

HR Heather Ridge

Metro Matters

Volume 14

November 2024

Number 11



Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

Heather Ridge

PUBLISHER'S NOTE

Metro Matters Readers. . .

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Your continued support of the Heather Ridge Metro District, *Metro Matters Magazine*, and our advertisers is greatly appreciated.

Barry McConnell
Publisher

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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*.

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

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

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

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

**Heather Ridge Metro Matters
Editor/Publisher**
Barry McConnell
720-324-0242
bmcconn202@aol.com

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

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McConnell. metromatters1@aol.com

**Heather Ridge
Metro Matters Magazine**
350 Oswego Court
Aurora, CO 80010
bmcconn202@aol.com

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Heather Ridge

METROPOLITAN DISTRICT

Water Always Wins*

Are you properly insured by the HOA, yourself, or both?

If you live in Heather Ridge, then most likely you live in an HOA that's either a condo or "not a condo" community. A "not a condo" community might be called a townhome or planned-unit-development (PUD). This is very important to know given mortgage types, insurance coverage, and boundary lines between common elements the HOA maintains and insures vs. what you own and are responsible for.

One of the most common damage issues in Heather Ridge is water. Water may come from various sources: sewer backup, surface water, ground water, ceiling-roof leaks, or internal water lines. It may come suddenly and unexpectedly from wind and rain/hail flooding your unit; or grow slowly over time from a leak behind walls or under floors. . . and as a bonus could include mold.

When any or all of the above happen, an owner may feel violated given safety and wellbeing issues. And probably your biggest asset is your home, which is threatened until something is done to repair, replace, or compensate for damages.

Who's responsible for your damage? It depends on answering three basic questions:

1. What, exactly, was damaged?
2. Who is responsible for maintaining and repairing the damaged component(s)?
3. Does negligence or insurance serve to shift the cost of repair to another party?

As to question 1, the source of the water could be irrelevant to determining who is responsible for repairing the damages. Determining what was damaged and who is responsible for its maintenance, repair, and replacement is what you need to know.

The second question to list all damaged components and determine who is responsible for maintaining and repairing as described in your declarations, so look there first. Also read any Rules & Regulations/Architectural Control the HOA has for further definitions and responsibilities. Older HOA declarations are sometimes limited in detailing maintenance responsibility items such as attics, basements, crawl spaces, storage closets, and detached structures like garages/carports.

The last question has two components: negligence and insurance obligations. Negligence in law may mean the person that caused the damage could be responsible. If the association or the owner can prove negligence, even though they're not responsible for repair under the declaration, their duty to repair remains the same but negligence may mean someone else pays.

"When determining whether the HOA or owner is required to insure something, remember that community maintenance and insurance obligations may not overlap each other." This means there are gaps in coverage and responsibilities the state law (CCIOA) may rule on. For example, drywall that an owner maintains but the HOA insures under general common elements. Remember that insurance obligations are document-specific, so read the declarations.

Owners can be held liable for insurance deductible expenses given negligence. For example, if an owner turns off the heat in winter and the pipes burst and water damages the building, the owner may be liable for the deductible the HOA pays in its insurance claim.

*Credit Gary Thompson of Heather Ridge South for the witty title.

Van Lewis

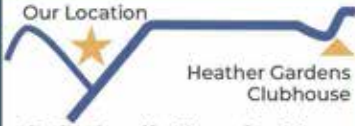


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Examples and professional responses by Dalton Spanbauer, insurance agent for many Heather Ridge HOAs:

If a sprinkler line breaks and floods a unit's basement or crawlspace, is the HOA responsible for restoration? Water pours over the foundation or comes in through window wells?

The HOA could be responsible for the sprinkler line and anything dealing with that. If this floods into a basement, and basements are excluded on most policies so even if the association were responsible for the sprinkler that broke, they most likely would not be "responsible" for the damages to the owner's basement.

If a sewer backs up into a basement? What if basement is finished? Was it finished by the builder as part of the finished home and covered under general insurance? Or, the owner finished it and not insured by the HOA? Role of HO-6?

Our understanding is it would fall on the owner. Even if the builder finished out the basement at build. The builder is acting as a contractor at that point in time. In the original plans the basements are unfinished.

If water comes up through the foundation? That classifies as surface water and my understanding is the surface water would be excluded.

If an internal water line breaks and floods the builder finished living areas? For this you would have to defer to the association's docs and see who has the responsibility here. Coverage will follow that document exactly.

Wind and rain? Wind and hail?

Any surface water would be excluded, so rain etc. Wind and hail is covered if it is damaging the roof, siding and whatever other exterior item the association is responsible for.

Remember, please consult with your insurance agent and an attorney about all insurance and legal matters. This article is for general information only.

Dalton Spanbauer
Anderson Ban Insurance
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November 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@HRcolorado.org 					1	2
3	4	5	6	7	8	9
10	11 6 pm Burgundy Annual HOA Budget Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	12	13 6:30 pm Sausalito HOA Mtg via Zoom	14		16 METRO MATTERS DEADLINE 11-16-2024 FOR THE DEC 2024 ISSUE
17 3:00 pm Double Tree Annual HOA Meeting at Aletha Zens' residence	18 6:30 pm CCR Board Via Zoom	19 6 pm CH HOA ANNUAL Board Meeting will be held at Noonan's in the conference room	20 6 pm Fairway 16 HOA Mtg in Clubhouse	21 6:30-7:30 pm Strawberry Annual Budget HOA Meeting via Zoom 5:30 pm HRS HOA Monthly Meeting Clubhouse	22	23
24	25 6 pm Cobblestone HOA Annual Mtg Noonan's	26	27	28	29	30



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Hello Dear Friends,

2024 has flown by, and here we are in the last quarter of the year! I hope you're enjoying this time with family and friends. As we look ahead to 2025, we have so much to be thankful for. Since stepping into my Council seat, I've been deeply committed to fulfilling my pledge to you — focusing on critical issues and embracing exciting new ventures in Ward VI and our great City.

