

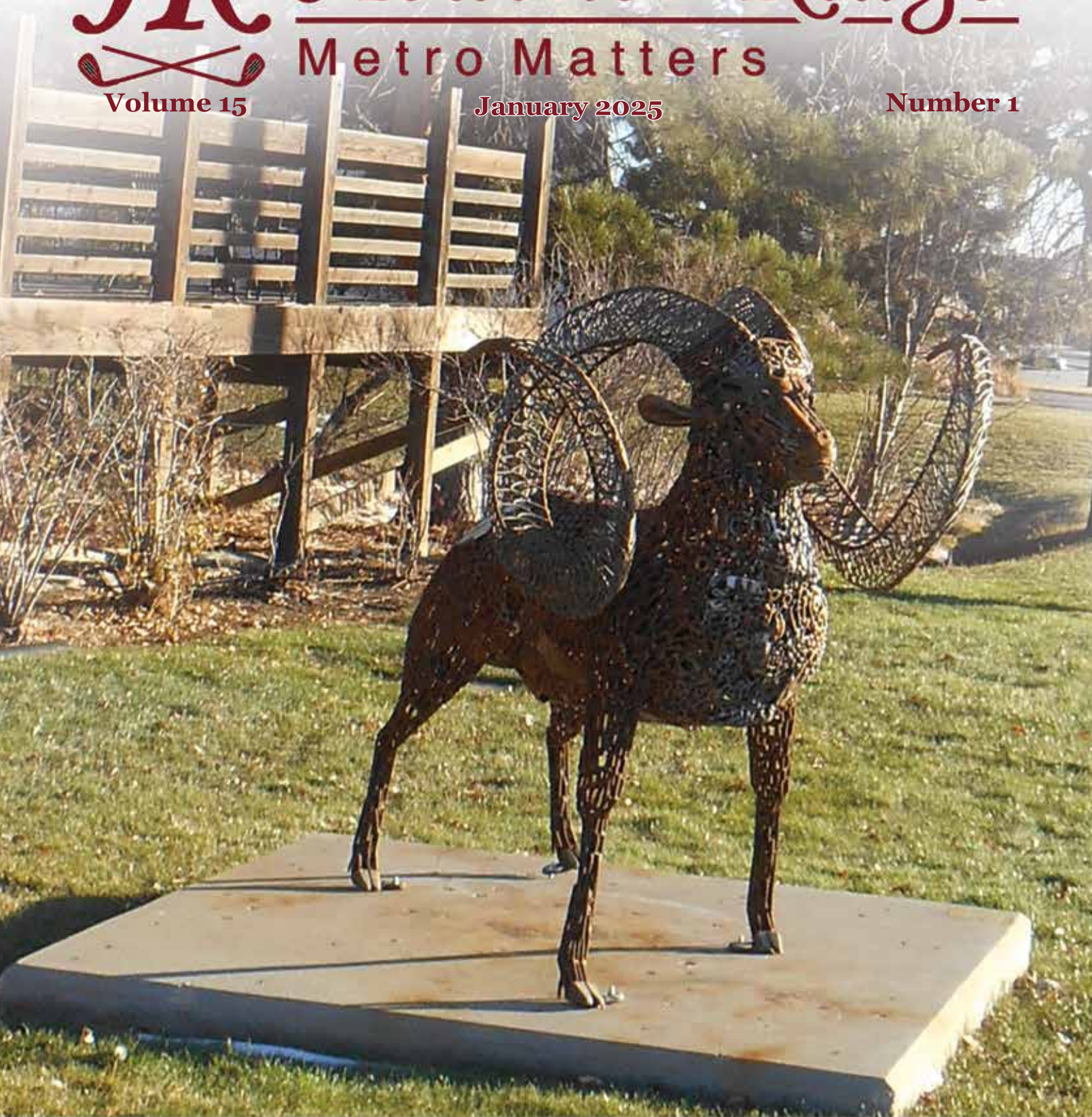
HR Heather Ridge

Metro Matters

Volume 15

January 2025

Number 1



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

Like many of you this time of year, my mind turns to plans and goals for the coming year. Lets see. . . . lose 10 pounds, take a golf lesson, exercise at least three times a week, get my financial house in order, clean out my garage, check off one item on my bucket list, spend more time with the people I really care about, and the list goes on and on.

I am sure I made many of these same resolutions last year, but I am not sure why so many of them get lost in the noisy confusion of life by April of each year.

