

HR Heather Ridge



Metro Matters

Volume 16

June 2026

Number 6



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

Thank You to the Cobblestone Homeowner who wrote in to say how much they appreciated the *Metro Matters Service Directory* advertisers. Noted below their comments.

Kudos to Metro Matters advertisers. I had a very pleasant experience with Looking Glass Window Cleaning. Now, I've got clean, shiny windows inside and out for a very reasonable cost. I'll continue to check Metro Matters advertisers for future tasks. — Cobblestone Homeowner

If you have had a similar experience please let us know so we can let our advertisers know — it is very important to them and *Metro Matters*.

Please remember to submit your nominations for our *Annual Friends of the Fairway Flower Garden Contest!* Even though Aurora, like all of Colorado, is experiencing the drought and we are under Stage 1 drought restrictions, you can still have your beautiful flower garden, following the restrictions of hand-watering. Nick's Garden Center & Farm Market is sponsoring the contest and offering winners gift certificates to Nick's Garden Center.



Barry McConnell
Publisher/Editor

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

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

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

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

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

IN EVERY ISSUE

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

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

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 McDonnell, email Barry at Bmconn202@aol.com by Wednesday, July 15. 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.



Past participants.



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



Affordable Legal Services

*Law Firm of
Beryl A. Williams, LLC*

720-261-4404

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

williamsberyl@aol.com



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

Kellstar Electric LLC

Local Heather Ridge Area Electrician Licensed and Insured.
32 years experience serving Colorado. Call or email Today!

303-590-8940

Kellstarelectric@comcast.net



Color & Quality in Every Service

- ◆ Interior & Exterior Painting
- ◆ Turn Paints, Turn Cleans
- ◆ Drywall Repairs & Texture
- ◆ Tub Resurfacing
- ◆ Cleaning Services and
- ◆ Other Solutions
- ◆ References Available

Sergio Cortes
720.434.3657

www.colorsgruppilc.com
colorsgruppilc@gmail.com

Heather Ridge **METROPOLITAN DISTRICT**

Heather Ridge Metro District

The 2026 HRMD Semi-Annual meeting was held on April 16, at 4 pm, in the Heather Ridge golf course clubhouse. Errol Rowland, the president, called the meeting to order and finished one hour later. The biggest issues discussed were: close-out and final budget numbers for 2025 and capital projects for the clubhouse building.

2025 was another profitable year for the golf course. Its net profit after all expenses was \$890,147 based on 51,931 number rounds of golf, cart rentals, driving range sales, etc. Of great importance, the total of all funds is \$5,938,164 to meet the inflationary costs for new wells, building or grounds, and operational needs.

When you see a golfer on our course, each round of golf per player represents \$49.27 of revenue and \$17.14 in profit. Yes, we know our numbers down to the penny.

The clubhouse is approximately 52 years old, but it has “good bones” given its concrete construction and engineering and can last another 100 years (like Fort Knox but without the bullion). However, many of its mechanical parts and service areas have been replaced or worked on for decades. There is a need for a general renovation vs removing the building and building a new one. A committee led by Barry McConnell will review and recommend ideas to the metro board at its October 2026 Annual Meeting. Anyone interested in working on Barry’s committee, please contact him as noted on page 2 of this issue.

The metro district was formed in 2006, and bought the golf course in 2009. It is owned by the Heather Ridge Metro District overseen by a 7-member board of directors. Residents and

voters of Heather Ridge ultimately control the board and the golf course by voting for board members in contested elections. Otherwise, vacancies are filled by volunteers approved by the board.

The golf course operation is overseen by a general contractor, GCat, a voluntary board of directors led by Lorin Janulewicz. The business manager is Audry Romero, and the golf course greens keeper Carter Burk. The clubhouse and it’s lease with Noonan’s Restaurant is overseen by Barry McConnell, who also owns and published *Metro Matters Magazine*.

The Annual Meeting is the third Thursday of October to approve the budget for the upcoming year. Please visit the metro district’s website posted on page 2 of this magazine for more information.

Van Lewis



2001 S. Chambers Rd
 (303) 696-6657
 (2 blks N of Iliff Ave
 on Chambers Rd in Aurora)
 Open Daily: 8-6 M-S Sun 9-5
 nicksgardencenter.com



Color, Color Everywhere!

- Beautiful Hanging Baskets • Trees & Shrubs
- Rows and Rows of Colorful Annuals

<p>NICK'S COUPON Perennials \$20 Off <small>reg price</small></p> <p>When you purchase \$100 or more worth of perennials.</p> <p>Expires 6-25-26. No Limit Must present coupon</p>	<p>NICK'S COUPON 20% Off Glazed Pottery</p> <p>Great selection to choose from!</p> <p>Expires 6-25-26. Must present coupon</p>
--	--



- Unusual plants with spectacular flowers as well as trusted favorites
- The finest gardening products on the market
- Everything you need for one-stop shopping
- Helpful expert staff
- One of Colorado's largest garden centers
- Family owned and operated for 39 years

Celebrating 39 Years of Color,
Quality and Service!

Walking On The Golf Course

The golf course is private property posted no trespassing except for paying customers. If you are asked by security or golf course personnel to leave, please do so knowing it is for liability reasons under Colorado laws.

Joining the Heather Ridge Metro District Board of Directors

At present, there are two vacant seats available for residents of the metro district. If you are interested about the district and what a board member does, how it operates, and how you may join, please reach out to Errol Rowland, president. His contact info is one page 2 of this publication.



**Friday, July 4, 2025
6 to 10 p.m.**

**Fireworks starting at 9:30 pm
Aurora Municipal Center
15151 E. Alameda Parkway
Celebrate the 4th of July in Aurora!
Presented by the City of Aurora.**

This event will have musical performances, free face painting, food trucks, craft vendors and a large fireworks show! Fireworks will begin at approximately 9:30 pm and will last 30 minutes.