Tackling Aurora's Crime Problem

Many of you have seen vehicles on the road with expired license plates or no plates at all. These drivers pose a serious safety risk to everyone on our roadways. I've heard several stories of unlicensed drivers involved in serious accidents, leaving innocent victims to bear the costs of vehicle damage and medical bills due to uninsured motorists. As a result, we've all experienced higher insurance premiums, and I've heard your frustrations.

The City of Aurora is taking a proactive step with our new resolution and ordinance. This policy will require a police officer to impound and tow a vehicle if the driver, during a lawful stop, is found without a valid driver's license, valid vehicle registration, and insurance on the vehicle. All three violations must be present for the vehicle to be impounded; otherwise, the driver will be issued a summons to appear in court.

I am also working with the State Legislature to make this a statewide mandate. More details will be shared soon.

You may have noticed some significant landscaping changes at the 7-Eleven located at Blackhawk and I-225, next to the Texas Roadhouse. This area was previously a hotspot for illegal drug activity, loitering, illegal camping, and assaults. I'm pleased to share that, through collaboration with the local store owner and City staff, this area has been cleaned up significantly, with obstructions removed and safety concerns addressed. It's now a safer place to get gas and visit the nearby restaurants.

The Aurora Police Department (APD) is still actively patrolling the area, and cameras have been installed to help deter illegal activity. Additionally, Texas Roadhouse has purchased the lot previously occupied by Ajuaa, with demolition and construction set to begin soon.

Chief Todd Chamberlain, the new Aurora Police Department (APD) Chief, has been working diligently since his swearing-in this past September. He's already making significant changes in how the police address issues, working in close coordination with our courts



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

on matters like street racing, camping and trespassing ordinances, and retail theft. Expect to see visible changes in policing as newly trained officers begin serving our growing community.

Making New Connections

In September, I had the privilege of joining Mayor Coffman in welcoming Mayor Adjra of Yoto 2 from Togo by presenting her with a key to the city. I thoroughly enjoyed getting to know Mayor Adjra and learning more about this small country in West Africa, especially considering my family's roots in Benin-Togo!

You can watch the visit here: ***Mayor of Togo Visits Aurora.***

New Ventures

Announcing the ***First Annual Aurora Borealis Festival*** at The Aurora Highlands!

Dive into a weekend of wonder at the Aurora Borealis Festival! Experience a stunning recreation of the northern lights, explore interactive lighting installations, browse the global gift bazaar, and savor the diverse offerings at the *Flavors of Aurora* Food Court. This unforgettable event, unlike any other in Colorado, is presented by ***Visit Aurora.*** Join us from November 1-3, 2024, at Winged Melody Park in the Aurora Highlands.

Admission is free, but special VIP and Early Bird packages are available for purchase. Parking is \$10. <https://www.auroraborealisfestival.com/>

Your Turn to Speak Out!

Please join me for my next ***Quarterly Town Hall*** meeting in ***January*** at a new location to be announced soon. Be sure to check your water bill or the *Aurora.gov* website.

Need Assistance?

As your member of Council, I have fielded citizen concerns regarding, neighborhood trash, abandoned vehicles, traffic noise and many more. If you have a concern, reach out to me at (shancock@auroragov.org)

You can also go online to the customer portal https://www.auroragov.org/city_hall/online_services for a wide range of services.

Remember, Positive change starts with you.

Your Citizen Servant,

Stephanie Hancock
Council Member Ward IV
Cell: 720-767-0386



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

The Real Estate Market is Changing

That our market is changing should be no surprise to *Metro Matters* readers. Pete and I have been updating Heather Ridge readers since 2011 with monthly reports and stats. Our goal is simple – to help owners get optimum prices in real estate markets that are rising, falling, or resting. In good or tough times, we have been there. . . ready to listen.

With over 50 years each selling real estate, and having raised our families here in Heather Ridge since 1987, we can add perspective like no one else can. Like Arby's, "We have the beef!"

Today's real estate market is changing but nothing to lose sleep about. As of October 1, there were 11,115 homes for sale in metro Denver's 3.3 million population. On Oct 1 2021, there were about 1,200 homes

for sale. And in 2008, about 32,000 for sale with 1.9 million – and falling. Yes, real estate changes over time but always comes back heading in the right direction.

As of Oct 1, 2024, metro area single-family home prices were down 1.56%, and condo/townhomes down 3.93%. Higher mortgage rates are mostly to blame along with skyrocketing HOA fee costs. Think affordability! However, national and local jobs markets have remained strong and growing. . . unlike the Great Recession of 2007-2009. Without jobs and incomes all markets falter.

The Heather Ridge Market

During September, Heather Ridge had at one time 28 units for sale. . . a record number not seen since the Great Recession, and with only 2 pending sales. As of Oct 16, for sale inventory was down to 23, and pending sales a robust seven homes. What happened in the *August-to-October* period to slow down sales?

Interest Rates: Mortgage rates started falling in anticipation of the Fed's discount rate cut in September. However, the Fed dropped its rate an unexpected half-point, not the expected quarter point, but mortgage rates dropped slightly. Countering the Fed's rate drop was an increase in yield on 10-Year Treasury notes. Treasury notes, or bonds, control mortgage rates, not the Fed's rate. For now, mortgage rates are holding around 6%.

When rates are rising, many home buyers rush to buy. When rates are falling the reverse happens – buyers wait for further cuts before rushing in. That partially explains where we are today.

HOA Fees: Higher fees in 2024 are being called "deal killers" by increasing costs of ownership. As noted above, condo/townhome prices are down 4% from this time last year. Think affordability.

