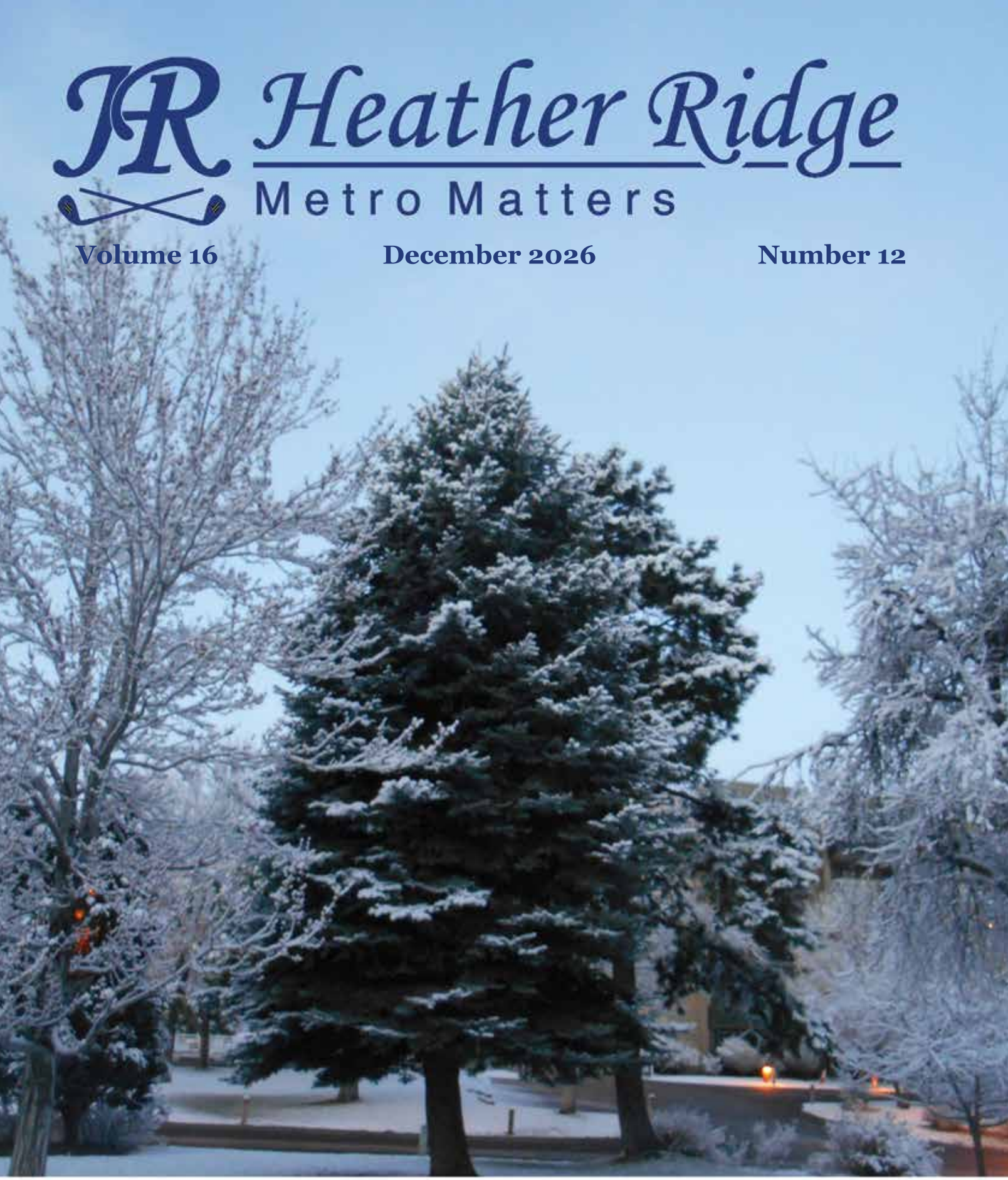
Heather Ridge
Metro Matters

Volume 16 December 2026 Number 12



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

Heather Ridge Metro Matters

VOLUME 16 | ISSUE 12

December 2026

Heather Ridge
Publisher's Note

Metro Matters Readers. . .

In the spirit of the season, this story repeated from last year.



Last week I was in the gas line at Sam's Club. The young woman in front of me was having trouble getting the pump to accept her debit card. The customer who was on the other side of the same pump, was filling his truck, asked her if he could help. After a brief discussion, he removed the gas nozzle from his truck and pulled the hose around the pump and filled her gas tank at his expense.

In the spirit of the season, take a break from viewing people as a "D" or an "R" and do something nice for someone less fortunate than you.

Winter holiday shopping season is here. Please shop with, dine with, and patronize our local advertisers whenever possible. Their advertising dollars and the Heather Ridge Metro District make *Metro Matters* possible. Sports fans will find it hard to find a better place to watch a "Buffs", "Broncos" or "Nebraska" game than at Noonan's Sports Bar & Grill. Noonan's also has a large event space for those considering holiday parties or special events.

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

Happy Holidays

Barry McConnell
Publisher

IN EVERY ISSUE

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

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Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct, but always be held on the 3rd Thursday in April and October. Email *info@HRColo.org* for an invitation.

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

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

Heather Ridge Neighborhood Watch
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303-739-1826
psouthwi@auroragov.org
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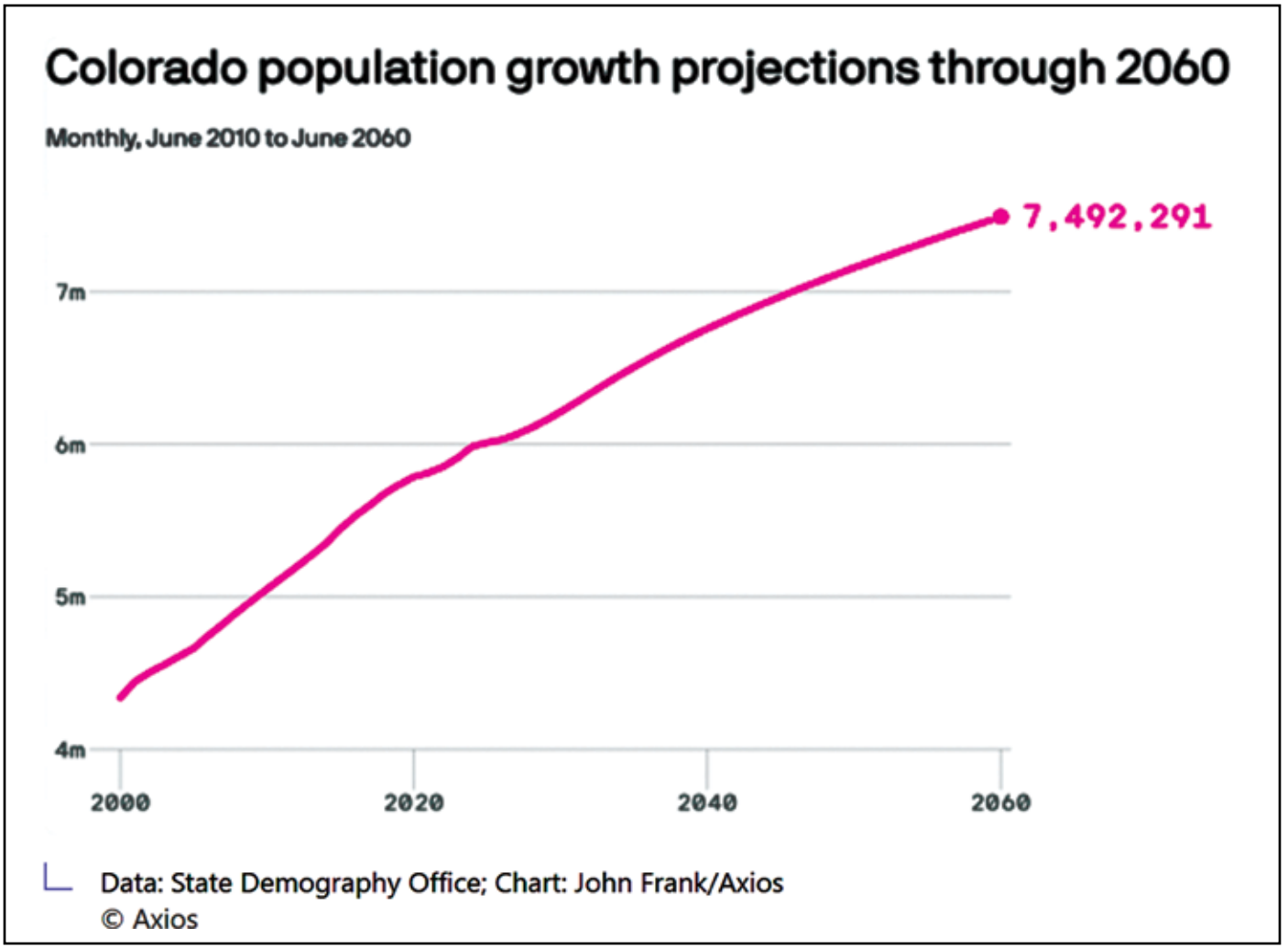
Heather Ridge
METROPOLITAN DISTRICT