TUNDRA by Chad Carpenter





MAUCK & RICCI, DDS

Your Neighborhood Dentists

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

Our Location









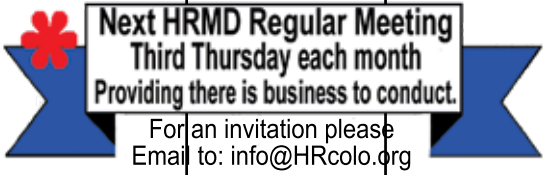
Heather Gardens Clubhouse
3131 South Vaughn Way
A short walk from HG Clubhouse!



DR. ANDREW RICCI DR. MATT MAUCK

SENIOR DISCOUNT OFFERED! 303.745.1400

June 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 5 pm Burgundy HOA Mtg at Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom	9	10 6 pm Sausalito HOA Meeting via Zoom	11	12	13 
14 	15 6 pm CCR HOA Mtg via zoom	16 6 pm CH HOA Mtg at Noonan's	17 6 pm Fairway 16 HOA Mtg Clubhouse	18  6:30 pm Strawberry HOA Mtg via Zoom Double Tree HOA Meeting June 18	19 	20 
21 	22 6 pm Cobblestone HOA Mtg - Noonan's	23	24 5:30 pm HRS HOA Board Mtg Clubhouse	25 6 pm Council member Stephanie Hancock Town Hall Meeting Noonan's Event Center	26	27
28	29	30		 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org		



17200 E. Iliff (SE Corner Buckley & Iliff)
Open Every Day — 7 am-8 pm
303-751-0166



Celebrate Father's Day at Jus Grill

- Every Day!
- ✓ Fish & Chips
- ✓ Breakfast All Day
- ✓ Fresh Baked Pies
- ✓ Chicken Fried Steak
- ✓ Pot Roast Dinner

\$7.00 OFF

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

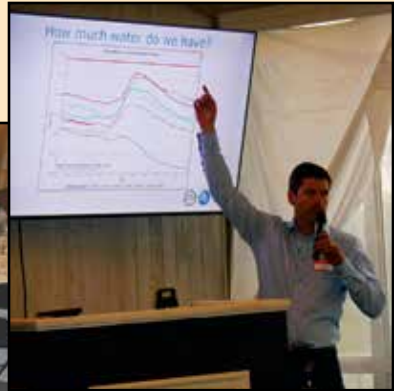
Not valid with other offers. Expires 6-30-2026

\$7.00 OFF

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

Not valid with other offers. Expires 6-30-2026

Annual HRMD HOA Board Member Get Together



Above: Tim York with Aurora Water discussed the Stage 1 drought and water restrictions on Aurora.



Mood of Today's Buyers



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

Make no mistake, home buyers are out there buying. . . but just not in large numbers. Those looking have developed highly honed senses for value and price relationships. They are cautious. They lack urgency. And they have many choices. . . maybe your home? Your Realtor knows.

Today's buyers are doing their internet homework -- searching listings and sold histories, price changes, and comparable sales. They are not the buyers you think you know from years ago or from your own experiences. They are different and reflect today's market.

Today's buyers have written contracts with agents when showing them homes. That Realtor has pre-qualified them for a mortgage to negotiate in good faith. They are qualified for what they will offer on and buy.



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

When today's buyers find the home they really-really want, there's no messing around – maybe a full price or more offer (to fight off multiple offers); and few if any concessions.

Then comes the dreaded home inspection and possible “buyer's remorse” phase. About 20% of all initial sales fail inspection and return to market. Nationally, the statistic is about 17%. Otherwise, today's buyers tend to wait, circling, and watching sellers for their next move.

What are those moves? Most importantly, the asking price. Initially too high? Any reductions (preferably sooner than later)? Concessions stated or inferred? Almost 67% of all metro home sales include a concession that averages \$6300. Nationally, it's about 58% and \$5500. In Heather Ridge for 2025, 75% of all sales paid an average \$7760.

Past sellers were slow to react to market changes – “Others might have to lower their prices, but not me!” That's not the case today. Sellers who “price correctly” have fewer days on market, get stronger offers, and manage concessions better.

Our metro area is made up of four housing markets – single family, condo/townhomes, new homes, and large-newer apartment complexes. Single-family prices have held if not grown slightly since 2023, but not so condo/townhomes. Blame monthly HOA fees jumping hundreds of dollars due to skyrocketing insurance costs and mandated reserve funding by FNMA-Freddie Mae. Metro condo/townhome prices for that period are down 6-8%.

Why so Few Home-Buying Offers?

MADE BY JIMBOB

I'M REALLY TRYING TO
SAVE UP FOR A HOUSE.

I'M TRYING TO
SAVE UP FOR GAS.



There are the usual suspects – affordability, home ownership costs, mortgage rates, and more. At a recent REMAX marketing event, agents voiced opinions and stories about hesitant buyers: job security, costs of living, and ownership/maintenance costs. Today's buyers are unsure about many things, so renting may seem safer than buying.

Colorado is now experiencing negative economic and social trends – job and population losses. More corporations are leaving than coming in due to a heavier “tax and legislation” atmosphere. Also leaving are high-income and high-tech workers to greener pastures. . . or retirement. Moving into Colorado are more lower paying companies needing less skilled workers.

Today's employment-job market is a “low hire, low fire” environment relying on normal job attrition to control labor costs. Colorado also has a large and growing “senior” population slowly leaving the job market, not selling their homes, and needing more medical support.