This year, I think I will shorten the list. And focus on "spending more time with the people in my life I really care about".

For 2025, please consider using our local Metro Matters advertisers. Small business is the backbone of our nation's economy, and our advertisers help make Metro Matters possible each month.



Happy New Year!

Barry

On the Cover

"Colorado" by Vanny Channal
Location: Stampede, 2430 S Havana St

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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

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Heather Ridge

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Aurora, CO 80010

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Heather Ridge

METROPOLITAN DISTRICT

Heather Ridge Metro District Annual Holiday Party

It was great to meet many new HOA board members, and to reconnect with several long-time members of our Heather Ridge Metro District (HRMD) community at our annual Holiday party on December 12th. All 10 of our HOA's were represented and were treated to great food and beverages prepared by Noonan's event services staff.

Serving as an HOA board member is always challenging and sometimes quite rewarding.

Metro District President Errol Rowland thanked those HOA board in attendance for the important role they play in achieving the Metro Districts mission:

- 1) Protect the open space,
- 2) Protect our property values, and
- 3) maintain our way of life.

A presentation by two of Aurora's finest, (see photos page) was followed by an extensive Q & A session. Several residents expressed their concern with cars speeding around our community with no license plates, illegally parked or abandoned cars, and increasing incidence of theft and trespassing. The Aurora police emphasized the importance of using "Access Aurora" to report neighborhood concerns.

Please save the "How to Report Crime" notice found on Page 8 as a quick reference on who to contact to report community issues.

The upward trajectory of our home values has finally slowed down to something more manageable; interest rates are slowly beginning to come back down to earth, and gasoline is finally back below \$ 3.00/ gallon. But unfortunately, natural disasters in Florida and California keep driving our insurance rates higher. While we don't have any control over gas prices, our second presenter, from Anderson Ban insurance, answered questions regarding the importance of maintaining adequate HOA and individual insurance.

If you are not currently involved in your HOA's board activities, I encourage all residents to consider serving your community by volunteering to help your board address its many challenges. We hope to see you at next year's Holiday party.

Please feel free to contact Van Lewis for questions, comments or ideas regarding strengthening our Heather Ridge Metro District community at Van@vanlewis.com.

Barry McConnell
Publisher

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HOA Annual Holiday Party



January 2025

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@HRcolor.org 			1 	2	3	4
5	6	7	8 6:30 pm Sausalito HOA Mtg via Zoom	9	10	11
12	13 6 pm Burgundy HOA Mtg Noonan's 6 pm Cobblestone Crossing HOA Mtg via Zoom	14 6 pm CH HOA Board Noonan's	15 6 pm Fairway 16 HOA Mtg Clubhouse	16  6:30 pm Strawberry HOA Mtg via Zoom	17	18 
19	20 5:30 pm CCR Board Mtg on Zoom	21	22 5:30 pm HRS Board Mtg Clubhouse	23	24	25
26	27	28	29	30	31	



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Hello Dear Friends,

As I reflect on my first year as a Councilwoman for Ward 4, I am deeply grateful for the opportunity to serve this incredible community. Ward 4 is where I live, work, and shop — a place I'm proud to call home.

When I was elected, I knew the role would come with challenges, but I also saw immense opportunities. Balancing my responsibilities on City Council with my full-time job and family has been demanding, but every moment has been worth it. The work we're doing matters — not just for today, but for Aurora's future.



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

Prioritizing Public Safety

Public safety has been a top priority. As a U.S. Air Force veteran, I'm committed to protecting vulnerable populations. I've worked to address dangerous intersections like I-225 and Parker, advocating for improved enforcement, better signage, and long-term infrastructure changes. Finally, the 9 Mile Bridge is in the works for construction in the Spring.

I also proposed and passed legislation requiring license plate registration, insurance and proper operator license to tackle unregistered vehicles, improving safety and accountability. APD has already implemented this program and we are seeing results. Seeing this gain traction has been a meaningful step toward order and compliance in our city.

Addressing Homelessness

Homelessness is a complex issue, and I've focused on both compassion and accountability. I helped launch the Navigation Campus, which will provide shelter, job training, and mental health services. This innovative solution aims to move individuals toward stability while improving our community.

Additionally, I've worked with city leadership to prevent the re-occupation of abated camps, focusing on areas like I-225 & Parker. The Navigation Campus, opening in 2025, will be a cornerstone of our efforts to address homelessness effectively.

