the Fairways" competition was just a little different this year due to the hot weather Colorado has been experiencing and the draught. In early July I visited the 10 HOA communities that surround the Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

**Publisher/Editor
Barry McConnell**



2024 Friends of Fairway Winners

1st Place —	Van & Ginny Lewis	\$200.00 Nick's Gift Certificate
	Heather Ridge South 14th Green	
2nd Place —	Burgundy, 13th Fairway	\$100.00 Nick's Gift Certificate
3rd Place —	Carmen & Leslie Jones	\$ 50.00 Nick's Gift Certificate
	14th Green	
1st Runner Up —	John & Bev Hartnett	\$ 50.00 Nick's Gift Certificate
	Heather Ridge South	
2nd Runner Up —	Liz Van Dell	\$ 50.00 Nick's Gift Certificate
	ChimneyHill, 4th Fairway	
3rd Runner Up Honorable Mention —	Cobblestone Crossing, 7th Fairway	





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ASSOCIATION NEWS

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 Meeting – The July HOA board meeting will be held on Tuesday, August 13, 2024 at 6:00 pm at Noonan's in the upstairs conference room. Thank you to all the homeowners who attend every month!

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 emergencies only – Advance after hours staff, 800-892-1423 property manager.

If you see anything that needs to be addressed around the property, please contact the Property Manager via email with a photo if possible. Please *Do Not* report issues verbally to board members. They cannot report problems for you.

Sewers: Our clay pipe lines leading to the main lines are aging. Please *Do*

Not Flush Any type of Wipes, even if the package says they are flushable. **They will Clog the Mainline.**

Please pick up after your pets

Golf Course: The golf course is in full swing now! Please keep people and pets *Off* the golf course between 6:30 am – 7:00 pm to avoid any injuries from golf balls. Report any suspicious activity on the golf course to Front Range Security at 303-591-9027. They will be out patrolling the golf course.

Reminders***

Trash Bins:

Please keep trash area clean and cover *Closed* to avoid attracting rodents. Household garbage in plastic garbage bags only. We are being charged extra each month due to homeowners that continue to abuse our trash bins. This effects our annual budget negatively.

No large items allowed in the dumpsters or on the ground next to the dumpsters! *They Will Not Be Picked Up!* Contact Ashley at ashley.thomas@advancehoa.com to arrange for a personal large item pick-up.

Parking Lots: These lots are for short-term parking during the day for guests and vendors. Parking passes are required for All vehicles parked overnight in parking spaces between the hours of 6 pm to 6 am. We have issued new parking passes to homeowners who qualify for them. *Throw away the old passes, they are no longer valid.*

Committee Members Needed:

If you have time to contribute to your community and are interested in volunteering on a committee(s) please email Ashley Thomas at ashley.thomas@advancehoa.com

Architectural Improvements: All exterior improvements need to have an Architectural Control form submitted *Prior* to any work being started. Improvements or replacements include: windows, screen doors and front doors, patio fences, skylights, solar tubes, satellite dishes, security cameras, air conditioners, furnaces, hot water heaters, security cameras, pergolas, shades, weather stations and landscaping your retaining wall gardens.





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Ask about our Discounts & Heather Ridge References

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; Felicia Smith.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go to your unit's Accord Property Management website. If you are not comfortable with an online meeting, you can call on your phone to attend at **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting ID **83309919250#**



Security Service: *Front Range Patrol* provides security for Strawberry. They provide 24/7 dispatch, **303-591-9027**, if you need to report suspicious activity. If you receive a 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. You may unknowingly have information about the crime that may be helpful.

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

Access Aurora: You can report non-life-threatening issues to Access Aurora online at access@auroragov.org, or download the Access Aurora app for your cell phone. You can report anonymously, or you can create an account to be informed of the status or outcome of your request. Your information is kept confidential. The office is open Monday – Friday 9:00 am to 4:00 pm and can be reached on 303-739-7000.

Reminders for Dog Owners: Dog excrement is a public health hazard, so please clean up after your dogs. We have easily accessible poop bag stations within our community that you can use while walking your dogs. ***If you miss the dumpster while throwing the bags away, please pick them up!***

H06 Condominium Insurance Coverage: Review your homeowner's insurance policy to make sure you have adequate condo coverage.