Annual Colorado Demographics Report

Each November the State Demographics Office holds an annual meeting outlining our population growth and direction. This year's report shows a changing Colorado from earlier days with far fewer people moving here. For a detailed report, visit its website, https://demography.dola.colorado.gov/ as well as a published article by John Frank dated 2026-11-12.

Highlights

- Colorado's population hit 6 million in 2024, but growth has slowed to levels not seen since 1990. Its projected population by 2060 is 7,492,291.
- Housing costs and job losses are at the forefront of issues along with general affordability reshaping demographics, economics, and politics.
- Most of our population growth now comes from new births, not migration.
- A Colorado household needs $153,700 in annual income to afford a median-priced home ($564,900). 2014 was the last year where the median household spent less than 30% of its income on housing.
- In 2025, Colorado lost 4,898 jobs, marking the state's first job losses outside of a national recession since 2001.



Cities where most sellers are cutting home prices

- SLC had 31.8% price cuts for October, median price $559,000
- Indianapolis had 31.7%, $305,000
- Denver 30.9%, $564,900
- Portland, OR 30.6%, $580,000
- Phoenix 29.5%, $475,000
- Columbus, OH 27.6%, $370,000
- Charlotte 27.1%, $419,900
- San Antonio 27.0%, $319,000
- Raleigh, NC 26.8%, $445,000
- Dallas-Fort Worth 26.4%, $419,900

Most of these cities are suffering from post-Covid hangover where boom town prices have come down changing economies and politics. Sellers who have to sell are shifting local markets down. Price cuts and sellers' concessions are now normal for all major cities, including metro Denver.

Van Lewis



Map Shows US Cities Where Home Sellers Are Cutting Prices Most

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December 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 7 pm HRS Annual HOA Board Mtg Clubhouse	2	3	4  Hanukkah	5
6	7 6 pm Cobblestone Crossing HOA No Mtg in Dec	8 6 pm CH HOA No meeting in Dec	9 6 pm Sausalito HOA Mtg via Zoom	10	11	12
13	14 5:30 pm CCR HOA Board Mtg via Zoom 6 pm Burgundy HOA No mtg in December	15	16 6:30 pm Fairway 16 HOA No Mtg in Dec	17 6 pm Council member Stephanie Hancock Town Hall no mtg in Dec 6:30 pm Strawberry HOA Mtg via Zoom	18	19 Metro Matters Editorial Deadline 12-16-2026 For the January 2027 Issue
20	21  	22	23	24	25  	26
27	28	29	30	31  New Year's Eve	Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org	



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Tuesday, December 8
5 to 7 pm
Aurora Municipal Center
15151 E. Alameda Parkway

Witness the illumination of thousands of strands of lights. Presented by the City of Aurora.

This FREE event will have holiday-themed activities, sweet treats, magical light displays, performances from Aurora Dance Hearts and the one and only Santa Claus.

The Merry Makers Market will also be featured. Get your holiday shopping done early from 4 – 8 pm inside Aurora Central Library! Merry Makers Market is a one-stop shopping event with a selection of unique products to choose from.





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Is It Now Darkest Before The Dawn?



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



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

As 2026 comes to an end, how bright is the metro Denver real estate future? How affordable are Front Range homes and living costs vs other areas-states? And, are more people leaving Colorado than coming here?

Each month we write about real estate in Metro Matters Magazine because it has been home to our families for almost four decades. Writing about real estate makes us better agents and our readers better clients. . . a win-win. Our monthly articles focus on current events so readers will know about our views and opinions before inviting us into their homes. We have a 16-year published record of observations, thoughts, and actions.

Since 2022, post-Covid, our Heather Ridge market has changed because markets and circumstances surrounding us have changed. Since then, the number of metro area closed home sales has dropped to levels not seen since 1995. And October sales were the worst since 2010 just after the Great Recession.

So, what's a buyer or seller to do now when headlines and stories are mixed at best about "attached" housing (condo/townhomes) vs "detached" homes sales? The answer is to educate yourself and to find the right agent to help you navigate your housing situation.

There are fewer buyers now due to a changing landscape. Some issues are local: higher housing costs vs other locales, job insecurities, and a net negative migration of businesses and workers out of Colorado.

Other issues are national ones or more: rising and now falling mortgage rates (7.11% in mid-November); inflation-personal costs of living, and unsettling economic and world events. Here are four simple rules to think about assessing your real estate needs:

A home's value to you: Value and price aren't the same thing. Value is what you get in having or not having a place of your own. Think of Covid (2020-22) where the value of owning a home roared past most asking prices.

A home's price to you: Price is what you pay for something. Take the Great Recession, PLEASE! (2007-09) Prices plummeted until value started to return by 2009, but it took until 2015 before home prices equaled pre-recession sales.

Know your markets: All markets are unique. What usually drives them are the means of acquisition – mortgages! Unbalanced markets, like the Great Recession or Covid, can be opportunistic or irrational. Timing a purchase of sale can be crucial during such times.
Know your motivations: This is the "why" of things. Why are you doing it? You need to know and understand your motivation before acting on it. For example, Gen Z's motivation today is to invest in stocks and not to buy homes until later on. . . like age 40, which is the current age of a first-time buyer.

Pete and I bring a lot to a listing or buying appointment. Knowing how both sides of a real estate transaction may work or not work is invaluable power. That's experience by us and trust by you. If today's market is now darkest before the dawn, shouldn't you hear the rest of the story? Remember: Please don't leave home without us!

Van Lewis

Real Estate agent numbers down amid housing slump
The number of Denver-metro RE agents is down from September 2023 to Sept 2026 – 9,203 vs. 5,247 today. For Greater Colorado, there were about 30,000 agents in 2022, and 21,820 now. . . a 27% decline. Pete and Van have over 50 years each in real estate, so call to find out why. They have a "gazillion" references if you should ask.