Leadership and Accountability

Collaborating with city leadership has been a highlight. Under City Manager Jason Batchelor, the hiring of Police Chief Todd Chamberlain has brought innovative strategies and stability to the Aurora Police Department.

Transparency and fiscal responsibility remain central

to my work. I've advocated for investigations into how thousands of migrants were relocated to Aurora without proper support, ensuring our city's resources are used responsibly.

Building a Stronger Community

This year, I've tackled issues like neighborhood safety, empowering residents to reclaim their communities. These efforts remind me why I stepped into this role: to serve as a neighbor, mother, and advocate for our shared future. Ward IV has also seen new business come to our community as a result of the hard work of the Havana BID.

Looking Ahead

The connections I've made with residents fuel my commitment. From addressing traffic concerns to supporting community initiatives, I'm inspired by the progress we've made.

As we look to the future, I'm excited about what's ahead. Together, we are building a stronger, safer, and more united Aurora — a city we can all be proud to call home.

Your Turn to Speak Out!

Please join me for my next Quarterly Town Hall meeting in January at Noonan's on the Golf Course. Be sure to check your water bill or the [Aurora.gov](https://www.auroragov.org) 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



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Call if you can,
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For an immediate response



- Fire
- Life is in danger
- Crime in progress
- Medical emergency
- Violence is being used or threatened

NON-EMERGENCY Call 303.627.3100

Add non-emergency number
to your contacts

For incidents that do not require
an immediate response



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- Noise complaint
- Parking complaint
- Crimes not in progress



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JANUARY CHEF'S SPECIALS

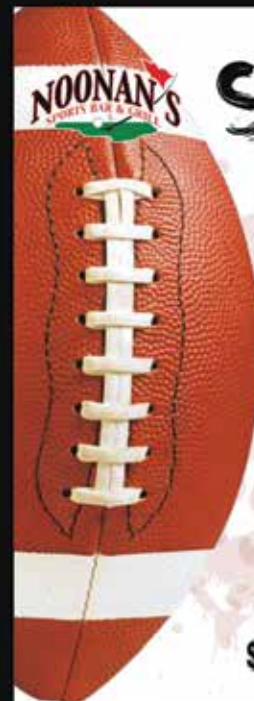
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Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

A Quick Real Estate Look at 2024 Heading into 2025

From a real estate perspective, 2024 won't be missed unless you are a buyer. Official stats for metro Denver will come out soon, but there's plenty of information now to discuss Heather Ridge.

Heather Ridge in 2024 is expected to have up to 66 or 67 closings. As I write this article on Dec 16, there have been 64 closed sales with three pending ones. This year's closings are down 19 sales from last year, 53 from 2022, and 59 from 2021 – Heather Ridge's best closing year ever all thanks to Covid and inflation.

Heather Ridge's top dollar average sold price was \$361,000 in 2022, and it's been sliding backwards ever since. It looks like 2024 will average \$345,400 – a 4.01% decline or \$14,500 drop. And that's before you include \$5,950 in average concessions costs!

2022 was our first year breaking the \$500,000 barrier with five solid sales, followed by only one in 2023. In 2024, most Heather Ridge listing and sales have struggled to stay above \$400K let alone crack \$500,000 (something to be discussed in the February issue of Metro Matters).

The biggest story for Heather Ridge is concessions. So far in 2024, seventy-two percent (72%) of all sellers have paid on average \$5,950 to buyers to close their sales. Compared to 2023, this is a 17% and a \$1000 increase reflecting economic changes in real estate. In comparison, metro-Denver closed stats for November reported 62% of all sales included concessions, (but the dollar amount not given). It is estimated to be \$8-10,000 given higher average prices outside of Heather Ridge (\$600,000).

Concessions are driving all real estate sales across the country. It is especially prevalent in new home sales where builders have greater latitudes paying buyer's closing costs and rate buydowns. Concession have kept new home sales strong than resales.

So, what's a seller in Heather Ridge to do? The solution is easy – call us. It's not that we have over 50 years each in real estate, or that our clientele goes back generations. We have experienced and learned much to help sellers. We listen first before talking.

Nobody cares how much you know until they know how much you care!