- **Dwelling** – Protects the interior of your condo, including fixtures, built-in appliances and improvements made to the property. If there is damage due to covered perils (fire or water damage), your dwelling coverage helps repair or replace these items.

- **Personal Property** – Covers your personal belongings such as furniture, electronics, clothing, and other items. If they're damaged or stolen, your policy can help reimburse you.

- **Liability Protection** – If someone gets injured in your condo or if you accidentally damage someone else's property, liability helps cover legal expenses and medical bills.

- **Loss Assessment** – In a condo association, you share common areas and responsibilities with other owners. If there's a loss (like damage to the building or common areas), your share of the cost may be covered by loss assessment coverage.

- **Additional Living Expenses (ALS)** – If your condo becomes inhabitable, due to a covered peril, ALE helps pay for temporary living expenses (like hotel stays or rental costs).

- **Medical Payments to Others** – If a guest is injured in your condo, this coverage pays for their medical expenses regardless of fault.

Remember that condominium insurance does not cover the entire building (that's typically covered by the condo association master policy).

Neighborhood Watch (NW) Program: Neighborhood Watch Program is a non-profit organization made up of volunteers from various communities within the City of Aurora. There are quarterly NW meetings held in person at the Aurora Municipal Center, 15151 East Alameda Parkway, and via Zoom, for those who cannot attend in person. The next meeting is October 2024, date to be decided.

NW goal is to have updated signs (in a few months) for the Strawberry perimeter, showing outsiders that we are watching and reporting. Although Aurora Police Department is short staffed, NW efforts are to deter criminal activity and ensure residents are aware of their surroundings. We need your involvement to make our community a safer place to live.

When you notice lights not working, please notify your landlord, or if you are an owner, please let Kyle know of the outage, including carports. Kyle will request a vendor to come out and replace burnt out lights, once there is an accumulation; this will keep vendor cost to a minimum.

Neighborhood Traffic Calming Program: Currently No Updates

Faith Gillis

Heather Ridge South



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

Community Events and Gatherings: The *Fourth of July pool party* was a hit and a big splash. . . our pool's cool water saved the hot day! Two BBQs kept the hot dogs and hamburger flipping from 5 pm to 7 as 40 plus residents and guests made multiple visits to the side-dish buffet. At the end of the evening everyone joined in to help in the clean-up putting away benches, chairs, and trash. It was a good turn out and a fun time. Let's do it again in 2025!

In July, a *Paint and Sip party* was held at our clubhouse. For those who didn't attend, please stay tuned for the next one via email blast. We don't know how much painting was done, but participants say there was a lot sipping going on. Stay tuned for a re-run.

our clubhouse. This event has been well attended and liked, so let others know to come join you. See you there!

Hot Weather and Brown Grass: June and July were hotter-than-usual months that strained our irrigation capacity. However, please rest assured the brown grass "lives" and will turn green with cooler temps and rain. Hand watering is allowed for private gardens and brown spots, so give it a try. Remember, no sprinklers attached to hoses are allowed – it must be hand watering. Please report to our community administrator, Audrey Brown, any landscaping concerns. A broken gushing sprinkler line constitutes an emergency, so please call Westwind at 303-369-1800 for help.

bibs originate from unit interior water lines, thus an owner's responsibility.

Get a Water Sensor for Your Floor Drain and Backups: Available at very minimal cost, water sensors can be linked to your cell phone to sound the alarm if water is detected at your floor drain sewer line. This allows users to call Westwind first, or Cronen's Plumbing as a backup, for help. If you are not on site or nearby to provide entry to your unit, please have a back-up plan for access. A lockbox? Neighbor?

Water Damage from Sewer Backups can be Expensive: The HOA is responsible to mitigate and extract water from units only for sewer backs. All other water related damage inside a unit is an owner's responsibility, so please make sure your HO-6 insurance policy addresses sewer backups AND other water claims. Does it include temporary housing if your unit is uninhabitable? Make sure your HO-6 insure losses or liabilities not covered the Association's general insurance policy.