All of the above means you need the right real estate agent who knows Heather Ridge, the real estate market, and what makes homes sell. Pete and I have sold homes in metro Denver and Heather Ridge since 1975. Heather Ridge is unique among communities with ten HOAs, a public golf course, and a metro district. We are the Home Team, so please contact us for the inside scoop on what's happening today. **“Remember, please don't leave home without us!”**

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$379,900	2466	S Vaughn Way B	3 - 3	1,650	2	2 Story
Cobblestone Crossing	\$365,000	13322	E Asbury Dr	3 - 3	1,392	3	2 Story
Sausalito	\$359,000	2512	S Worchester Ct F	3 - 2	1,273	2	2 Story
Sausalito	\$333,000	2490	S Worchester Ct B	3 - 2	1,282	2	2 Story
ChimneyHill	\$299,900	2002	S Worchester Way	3 - 3	1,337	2	2 Story
Strawberry II	\$294,900	2431	S Xanadu Way D	2 - 2	1,091	2	2 Story
Burgundy	\$270,000	2649	S Xanadu Way C	2 - 2	1,314	2	2 Story
Strawberry I	\$195,000	13605	E Yale Ave A	1 - 1	843	1	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	\$497,754	2448	S Vaughn Way E	3 - 4	1,650	2	2 Story
Fairway 16	\$449,025	2496	S Vaughn Way D	4 - 4	1,650	2	2 Story
Country Club Ridge	\$425,000	2250	S Vaughn Way 202	3 - 2	1,604	2	2 Story
Heather Ridge South	\$417,000	2738	S Xanadu Way	4 - 4	1,633	2	2 Story
Fairway 16	\$410,000	2558	S Vaughn Way D	4 - 4	1,650	2	2 Story
ChimneyHill	\$409,900	2053	S Worchester Way	4 - 3	1,512	2	2 Story
Fairway 16	\$405,000	2598	S Vaughn Way B	3 - 2	1,462	2	2 Story
Fairway 16	\$405,000	2598	S Vaughn Way B	3 - 2	1,462	2	2 Story
Fairway 16	\$399,990	2630	S Vaughn Way C	3 - 4	1,650	2	2 Story
Cobblestone	\$369,000	2152	S Victor St B	2 - 2	1,392	2	2 Story
Sausalito	\$364,900	2419	S Worchester Ct A	2 - 2	1,273	2	2 Story
Burgundy	\$360,000	2645	S Xanadu Way B	2 - 2	1,314	2	2 Story
Burgundy	\$355,000	2625	S Xanadu Way B	2 - 2	1,314	2	2 Story
ChimneyHill	\$355,000	2052	S Worchester Way	2 - 3	1,337	2	2 Story
Burgundy	\$325,000	2693	S Xanadu Way C	2 - 2	1,315	2	2 Story
Cobblestone	\$310,000	2101	S Victor St B	2 - 2	1,208	2	2 Story
Strawberry I	\$295,000	2622	S Xanadu Way B	2 - 2	1,153	1	2 Story
Strawberry II	\$289,000	2453	S Xanadu Way C	2 - 2	1,091	1	2 Story
Strawberry II	\$282,500	2411	S Xanadu Way D	2 - 2	1,091	2	2 Story
Strawberry II	\$280,000	2415	S Xanadu Way A	2 - 2	1,091	1	2 Story
Strawberry II	\$274,000	2469	S Xanadu Way A	2 - 2	1,091	1	2 Story
Strawberry II	\$274,000	2469	S Xanadu Way A	2 - 2	1,091	2	2 Story
Burgundy	\$270,000	2621	S Xanadu Way B	2 - 2	1,162	2	2 Story
Strawberry I	\$264,900	13657	E Yale Ave A	2 - 2	1,098	1	2 Story
Strawberry I	\$249,000	13653	E Yale Ave D	2 - 2	1,098	1	2 Story

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

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Heather Ridge South	\$450,000	2827	Xanadu Way	3 - 3	1,633	Conventional	\$0	Individual
County Club Ridge	\$384,200	2240	S Vaughn Way 103	3 - 2	1,485	Conventional	\$4,200	Individual
Heather Ridge South	\$300,000	2813	Xanadu Way	3 - 2	1,633	Cash	\$0	Individual
Cobblestone	\$250,000	2191	Victor St D	2 - 2	1,208	FHA	\$11,200	Corp/Trust



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Mens Golf Club News

Guys,

Our season is underway and we have already seen some outstanding golf being played!! And by the way, it's not too late to join us as we have plenty of golf left to be played to this season. Below are the results of our recent tournaments.

Mike Coppens
President, HRMC
720-390-1152

Individual Gross Net May 2, 2026

1st Flight

1st	Low Gross	Trent Daum
1st	Low Net	Mike Coppens
2nd	Net	Steve Harmon

2nd Flight

1st	Low Gross	Justin Fults
1st	Low Net	Kirk Jamison
2nd	Low Net	Charlie Segraves

3rd Flight

1st	Gross	Patrick Hinchcliff
1st	Net	Kevin Rabideau
2nd	Net	Dwight Lyle

4th Flight

1st	Gross	Ken Levinson
1st	Net	Paul Phillips
2nd	Net	Wayne Sartori

CTP's

#5 Dan Richardson, #8 Paul Phillips, #10 Mike Coppens.
#14 Mike Coppens

Individual Gross Net May 16, 2026

1st Flight

1st	Low Gross	Bruce Larson
1st	Low Net	Bob Willey
2nd	Low Net Tie	Steve Harmon
2nd	Low Net Tie	Jim Murray

2nd Flight

1st	Low Gross	Ben Barnes
1st	Low Gross	Todd Senn
2nd	Low Net Tie	Travis Sargent
2nd	Low Net Tie	Bryce Hunn

3rd Flight

1st	Low Gross	Pete Mueller
1st	Low Net	Wayne Sartori
2nd	Low Net	Chris Ashburn

CTP's

#5 Giles Mead, #8 Todd Senn, #10 Todd Senn, #14 Chris Ashburn

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



Aurora Fest

The World in a City



Saturday, June 13, 2026

3 to 10 p.m.

Aurora Municipal Center Great Lawn

15151 E. Alameda Parkway

Aurora is truly “The World in a City,” and nowhere is that more apparent than at Aurora Fest, the city’s signature event showcasing international cultures.

Now in its 12th year, Aurora Fest is a free, multicultural experience bringing the sights, sounds and flavors of nations from around the world to celebrate the diverse people and communities that call Aurora home. The family-friendly, one-day event includes two stages of vibrant musical and dance performances, a variety of local food trucks, an international marketplace, the Parade of Nations, a Fashion Show, art displays, creative activities for children, and much more.