Our website, www.heatherridgerealestate.com is our commitment to you. Created in 2020, if you haven't visited it, please do. It reflects us trying to help you. There are charts and news articles about real estate sales along with all ten HOAs and their fees. We have 9 sections dedicated to:

1. **Home Page** with HOA fees info, real estate "Buzz-Talk," references and links to all topics
2. **Current Real Estate News** for metro Denver, Colorado, and national reports
3. **Heather Ridge Real Estate Market** about present and history data, history of the metro district and the 10 HOAs
4. **General Real Estate News** – what's happen in the industry across the nation. . . and the world.
5. **Economics News**, local, national, the world including China!
6. **Fun Stuff-Good to Know** – about life, laughs, and interesting "stuff"
7. **HOA-Metro District News** – what's happening with news articles and reports
8. **Property Taxes** – your taxes and others; legislation; coming changes
9. **Insurance** – how it's affecting home ownership, HOAs, and why

As you can see, Pete and I care about you. . . our Heather Ridge neighbors. Each of us has raised our families here, participated in our respective HOAs, and helped save the golf course from development.

You may love the agent who helped you buy your Heather Ridge home, but when it come time to sell, please let us earn your trust and help you to sell. Our website, www.heatherridgerealestate.com says it all.

Van Lewis



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



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Heather Ridge Metro Matters January 2025

Homes Pending as of December 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Cobblestone Crossing	\$335,000	13288	E Asbury Ave	2 - 2	1,208	1 Gar, Det	2 Story
Fairway 16	\$415,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$425,000	2887	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story

Homes Closed from November 16 to December 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Heather Ridge South	\$350,000	2724	S Xanadu Way	3 - 3	1,633	Cash	\$0	Corp/Trust
Burgundy	\$359,500	2635	S Xanadu Way B	2 - 2	1,314	Conventional	\$0	Individual
ChimneyHill	\$380,000	13640	E Evans Ave	3 - 3	1,344	Conventional	\$0	Individual

Active Homes for Sale as of December 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$237,500	13645	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$250,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$262,000	13619	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$279,500	2644	S Xanadu Way A	1 - 1	843	1 Carport, 1 Sp	2 Story
Strawberry I	\$289,900	13609	E Yale Ave A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry I	\$295,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$299,000	13651	E Yale Ave C	2 - 2	1,098	1 Carport	Ranch
Cobblestone Crossing	\$350,000	1995	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$360,000	1993	S Xanadu Way	2 - 2	1,392	1 Gar, Det	2 Story
Sausalito	\$365,000	2490	S Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
Heather Ridge South	\$370,000	2702	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Fairway 16	\$375,000	2406	S Vaughn Way C	2 - 2	1,365	2 Gar, Att	2 Story
Fairway 16	\$385,000	2518	S Vaughn Way B	4 - 3	1,650	2 Gar, Att	2 Story
Cobblestone	\$390,000	2142	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Fairway 16	\$450,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$495,000	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$499,000	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

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Contact me

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 News

Here is the 2025 Application and Schedule. Be sure and take advantage of this opportunity to enjoy the great outdoors, get some exercise, spend time with your friends or make new ones, and, oh yeah, play some golf!!!

**Darrel Vanhooser, SR/WA
President, HRMC**

303-875-4768, <https://www.heatherridgemensclub.com/>

2025 HRMC Tournament Schedule

DATE:	TOURNAMENT NAME	FORMAT / NOTES
04/3/25	MEN'S CLUB SPRING KICK OFF	BANQUET - MEMBERS ONLY
04/5/25	MEMBER/MEMBER-MEMBER GUEST	FOUR MAN SCRAMBLE – COMPUTER DRAW- 2 FLIGHTS
04/19/25	INDIVIDUAL STABLEFORD	FORMERLY CALLED POINT PAR
05/03/25	TWO MAN TEAM	9 HOLES BEST BALL/9 HOLES AGGREGATE PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)
05/17/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/31/25	MATCH PLAY – ROUND 1 COMPLETED	MATCH MUST BE COMPLETED BY 5/31/23
05/31/25	TWO MAN BEST BALL	COMPUTER DRAW (PARTNERS WILL BE WITHIN 10 STROKES)
06/14/25	MEN'S CLUB/WOMEN'S CLUB MIXER	SHAMBLE (COMPUTER DRAW) 2 FLIGHTS
06/28/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
06/30/25	MATCH PLAY – ROUND 2 COMPLETED	MATCH MUST BE COMPLETED BY 6/30/23
07/12/25 07/13/25	MEMBER/MEMBER - MEMBER/GUEST	SAT - SUN TOURNAMENT (MUST BE WITHIN 10 STROKES) 100% HNDGP
07/26/25	INDIVIDUAL RED/WHITE AND BLUE	GROUPS SET BY COMPUTER
07/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 7/31/23
08/09/25 08/10/25	CLUB CHAMPIONSHIP	2-DAY TOURNAMENT GROUPS SET BY COMPUTER (A FLIGHT PLAYS FROM BLUE TEES)
08/23/25	INDIVIDUAL STABLEFORD	GROUPS SET BY COMPUTER
08/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 8/30/23
09/06/25	TOURNAMENT OF CHAMPIONS/NON-WINNERS TOURNAMENT	GROUPS SET BY COMPUTER
09/18/25	MEN'S CLUB FALL BANQUET	MEMBER PLUS GUEST
09/20/25	2 MAN BEST BALL	PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)