Van Lewis



Sewer Lines: Remember, once the sewer line leaves the lower floor of your unit, it is the sole responsibility of the HOA to maintain, repair, or replace. Units' interior plumbing is the sole responsibility of an owner

to maintain, repair, or replace. The same goes for water lines once they enter your unit. Outside the unit, except for garden hose bibs, the HOA is responsible for all. Unit hose line

The monthly *Saturday morning coffee* gathering will return in August. It will be announced by email and signs when to bring your coffee cup to

FAMILY CIRCUS: By Bill Keane



Cobblestone

August is the slow, gentle month that stretches out the longest across the span of a year. It yawns and lingers on with the light in its palms.

— Victoria

Erickson

Updates

July 4th Pool Party: Many thanks to all who participated in Cobblestone's July 4th pool party. The HOA provided burgers and hotdogs and residents brought a variety of pot luck dishes. The community was able to celebrate both the holiday and the completion of the pool house refresh.

Reminders:

Pool Etiquette: These hot summer temperatures encourage a cool down at the pool. When you're finished, please be sure to leave the area in a condition that is better than when you arrived. Return the chairs to their original locations. Throw away your trash. Make sure the area is inviting to those who come after you. Many thanks for your cooperation.



Pool Bracelets: Please make sure that you and your guests wear a bracelet when using the pool. Some individuals who do not live in Cobblestone continue to hop over the fence to use the pool. Wearing the bracelets makes it easy for our security to identify Cobblestone residents as they patrol the area. Landlords are to ensure that tenants receive their pool key and the bracelets along with sharing the rules and regulations for pool usage.

Tenant Information Needed: As announced in Town Square, there

is a new law in the state that requires HOAs to keep current contact information for all HOA residents for emergency purposes. Associa does not have all tenant/renter information in their files for Cobblestone at Heather Ridge.

Owners that rent units to tenants, please complete the form located in the Town Square announcement and email it to customer service@associacolorado.com. Thank you in advance for completing the tenant contact form. Your cooperation is appreciated.

Town Square Account for Tenants: Some tenants are

interested in opening a Town Square account to read Forum entries, News & Events, and other important announcements pertaining to our community. If tenants are interested in accessing Town Square, landlords need to send an email authorizing the request for an account to customer service@associacolorado.com. Upon the receipt of this email, Associa will send landlords the invite to forward to your tenants so they can set up an account.

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

Sharon Taylor

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Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and Member-at-Large Sharon Grimes. The next regularly scheduled meeting of the HOA Board of Directors will be in September. The date, meeting time, location, and Agenda will be posted on the mailboxes. If you have provided the management company with an email address, you will also receive the notice via email.

Property Management: Double Tree is managed by Metro Property Management. Homeowners now have the option to use ACH (Automated Clearing House) for their monthly payments, automatically deducting your



monthly dues from your checking account. If you would like to use this method, please contact MPM. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your monthly statement from MPM. Or, you can send a check directly to Metro Property Management at 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014.

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.

It is MPM's goal to make the transition from as seamless as possible. Please bear with us, as we may experience a few hiccups. You may contact our Community Manager Jen Wyman with any questions or issues. Her phone number is 303-309-6220.

Maintenance Update: We are still working with our landscaping company to tweak some of our sprinkler zones and, hopefully, help out with some of our brown spots.

As a reminder, you are responsible for the maintenance of your outdoor back patio enclosure.

Home Improvements: You will need approval for any changes you want to make to your windows, front doors, patio doors, patio enclosures, and changes or improvements to your front garden area. Please contact Metro Property Management for an Architectural Control Committee Approval form.