RE/MAX Alliance
Van Lewis
303-550-1362
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RE/MAX PROFESSIONALS
Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

Please remember don't leave home without them.
Contact me

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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	$454,900	2742	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Heather Ridge South	$440,000	2813	S Xanadu Wau	4 - 4	1,633	2 Gar, Att	2 Story
Sausalito	$335,000	2522	S Worchester Ct E	3 - 2	1,413	2 Gar, Att	2 Story
Sausalito	$309,900	2437	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	$299,900	2419	Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Strawberry II	$264,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	$260,000	2651	S Xanadu Way C	2 - 2	1,314	Gar, Det, 1 Sp	2 Story
Burgundy	$250,000	2621	s Xanadu Way B	2 - 2	1,162	Gar, Det, 2 Sp	2 Story

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Fairway 16	$449,025	2496	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	$400,000	2528	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	$399,000	2836	S Wheeling Way	3 - 4	1,633	2 Gar, Att	2 Story
Heather Ridge South	$380,000	2724	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Strawberry II	$360,000	2446	S Xanadu Way C	3 - 4	1,650	1 Carport, 1 Sp	2 Story
Fairway 16	$350,000	2558	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Burgundy	$339,900	2625	S Xanadu Way E	2 - 2	1,314	2 Gar, Att	2 Story
Heather Ridge South	$335,000	2784	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Cobblestone Crossing	$325,000	1955	S Xanadu Way	2 - 2	1,208	2 Gar, Att	2 Story
Sausalito	$320,000	2448	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Burgundy	$315,000	2635	S Xanadu Way E	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Burgundy	$315,000	2621	S Xanadu Way F	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Sausalito	$299,900	2504	S Victor St F	3 - 3	1,273	2 Gar, Att	2 Story
Cobblestone	$299,000	2181	S Victor St E	3 - 2	1,392	1 Gar, Det	2 Story
Strawberry I	$285,000	2664	S Xanadu Way C	2 - 2	1,153	1 Carport	2 Story
Strawberry II	$270,000	2453	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	$260,000	2415	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry I	$240,000	13645	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	$239,000	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	$200,000	2618	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	$190,000	2614	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Strawberry I	$166,260	2600	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story

Homes Closed from October 16, 2026 to November 16, 2026

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Fairway 16	$373,000	2416	S Vaughn Way A	2 - 2	1,365	Cash	$0	Individual
Heather Ridge South	$348,000	2826	S Wheeling Way	3 - 4	1,633	FHA	$10,000	Individual
Cobblestone	$320,000	13424	E Asbury Dr	2 - 2	1,208	Conventional	$7,000	Individual
Burgundy	$275,000	2671	S Xanadu Way B	2 - 2	1,315	FHA	$7,500	Individual

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 Golf Club Update

Heather Ridge Men's Club Golf Association
2027 Membership Application

The HRMC will offer a schedule which will include a Member/Member-Member/Guest, and a separate Flighted Match Play tournament. The membership fee includes:

- USGA maintained GHIN handicap
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (Bring your significant other at no additional charge)
- Tournament access. Each tournament will have a $20 per day fee which is paid out in prizes (The Member/Member-Member/Guest will have a total fee TBD)
- Automatic entry into the Hole in One pool (tournaments and match play)

PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION CAN BE ENTERED INTO OUR RECORDS.

Name: _____ **Emergency Contact's Name:** _____

Address: _____ **City:** _____ **Zip:** _____

Preferred Phone Number: _____ **Email Address:** _____

Signature: _____

New Members only:
Do you have a recent or current USGA handicap? Yes _____ GHIN # _____ No _____
If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event
USGA handicap index _____ Name of previous club _____
You must have an active handicap in order to play in any tournaments or match play.

Make checks payable to: "**HEATHER RIDGE MEN'S CLUB GOLF ASSOCIATION**"

Membership ($165.00)	$_____
Match Play ($25.00)	$_____
TOTAL DUE	$_____

DATE SUBMITTED: _____

*HRMC memberships are non-refundable
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Fall and Winter Watering of Plants and Trees

Why Winter Watering Matters

Dry Conditions: Colorado falls and winters are often dry with little snow cover, leading to root damage and weakened plants.

Delayed Damage: Plants may appear healthy in spring but suffer or die in late spring/summer when temperatures rise and they cannot support themselves.

Secondary Risks: Weakened plants are more susceptible to insect infestations and diseases.

High-Risk Plants

Woody Plants: Shallow-rooted trees (Birches, Maples, Lindens, Alders, Hornbeams, Dogwoods, Willows, Mountain Ashes) and most Evergreens.

Ground Covers & Perennials: Especially those in exposed, windy, or south/west-facing sites.

Timing: Only water when air temperatures are above 40°F.

Frequency: Monitor for extended dry periods (about 1–2 times per month).

Strategy: Apply water during midday to allow it to soak into the soil before night freezing.

Application Rates

Trees: Apply 10 gallons per inch of trunk diameter (measure diameter 6 inches above ground).Aim to soak the soil to a depth of 12 inches.

Shrubs (assuming mulched):
Small established (<3 ft): 5 gallons, monthly.
Large established (>6 ft): 18 gallons, monthly.



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RAMS V SEAHAWKS @ 6:15PM

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Chicken Fried Steak - - - $17.95

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Heather Ridge
ASSOCIATION NEWS

Double Tree



Board of Directors: Double Tree's Board Members include President Delaney Van Vranken, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next scheduled quarterly board meeting will be in March 2027. A meeting notice and agenda will be posted on the mailboxes, as well as emailed by our management company.

Annual Meeting: The meeting of the DoubleTree Homeowners Association was held November 15, followed by the quarterly meeting of the board of directors. Materials from the annual meeting will be distributed shortly, including the approved budget for 2027 and minutes from the meeting. A 5% ($20) increase in monthly dues was passed, in accordance with the Colorado statute and Freddie Mac and Fannie May requiring that we fund our reserve account at 15% of revenue. If you pay your dues through your Bank, please make the adjustment for the increased amount. If you provided a canceled check to the management company for your dues, they will make that payment adjustment for you.

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 contact MPM for login information.

Please make sure that MPM has your email address to receive community updates via email blast. It is the most effective way to keep you advised on community happenings. Additionally, any notices that need immediate attention will continue to be posted on the mailboxes.

IMPORTANT NOTE: If you have not already submitted your HO3, proof of insurance to the management company, please do so immediately. Also, confirm with your insurance company that you have enough coverage, should you need to file for a catastrophic event. Advise your insurance carrier that our shingles have a Class 4 rating. We have had several owners report significant savings in their HO3 insurance premium when they contacted their insurance agent and informed them of this designation.

Maintenance Report: The gutters were cleaned in November, including all of the downspouts.

You will notice that we have installed rock and drought-resistant plants in several areas throughout the community. This Xeriscaping enabled us to turn off sprinkler heads in certain zones, thereby increasing water pressure to the other sprinkler heads in that same zone. The Landscaper included drip lines where needed. However, as the water is turned off for the winter, these new areas need your help to thrive. When the midday temperature is above 40°, please hand water the new drought-resistant grass and plants in your front yard. If you are unable to do this, please let Aletha know. The board is budgeting for seeding/sodding new drought-resistant grass in the spring to give our community a fresh look. This will, of course, depend on any watering restrictions in place for the City of Aurora.