Heather Ridge Men's Golf Association 2025 Membership Application

This year the HRMGA will continue a schedule of 13 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off Banquet is April 3, 2025, and our first tournament will follow on April 5, 2025. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMGA website www.heatherridgemensclub.com (contact info for members/ tournament signups, results, and other HRMC info).
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (bring your significant other, but there will be a charge for them, amount TBD).
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes. (The Member/Member—Member/Guest fee TBD)

**PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION
CAN BE ENTERED CORRECTLY IN OUR RECORDS.**

Name: _____ Emer. Cont, Name/Number: _____

Address: _____ City: _____ Zip: _____

Preferred Phone Number: _____ Email Address: _____

Signature: _____

*By signing, you agree to be bound by the Player Code of Conduct
furnished to you with this application.*

New Members Only:

List the name of the Men's Club member who suggested that you join HRMC, so they can get their \$20 Finder's fee bonus _____

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.

ALL MEMBERS IN 2025 WILL RECEIVE A SLEEVE OF PRO V'S!!!

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

Membership* \$165.00 \$ _____

Match Play \$ 25.00 \$ _____

TOTAL DUE \$ _____

Date Submitted: _____

* HRMGA memberships are non-refundable

* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2025 season. All members are automatically entered in pool.

**Return this application, with your check to: Dick Hinson, HRMGA, 109 Krameria Street,
Denver, CO 80220.**

Heather Ridge Women's Golf Association

Dear Women Golfers,



I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2025 season. We have a fun filled golf season with different tournaments played each week from May through September, as well as a Member-Member/Member-Guest Tournament and a Men's Club Mixer in June.



We have two play days, WEDNESDAY and SATURDAY, beginning in May. You must be a paid member of HRWGA to participate. You can play either or both days.

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 15, 2025.

An email will be sent to registered members in mid-April regarding our kick-off luncheon. Tournament schedules will be posted in the clubhouse and will appear in the membership roster book.

I hope you will join us for the 2025 golf season.

Please feel free to call me with any questions (720-935-3840).

Sincerely,

Christi Clay
President, Heather Ridge Women's Golf Association



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- Test Battery
- Oil change includes up to 5 qtrs and new oil filter. Some vehicles require special oil and or filter, extra cost. Cannot combine with other offers.

**15293 E Mississippi Ave.
Aurora, CO 80012**

Monday-Friday 8 am—5:30 pm



Schedule Using QR Code

1. Focus your phone camera on QR code and tap screen
2. Schedule Service Online





HEATHER RIDGE WOMEN'S GOLF ASSOCIATION APPLICATION

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and is included in the dues.

Benefits of membership:

- WEDNESDAY and SATURDAY play days (You can play either or both days)
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Event and Men's Club Mixer
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

To join Heather Ridge Women's Golf Association, Membership Dues are \$100.00.

Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association or HRWGA) to Teresa Anderson, 2438 South Victor Street, Unit C, Aurora, CO 80014, OR you can Zelle your payment to FirstBank to Leigh Anderson using my email address of ltanderson2438@comcast.net and note in the memo line it is for 2025 dues and THEN send me your completed application form by mail or pdf.

2025 HEATHER RIDGE WOMEN'S GOLF ASSOCIATION
MEMBERSHIP APPLICATION
(if received by 3/15/2025 will be included in the roster book)

Name _____ Spouse's _____
Last First First

Address _____
Street City Zip

E-mail address _____

Phone Number () _____ () _____ () _____
(for Roster) Home Cell Work

Birthday (Month) _____ Day _____ GHIN# _____

The Wednesday and Saturday weekly tournament entry fee is \$5.00 each play day and is paid in the receptacle in the 19th Hole prior to play.