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 August 1, 15, and 29. Feel free to put your bins out the night before. And, make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around. Waste Management has asked us to remind you to separate your two bins by three feet to allow their automatic truck arm to lift and empty the carts. Also, please place the wheels of the cart toward the house

As a reminder, you can recycle glass and plastic bottles, plastic "tub" containers, paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. Also, ***No plastic bags or plastic-bagged recyclables, and NO white "foam" packing material. It has to go in the trash.***

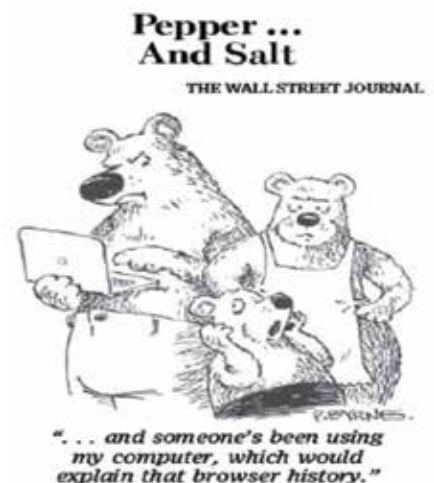
Insurance Coverage: Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also confirm that if you *DO* have coverage, it is adequate should there be a need for a special assessment.

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

Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claimed 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 any extended periods of time.

Patt Dobb



Fairway 16

Property Manager at Advance HOA
After Hours Emergency Maintenance 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be Wednesday, August 21, 2024.

Aging Sewer Pipes and Flushing: Please be aware of what you are flushing down the toilet. Our sewer lines are obviously old and we need to be mindful of what is being flushed down toilet paper only, please. No facial tissues, cotton balls, pads, cotton swabs, hair, dental floss, baby wipes, personal hygiene products (that claim to be “flushable” but they absolutely are not. Also please be aware of what you put down the drains and garbage disposal. Scrape food, oil,

and grease into the trash (not your garbage disposal). If oil and grease are liquefied, please empty them into a sealable container and dispose of in the trash.

Insurance Coverage: Please confirm with your homeowner insurance provider that you have adequate coverage, including the HO-6 (condo) coverage. Also confirm, if you do have coverage, that it is adequate should there be a need for a special assessment. Your Insurance Agent can guide you to what would be adequate. If you have not filed an insurance claim for the recent special assessment, you may wish to do so if you have coverage as several homeowners have been reimbursed.

Note to Owners: It is the owner's responsibility to communicate community policies and procedures to their renter. Also please provide Advance HOA with the name(s) and contact information of your renters.

Solar Installations: Fairway 16 has its first approved solar installation. If anyone would like details about that homeowner's costs, performance, and savings you are welcome to contact the homeowner at pdja0033@outlook.com.

Replacing the Old Declarations: The Declarations is a document which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with

current Colorado state law governing common interest communities. The Board voted to pursue replacement by working with our attorneys. The initial cost for creating a new document will be around \$6,000. There may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. This effort is still in process, and will be subject to approval by 67% of homeowners.

Your Personal Vehicle Parking Spaces: Each homeowner or renter has 4 parking spaces for their use including two spaces inside of your garage, and the two directly outside of your garage in your driveway. Additional vehicles and commercial vehicles must be parked on the street. Parking vehicles in guest parking long term will result first in a warning and



then having your vehicle towed.

Guest Parking Spaces: The guest parking spaces located around the property are for short term guest parking only. These are not for your extra cars, cars that need repairs, or commercial vehicles that you drive home. Owners of vehicles in violation of Fairway 16 guest parking guidelines are subject to fines and or having their vehicles towed at the owner's expense.

Reminder:

Outdoor Lighting: For security purposes we encourage you to have lights on the outside of your home illuminated from dusk to dawn.

Board members and committee volunteers wanted.

If you have an hour or two a month to contribute to your community, please consider serving on the Board. Great communities like Fairway 16 are the result of engaged homeowners.

Ryan Brand



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Cobblestone Crossing

THANK YOU to all that attended the July Special Meeting. We had record attendance, lots of valuable insights, and we learned about resident concerns that were not previously shared. The vote was close, 45-38, but the majority of homeowners voted against the special assessment. We will not be moving forward at this time with the plans to replace the asphalt in the summer of 2025. We do encourage everyone's continued involvement by attending the monthly meeting to stay up to date on these continued conversations about property maintenance and upcoming community projects.