13521 E Iliff Ave, Aurora, CO

720-246-0309

NoonansSportsBar.com

JUNE CHEF'S SPECIALS

**Served from 6/1/2026 to 6/28/2026

Nicks Won Tons - - - \$10.50

Cranberry Summer Salad - - - \$16.49

Philly Tot Bowl - - - \$14.95

FATHER'S DAY

Sunday, June 21st

\$3.50 Domestic Pints ALL DAY

BBQ and Drink Specials
11am - 5pm

on the Gopher Grill Patio
Saturday & Sunday



13521 E ILLIFF AVENUE Aurora, CO 80014 720-246-0309 noonansportsbar.com

**A Fresh Start
for Your Home!**
Committed to Excellence
in Every Clean

Norma's Cleaning Service
Norma Altuzar | 720.628.6506 | normaaltuzar@gmail.com
WEEKLY & BI-WEEKLY | MOVE-IN & MOVE-OUT CLEANINGS

18-Hole Ladies' Club News

Our **Member/Member-Member/Guest Tournament** is **Wednesday, June 17**, with registration from 6:00 to 7:00 am and a 7:30 shotgun start. The theme is **SITCOMS**. Pick your favorite past or present sitcom and dress up! The deadline for applications and payments is **June 10**. The format is a four person best ball scramble. Look forward to lots of fun contest holes and a good luncheon following the tournament in the Garden Room.

Contact Dantha or Christi for hole sponsorships, donations and door prizes. Registration this year is \$45 per person and green fees/carts are \$75. Contact Christi if you still need an application form.

Teresa Andersen

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.



CRONEN

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



FULL SERVICE PLUMBING, HEATING, & AIR CONDITIONING
SERVING THE COMMUNITY SINCE 1985

303-937-8369

- ◆ \$50 off first service
- ◆ \$150 AC tune up
- ◆ \$99 drain cleaning
- ◆ Offers cannot be combined



Orchid Dental

NELSON S. JOO, D.M.D.

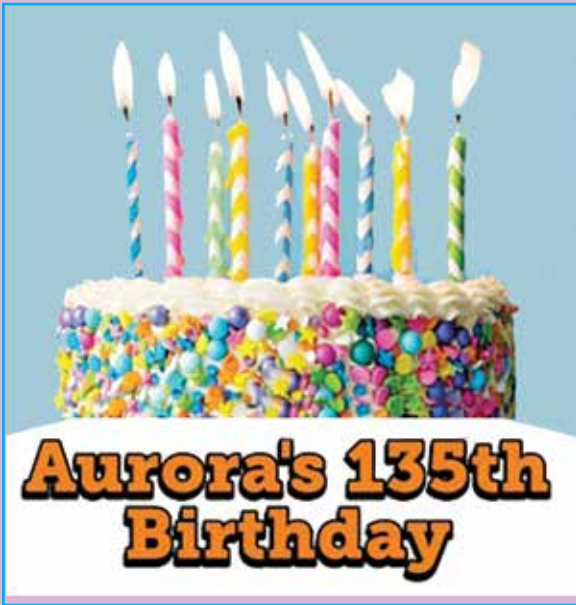
- 5280 Top Dentist Nomination Since 2014
- 5% Discount for Senior Citizen Families
- Comprehensive Care: Crowns, Surgery, Implants, Cosmetic Care
- Emergency calls taken after hours
- Practicing in Aurora Since 1987

*Gentle and Affordable
Dental Care for Families.*

**2222 South Fraser St. #3
Aurora, CO 80014**



303-671-0305



The City of Aurora held a family-friendly birthday celebration recently. The 135th birthday celebration was held at the Aurora History Museum, 15051 E. Alameda Parkway.

Participants enjoyed activities, entertainment, cake and plenty of community spirit as everyone celebrated another year of Aurora's story.

As part of the celebration, the museum was host to a presentation on our city's history going all the way back to its founding as the town of Fletcher. Learn about the people who built this place and what life was like in a young suburb of Denver.

The "Aurora's Story" presentation included the reading of a birthday proclamation from Mayor Pro Tem Alison Coombs.



STACK'S HOME REPAIR

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



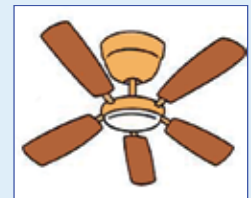
SERVICES OFFERED:

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

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

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

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



Robert L. Stevenson, Owner
720-849-4749

(303) 743-9800
15293 E MISSISSIPPI
AVE, AURORA, CO 80012



\$30 Off
Oil Change Service

Includes most cars/light trucks, up to 8 qts. of synthetic oil and new oil filter. Some vehicles require special oil and/or filter, cost is additional. Does not include tax and disposal fee. Cannot combine with any other offer. Limited time only.

BONUS SAVINGS ON ANY SERVICE

\$25 OFF \$100+
\$50 OFF \$250+
\$100 OFF \$500+

Service must be over \$100. \$250 or \$500 after tax & fees. Restrictions may apply. Excludes Wash, Batteries. Cannot combine with any other offers. Must present coupon at time of service. Limited time only.

Schedule your appointment today!



HR Heather Ridge

ASSOCIATION NEWS

Cobblestone Crossing

Happy Father's Day! To all the Dads, Stepdads, Grandpas, Uncles, and Father Figures who keep our community strong – we hope your day is filled with good food, good company, and at least one well-timed dad joke.

HOA Monthly Board Meeting: The monthly Board Meeting will be held on the Second Monday of the month at 6 pm. 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.

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: Phase 1 of the Asphalt Replacement Project is now underway. Please keep an eye out for notices sent by email as the project progresses – you can reference the phasing map below for a look at the planned sequence.

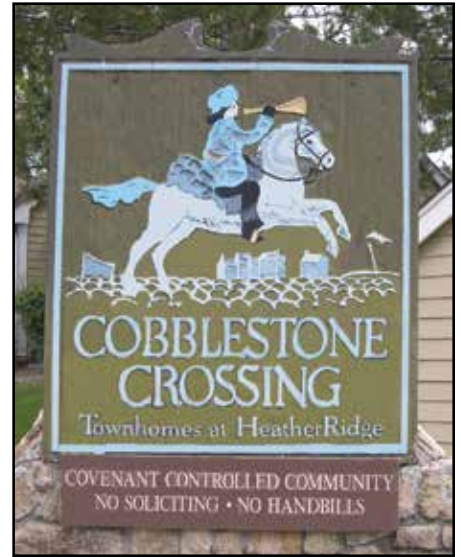
Help Keep Cobblestone Crossing Clean

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.