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

Benefits of Membership:

- ♦ *Preferred tee times*
- ♦ *Prizes in each Flight*
- ♦ *Directory of Members*
- ♦ *Meet new golf partners*

To join, complete the bottom of this form and mail it with a check payable to "9-Hole Ladies Golf Association," mail to:

**Sherri Cooper
2457 S. Victor Street, Unit E
Aurora, CO 80014
Phone 720-434-1370**

DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2025



Cut Here

Cut Here



Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 Membership Application

Dues are \$57.00 PLUS a \$43.00 computer fee for GHIN (Golf Handicap Index Number) Services

☐

Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name _____ Husband's Name _____

Home Address _____

Phone Number _____ Cell # _____

Birthday (Month & Day) _____ GHIN Number _____

Email address _____

Cobblestone

January is the threshold to new possibilities; dare to step forward and embrace the unknown.

— A.D. Posey

New Year's Eve is an important milestone every year, that moment when the number on the calendar changes and we realize that time is passing so quickly. The past, with all its joys and challenges, has already happened. The future, with its possibilities and hopes, has yet to come. Here's to the year ahead. May we rise to meet its challenges and take the time to be truly present in its moments of joy. Happy New Year!

Updates

2024 Annual Meeting: During Cobblestone's annual meeting held on November 25, the 2025 budget was presented and ratified. Monthly HOA dues will be increased by 10%. Four homeowners were added to the HOA Board. The Board now comprises Leah George,



Sharon Taylor, Dave Johnson, Ray Griffiths, Amy Rice, Joanna Meyer and Karen Klemm. Information about projects prioritized for 2025 will be shared in upcoming editions of *Metro Matters*.

Reminders

Holiday Decorations: Many thanks to all of our homeowners who put up lights and other decorations that contribute to the holiday spirit. As a gentle reminder, lights and decorations need to be put away by January 30.

Ontime Assessment Payments: One way to ensure that your monthly assessments are paid on time every month is to set up an ACH direct debit. The process for setting up this

monthly debit is easy and it's free. The ACH Direct Debit form is on Town Square under Documents and then Forms. It must be completed and submitted prior to the 20th of the month for the following month's payment. Another free option for automatic payments is to use your bank's online bill pay feature.

If You See Something, Say Something: During the annual meeting, concern was voiced about security in the community. All residents can call Cobblestone's security at 720-879-4568 or the golf course security at 303-591-9134 to report any issues of concern. Please make a note and report situations or issues you observe that are detrimental to our community. It's

helpful when residents report items directly so that concerns or situations may be addressed quickly.

Keep The Lights On: Residents are encouraged to leave porch and patio lights on. This action adds to the lighting in place throughout the community and supports security efforts.

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 New Year's

Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. At the November board meeting, which was held immediately following the annual meeting, Member-at-large Sharon Grimes resigned from the board, and Reggie Adams chose not to run again. We are grateful Markka Adams has agreed to join the board, elected to the office vice president.

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.

Maintenance Report: Gutters were cleaned the second week of December. We are still waiting for our landscaping company to complete a final cleanup of leaves and branches on the property. Bruce did aerate the grounds and fertilize the early part of December.

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 January 2, 16, and 30. 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 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. Rinse them out before you put them in the bin. Please keep food and liquids 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.** We have determined, however, that pizza boxes are, indeed, recyclable! Just scrape away any leftover cheese before you put the box in the bin.

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! As the TV insurance commercial says, "It's better to have it and not need it than to need it and not have it!" Yes, it's a commercial for life insurance, but still...!



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

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

Country Club Ridge

Annual Meeting: The Annual Meeting was held on October 28th. Thanks to all the homeowners who attended or sent in proxy votes. The 2025 budget was ratified. Beginning in January, HOA monthly dues will increase to \$398.00 per month. This increase will allow us to maintain the property and complete important projects. You have received information by mail concerning this increase. If you pay by automatic draft, you will have to change the amount of your draft before January 1, 2025.

January Meeting: Our Board meeting will be at 5:30 pm, Monday, January 20, 2025 on Zoom. You will receive an email invitation from Metro Property Management.



Snow Removal: Alex and Sons have been contracted again this year to remove snow from driveways and walks when accumulation reaches 2". Some parking areas are designated as "Snow Storage Areas". Do not park in Snow Storage Areas during a snow event. Your car may be towed without the customary 24-hour notice. We

are contracted with Maxx Towing for this service. Please follow the community guidelines about parking during the Winter Months. Buckets of sand are located outside the garages at every building. If your driveway becomes icy, these are for your use.