*****IMPORTANT*** Homeowners Association (HOA) Annual Meeting: The HOA's annual meeting is scheduled for Monday, August 12 at 6:30 pm at Heather Ridge Golf Course Conference**

Room. This meeting is a key event for maintaining transparency, fostering community involvement and ensuring effective management of the association. This will be an opportunity for residents to voice concerns, suggest improvements and discuss any issues affecting the community. If you are unable to attend, please give your proxy to a Board member or send it to Accord Property Management. By the time you read this, you should have received additional information about the meeting from Accord Property Management. Per Covenants, the Board can consist of three to nine members so if you are interested in serving on the HOA Board, please contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com)

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.

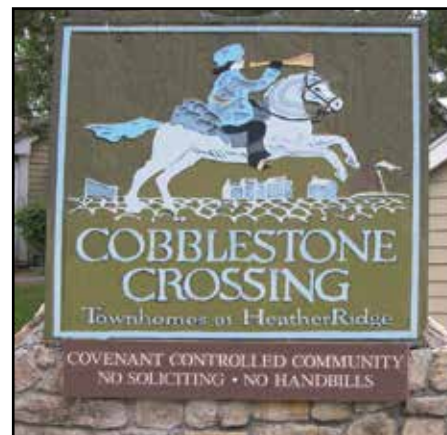
HOA Recommendations: If you see anything suspicious, please call 911, they have Emergency and Non-Emergency lines. Also, please contact Alec with Accord Property Management to report. Remove any items of value from your car, always lock car doors, and please notify the Aurora Police Department as soon 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.

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

Landscaping/Broken Branches: Eco Cutters completed the trimming of bushes. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Alec with Accord Property Management. Deyvis was also on the property in July, they were able to remove the broken limbs from the spring snow storm and address unhealthy and overgrown limbs. Please continue to report any broken branches or issues to Accord Property Management.

Pool: The pool is open. A key is



required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Architectural Forms: The weather is getting warmer, and you may want to remodel. Please remember, all changes or updates to the exterior must be submitted to the Board through the Architectural Request Form found on the website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc. The complete list of items is on the form. Please submit the form to the Property Manager for board approval prior to beginning the project.

New Residents: When you see new residents moving in, stop by to introduce yourself and welcome them to the neighborhood. While new owners receive a copy of the Association's Rules and Regs prior to closing, in the craziness surrounding moving they may not have time to read them, so do them a favor and provide a heads-up regarding parking regulations and requirements for tags in Open and Guest spots.

Pet Owners: Please help keep the property looking its best and be a responsible pet owner. Please pick up and dispose of pet waste immediately...this applies to all pets large or small! Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

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.

Owners and Renters: (HOA) Portal Any questions, concerns, or issues regarding the portal, please contact Alec with Accord Property Management. He can be reached via email at alec@accordhoa.com. Once you are registered, the Portal can be accessed through the accordhoa.com website by clicking on Client Log In. If you are renting your unit, it is the owner’s responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your current contact information. Also, subletting by a

renter is not permitted and owners are responsible for rectifying the situation.

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; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Jody Bohl

Country Club Ridge

You’re Invited: Sunday, August 18th

Join your neighbors for a community block party
4:00 pm till 7:00 pm on the lawn
Everyone is Welcome! Bring a lawn chair and join in!
Hamburgers, Hot Dogs with all the fixin’s, and
Soft Drinks will be served.

If you can help by bringing a grill, a serving table, or a cooler with ice contact Chris Ashburn at crashco@mail.com. If you have questions or want to get involved, contact Chris. (He would also like help with grilling!)

Summer Projects Completed:

Exterior Painting at 2250 and 2280
— **DONE!**

Mortar Repair on All Buildings
— **DONE!**

Shrub Replacement — **DONE!**

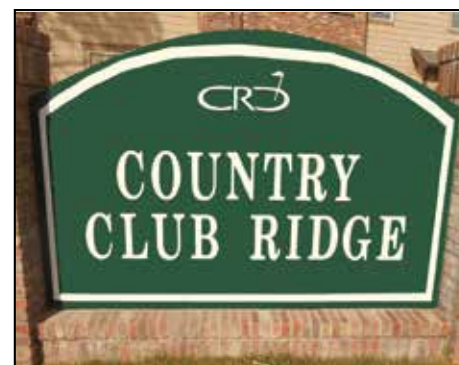
General Maintenance on Gutters,
Downspouts and Patios — **DONE!**

Please be aware of your surroundings. If you witness suspicious activity, call Aurora Police immediately. We do not employ a private Security Company;

therefore, our Community Manager cannot help in these situations. If a maintenance issue is observed — such as broken sprinkler head, vandalism, or improper parking — call our Management Team.