Skyrocketing insurance cost is the "grinch" that stole value from HOA markets. Will insurance costs come down? Unlikely, but they appear to be stabilizing. Some people blame the insurance companies, but that's not the full story.

Did you know insurance companies get insurance for their risks too? Called re-insurance companies, their numbers are small but very influential. Without them, there would be no affordable insurance. Risks and costs have increased due to weather changes (hurricanes, fires, floods) and its impact on structures more susceptible to natural disasters (coastal regions and mountain areas).

You can blame rising insurance costs on interest rates, inflation, and replacement costs too. All of which have doubled or more in the past three years.

Also blame changes in real estate practices. On August 17, 2024, new rules went into effect causing some buyers to hesitate from buying now. At issue is who pays for the buyer's agent in a sale? The seller usually pays, and that practice will continue. However, the buyer could be obligated if the seller doesn't. This will work itself out over time, but for now an objection to be dealt with.

As a Heather Ridge seller, you should expect your listing agent to be experienced, knowledgeable, and fluent in the language of how real estate markets work. Not all agents may have these skills given training and experiences. Pete and I have seen a lot over the 50 years, and Heather Ridge is our specialty. We have listed and sold more homes here than any other agent. Period. Please call so we can meet you. Remember, "Never leave home without us.!"



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

Van Lewis

Homes Pending as of October 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$279,888	13617	E Yale Ave B	1 - 1	843	1 Carport, 1 Sp	2 Story
Strawberry I	\$279,900	2608	S Xanadu Way A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$280,000	2435	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$299,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Country Club Ridge	\$350,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Heather Ridge South	\$380,000	2724	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$495,000	2876	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

Homes Closed from September 16 to October 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$317,000	2455	S Xanadu Way D	2 - 2	1,091	VA	\$5,350	Individual
ChimneyHill	\$364,000	13651	E Evans Ave	2 - 3	1,344	Conventional	\$19,449	Corporate

Active Homes for Sale as of October 16, 2024

HOA	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 I	\$274,500	2668	S Xanadu Way D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$277,000	13619	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$280,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$294,900	13609	S Xanadu Way A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry I	\$298,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$299,900	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$300,000	2463	S Xanadu Way D	2 - 2	1,174	1 Carport	2 Story
Strawberry II	\$305,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	\$325,000	2665	S Xanadu Way C	2 - 2	1,162	1 Gar, Det	2 Story
Burgundy	\$340,000	2639	S Xanadu Way B	2 - 2	1,314	1 Gar, Det	2 Story
Cobblestone Crossing	\$350,000	13288	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Burgundy	\$359,500	2635	S Xanadu Way B	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Country Club Ridge	\$370,000	2270	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Fairway 16	\$380,000	2406	S Vaughn Way C	2 - 2	1,365	2 Gar, Att	2 Story
Sausalito	\$385,000	2477	S Victor St A	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone Crossing	\$389,900	13504	E Asbury Dr	2 - 2	1,392	2 Gar, Att	2 Story
Cobblestone	\$395,000	2152	S Victor St B	2 - 2	1,392	1, Gar, Det, 1 Sp	2 Story
Fairway 16	\$415,000	2518	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Fairway 16	\$415,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$450,000	2850	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$450,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Double Tree	\$499,900	2621	S Vaughn Way	3 - 4	1,919	2 Gar, Att	2 Story

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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.net

HR Men's Club Golf News

What a great year 2024 was!!! I hope everyone enjoyed it as much as I did!! A big shout out to the board for all the work they did for me and the club. Like I said at the Fall Banquet, no way this happens without them.

Be on the lookout for the application and schedule for 2025 to be coming out shortly.

Below are the results from the last tournament and some pictures from the Fall Banquet.

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

2-Man Scramble

Flight 1:

1st Mead/Barnes; 2nd Blair/Blackwell

Flight 2:

1st Harmon/Hinson; 2nd Swanson/Swanson

Flight 3:

1st Huntington/Lyle; 2nd Sarace/Struhar

CTP's:

#5 Harmon/Hinson; #8 Hunn/Hanson; #10 Huntington/Lyle; #14 Richard/Sarmiento

**HR Men's
Golf Club
Fall Banquet**



**Congratulations to
Jon Von Tillus
Hole-in-One**



Hole	1	2	3	4	5	6	7	8	9		
Blue	M 69.0/128 W 74.1/144	356	424	371	314	109	287	505	179	313	2858
White	M 67.5/123 W 72.7/138	349	374	349	305	104	277	498	150	306	2712
Mens Handicap	5	3	7	11	17	13	1	15	9	OUT	
B.A.	62	62	62	70	43	62	82	52	72	55	6
Will	52	52	52	63	42	42	62	42	42	42	6
JV	52	51	72	52	32	52	72	1	52	102	5
Mike	52	51	72	63	42	31	70	52	70	82	5
Par	4	4	4	4	3	4	5	3	4	35	
Red	M 65.6/115 W 70.9/127	343	363	335	287	99	268	491	81	298	2565
Combo Red/Gold	M 63.4/113 W 67.5/126	343	316	275	287	99	268	448	81	298	2415
Gold	M 61.9/111 W 65.4/119	304	316	275	240	94	194	448	81	235	2187
Ladies Handicap	5	3	7	11	15	13	1	17	9		

Heather Ridge



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Women's 9-Hole League Club News

The 9 Hole League Fall Luncheon was held on October 1. Cathy Curtis, Club Champion was presented a plaque and Judy Straayer, was the Fall Luncheon Planner.

Ginny Lewis
Vice President
9-Hole League

Women's 9-Hole Fall Banquet



Kathy Curtis, Club Champion



Judy Straayer, Luncheon Planner

Curious about Heather Ridge HOA fees? Visit heatherridgerealestate.com

18-Hole Ladies Club News

We had a great turn out for our Fall Tournament which was a team scramble, followed by lunch and our annual meeting at Casa Vallarta. Congratulations to our team scramble winners, Kristi Schmidt, Liz Clancy, Lindsay Morgan and Kathy Curtis.