Package Delivery: Like many local communities, we have had incidents of porch pirates taking packages from doorways. If you are expecting deliveries, please watch for and bring in packages immediately. If you are not at home, arrange for a neighbor to receive your packages.

Thanks for being a good neighbor!

Judie Maurelli,
Board of Directors



Reverse Mortgage Seminar

January 14, 2025, 6:30 pm
Noonan's Meeting Room
RSVP to Christy Kyle, 303-437-4208

Get All Your Questions Answered

1. Have your **HOA dues increased**, or are they about to increase, **or** possibly both?
2. Does your community have any **special assessments due** now or coming due for improvements in your neighborhood?
3. Have you heard of a Reverse Mortgage? There are many misconceptions about Reverse Mortgages. I would like to explain the process, and let you know how it can help you, especially if you are on a fixed income. the bank **DOES NOT** take your home. Your heirs will receive your property, just like they would if you had a traditional mortgage.
4. Can you do a **Home Equity Line of Credit** to give you access to your equity to help in this situation?
5. Do you need education on how to **access** your home equity, even if you think you wouldn't qualify for a traditional mortgage?
6. With a Reverse Mortgage, you can access your **equity immediately** while eliminating your monthly mortgage payments.

We at the Kyle Team, LLC live in your community and care about our property, value, and neighborhood. Even with a fixed monthly income, or limited budget, **THERE ARE SOLUTIONS!** We want to keep **AND** increase our property values through maintaining improvements. We are here to answer your questions.

Contact: **Christy Kyle, Senior Mortgage Consultant, The Kyle Team, LLC**
303-437-4208 cell; Christy@TheKyleTeam.com



Christy Kyle
Senior Mortgage
Consultant

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.

Welcome to 2025: My how time flies when you're having

fun. That's another way of saying when you are busy with life, loves, families, and friends, time passes quickly. Hopefully that means times passes with satisfaction and accomplishments – how could it be otherwise?

Budget 2025: On December 10, 2024, the 2025 Budget was ratified at the Annual Meeting without one dissenting vote. Thanks to the many owners who submitted their proxies (but many didn't come), we met quorum (at least 59 owners). There were 24 hearty souls who attended that chilly night offering much thought and conversation on the topics. . . especially the 2025 Budget and the announced sewer line project.

For 2025, HRS's **monthly fees will not change from 2024** – i.e. \$485 for 2-bdrm units, and \$490 for 3-bdrm ones. Of note, our general insurance cost went down slightly from 2024 to \$375,000 from \$391,000. However, the insurance carrier requires that all HRS chimneys have a safety inspection. We are waiting for their written criteria to guide us on how owners must comply.

In asking for insurance bids for 2025, only three carriers responding to our insurance agent's requests (Dalton Spanbauer of Anderson-Ban in Castle Rock, CO). One declined to submit, another was \$30,000 more than our 2024 costs but without any

conditions, and the one we accepted for \$375,000 requires all chimneys to be inspected.

The HRS 2025 Budget is now over \$1 million for operations and Reserve funding. Our Reserves, funded at 10% of gross annual budget, now tops \$1 million but that won't last for long (see the following sewer project).

Sewer Project 2025: Overall, our 51-year-old sewer system is in good shape except for three concerns. For decades, HRS has had a pro-active preventive maintenance program cleaning sewers up to three times annually. Our three top sewer concerns are:

1. Lines clogged by too much or the wrong kinds of debris (personal wipes, cooking grease, underwear, utensils, etc.)
2. Broken/collapsed/or off-set clay sewer lines all of which commonly occurs at sewer line junctions
3. Tree roots searching for water in the sewer lines that catch debris, especially the "wrong" kind of debris

We have been jetting our lines for decades, but only most recently have we been videoing and storing them for historic analysis. Video work by Dave Elgin in August discovered potentially severe problems in a sewer line that services six buildings (24 units and the clubhouse) along S

Xanadu Way. Using the HRS building map posted on our website, www.Heatherridgesouth.org website, this problem affects builds No. 135, 138, 139, 140, and 141 and the clubhouse only.

Since August, Maintenance Chairman Dave Elgin and Scott Mansfield have been investigating repair options for the Board. Excavating the nearly 500 linear feet of "bad" sewer line was deemed too expensive and disruptive for now. Another option is to line the sewers with a strong and durable "polymer" finish that's cost effective and timely. What sold us on this method were interviews with the company that has the exclusive right to this product, many affidavits, videos by satisfied customers, and the U.S. Navy – for 40 years, they have used this method on all its ships.