If new landscape material has been planted near your home, please help by watering the new shrubs at least once a week until they have become established.

Thanks for being a good neighbor!



Judie Maurelli,
Country Club Ridge
Board of Directors

Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch – President, Frazier Hollingsworth – Vice President, Linda Chaisson – Treasurer, Patty Robinson – Secretary, Kelly Bailey – Member at large, Laurie Hoffman – Member at large, Hannah Herbold – Member at large. Committee heads: Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape).
- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager (PM): Suzanne Lopez, 303-221-1117 x 123, slopez@lcmpm.com. Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown
- **Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Log onto the [lcmpm.com](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

Annual Meeting: Annual meeting to be held 8/14/24 at 6:00 pm with sign up starting at 5:30 pm in person at the Victor pool. There will be elections. If you are interested in being a candidate, please contact the PM by 8/10/24. The regular monthly

meeting will follow. Please feel free to bring a chair only pool chairs will be available.

Landscaping: Due to City of Aurora watering restrictions and the early excessive heat there are patches of brown dormant grass. Please report any serious issues to the PM to have landscaper take a look. As always feel free to pick a weed and it's a good deed.

Please notify the PM if you see any lighting issues.

Pools: The pools will have updated safety rules and restrictions posted. Please review them carefully as you use the pool area. Homeowners *MUST* be present at the pool when guests are in the pool. If you need a replacement pool key contact the PM. Each key is \$50. In keeping with the City of Aurora recommended pool hours the new hours are 9 am to 9 pm. Make sure to close the gate upon entering and leaving the pool area. Never prop a gate open. The pool is to be used at your own risk and sole liability.

Worcester pool will be closing Labor Day weekend. The Victor pool will have the additional extended two weeks closing Sept. 23.

Siding: The board and PM regularly are looking for siding issues to help prolong its life. We cannot see everything, if you see an issue report it to the PM for review. This is to make sure that any landscape or household items are not creating issues to the



siding, the roof or for your neighbors especially inside patios. The patios are not easily seen by most but if you do know of an issue, please report it to the PM. Trees and all forms of landscape in your patios are the homeowner's responsibility. If these items are touching or are too near the siding, fencing or roofing the homeowners are responsible for any damage they cause. Please keep them trimmed and away for any contact with any HOA property.

Small containers of paint in the exterior colors of gray and blue are available if you have a need to do some touch up. Please contact PM to make arrangements to receive this paint.

Exterior Décor: The land area outside your unit belongs to the HOA and not the individual unit dweller. Personal décor should be placed in your patios. That is the intention of the HOA rules to encourage dwellers to use patios for your personal décor, plantings and enjoyment. These exterior decor items often interfere with landscapers and other contractors performing their services. The HOA does try to be sensitive to the individual's desire to personalize their living areas but please limit your items to 3-4 small items outside of your patios. The HOA can remove personal items from HOA property. Remember too, décor should never be attached to the siding. The siding does not have the endurance to support anything. If your item damages the siding, you are responsible for the repair/replacement costs.

Also, the HOA receives many calls in regards to excessive décor on HOA property. Please be respectful of your neighbors by limiting your

personal décor on the outside your unit. This will also help keep the cost of maintaining HOA property down which is good for the budget. Have some fun decorating your patios.

Little Library: How's your summer reading going? Just a reminder there is a selection of children's books and summer reads. The Little Library committee has requested please do not leave magazines.

Golf Course Reminder: A friendly reminder to new and current residents, the golf course does not allow pet's waste to be placed in their trash receptacles. We ask if you see this happening to contact the golf course pro shop at 303-755-3550. Please take your pet's waste to your trash. Also please be safe the golf course does not allow walkers at any time for your safety. Please stay outside the white out of bound markers.