Part of our new landscaping efforts included replacing our original sign at the corner of S. Vaughn Way and E. Yale Avenue.

Winter is coming! So, if you haven't already. . . Please unhook your hose for the season. As a reminder, we hand shovel the sidewalks at a 3" accumulation, and plow the driveways at a 6" accumulation. Also, the last parking space to the west in front of 2661 is reserved for snow storage. Please keep that space clear for the winter or face the risk of it being towed.

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 December 3, 17 and 31. 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: The Association completed a major sewer repair along S. Vaughn Way, affecting three of our residences. Given the age of our sewer pipes, please be careful what you flush down the toilet. Only toilet paper, please! No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claim to be "flushable," because they absolutely are NOT! Also, please be aware of what you put down your drains and garbage disposal. It is much safer to scrape food, oil, and grease into the trash, rather than using your garbage disposal. If oil or grease are liquefied, please empty them into a sealable container and dispose of in the trash.

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

Sad News: We lost two members of our community in November. . . Jim Gunderson at and Riley Jackson. Jim was an original owner and served on the board of directors. He was preceded in death by his wife Sharon.

Patt Dodd





ChimneyHill



Management: Advance HOA Management – 303-482-2213

Maintenance and General Requests: *clientservices@advancehoa.com*

Property Manager: Ta Nisha Tankard – *tanisha.tankard@advancehoa.com*

Monthly Meetings: ***IMPORTANT:*** The Annual Homeowners Meeting was held on Wednesday November 11, 2026. There is no December meeting. The next meeting will be held on Tuesday, January 12th at 6:00 pm in the main Ballroom at Noonan's. All homeowners are encouraged to attend.

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

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

Annual Homeowners Meeting: The annual HOA meeting was held on Wednesday, November 11th 2026. The HOA Board president Matthew S presented a thorough overview of the accomplishments of the community during the last three years. Achievements such as beautification of the community, the siding project getting started, and steps taken to build the reserves were celebrated. We also discussed challenges that the community is facing such as rising costs and future improvements and projects that will need to be attended to. The ratification of the 2027 ChimneyHill budget was completed, and we managed to ratify a budget without a dues increase for 2027. There was also an election of board members for 2027 calendar year. Matthew S. and Maureen S. were re-elected, and Kharyl was elected for the one vacant seat. After the meeting concluded, both Jordan and Robin officially stepped down from their positions. Therefore, the board nominated Toni for one of the two newly-open positions. Any homeowners who want to be considered for the remaining vacant board position is welcome to communicate their interest to the board. Remember, we are all as homeowners part of the community and part of the Homeowners Association. Your participation is welcomed.

Water Leaks: The community needs to seriously address any and all water leaks at our individual units. These leaks are happening within individual residents' homes, not with underground pipes. All homeowners can be a big help in detecting these leaks by looking, listening and observing. Check closely for leaks caused by toilets, as these are the most common culprits, and the source of the greatest waste of water. Call the HOA if you need assistance or notice something. We want to get the leaks stopped as soon as possible. Let's all work together to get this addressed.

Preparing for the Upcoming Winter Season: Be sure to remove and pack away hoses before the first freeze. Be sure to bring out the ice buckets from last year and refill them if necessary. There is one bucket for every two units. Remember for the winter that the snow removal threshold is upon the accumulation of 4" of snow.

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

Tim B with input from the ChimneyHill board, Matthew, Maureen, Susan, Kharyl and Toni

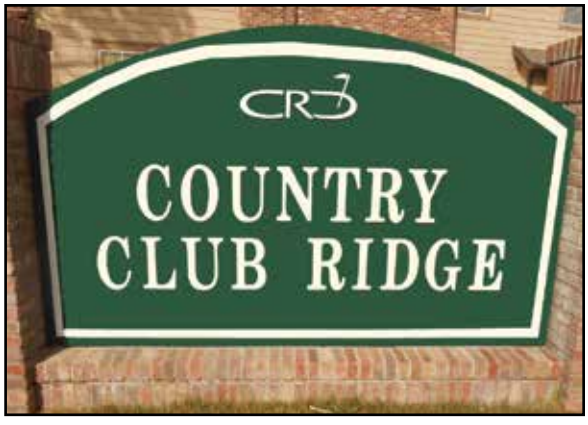
A dedicated website for
Heather Ridge
Real Estate
Heatherridgerealestate.com
myHRRE.homes

Halloween Party: ChimneyHill Halloween Party on October 30th was a spooky success! Here are some photos that show just how much fun we all had!





Country Club Ridge



The Board carefully reviewed the 2027 expenses and reserve fund needs. It was determined that an increase of 3.43% is necessary for the coming year. This increase will begin in January 2027. Please remit the new amount before the 10th of each month. Dues not received by the 10th are subject to a $50 late fee.

Monthly statements will be mailed or emailed to homeowners. If you use the Automatic Debit (ACH) service for your monthly dues, no action on your part is necessary. Plan for the new assessment to be debited from the account between the 10th and the 15th of each month. If you are not using ACH and would like to do so, the management office will provide you with a form to submit.

Your monthly dues cover trash and recycling, common property liability and hazard insurance, landscape maintenance, water, sewer, snow removal, building maintenance, architectural review, covenant enforcement, funding future replacement for common components such as roofs, painting, asphalt and concrete. Administrative costs include professional management, accounting, general counsel and website maintenance.

Remember to review your HO-6 insurance coverage with your agent. It is recommended that you carry Loss Assessment Coverage which will pay your portion of any special assessments due to hail damage of roofs and/or siding.

SNOW REMOVAL REMINDER: Our snow removal begins at a depth of 2 inches on the ground. Shoveling and plowing will take place at that time. Please do not park in the snow storage areas designated by each building. You may be towed.

An ice melting agent will be applied to driveways and sidewalks as needed. If your driveway remains slippery, buckets of ice melt are provided near each building for your use.

Good wishes for a happy Holiday!

Thanks for being a good neighbor.

Judie Maurelli,
Board of Directors

Sausalito



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

Board Members
- Hannah Herbold – President
- Jake Smelker – Vice President
- Linda Chaisson – Treasurer
- Sherri Cooper – Secretary
- Warren "Bud" Withrow – Member at Large

Property Management
Sausalito is managed by LCM Property Management, located at 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 and select Option 2.

Landscape & Grounds
Epic Landscape continues to provide landscaping and snow removal services for Sausalito. For routine concerns, please contact the Property Manager first so issues can be properly tracked and addressed. For immediate or emergency landscape needs, Epic can be reached at 720-561-1568.

Maintenance Requests
Please submit maintenance requests through the LCM website whenever possible. This helps ensure requests are documented, tracked, and addressed efficiently.

Security
PalAmerican Security provides daily patrols throughout Sausalito totaling approximately 90 minutes per day. To request a security presence, call or text 720-250-8975.

For an emergency or active incident, always call 911 first, then contact security or LCM as appropriate. Please report suspicious activity rather than intervening directly.

As always, remember to close garage doors, lock vehicles and exterior doors, and collect packages promptly.

Trash & Recycling
Republic Services provides trash and recycling collection for Sausalito. Pickup is on Mondays. Please place bins out the night before and return them promptly after collection.

For service questions, contact Republic Services at 720-471-2709.

New Railings
New railings are being installed in several locations throughout the neighborhood and should be completed around the time this issue reaches homeowners. These improvements are intended to improve safety and accessibility throughout the community.