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.

A few small habits make a big difference. Thank you for helping keep Cobblestone Crossing clean, welcoming, and beautiful.



Spring Clean-up Reminders:

- Please ensure your window screens are in good shape. If you notice tears or worn screens, please **Replace** or **Remove** them.
- It is the homeowner's responsibility for repairing/replacing damaged air conditioner pads.
- Homeowners are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.
- For residents with fences around or on your patio, as the weather improves later in the Spring, please consider staining the fences to help decrease wood rot.

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.

Common Areas –

A Quick Reminder: As plants start thriving this season, please be sure personal landscaping doesn't extend into the Common Areas. Keeping these spaces clear helps maintain a clean, consistent look throughout Cobblestone Crossing. Per our Association Rules and Regulations, Common Areas can't be altered – that includes hanging items in trees – and feeding wildlife such as birds, squirrels, and rabbits is not permitted.

Thanks for helping keep our community beautiful and well maintained.

Planters: If you live close to an entrance planter box or any other planter boxes throughout the property, please consider planting flowers in them if they are not filled with rock.

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



Happy Father's Day



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 Audrey Brown 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.



Ice Cream Social: Ice Cream Social at HRS clubhouse on June 1 from 4 to 7 pm.

Brook Ramirez is back at Westwind: A big thanks to Mark Walker covering Brook for three months. Back from family leave in Minnesota, she returned to her office on May 1. She is a valuable asset to the HRS board, so glad to have her back again.

Pool Season 2026: Safety is paramount, so please visit and use the pool knowing the rules. The pool hours are 8 am to 10 pm accessed by use of an electronic pool key card. Please make sure it works before planning to visit. While at the pool, you must have the card with you at all times. Entry is by two gates only – no hopping the fence. That’s trespassing, and violators will be asked to leave

by any resident or Aurora PD. HRS has a Trespassing Agreement with the city for such occasions, and the police respond quickly. Lastly, the pool and pool area is restricted to all residents and their allowed number of guests. No past owners or tenants access UNLESS as a guest. Rules are posted at the pool, in our Rules and Regulations, and on our website, HeatherRidgeSouth.org.

Trash Can Change May Be Coming: Republic trash company has asked HRS to consider going to automated trash and recycling pickup to reduce costs. This is common now with other carriers and is the future of refuse hauling. It’s all about costs.

The board will hear proposals by Republic to replace at their expense all trash cans with standardized sizes and features for use by mechanic arms to unload them. The board will keep residents updated on this important topic including a need for

a public hearing. This proposal may change how cans are stored in garages, where they are placed for pickup, and resident responsibilities to manage them.



Critters in HRS: Please see the photo of chicken bones (above) found outside the south side of the pool fence. This has happened before, whether by a vagrant, a resident, or a worker.

Food scraps throw outside attract critters, and critters could have disease, be aggressive, or take residency here. We don’t want that because they do not pay a monthly HOA fee, and that is a requirement of living here. Don’t leave food or any kind outside. It’s a health hazard to people and their pets. Please inform Brook at Westwind if you see this happening.

ARGYLE SWEATER

by Scott Hilburn



Van Lewis

ChimneyHill

Management: Advance HOA Management – 303-482-2213

Maintenance and General Requests: clientservices@advancehoa.com

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

Monthly Meetings: The June HOA Board Meeting will be held Tuesday June 9, 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: Section One siding improvements was set to begin the end of May 2026. 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.

Improvements to Our Community: In the light of maintaining community safety, quotes for retaining wall repairs are being gathered. Meanwhile, we are already looking into landscaping projects and maintaining the pool area for this upcoming summer. Thanks go to those who have participated in the community survey.

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.

Ice Melt Buckets: Now that summer is approaching, it is time to put away the ice melt buckets. Since we all share buckets with a neighbor, have a chat with your neighbor to decide who will store the bucket in their garage for the warm summer and autumn months.

Pets: Please remember to be a good neighbor and 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.

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 ChimneyHill 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 June 18. A meeting notice and agenda will be posted on the mailboxes.

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



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

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.

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 June 4 and 18. 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 mindful of what you flush down the toilet. Only toilet paper, please! No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claim to be "flushable," because they absolutely are **NOT!** Also, please be aware of what you put down your drains and garbage disposal. It is much safer to scrape food, oil, and grease into the trash, rather than using your garbage disposal. If oil or grease are liquefied, please empty them into a sealable container and dispose of in the trash.

Guest Parking: 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 June Board Meeting will be **Wednesday, June 17 at 6 pm**. Please attend! Your input matters and is important for a healthy community. Our Board President is Barry McConnell; Vice President, Stephen Massi; Secretary, Lisa Maragon; Treasurer, we hope to have filled; Alec Revelle, Jeanne Marie Gross, and Tana Romero are Members at Large. A reminder for the meeting 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.



Our Irrigation Project is close to being completed! A dedicated homeowner volunteer has taken on reviewing and inventorying our entire irrigation system including major leaks, minor leaks, etc. It is the most **thorough** review we have had that is **actively** being improved upon and corrected! We will save wasted water with this excellent project!

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 will be 2 times/week.

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!

By the time you receive our newsletter hopefully our pool will be open pending a ladder we have been waiting **for a long time** that is a safety issue. Please read the pool rules, keep the pool gate closed. Homeowners have their own pool key for entrance to the pool area.

Cheers!

Lisa

TAKE IT FROM THE TINKERSONS

by Bill Bettwy



Strawberry

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

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

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

Log in to your account:

- 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.

Aurora Water Restrictions

Stage 1 Drought Restrictions now in effect for all customers, including

HOA’s, multifamily properties and commercial accounts.

Colorado has a semi-arid climate and is drought prone. The front range receives approximately 15 inches of precipitation in the form of rain and snow on an annual basis, which is insufficient moisture to meet the needs for most non-native landscapes without supplemental irrigation. During water shortages, water must be prioritized to meet potable needs for life, safety and health.