Security, Security, Security: As

all over Denver metro area there is a transient issue. Please be on alert if you see anything suspicious report it to our security company and/or police. Keeping the garage doors closed when not in operation is very important for the security of the neighborhood. Also keeping delivered packages picked up as soon as possible. If you see anything of concern, contact our security company or the police as soon as possible. Let's work together on keeping Sausalito a safe and thriving neighborhood.

Visitor Parking: Please remember there are parking restrictions including no overnight parking without permission from the Brownstone Security 720-879-4568. No parking is ever allowed in auto courts or fire lanes. For more information, please refer to the Rules and Regs.

Grounds and Pets: Please help with keeping our property looking it's

best. If you see some trash pick it up if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of it in your trash. Feel free to pick a weed anytime too!

Architectural Approval and Required Form: It is always best to check if any exterior home improvement requires a HOA approval. The HOA is required to approve all changes to windows and doors, adding of solar panels, satellite dishes, hot tubs and more, to see the complete list refer to the Rules & Regs along with Addendum A form. Architectural Control Request Form is found on the website and is required to be submitted for approval before any work is to be started. Submit completed form including attaching the contractor's contract and insurance credentials and to the PM for board approval prior to beginning the project.

Patty Robinson



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Burgundy

****Burgundy is a Covenant Controlled Community****

Monthly Board Meeting: Second Monday of the month at 6:00 pm, we'd love to see you there!

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

Management Contact Information

Company: Westwind Management Company

Manager: Shirley Forbes (Temporary Manager)

Website: www.westwindmanagement.com

Email: burgundyinheatheridge@westwindmanagement.com; shirley@westwindmanagement.com

Phone: 720-509-6074 and 303-369-1800

****Welcome any New Residents or Tenants to Burgundy in Heather Ridge! We are glad you are here!***

- Burgundy HOA in the Works:** Temporary HOA Manager Shirley Forbes will be our manager while Roxanne is on maternity leave (see above information)
- Bids on redoing community sewer lines in the works
- Concrete and landscape work to begin
- Annual Insurance bids to begin rolling in with a decision to be made in August
- The Decs and Bylaws committee was formed and the first meeting was held
- Burgundy Buzz Newsletter created and attached to each mailbox. Please take the time to read it and keep it in the flier holder for others to read.

Homeowner Reminders:

Swimming Pool: Please follow the pool rules to keep everyone safe this season.

- No Glass containers.
- No Pets inside the gates of the pool or in the pool itself.
- You must be a Resident or Tenant or accompanied by a Resident or



Tenant to use the Pool and have a key.

- Please keep an ID with you at all times while on the premises.
- Rules are posted at the Pool and if disregarded, privileges can be revoked.
- Please keep the Men's and Women's bathrooms clean and if any issues call Westwind Management Company.
- Please keep the pool gates closed at all times and be considerate of noise levels.

Front Range Connections: 720-675-9615. Trash pickup is Monday and Friday each week. Things to note regarding trash:

- Break down boxes before putting them in the trash bin.
- No Large Dumping if caught we can and will fine the homeowner.
- Things not allowed in or outside the trash bins: furniture, mattresses, computers, TV's, printers, monitors, etc. Please call for a large item pick up if you need to dispose of any of these items and or take them to the dump or a recycling center. Call Techno Rescue 303-482-2207.
- Securely bag all trash.

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

Easy Breakfast Tortilla Pizza

Ingredients:

1/2 tablespoon butter, softened
1 (10-inch) tortilla
3 large eggs
1/4 teaspoon salt
1/4 teaspoon freshly ground black pepper
1/2 cup total assorted toppings, such as cheese, hot sauce, cooked meat or veggies

Directions:

Preheat the oven to 350 degrees F (175 degrees C).

Rub butter along the bottom and sides of an 8 or 9 inch cake pan. Press the tortilla down into the buttered pan and against the sides. Crack each egg next to each other on the tortilla. Sprinkle with salt and pepper and add desired toppings evenly on top.

Bake in the preheated oven until egg whites are set and the tortilla has become lightly browned and toasted along the edges and bottom, 13 to 15 minutes.



alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5lb water capacity. **Fire-pits** are also not allowed.