Awards were presented for Ringers (the best score on each hole throughout the season) with winners in A Flight of Lindsay Morgan, Tayler Guntert, Kim Larson and Norma Bisdorf. B Flight winners were Teresa Anderson, Kathy Curtis, Audrey Romero and Kristi Schmidt. C Flight winners were Kathi Millner, Faith Maroon, Jean Marie Gross and Marcy Greene. D Flight winners were Brooke Layman, Stacy Visentin, Liz Clancy and Joyce Scott.

Norma Bisdorf had the most chip-ins with six. The

player who played the most rounds on Wednesday and overall throughout the season was Teresa Anderson, and Teresa and Kathi Millner tied for most rounds played on Saturday.

Congratulations to our Most Improved Player for the 2024 season Ginny Lewis!

Elections were held for next year's board with Christi Clay being re-elected as President, Dantha Stewart re-elected as Vice President, Wendy Traynor remaining as Past President, Jean Marie Gross re-elected as Secretary, Teresa Anderson re-elected as Treasurer, Megan Myers re-elected as a director, and Tayler Guntert elected as a director. Our 18-hole ladies club remains in good hands!

Teresa Anderson
Publicity

Fall Luncheon at Casa Vallarta



Above: Winners of the Team Scramble, (left to right), Kristi Schmidt, Liz Clancy, Lindsay Morgan and Kathy Curtis.

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Heather Ridge

ASSOCIATION NEWS

Fairway 16

Property Manager at Advance HOA – Susan Lange – 303-482-2213 x 228 or susan.lange@advancehoa.com

After Hours Emergency Maintenance – 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be Wednesday, November 20, 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.

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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ChimneyHill

Management:

Advance HOA Management – 303-482-2213

Maintenance and General Requests: Clientservices@advancehoa.com

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

Monthly Meeting: The **November HOA ANNUAL Board Meeting** will be held on **Wednesday, November 19th, 2024 at 6:00 pm. at Noonan's** in the Conference room.



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 Emergencies Only – **Advance HOA After Hours Staff – 800-892-1423.**

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

HEATHER RIDGE GOLF COURSE

is still open and players are swinging clubs and hitting balls! Daylight Savings Time ends on November 3rd, so the course will be closing down sooner each day, but still be wary and protect yourself, visitors, pets and family and stay off the golf course during daylight hours to avoid injuries from golf balls. If you notice any suspicious activity on the golf course, contact Front Range Security at 303-591-9027.

The Holiday Season is Upon Us!

Happy Holidays to all our great residents at ChimneyHill! Let's get our decorations out and make our places festive and bright! We had so many wonderful displays last year. It was truly joyful to drive or walk around the community and see all the colorful and imaginative work our folks put into their homes and décor. Please be mindful that Holiday decorations should be taken down and put away no later than mid-January.

ANNUAL MEETING

The next HOA meeting is our Annual Meeting. It is on **Wednesday November 19th at 6 pm** in the Conference Room at Noonan's at Heather Ridge Golf Club. This is our **ANNUAL MEMBERSHIP MEETING**. There will be Budget Ratification and election of Board Members, plus lots to discuss.

The Annual Budget goes up every year for ChimneyHill, just like it does for every other HOA. The Annual Budget is for our month-to-month Operating Expenses. Our biggest expenses are water, insurance, Reserves, snow removal, and landscape maintenance. The Budget for 2025 reflects a large HOA dues increase because the dues have NEVER been increased in appropriate amounts to pay for the Annual Operating Expense increases each year. That includes setting money aside into the Reserve account because when ChimneyHill was first opened, HOA dues were very low and there was no Reserve account. For years, nothing was being saved for the future maintenance and replacement costs.

We have 116 homes here that are 44 years old. The siding is breaking down, the walls between some of the patios are in danger of falling over, the walls above the garages on Worchester are rotting, concrete stairs crumble, wrought iron railings rust, asphalt wears out, and landscape timbers are rotting away. We also need to paint the buildings. Chimney caps need to be resealed before they start leaking. These are all repairs that are paid out

of Reserves. These have been done over the years as needed, but costs were lower. Also, previous Boards did contribute to the Reserve accounts to meet those needs, but they didn't plan and project enough for future needs.

What we do NOW is what will certainly decide the future for ourselves, our home values, and our investments. Since 2017, HOA dues have only been increased a total of \$117 and \$129 (depending on your floor plan). There was no increase in 2024.

Please attend the Annual Meeting. Please attend our monthly Board meetings whenever possible. It is in your best interest as a homeowner to attend and find out what is happening in your community.

The 2025 Budget will be arriving in your email and mailboxes soon. Please look at it carefully and consider the alternatives.

Your ChimneyHill Board of Directors,

Toni, Susan, Maureen, Robin, and Rob

ANNUAL MEETING

The next HOA meeting is our Annual Meeting. It is on **Wednesday November 19th at 6 pm** in the Conference Room at Noonan's at Heather Ridge Golf Club. This is our **ANNUAL MEMBERSHIP MEETING**.

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 on 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 **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 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.

Where has all the time gone? Seems like it was summertime, now the Thanksgiving holiday is right around the corner. Wishing you a happiness filled holiday with family, friends, neighbors, and your furry kids!

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 from 9:00 am

to 4:00 pm and can be reached on 303-739-7000.

Friendly Reminders for All 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. Snowy weather is quickly approaching, so please discourage your dogs from urinating on the ice melt buckets. They are difficult to grip with dog urine on the lids!