Aurora Water has a Water Shortage Response Plan that was approved by city council and provides triggers and mitigation stages to allow for the reduction of water demands. These reductions are limited to outdoor water use, primarily by restricting the number of days permitted for watering landscape in progressive stages. Stage triggers are determined by an internal Water Supply Watch, which meets regularly to monitor supply and demand. Mitigation efforts such as pursuing outside water leases from other water entities and constraining or interrupting leases from Aurora Water to outside entities are fully vetted, as are operational changes that may yield additional potable water without significantly affecting customers.

Aurora Water Restrictions – What this means for you

During Stage 1 Drought, water conservation measures are implemented to help Aurora residents achieve a



20% reduction in outdoor water use. The conservation measures help ensure the health and safety of our communities during water shortages. Drought surcharges for residential multifamily and commercial users go into effect (see City Code Sec. 138-223).

- No watering is permitted between 10 a.m. and 6 p.m., including watering of flowers and vegetables – use a hose nozzle with shut-off when watering
- No new turf can be installed
- Shared community swimming pools are allowed in Stage 1
- Water waste such as excessive runoff, pooling water in landscape or hard surfaces (sidewalks, driveways, gutters, streets)

Surcharge per 1,000 gallons used up to 110% of winter quarter average (December-February) no extra costs. Surcharge per 1,000 gallons above 110% of winter quarter average \$2.15 per gallon.

Enforcement for violating conservation measures go into effect this season. Aurora Water will monitor Aurora meters and enforcement fines are listed below:

- 1st violation – warning
- 2nd violation – \$250
- 3rd violation – \$1,000
- All additional violations – \$2,000

Faith Gillis

Happy Father's Day!

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



What does an HOA actually do?

At its core the HOA helps maintain shared spaces, support the upkeep of the community, and protect the long-term safety and value of the neighborhood.

The Cobblestone at Heather Ridge Board is made up of volunteer homeowners giving their time to community business. This includes managing budgets, coordinating maintenance and repairs, working with vendors and management companies, enforcing governing documents, and planning for future needs of the community.

The Board works with a professional management company, Associa, to help carry out day-to-day operations and provide administrative and operational support. This includes assisting with vendor coordination, handling homeowner inquiries, supporting financial management, tracking contracts, implementing best practices, and helping ensure consistent application of community guidelines.

Living in an HOA community is a shared partnership. The Board is responsible for the care of common areas and broader community needs, while homeowners are responsible for maintaining their own properties and

handling routine day-to-day upkeep where appropriate in accordance with our declarations.

June Safety Spotlight

We know this reminder appears regularly, but it continues to be one of the biggest causes of plumbing backups and expensive repairs in our community.

Please be mindful of what is going



down the drain. Wipes marketed as “flushable” are anything but in our older plumbing system. They do not break down properly once flushed and instead collect in bends and shared sewer lines, eventually leading to blockages that can affect multiple homes.

In some cases, damage from sewage backups can be extensive and expensive; requiring emergency plumbing services and professional cleanup. Please remember:

- Only human waste and toilet paper should be flushed
- “Flushable” wipes are not flushable and must go in the trash
- Grease and cooking oils should never be poured down sinks
 - Paper towels, tissues, and hygiene products belong in waste bins, not toilets
 - Cat litter should be disposed of in the trash, never flushed.
 - When in doubt, throw it out, don't flush it.

In addition, homeowners are responsible for the routine maintenance of their own sewer lateral lines (the connection between the home and the main community line). Regular inspection and periodic cleaning of these

lines can help reduce buildup and prevent blockages, supporting the overall health of the system.

From time to time, the Board coordinates discounted pricing with vendors familiar with the community's plumbing infrastructure to help

homeowners reduce maintenance costs and encourage consistent drain clearing. Homeowners are always free to select the vendor of their choice for any maintenance or repair services.

Water Restrictions and Summer Irrigation

As many residents have likely seen in local news coverage, much of the Denver metro area – including portions of Arapahoe County – is experiencing significant drought conditions following an unusually dry winter and spring. Officials across the region have implemented Stage 1 drought restrictions and are asking residents and HOAs to reduce water use by approximately 20%.

Our community common areas are limited to watering on Tuesdays and Fridays, with no irrigation between 10:00 am and 6:00 pm.

Our landscaping and irrigation schedules are being adjusted with these restrictions in mind, and we appreciate everyone's patience as we balance conservation efforts with maintaining the appearance and health of the property.

Seeking a Treasurer for the Board

Our HOA Treasurer has stepped down, and we are seeking a replacement.

We're looking for someone who is comfortable with numbers, organized, and able to work collaboratively as part of the Board team.

If you're interested, please attend June's Board meeting at Noonan's.

It's June, the weather is gorgeous. Take advantage of it – float in the pool, enjoy an evening on your patio, talk to your neighbors. It doesn't take much to make a good season even better.

Amy Rice

Country Club Ridge

Summer Projects

Several renewal and maintenance projects are scheduled for the summer months.

Painting will be done on buildings 2210 and 2220 soon. Touch up work is always included on all buildings. Areas that tend to weather include front door jambs and garage door frames. If touchup painting is necessary on your unit, please inform Dan Anderson ASAP.

Concrete and Asphalt Repair is needed throughout the

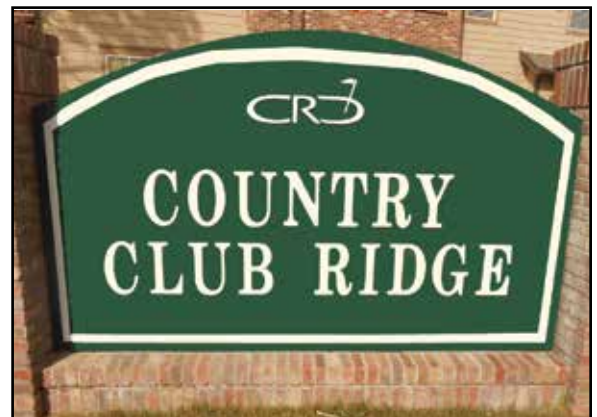
community. Proposals have been secured, and the Board has prioritized work that fits into the 2026 budget. Residents have requested that speed bumps be considered in some of the driveway areas.