Freeze Warning
As we head into the colder months, please remember to disconnect hoses from all outdoor faucets before freezing temperatures arrive. Leaving hoses connected can cause water to freeze inside the faucet or pipes, potentially leading to damage and costly repairs.

Taking a few minutes to disconnect and store your hoses now can help prevent problems this winter.

Pipes & Plumbing
Sausalito has older plumbing infrastructure, so please be mindful of what goes down sinks, toilets, and drains. Avoid flushing wipes — including those labeled "flushable" — as well as paper towels, hygiene products, grease, or other materials that can contribute to clogs, backups, and costly repairs.

Siding & Exterior Care
Please avoid attaching hooks, planters, decorations, or other items directly to exterior siding. For questions about touch-up paint or exterior repairs, contact the Property Manager. Please use the same care around roofs and other common-area surfaces.

Grounds & Pets
Our three Sausalito-owned dog waste stations continue to get great use — thank you to everyone helping keep the community clean!

Please keep pets leashed at all times and pick up after them promptly. Pet waste should be disposed of in household trash or the designated dog waste stations, not in golf course receptacles.

We also appreciate residents picking up litter around the community when possible.

Architectural Changes
Exterior changes — including windows, doors, solar installations, satellite dishes, and other visible updates — require HOA approval before work begins.

Requests can be submitted through SmartWebs on the LCM website and should include applicable contractor agreements, permits, and insurance documentation.

Sausalito Board of Directors

Fairway 16



There will be no HOA meeting in December. Our next meeting will be January 20 at 6:30 pm. Please attend if you can. We appreciate your feedback and timely concerns. An eblast notification will be sent out to all homeowners prior to the meeting.

Our HOA management company is now Accord Property Management and our new manager is Alec Hrynevich. Contact him with HOA issues at 720-230-7321 or email him at *Alec@accordhoa.com*. In October all Fairway 16 homeowners were mailed the management change notice with instructions on how to create your homeowner portal account, ARC review requests are now called "Design Review", and other HOA matters. Your individual account ledger should now be up to date.

Our *Eye-on-Water* notices for water leaks are still running high for our 2508 and 2600 buildings. Please continue to watch for water leaks in your home and have them repaired! This includes broken running toilets (which waste a lot of water), faucet leaks, leaking water pipes, etc.

November was quite dry weather-wise. Aurora Water still permits hand watering of household gardens. We are also permitted to water our trees and shrubs next to our units. Winter watering in dry conditions prevents root damage and weakened plants. The high heat and drought of 2026 has taken a toll on our HOA landscape. Next year we hope to address a lot of bare spots with more efficient sprinkler heads, adding drip lines where more efficient, maybe reseed bare spots with more drought resistant grass. . . more to come on this issue next spring.

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!

Neighbors with Barking Dogs: Try a friendly conversation with the neighbor first! Maybe they are unaware of their dogs' disturbance. Filing an official "barking dog" complaint to Access Aurora requires several steps: exact address of complaint, description of the dog (breed, color, size) and dates, times, details like when the barking occurred, how it caused annoyance, complaints signed from two different households, etc. Not an easy process!

Guest parking areas are for use of *short-term guests*. They are ***not*** for residents with too many cars! **Each** unit has two spaces inside the garage and two spaces in front of **that** garage. Commercial vehicles and households with a need for more than 4 parking spaces **must** park those additional vehicles on South Vaughn Way. Violator's vehicles will be towed at the owner's expense after the first violation warning.

Rental properties in our community are the responsibility of the ***homeowner***. Homeowners, please keep your renter advised on community concerns and issues and confirm that our management company has all the renter's contact information.

If you see litter in our community, please pick it up!

Think snow and Happy Holidays!

Lisa





Oh Christmas Tree,
Oh Christmas Tree
How lovely are thy branches





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, Faith Gillis, Secretary, Tina Lockman, Felecia Smith, Keith Noah, Members at Large.

HOA Meetings: Meetings are held via Zoom on the third Thursday of every month, at 6:30 PM. To access the link go to the Strawberry HOA website: *accordhoa.com*.

1. Select the menu at the top right, select ***HOA Portal Log In***
2. Scroll down to the Calendar; select the meeting date, then the Zoom link

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.



Trash Dumpster Areas

Please keep dumpster areas clear of large items, including construction debris, sinks, furniture, electronics, vacuum cleaners, and bed frames. Before disposing of an item, consider whether it can be donated or sold. Usable sinks and construction materials may be donated to Habitat for Humanity, while furniture and household items may be donated to Goodwill Industries or ARC. Items in good condition may also be sold through Facebook Marketplace or donated to benefit someone in need. If an item cannot be reused, place it inside the dumpster only if it fits. Do not leave items around the dumpsters. Strawberry incurs additional charges for removing these items, which increases HOA costs. Thank you for helping keep our community clean and manage shared expenses.

Landscape Company Change

Strawberry has contracted with Keesen Landscape to provide snow removal beginning this winter and lawn care starting next year. We chose a company that is consistent with irrigation repairs, weed control, and overall lawn care.

Lawn Restoration in 2027

- HOA plans to replace severely damaged areas with new sod or seed in 2027, following the neglect we experienced under our previous landscape vendor.
- Of course, this plan will be contingent on Aurora Water restrictions.

Snow Removal Trigger Points

- Sidewalks: 2 inches of snow

- Parking lots: 4 inches of snow

If you notice areas of concern with snow removal this winter, please contact Kyle.

Holiday Decorations
The holidays are a time for festivities with family and friends, and with them come decorations, Christmas trees, and plenty of time in the kitchen. As you celebrate, please keep the following in mind.

Outdoor Decorations
- Remove all outside holiday decorations by January 25th
- Do not penetrate the siding to hang lights and decorations — please use siding hooks.

Christmas Trees
- Do not place Christmas trees in or around the dumpsters.
- Many tree recycling locations in the metropolitan area accept trees for free.

Please be mindful of the community and do not leave trees for disposal in common areas.

Seasonal Preparations
As winter approaches, please take a few steps to prepare your unit and keep shared areas safe and accessible.

Around Your Unit
- Disconnect hoses.
- Discard old pots and debris.
- Remove seasonal decorations.

Clear Porches and Sidewalks
Please make sure nothing obstructs porches or sidewalks, so the snow shoveling crew can easily reach all walkways. Items to remove include:
- Bicycles
- Planters
- Children's toys

Faith Gillis

Blossoms of Light®
Dec. – Jan. 10, 4:30-9 pm (grounds cleared at 9:45 pm) Closed Dec. 25

Blossoms of Light Sensory-Friendly Night
Tuesday, Dec. 1, 5-8 pm (grounds cleared at 9 pm)

1007 York Street
Denver, CO 80206
720-865-3500
Consistently lauded as one of the top holiday light shows in the nation, Blossoms of Light® is a spectacular celebration that illuminates our York Street location. This dazzling event transforms our winter gardens into an illuminated wonderland filled with vibrant displays, immersive installations and the warm glow of cherished memories – old and new. Continuously evolving over the decades, Blossoms of Light inspires awe and delight in visitors of all ages.
In line with our core value of sustainability, all lights used are LED.

Trail of Lights
Dec. – Jan. 3, 5-8:30 pm (closed Dec. 1, Dec. 7, Dec. 8, Dec. 25)

Chatfield Farms Location
8500 W Deer Creek Canyon Road
Littleton, CO 80128
720-865-3500
Experience the magic of a cozy Colorado holiday season at Trail of Lights. Spectacular lights transform Chatfield Farms into a glittering landscape, draping the historical Hildebrand Ranch, sparkling in the cottonwood canopy and adorning the silo.