Annual Budget Meeting will be held on Thursday, November 21, 2024, from 6:30 to 7:30 pm via zoom. The link is listed in the HOA Meetings section. We encourage you to attend!

Faith Gillis



Cobblestone

*That soft autumnal time, the woodland foliage now is gathered
by the wild November blast.*

— John Howard Bryant

November marks the beginning of a season for reflection and appreciation. May we take time to notice the many gracefilled moments in our lives. Wishing you all a meaningful Thanksgiving holiday!

Updates:

Autumn Maintenance: Homeowners, don't let our warmer than normal autumn temperatures fool you into thinking that winter may be mild as well. Be sure to unhook hoses from outdoor faucets to avoid potential damage from frozen pipes.

Trees will be trimmed throughout the community. An announcement with specific details will be shared through email and in News and Events on Town Square.

HOA Annual Meeting: The 2024 HOA Annual Meeting is scheduled for Monday, November 25 at 6 pm and will be held in a meeting room across from Noonan's. During the annual meeting, the 2025 budget will be ratified and there will be an election of board members. Please plan to attend as a quorum is needed to ratify the budget and to elect board members.



Autumn in Jewell Wetland Park

HOA Board Members Needed:

Please take time to consider whether contributing to your Cobblestone community as an HOA Board member might be right for you. It is a volunteer position that requires attendance at 12 meetings per year along with preparing for meetings and contributing to projects. Board members are responsible for policy decisions, covenant enforcement actions, and the financial position of the Association.

To indicate a desire to serve on the HOA Board and to understand the commitments and duties, please review and complete the Board

Interest Form posted on Town Square under Forms or ask questions of any current board member. Submit your completed form by mail or email as indicated on the form.

Cobblestone's HOA board has positions for seven members. The election of board members occurs during the HOA annual meeting. New members receive an orientation in December and begin their term in January 2025.

Reminders:

Trash: Remember that the dumpsters are for regular household trash. Make sure to place any liquids or grease in

sealed containers. Please do not place oversized items or things that do not comply with trash guidelines next to the dumpsters. The community is charged an additional fee for these items.

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



Happy Thanksgiving



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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 November 17 following the annual meeting. 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 (MPM). 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 to Metro Property Management at 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014. Please contact our Community Manager Jen Wyman with any questions or issues. 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.

Annual Meeting: The annual meeting of the Double Tree homeowner's association is scheduled for November 17 at 3 pm at Aletha Zens' residence. Materials for the annual meeting were e-mailed and/or hand-delivered to resident homeowners and mailed and/or emailed to the non-resident owners. Your packet includes all information needed regarding the date, time,

and location, along with minutes from last year's meeting, proxy materials, financials, and agenda. Please mark your calendar and plan to attend. If you are unable to attend, please return your proxy to a board member so that a quorum may be established and the business of running the community can move forward.

Maintenance Report: We replaced some aging railroad ties around the community, and sod was installed in three patches that were dug up during a sewer repair last year. Producer Trees that were encroaching on the buildings and roof were pruned back, we completed our winter deep-root watering and feeding of our trees.

Winter is Coming! Please refrain from parking in the designated snow storage area located to the east of 2661 S. Vaughn Way. As a reminder, sidewalks will be hand shoveled at an accumulation of 3 inches, and the main driveway will be plowed at 6 inches.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on November 7 and 21. 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.

You can recycle glass and plastic bottles (wine and liquor bottles included), 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 as a result of an insurance claim.

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.

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.

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 extended periods of time.

Patt Dodd

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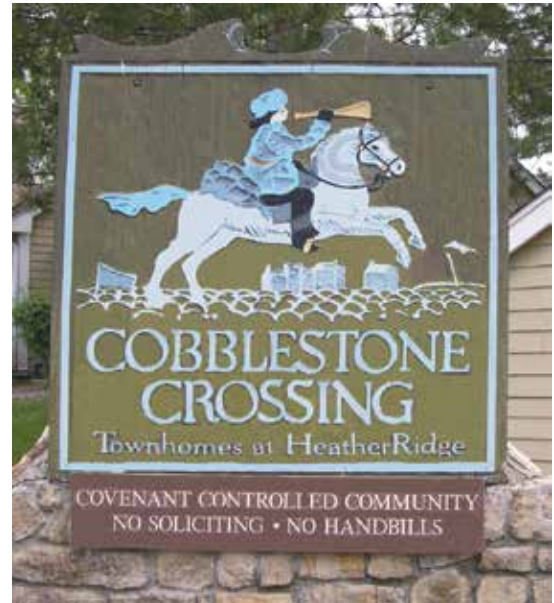


Cobblestone Crossing

IMPORTANT *Special Assessment Meeting:*

We are planning to have a Special Assessment meeting in November. The day and time are still being determined. We will send out more information via email and USPS mail. This meeting will be to vote to approve special assessment for Cobblestone Crossing Owners for **Asphalt Replacement Summer 2026**. During the October meeting a new proposed payment plan schedule for 2025 – 2026 was discussed. Tentatively, we would like to have a total of 4 payments with the 1st payment due March 2025, 2nd payment July 2025, 3rd payment October 2025 and the last payment March 2026. More details to follow.

Sewer Line Inspection: Thank you to all that attended the October meeting, we appreciate all the comments and feedback. We discussed the sewer line scoping results.



The formal report was not yet available, but the company that conducted the scoping inspection confirmed nothing was found and they will provide the formal report soon. As a reminder, the inspection was done from the main line out to the parking lot throughout the community.

Speed Bump Reminder: Bids for this project have been received, but we have decided to postpone the project at this time because there will be no warranty after October 1st due to colder weather conditions. We also do not have the funds in this year's budget for the extra expense because of the increased cost of the patching of the asphalt. We will look at adding this to the 2025 budget.