Landscaping maintenance will be done by our crew to include replacement and repair of metal edging. No bushes or trees will be planted this summer due to drought conditions. We are following Aurora Water restrictions for sprinkling. We are limited to two days per week. If landscaping near your unit needs attention or sprinklers are malfunctioning, please contact Dan Anderson.

Have a pleasant summer. Please be considerate of neighbors when enjoying outdoor spaces.

Thanks for being a good neighbor.

**Judie Maurelli,
Board of Directors**



Burgundy

Burgundy is a Covenant Controlled Community

Monthly Board Meeting:

Second Monday of the Month at **5:00 pm**, at the Burgundy Clubhouse

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



You can also view Metro Matters Publication here as well: <https://www.heatherridgecolorado.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 be completed no later than June
2. Sewer line replacement bid for Drive E and F to be reviewed and approved to begin July.
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
6. Spring gutter cleaning to begin
7. Looking for bids for repainting of the community for next summer

June Community Reminders

Community Mowing Schedule:

Environmental Design, our landscape company, is stating they will be out here to mow on Tuesday's and will abide by the City of Aurora watering schedule.

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 when applicable. 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.

Exterior Lighting Reminder:

Residents are encouraged to keep front porch and exterior entry lights operational during evening hours when possible. Proper exterior lighting improves visibility, supports neighborhood safety, and helps maintain a welcoming community appearance.

Please remember to replace burned-out bulbs promptly and be considerate of neighboring homes by avoiding excessively bright or distracting lighting.

In addition, any replacement or modification of exterior lighting fixtures (front porch and back patio fixtures) requires submission and approval of an ACC request prior to installation. This helps ensure consistency with community standards and architectural guidelines.

Swimming Pool – Open for the Summer

Pool Rules: Please follow the pool rules to keep everyone safe this season. No Glass containers, No Pets inside the gates of the pool. 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.

Crawlspace Ventilation:

The vents located on your unit serve an essential function and should not be blocked or removed. These vents provide fresh air to the crawlspace, where your furnace is typically located. Proper airflow is necessary to supply "combustion air" required for the furnace to operate safely and efficiently. Blocking these vents can interfere with furnace performance and may lead to operational issues. In addition, restricted airflow can prevent proper ventilation of gases and

create stagnant air within the crawl-space. For safety and proper system function, please ensure all crawlspace vents remain clear and unobstructed at all times.

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.

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 30-755-0665.**

Reminder

Sewer Use Guidelines

To help prevent sewer backups and blockages, please follow the guidelines below:

Items That May Go Down the Sewer

- Human waste
- Toilet paper (in reasonable amounts)
- Water from sinks, showers, washing machines, and dishwashers

Items That Should NOT Go Down the Sewer

- "Flushable" wipes (including baby wipes, cleaning wipes, or personal wipes)
- Paper towels, napkins, tissues, or diapers
- Feminine hygiene products
- Cotton swabs, cotton balls, dental floss


- Grease, fats, or cooking oils
- Food scraps or coffee grounds
- Cat litter
- Medications
- Paint, chemicals, or household cleaners not intended for drains

Important: Products labeled as "**flushable**" do **not** break down like toilet paper and are a common cause of sewer blockages. Additionally, chemical drain cleaners (such as **Drano**) are corrosive and can deteriorate sewer lines – especially older piping – potentially leading to leaks, blockages, or system failure.

Trash and Cardboard Box Breakdown Reminder:

Please do not overfill the trash bins. Please also break down all large to extra-large boxes as this will assist in lessening the trash overage. If you see someone dumping large items or an excessive amount of trash please report it to the management company. Contractors should be taking things to the dump and not our trash bins so if you see a remodel going on and dumping occurring, please reach out to the Westwind / Roxanne immediately.

Lori Foster



4th OF July
★ ★ ★ ★ ★ ★ ★ ★
SPECTACULAR
AURORA COLORADO

Friday, July 4, 2025
6 to 10 p.m.
Fireworks starting at 9:30 pm
Aurora Municipal Center
15151 E. Alameda Parkway
Celebrate the 4th of July in Aurora!
Presented by the City of Aurora.

This event will have musical performances, free face painting, food trucks, craft vendors and a large fireworks show! Fireworks will begin at approximately 9:30 pm and will last 30 minutes.

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.