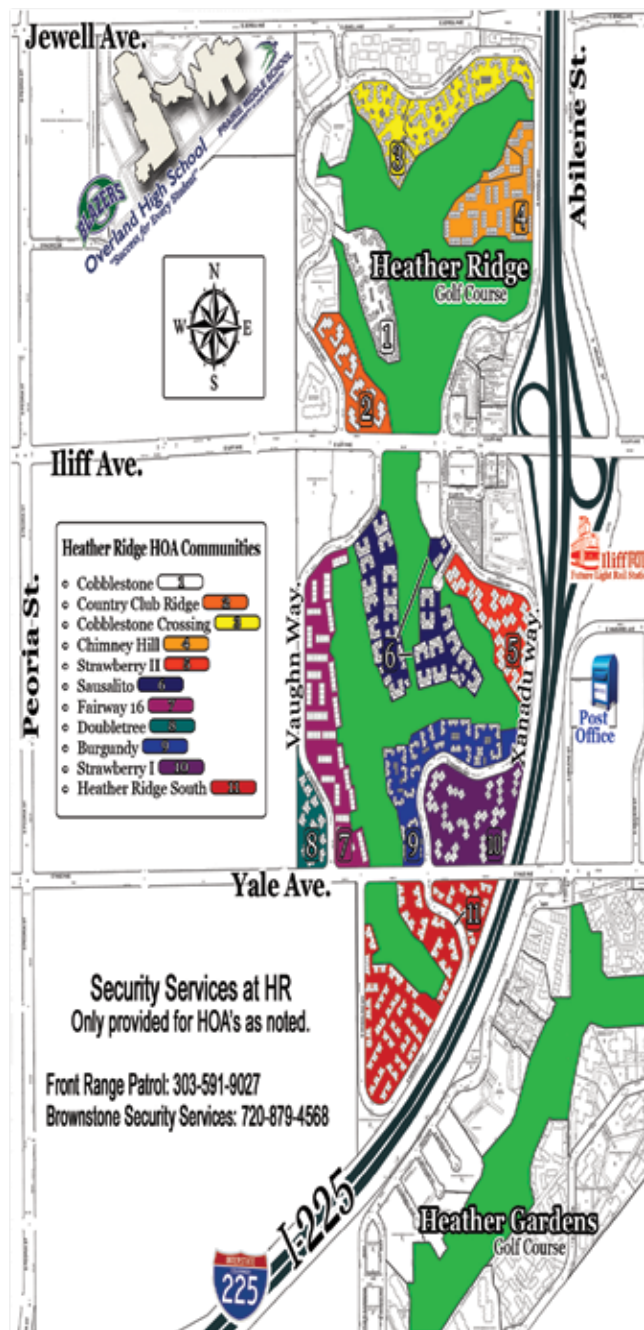
Owners Who Rent: please make sure your tenants understand and follow HOA rules and know who to contact in case of an emergency. Please inform Westwind Management of the tenant's information for contact purposes.

Architecture and ACC Requests: Anything (studs out) must have Board approval: patio fences, windows, doors, satellite dishes, AC Units, exterior light fixtures, security cameras, unit numbers and letters, pergolas, etc. Submit a "Design Improvement Form or ACC Request" found at www.westwindmanagement.com to shirley@westwindmanagement.com burgundyinheatheridge@westwindmanagement.com. Provide as much information about your project as possible (specs, pictures, brochures, diagrams, type of material being used, copy of the bid for the work, etc.)

- ACC approval does not constitute approval of the local City/County building departments and a Building Permit may be required (patio fencing is just an example)
- Submission of an ACC Request does not constitute approval. Please refrain from beginning any work until your request has been approved.
- Note if your project is not completed as per the Approved ACC Request you can be asked to remove/redid it.
- Residents (Owners/Renters) who make alterations to the exterior without ACC Request Approval may be forced to restore the property to its original condition at Owners expense.
- You should alert the Management Company when your project is completed.
- Please allow a minimum 30-day window for an approval or denial and plan accordingly to when you think your project might start. If your ACC Request requires more information the timeline starts over on the revised submission of the request.

Lori Foster

Heather Ridge Community Map



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

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

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Tues. semi-monthly
Contact Patt Dodd, 303-368-7713 for information
Security: None

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

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

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

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

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

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

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

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

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

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