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 on attending the meeting are located on Cobblestone Crossing's homepage on the Accord Property Management website. Log in at www.accordhoa.com >> Associations >> Cobblestone Crossing >> – the link and

multiple phone # options to access the meeting will be there. We welcome all homeowners.

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.

Additional Community Reminders:

Garages: Overhead garage door maintenance is the responsibility of the exclusive garage space owner. The garage door must be kept in good shape and good working order. No business is to be run out of any garage as to incur deliveries or customer traffic. Each owner shall be responsible for the maintenance, repair, and replacement of his dwelling unit and garage.

Pets: No pet can be tethered or left unattended on the patio, porch or common areas. Also, pet crates are not allowed on porches or patios.

Screens: Please ensure your window screens are in good shape. If you notice tears please replace or remove them. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, 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.

Fall is Here: Temperatures continue to drop, it's time to start the plant and garden clean up if you haven't already. Please remember to bag up dirt, flowers, and plants before placing them in the dumpster. Do not dump the dirt in the rocks and/or common area. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas.

Hoses: Please remember to disconnect the exterior hoses when a freeze is forecast. If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA. You can reconnect to water plants and bushes as necessary when it warms up.

Snow Removal: It's time to think about snow removal. Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow and make sure not to park in the guest spots that are designated for snow.

Landscaping: We have renewed our contract with Eco Cutters Inc. Sprinklers should be shut off and expected to be blown out in early November. Gutter cleaning is expected to take place in November. Please report broken branches, damaged edging, and damaged sidewalks to Accord Property Management. Please do not engage the landscaping workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property

Management, contact info can be found on the website.

Thank You: A heartfelt *thank you* to the residents who perform various activities around their homes, i.e., picking up trash, leaves and small branches, trimming bushes, and taking care of planter boxes. Your efforts are much appreciated.

Accessing the Portal and the Reserve Study: The new portal has been able to streamline announcements, communication, and online payments. The Portal can be accessed through the accordhoa.com website by clicking on HOA PORTAL LOG IN. Here you will supply your User Name and Password and then click on LOGIN NOW. Once on the Portal you can go to Documents >> Reserve Study. Here you can download the entire Reserve Analysis Report. If you have not received the registration email for the Portal or if you have had issues registering or getting onto the Portal, please contact Alec with Accord Property Management. He can be reached via email at alec@accordhoa.com. 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.

Trash 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.

Security Reminders and

Safety Tips: 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.

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

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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: Roxanne Chaparro, CMCA

Website: www.westwindmanagement.com

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

Phone: 303-369-1800 ext.150

*****NO HOA BOARD MEETING IN
DECEMBER 2024! HAPPY HOLIDAYS!*****

Burgundy HOA in the Works:

1. Welcome Back Roxanne Chaparro, we missed you!
2. 2025 Budget to be voted on at the Annual Meeting November 11, 2024.
3. Sewer line replacement discussions with the project management team at Westwind.
4. Decs and Bylaws committee is working on reviewing, commenting and sending to legal.
5. Gutter cleanouts to begin November by Firehouse.
6. Asphalt fixes and a few tree trimmings before winter.
7. Two more trash enclosures to be added to the community by Firehouse

Homeowner Reminders:

Homeowner / Tenant Winter Checklist:

Inspect windows and doors for any broken seals or glass,



check your garage door to be sure it's working properly. Neatly and properly store any patio items.

- If you have a party wall and or a patio fence that is in good standing and the gate can be easily opened and closed.
- Lastly, if you have a water spigot outside your unit, please be sure the hose is removed and the valve is turned off. These spigots are the responsibility of the owner and if the HOA needs to send someone out to remove the hose or fix a water issue it will be billed back to the homeowner.
- **Insurance:** Homeowners, please call your insurance agent to make sure you have the proper **Loss Assessment and HO6** coverage for your unit.
- **Garages:** Please be sure all lights are turned off in your garage unit when not in use this adds to the community electric bill.
- **Dumpsters:** Please do not overfill a dumpster or set trash

Easy Crockpot Dinner

Ingredients:

- 1 pound ground beef
- 1 block (8 oz) cream cheese, cubed
- 1 block (12 oz) Velveeta, cubed
- 1 can (10.75 oz) cream of chicken soup
- 1 can (10 oz) Rotel tomatoes and green chilies
- 1 box bowtie pasta

Instructions:

Brown beef: Cook ground beef in a skillet over medium heat until browned. Drain any excess grease.

Layer in crockpot: Place browned beef, cream cheese cubes, Velveeta cubes, cream of chicken soup, and Rotel tomatoes in the crockpot. Stir to combine.

Cook on high: Cook on high for 1.5-2 hours, or until cheese is melted and bubbly. Stir occasionally.

Prepare pasta: While the mixture is cooking, cook bowtie pasta according to package directions.

Combine & serve: Add cooked pasta to the crockpot and stir to coat. Add a splash of pasta water if the sauce is too thick. Serve immediately.



**HOA and
Metro District
articles.**

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outside the dumpsters. Boxes need to be broken down flat this will save room for bags of trash in the dumpsters. With the holidays coming the amount of boxes that will be thrown away will be enormous. Please help in not creating overage fees because the dumpsters are too full.

• **Snow Removal Company:**

BrightView 303-288-2701. Snow removal will begin when there are 2" (two inches) on the ground. Please do not remove stakes on the property so they know where not to put the snow. Please leave ice buckets at your door do not move to other locations (i.e.: the mailboxes)

• **Clubhouse Rental:** The

clubhouse is available to rent for those holiday parties coming up. Please reach out to Westwind Management for rental guidelines and procedures.

Lori Foster

EXPERIENCE THE MAGIC OF THE Northern Lights in Aurora, Colorado

Dive into a weekend of wonder at the Aurora Borealis Festival! From a stunning recreation of the northern lights to interactive lighting installations, a global gift bazaar, and Flavors of Aurora Food Court, attend an unforgettable event unlike any other in Colorado. Presented by Visit Aurora, join us November 1-3, 2024, at The Aurora Highlands Winged Melody Park.