Start your evening with s'mores and hot chocolate for purchase and festive music by the toasty fire pits – then wander a shimmering path that winds through the countryside.

In line with our core value of sustainability, all lights used in the event are LED.
•

Cheyenne Mountain Zoo's Electric Safari
Dec. 4 – Jan .1, 2027
Closed Dec. 24 – 25

The Cheyenne Mountain Zoo in Colorado glows with more than 85 light sculptures during the park's annual holiday event, Electric Safari. During the festivities, guests can explore select animal exhibits, watch and thaw their cold fingers by the warming fires spread throughout the grounds.

Visit Santa nightly 4-8:30 pm through Tuesday, Dec 23 in the Safari Lodge for photos.

Purchase Electric Safari Tickets
General admission with advance timed ticket 5-7:30 pm. Event ends at 8:30 pm. Advance timed tickets are required and dates are subject to selling out in advance; no walk-up tickets available. Save $5 per ticket by visiting on a non-peak day!





Cobblestone



In observance of the holiday season there is no board meeting in the month of December. We will resume monthly meetings in January 2027.

Management: Associa Colorado Association Services

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

Modernizing Our Community's Declarations

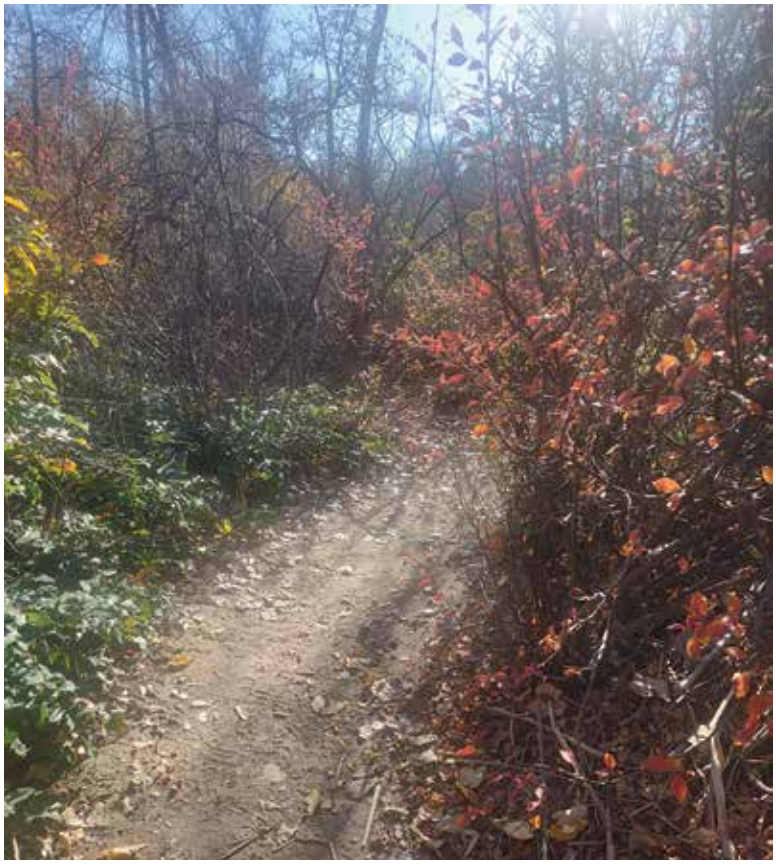
Our community's Declarations were written nearly 50 years ago, when the neighborhood was first developed. While they've served as the foundation for our community, much of the language is outdated, and some provisions no longer reflect how the HOA operates today. Some even address circumstances that are no longer relevant, such as what happens when the last home in the original development is sold.

For more than two years, the Board has been working on updating these documents. This project is about more than modernizing the language. Our goal is to provide greater clarity for homeowners, make the documents easier to understand, and ensure they reflect the needs of our community today.

The proposed updates address important areas such as responsible budget management, maintaining our common areas and infrastructure, clarifying homeowner rights and responsibilities, and providing protections that support the long-term interests of our community.

This has been a significant undertaking, and we're looking forward to bringing this project to the finish line.

Please take the time to review the proposed declarations and cast your vote. These documents help shape how our community operates for years to come, and your participation matters. Keep an eye out for voting instructions!



Welcome Accord Property Management LLC.

We're pleased to announce that we'll be partnering with a new management company, beginning in January. Accord Property Management LLC. is a smaller, locally focused company that comes highly recommended by a couple of our neighboring communities. Our new manager, Alec, brings years of experience managing properties in our area. We're looking forward to building a productive partnership as we move into the new year. Additional information regarding the change will be mailed to homeowners.

Keep Our Trash Areas Clean

I know, it sounds a little like an oxymoron! But we've gotten into a bit of a habit of treating our dumpster areas like a community thrift store. You know the idea: you no longer need something, but surely one of your neighbors might! So, you leave it next to the dumpster, hoping it finds a new home.

And sometimes, that works! But more often than not, those items end up sitting outside, exposed to the weather, until they eventually become trash, defeating your best intentions. The challenge is, items left outside the dumpster aren't included in our regular trash service, which means one of our neighbors has to throw them away, or when Republic does eventually pick them up, we are billed a significant large item pick up fee. The Board then has to factor these fees into our annual budget on top of our regular trash service.

We'd love to keep our shared spaces

clean and welcoming, while giving unwanted items a chance at a second life. If you have things you'd like to pass along, please consider donating them to one of the following organizations rather than leaving them by the dumpsters. Your neighbors (and our budget) will thank you!

- Habitat Aurora ReStore 1640 S Abilene St, Unit H, Aurora, CO 80012
- Bud's Warehouse 13280 E Mississippi Ave, Aurora, CO 80012
- ARC Thrift Store 16801 E. Iliff Ave., Aurora, CO 80013
- Goodwill Store & Donation Center 15509 E. Iliff Ave., Aurora, CO 80013
- Denver Rescue Mission – Ministry Outreach Center — 5725 E. 39th Ave., Denver, CO 80207
- The Other Side 3125 Federal Blvd. Denver, CO 80211

December Safety Spotlight

Fireplace and Chimney Upkeep: A cozy fire is one of winter's best perks, but fireplaces need a little attention before settling in for the season. Wood-burning fireplaces should have chimneys inspected and cleaned regularly to remove creosote buildup, and always use a fireplace screen to contain sparks. Gas fireplaces need periodic inspections to check burners, vents, connections, and proper operation. Keep flammable decorations, furniture, and holiday greenery away from heat sources, and never leave a fire unattended. A little preventative maintenance goes a long way toward keeping your home warm and your winter safe!

Amy Rice

Heather Ridge South



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

December 1, 2026 Annual Meeting: At 7 pm, on Tuesday, the Annual Meeting will be held to hear reports by board members about finance, maintenance, landscape, etc., to ratify the 2027 Annual Budget, and to fill three board seat vacancies for 2027.

The biggest news about the Annual Budget is its significant decrease in insurance premium costs. The premium for 2027, which starts on Dec 1, 2026, decreased $110,000 from last year. Since 2023, insurance has been the main driver of rising monthly HOA fee costs, so it's nice to see decreasing premium costs for two years in a row now.