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

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

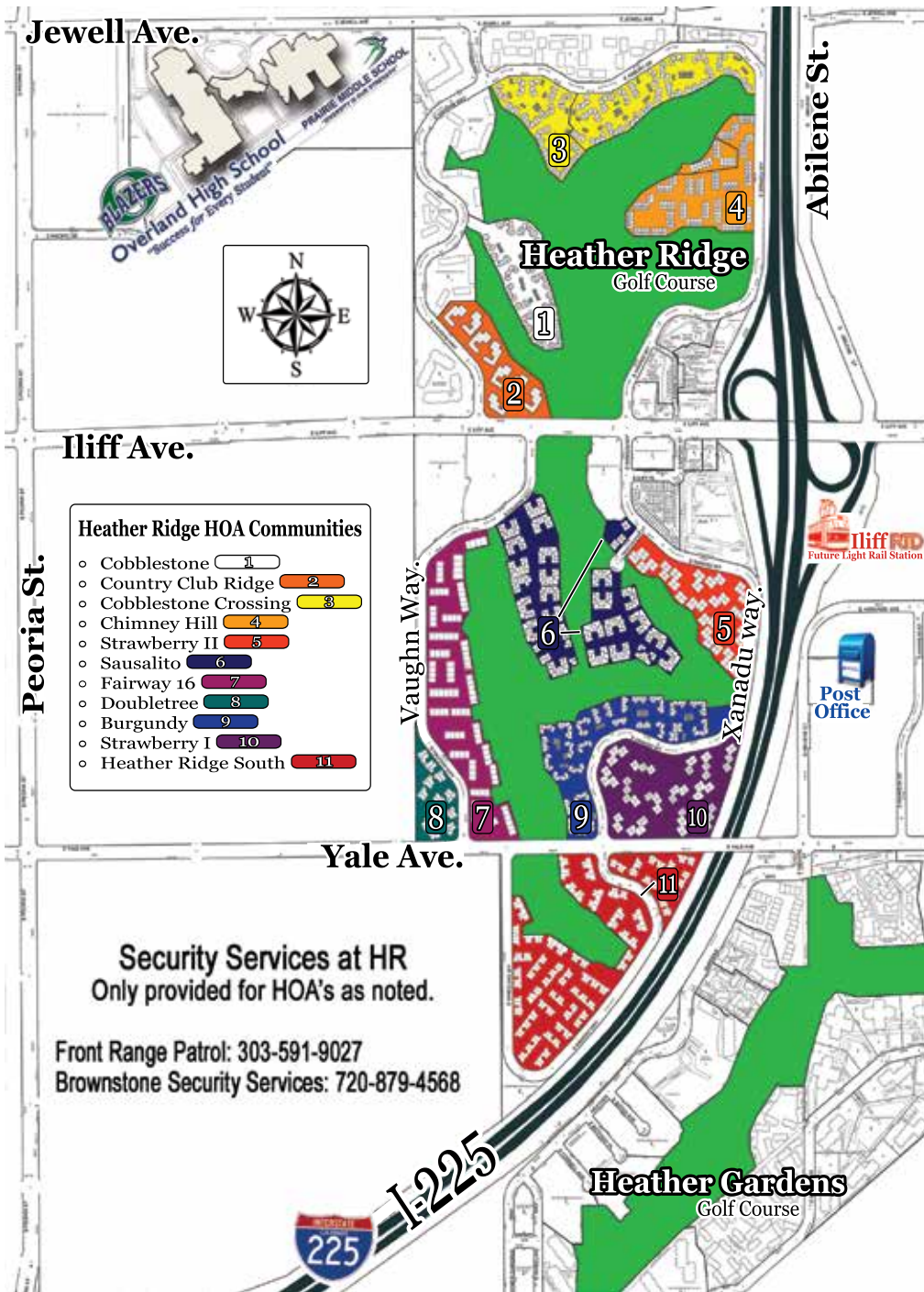
Finally – if you are tired of the “typical” holiday show, look no further than “Hank Williams: Lost Highway” by Randal Myler and Mark Harelik, Dec. 4 to Jan. 3, 2027, a rollicking musical portrait of a country music legend, tracing the highs, lows and enduring songs of an artist whose voice defined a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

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

MR BOFFO by Joe Martin



Heather Ridge Community Map



- Heather Ridge HOA Communities**
- Cobblestone 1
 - Country Club Ridge 2
 - Cobblestone Crossing 3
 - Chimney Hill 4
 - Strawberry II 5
 - Sausalito 6
 - Fairway 16 7
 - Doubletree 8
 - Burgundy 9
 - Strawberry I 10
 - Heather Ridge South 11

Cobblestone Crossing

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

Country Club Ridge

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

Double Tree

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

Fairway 16

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

Heather Ridge South

Westwind Management Group, Inc.
Brook Ramiez, 303-369-1800 x 152
Heatherridgesouth@westwind-management.com
Units: 176
HOA Meeting: 4th Wed, 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: 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)

Burgundy

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

Chimney Hill

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

Cobblestone

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

Service Directory



J & D
CUSTOM WALLS

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

Call or Text/Free Estimate

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

Looking Glass Window Cleaning



We clean windows, doors, screens and tracks with every service.
 Screen repair available also!

Call Waylon Today 303-263-9408

Renovations by David

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

CALL DAVID

DAVID 303-547-4280

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

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

Home Remodeling and Maintenance

- Painting
- Light Electrical
- Light Plumbing
- Tile Work
- Drywall Repair
- Bathrooms



Chuck
 303-913-8208



Graywin
 TECH SERVICES LLC

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

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

Scott or Mike 720-244-4166



Kellstar Electric LLC

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

Local Heather Ridge Area Electrician Licensed and Insured.
 32 years experience serving Colorado. Call or email Today!

303-590-8940
 Kellstarelectric@comcast.net

Handyman Service Aurora LLC

Some of our services:

Interior Refresh Projects <ul style="list-style-type: none"> • Painting/touch-ups • Backsplash or trim install 	Safety & Accessibility Upgrades <ul style="list-style-type: none"> • Grab bar installation • Handrail repair or installation
Routine Home Maintenance <ul style="list-style-type: none"> • Faucet leak repairs • Minor electrical fixes 	Furniture & Fixture Help <ul style="list-style-type: none"> • Furniture assembly • Wall-mounted TV installation

Respectful, Reliable Help – Just A Call Away
www.handyman-service.com



Call today
 720-989-4123

SAFETY Tim Tindle

Service Directory



Construction

Handyman
Indoor Remodeling:
Bathrooms, Kitchens,
Bedrooms, Floors, Drywall,
Fan Installation, Painting

Rafael
RDJ121907@gmail.com

720-346-8893

**Place Your
Service Directory Ad Here**

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

Wanda McConnell 303-881-3066

Classified Ads

PROFESSIONAL SHARPENING SERVICE

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

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

TELEGRAPH HILL CONDO FOR RENT

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

ELECTRICAL SERVICE & REPAIR

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

I BUY VINYL RECORDS!

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

HANDYMAN

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

House PET SITTING

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

CLASSIFIED ADVERTISING RATES

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

**Place Your Classified Ad or
Service Directory Ad Here**

**Window
Replacement**

Plumbing

Remodeling

Carpet Cleaning

Computer Repair

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

Wanda McConnell

303-881-3066

**Heather Ridge Metropolitan District
Metro Matters Magazine**

350 Oswego Court
Aurora, CO 80010

Postmaster: Please Deliver by May 28, 29, 30, 2026

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

• • •

Not Just Another Dentist

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



www.aspenwooddental.com

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

CALL US TODAY to schedule your INITIAL COMPLIMENTARY CONSULTATION

303.751.3321



ASPENWOOD DENTAL ASSOCIATES
COLORADO DENTAL IMPLANT CENTER

2900 S PEORIA ST • UNIT C • AURORA • CO