Reservations are strongly encouraged due to high volume. Book your timeslot for expedited entry and extra perks!

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Step into a world of enchantment with the exclusive ticketed attractions at the Aurora Borealis Festival! Immerse yourself in the breathtaking Northern Lights Immersive Experience, where cutting-edge technology recreates the awe-inspiring beauty of the aurora borealis. Be mesmerized by the Aurora Laser Show, a dazzling display of lights and colors set to captivating music. Explore the Interactive Orb Gardens, where art and technology merge to create stunning, immersive installations. Enjoy the VIP Lounge, offering premium views, gourmet snacks, and a cozy atmosphere. Join us at The Aurora Highlands Winged Melody Park from November 1-3, 2024, and elevate your festival experience with these unforgettable ticketed attractions!

Reservations Strongly Encouraged. Due to the high volume of expected traffic, we strongly encourage making reservations in advance to ensure a smooth and enjoyable experience at the Aurora Borealis Festival. Please read the instructions carefully before booking your ticket.

Admission is free, but special VIP and Early Bird packages are available for purchase. Parking is \$10. <https://www.auroraborealisfestival.com/>

General Admission:

Select a General Admission Timeslot: To manage crowd flow and enhance your festival experience, please select your preferred timeslot when purchasing your general admission ticket.

Reserve Your Parking: Expedite your entry by reserving your parking spot in advance. This will help streamline your arrival and departure, allowing you to spend more time enjoying the festival.

VIP Tickets

Exclusive Access: Enjoy the convenience of a dedicated VIP entrance and additional perks for an elevated festival experience

Parking Included: VIP tickets include preferred onsite parking, so a separate reservation and purchase are not necessary



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:** Patty Robinson – President, Frazier Hollingsworth – Vice President, Linda Chaisson – Treasurer, Kelly Bailey – Secretary, Suzy Koch – 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/>.

Snow Parking: Ugh hard to think of, but it's that time of year! Please do not park your car or your guest's car in visitor parking during a snow event. The snow crew cannot plow and clear out those parking spaces. Also, several parking spaces may be needed to push snow to.

Lighting: Please look around your unit for any lights that are not working. The HOA and the security company try to watch out for these but some get missed. The light fixture near your front door is on a sensor. If your light is not working at the correct time of day or is not on, please contact PM. If you are able and willing change the light bulb and/or clean out the dust or webs from fixture to provide you greater light, this is much appreciated and saves the HOA money. Also look at the pole lights. Please let the PM know the location of pole light that is not working.



Holiday Décor: It will be fun to see the lights of the holiday but please respect the rules and regs in regard to these displays. Please be considerate of your neighbors especially with lighting. Have your décor items turn off by 10 pm. Never attached anything to the siding. The preservation of the siding is important. Penetrations damage siding. The Denver area tradition is to remove holiday décor prior to the last day of the National Stock Show January 26, 2025.

Little Library: Holiday books can add some extra joy to your season. Share a holiday book or pick one out and start the hot chocolate.

Sewers: Always a good reminder to keep your sewer pipes clear never flush flushable wipes. Also occasionally run water down infrequently use plumbing like the guest are tubs. Keep things flowing.

Insurance and Other HOA Costs: Insurance costs for the HOA will be going up an estimated 20%. Most other costs such as pool maintenance, landscape including snow removal and water will also be increasing. The HOA is working at controlling costs and to try continue a high level of community care. Residents are asked to help with watching their water use, not putting personal

items/vehicles out that obstruct contractor's care of HOA property and looking at the siding & roof (from street level) to see if there are any issues. If everyone helps it will make a difference.

Upcoming Board Meeting:

The 2025 budget will be ratified at the November Board Meeting. There will be no December meeting.

Security: 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. Pets must always be on leash when outside the unit.

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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Heather Ridge South



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

Budget 2025: Yes, it's that time of the year again. About this time last year, October 15, the board was creating the 2024 budget knowing that insurance was its biggest unknown. As I write this article, I'm being told by our insurance agent, Dalton Spanbauer (Anderson-Ban) that insurance premiums have stabilized but increases could happen. The impact of recent hurricanes and this year's fires makes for uncertainty.

The board discussed the 2025 Budget at its Oct 23 monthly meeting, and will vote on it at its November 21 meeting. Then, at our Annual Meeting, December 3, 7 pm at our clubhouse (2811 S Xanadu Way), it will be presented to owners for ratification. However, if needed, the Annual Meeting will be moved to a later December date to have the most current budget data.

Before that meeting, all owners will be mailed the Agenda, the 2025 Budget, a proxy, and other information for the meeting. Also, three board seats will be up for election. All three are presently filled and will run for re-election.

The two monthly fees for 2024 HRS are \$485 and \$490. In 2023, they were \$340 and \$345. The difference is \$145 due exclusively to insurance costs. To see what other communities are paying in and around the Heather Ridge community, please visit <https://www.heatherridgerealestate.com/>.

Getting Ready for Winter: Each year we list what residents need to do. Westwind will send out email blasts about plowing and weather concerns. Please make sure Westwind has your correct contact information:

- Disconnect all exterior water hoses. Owners, not the HOA are responsible for freeze damages
- Driveways plowed at 4 inches of snow once it stops. Courtyards shoveled by owners.
- Keep the unit warm enough to prevent interior water pipes freezing. If gone for any length of time, get others to walk it. Open kitchen and bathroom cabinet doors to circulate warm air.
- Place your garbage containers on the snow-covered lawns, not front sidewalks blocking pedestrians.
- **When it snows, be prepared to move vehicles parked in your front driveway to S Xanadu or Wheeling Ways. Vehicles in driveways blocking plows will be towed at owner's expense after it initially snows.**
- Need help? Email Heatherridgesouth.com or call 720-509-6067 (after hours, 303-369-1800). Call 911 all emergencies.