Contrasting that cost savings is the requirement to fund reserves at 15% of the gross annual budget. Driven by FNMA-Freddie Mac mortgage underwriting requirements, HOAs that don't budget to their underwriting standards cannot get a mortgage through them. For the past three years, 10% has been the required funding rate, but it increased to 15% for 2027.

The three board vacancies are for Van Lewis, Linda Hull, and Dave Elgin. All three have been active board members for decades: Van for 33 years, Linda for 24 years, and Dave for 27. Their seats, not positions on the board, are up for nominations and replacements. Nominees will be voted on at the meeting, and the board will hold a meeting after the Annual Meeting to re-organize the board.

Monthly HOA fee projection for 2027: Pending ratification of the Annual Budget, the two fee schedules for HRS will increase by $5 each: $490 for the patio and 2-bedroom two-story units, and $495 for the 3-bedroom the two-story units.

Reserves: As of November, 2026, Heather Ridge South's cash position (Reserves and operating cash) is approximately $1,300,000. Reserves for 2027 will be funded at 15% of gross annual budget, i.e. $156,177 annually.

On a personal note: Dave, Linda, and Van wish to thank everyone for the many years of working together with others to make Heather Ridge South the best it can be. In 2001, HRS had only $65,000 in reserves, much deferred maintenance, and substantial board turnover. Since then, a concerted effort by all board members has almost eliminated maintenance issues, created a very stable board, formed realistic annual budgets, and generated almost $1.3 million in cash reserves. Thanks to all for making this happen.

Van Lewis

Burgundy

Burgundy is a Covenant Controlled Community



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

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

Management Contact Information Company: Westwind Management

Company Manager: Roxanne Chaparro, CMCA

Website: *https://westwind.cincconnect.com/#/home*

Email: *burgundyinheatherridge@westwindmanagement.com*
roxanne@westwindmanagement.com

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

Burgundy HOA in the Works:

1. Mailbox reconstruction for Drive A
2. Community Signage upgrades
3. Variety of Community Social Events Discussions (Community Clean-Up Day, HOA 101 Presentations, Shredding Event)
4. Discussion on gate security upgrades at the pool
5. 2027 Insurance Quote discussion and approvals
6. Lighting project for next year

There will be no December 2026 Monthly Board Meeting Happy Holidays

Burgundy Sets the Standard: A Major community Infrastructure Milestone

Over the past two years, Burgundy has undertaken and successfully completed a major community infrastructure project: the replacement and improvement of our entire community sewer line system.

The project included:

- **Complete Sewer Line Replacement:** Replacement of the entire community sewer line system across all six drives.
- **Installation of Additional Cleanouts:** Adding cleanouts in locations where they were previously missing, providing improved access for future maintenance, inspections, and servicing.
- **Water Shut-Off Valve Testing:** Testing the water shut-off valves at each building to help ensure these important components are function properly and to identify any potential issues.

Choosing the Right Partner

Burgundy partnered with Sewer Lines Only to complete this extensive project. One of the reasons we selected Sewer Lines Only was their ability to handle the entire scope of work with their own team, without subcontracting the work to other companies. Having one company perform the work from start to finish provided consistency, coordination, and direct accountability throughout the project.

Their involvement and hands-on approach were instrumental in bringing this two-year project to successful completion.

A First for Our Metro District

What makes this accomplishment particularly significant is that Burgundy is the only HOA among the 10 communities within our Metro District to have completed this type of comprehensive sewer system replacement project.

Rather than waiting for individual failures and addressing problems as they arise, we took a proactive approach to our community's infrastructure. By replacing the entire system, adding needed cleanouts, and testing the water shut-off valves at every building, we have made an important investment in the long-term maintenance and protection of our community.

A project of this magnitude doesn't happen overnight. It takes planning, commitment, coordination, and a willingness to tackle major infrastructure needs.

We are proud of what Burgundy has accomplished and grateful to Sewer Lines Only for their work, dedication, and ability to complete this project from beginning to end.

This is more than a completed project. It is an investment in Burgundy's future and a milestone our community can be proud of.

Lori Foster





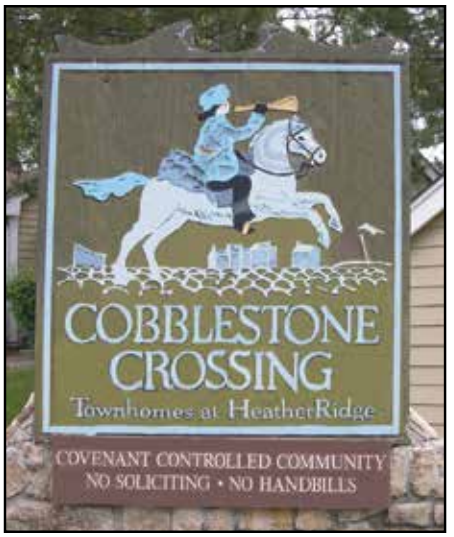









Cobblestone Crossing



Season's Greetings: The Cobblestone Crossing Board of Directors wishes you and your loved ones a joyful holiday season filled with happiness, peace, and special moments together. We extend warm wishes for a ***Merry Christmas, Happy Hanukkah***, and ***Joyous Kwanzaa***. Thank you for being part of our wonderful community. Wishing everyone a happy, healthy, and bright Holiday Season!

HOA Budget Meeting Recap: Thank you to all homeowners who attended the Annual Budget Meeting on November 9. Your participation and feedback were greatly appreciated. The Board reviewed and approved the 2027 budget, and a 3.5% assessment increase will take effect on January 1, 2027. A copy of the proposed budget was sent to all homeowners via email and USPS mail. If you would like to receive payment coupons, please contact Alec at Accord Property Management at alec@accordhoa.com.

No Board Meeting for December: Meetings will resume in January. Our Board meets on the second Monday of each month at 6:00 pm via Zoom. All homeowners are welcome – your participation helps guide property maintenance, community improvements, and future projects. Instructions for attending the meeting are located on the Cobblestone Crossing's HOA Portal under the Events tab. Log in at www.accordhoa.com >> HOA PORTAL LOG IN >> Events >> The link for the zoom meeting and multiple phone # options to access the meeting will be there.

New HOA Portal Feature: *Vehicle Registration Now Available!* We're excited to announce a new feature on the HOA Resident Portal that makes it easy to register your vehicles online. Keeping vehicle information up to date helps the Association maintain accurate records and better serve our community. To add your vehicle, log in to the resident portal and navigate to: ***Account Activity — Vehicle — Add*** Then simply enter your vehicle information and save it. It only takes a minute! Thank you for helping us keep our records current and our community running smoothly.

Landscaping Updates: We recently signed a new landscaping contract with **All Phase**, which will now handle community landscaping, maintenance, and snow removal. We appreciate your patience as the crew becomes familiar with the property and begins its work. If you notice broken branches, damaged edging, or sidewalk issues, please report them directly to Accord Property Management. Kindly do not approach landscaping crews with individual requests. For questions or concerns regarding their work, contact Accord.

Winter Reminder: Winter arrives on ***December 21!*** Seasonal maintenance is complete, including gutter cleaning, leaf removal, sprinkler blowouts, and backflow removal.

Freeze-Prevention Tip: Before freezing temperatures arrive, disconnect outdoor hoses and drain any remaining water from the spigot. A connected hose can cause interior water lines to freeze and burst. Please note that repairs resulting from frozen interior water lines are the homeowner's responsibility, not the HOA's.

Snow & Ice Reminder: Sidewalks will be cleared once **2 inches** of snow have accumulated, and plowing will begin at **4 inches.** For everyone's safety, please use caution around snow removal equipment and avoid parking in guest spaces designated for snow operations. Buckets of ice melt are available near the mailboxes during icy conditions. Please use only as needed and avoid spreading it on grassy areas.

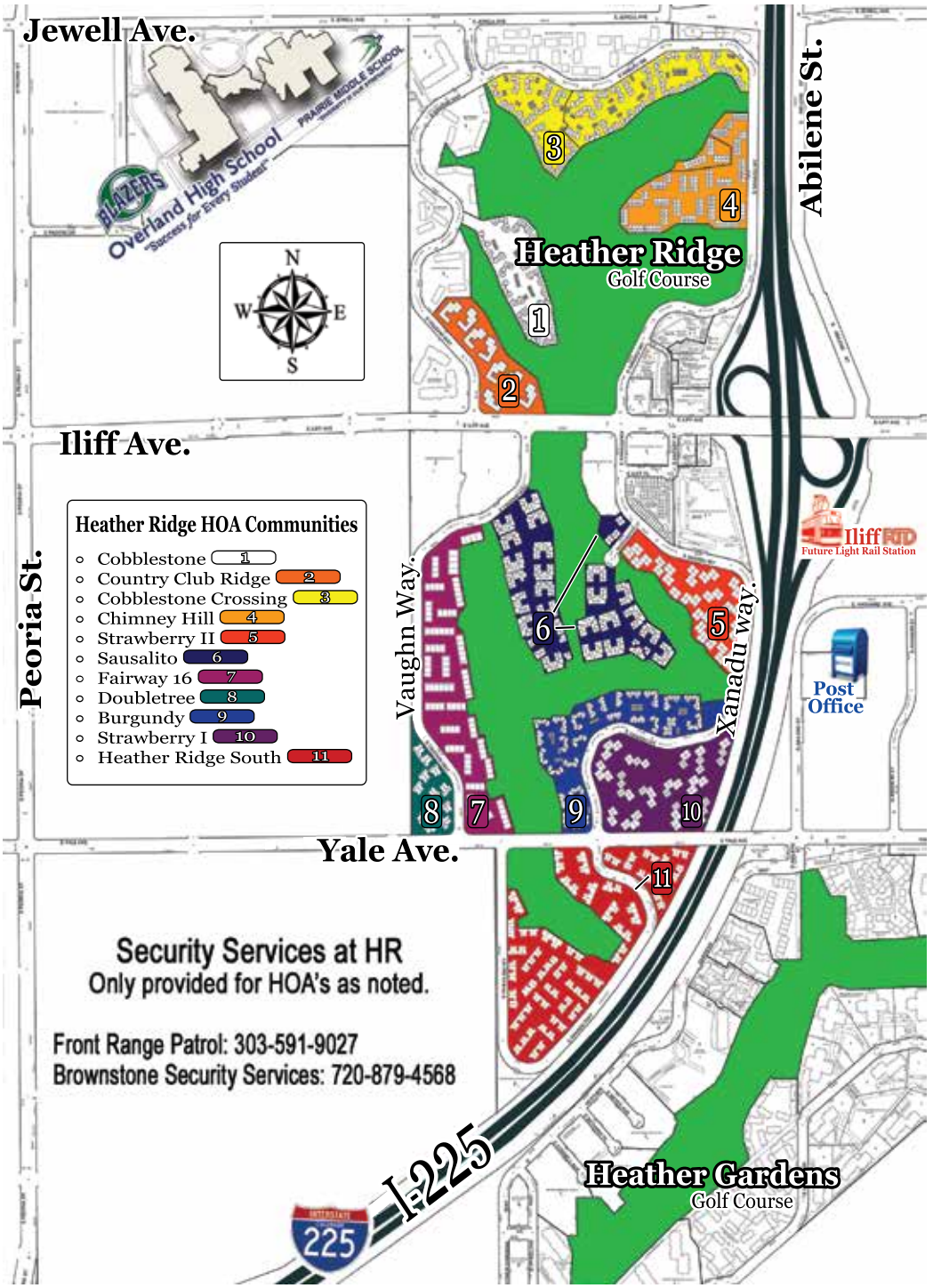
Friendly Holiday Reminder: As you deck the halls this holiday season, please help keep our community safe and looking its best. Be sure all lights and decorations are securely installed, avoid blocking sidewalks or common areas, and remember to remove holiday décor within a reasonable time after the season ends. Thank you for helping make Cobblestone Crossing festive, safe, and enjoyable for everyone.

Parking Reminder: Parking decals are required for any vehicle parked in an ***OPEN*** or ***GUEST*** space between ***6:00 pm and 6:00 am, seven days a week.*** Vehicles parked in a ***RESERVED*** space do not require a decal. Each household is limited to ***two vehicles on the property***, including one vehicle parked in the garage, if applicable. Every homeowner is assigned one ***RESERVED*** space and receives one decal for use in ***OPEN*** spaces. ***OPEN*** spaces are available on a first-come, first-served basis for residents and their guests and are limited to ***24 hours.*** Residents may not park in an ***OPEN*** space if their ***RESERVED*** space is available. Each household also receives one ***GUEST*** decal for visitor use only. ***Residents are not considered guests and may not park in GUEST spaces.***

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 matters are important, they are not emergencies: noisy neighbors; illegally parked cars, unless a vehicle blocks your garage or parking space; architectural change requests; questions about account balances; and covenant violations. As always, emergencies involving health or safety should be addressed by calling 911.

Jody Bohl

Heather Ridge Community Map



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

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

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: Quarterly
Contact Aletha for information
Security: None

Fairway 16
Accord Property Management
Alec Hrynevich
Alec@accordhoa.com
720-230-7321
Units: 116
HOA Meeting: 3rd Wed. 6:30 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: Front Range Patrol

Heather Ridge South
Westwind Management Group, Inc.
Brook Ramirez
303-369-1800 x 152
brook@westwindmanagement.com
Heatherridgesouth@westwindmanagement.com
Units: 176
HOA Meeting: 4th Tues, 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: 2nd Wed. 6:30 pm
Via Zoom
www.Sausalitohoa.com
Security: Brownstone Security

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

ChimneyHill
Advance HOA Management
Ta Nisha Tankard
tanisha_tankard@advancehoa.com
303-482-2213 x 334
Units: 116
HOA Meeting: 2nd Tue., 6:00 pm
Noonan's
Security: None

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

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



The Festival of Wreaths is an annual fundraiser organized by the Aurora Museum Foundation and Aurora History Museum and Historic Sites. Festive wreaths created by members of the community will be displayed in the AHM Community Gallery. Support the museum by visiting, voting for your favorite wreath, and bidding on wreaths in-person or online.

Silent bidding will take place on Zeffy. Proceeds from the online auction support internships, exhibits and educational programs.

Wreaths will be on display in the museum's Community Gallery between through December 11. The museum is open Tues. – Thurs., 9:00 am – 4:00 pm and Sat. 11:00 am – 4:00 pm and we are located at 15051 E Alameda Parkway.

Below is just a few of the several wreaths you may see at the Aurora History Museum. Visit the museum to bid on a wreath or online.










#51 Broncos Wreath
Donated by:
Que Robinson
22


Frightful Christmas
Donated by:
Continuum of Colorado
36


Journey to the North Pole
Donated by:
Continuum of Colorado
35


Deck the Halls with Masterpieces
Donated by:
Studio H
43


Wreath-in' in a Catch
10

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720-346-8893

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