Sewers, Insurance, Basements: Sewer backups happen, so always be prepared. Get a "smart" sewer water alarm that connects to your cell. They work as advertised and easily found on the web.

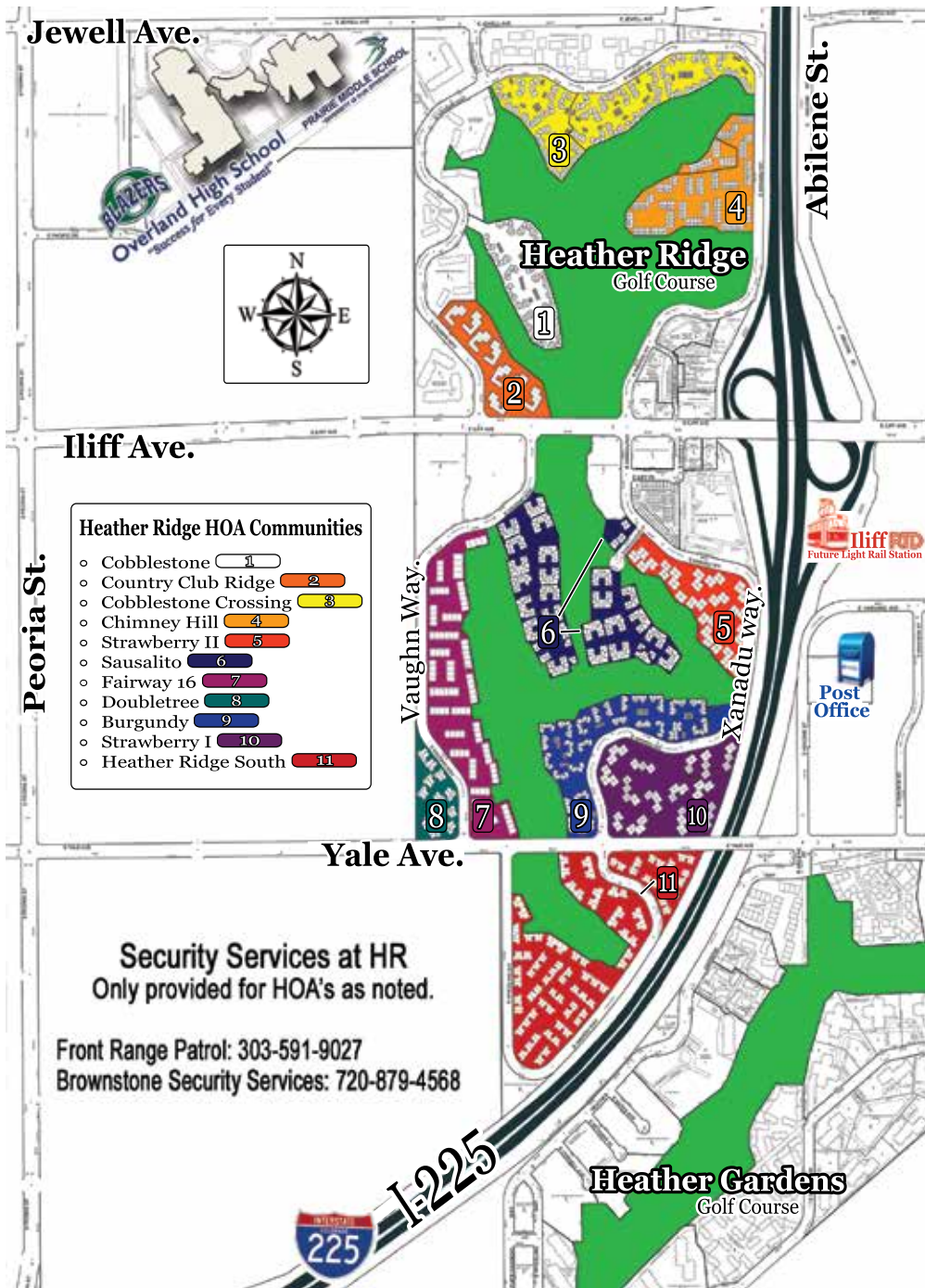
- No personal wipes flushed. . . or sanitary pads, paper towels, underwear, cat litter, plastic utensils, etc. Throw away the Charmin and use degradable toilet paper only. Costco has the best.
- Limit what you grind or send down the kitchen sink drain, **ESPECIALLY OILS AND FATS**. Use your trash cans for all of that. Just because you have a 40-horsepower garage disposal doesn't mean you can put your couch down the kitchen sink.
- Check your insurance coverage, HO-6, for water damage coverage. Do you have enough coverage if displaced? If you are a tenant, how's your insurance, HO-5?
- Finished basements damaged by water are an owner's expense, not the HOA's. The HOA will remove basement water but will not remove floor coverings or personal property.

Reserve the Clubhouse for Holiday or Special Events:

Remember that we have one when you need more room for friends, family, or other functions. Tenants may use it too; however, it is not open to non-owners or the public. Visit Heatherridgesouth.org for more details, or contact Audrey at Westwind as noted herein.

Van Lewis

Heather Ridge Community Map



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

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

Double Tree
 Metro Property Management
 # Units: 24
 HOA Meeting: Sept 29, 2024
 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 Ramiez, 303-369-1800 x 152
 Heatheridgesouth@westwind-management.com
 # Units: 176
 HOA Meeting: 4th Wed. 5:30 pm
 HRS Clubhouse, 2811 S Xandau Way
 www.Heatheridgesouth.org
 Security: None

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

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

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

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

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

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

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

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

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