The lining could last up to 50 years; it will take only 5-7 days for installation, and will cost approximately \$130,000 vs. \$500,000+ without any excavation or weeks-months of work.

However, this is not the only cost to us. Displacement of 24 units for lodging and per diem costs while the water and sewers are shut down is estimated to cost \$30,000-\$40,000 for 7 days. This includes four portable on-site bathrooms for owners working or staying here. Thank goodness we have sufficient Reserves.

This sewer project will begin on January 6 with an inspection of all 24 units after the main water line has been shut off. The inspection is to verify all commodes have been drained (once inspected they will be painted close with painter's tape). No water or sewage may be drained during the work project for up to seven days. . . and all of this depends on the weather.

On December 5, and afterwards, the board met with all affected residents. Everyone has agreed to the need and logic of doing this work now and to co-operate fully. All parties will be asked to sign an "Agreement" as to what the HOA will do in exchange for owner co-operation.

New Declarations 2025: Given

the sewer line project and other immediate concerns, the board voted at its November meeting to postpone discussion of new declarations in January to its May meeting. We will keep readers updated on this in the following months.

Van Lewis

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, January 15, 2025.

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.

Holiday Decorations: The Denver area tradition is to remove holiday décor prior to the last day of the National Stock Show, January 26, 2025.

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.

Snow Parking: 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.



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.

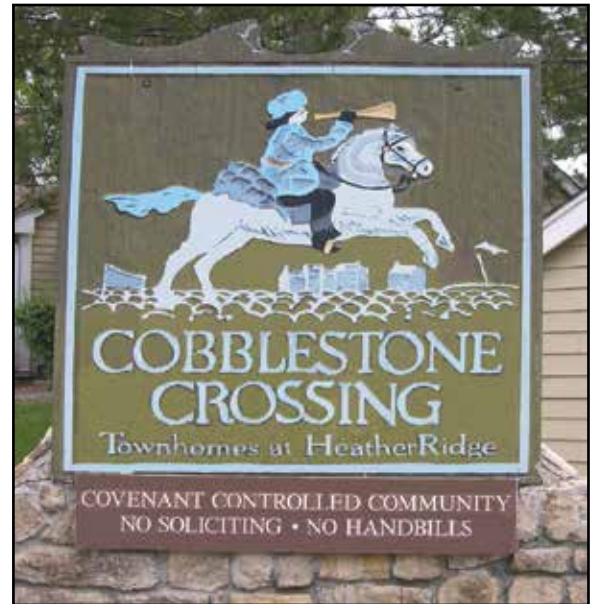
If you have an hour or two a month to contribute to your community, please consider serving on the Board. Great communities like Fairway 16 are the result of engaged homeowners.

Ryan Brand

Cobblestone Crossing

Special Assessment Meeting: Thank you to all homeowners who participated in the Special Assessment meeting November 18th. We had over 70 participants. The special assessment DID pass. The result of the vote was 37 homeowners in favor of the assessment and 33 homeowners against it. **Asphalt Replacement will be Summer 2026.** The new proposed payment plan schedule for 2025–2026: 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. There will be more info to follow regarding the payment structure.

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.

Owners and Renters: Happy New Year!!! It's 2025, please make sure Alec with Accord Property Management has your up-to-date contact information, including your current email address. 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.

Holiday Tree Recycling: Through January 8

The free recycling site locations are:

- Del Mar Park, 12000 E. Sixth Ave. (at Peoria Street in the west parking lot)
- Saddle Rock Golf Course, 21705 E. Arapahoe Road (west of E-470)
- Olympic Park, 15501 E. Yale Ave. (east of Chambers Road)

Please remove all nails, decorations and stands from trees prior to dropping off. Free mulch is available anytime (while supplies last) at all drop-off locations. Please bring your own truck, bags, shovel, and containers. Learn more at AuroraGov.org/Tree.

Electronics Recycling Drop-off

Event: January 6 – 10 at Techno Rescue, 3251 Lewiston St., Suite 10. During event dates, the facility will be open from 8 am to 4:30 pm Monday through Friday, and on Saturday from 10 am to 2 pm.

Special January 2025 – Only Pricing

Carload: Free

LCD Monitors: Free

Flat Screen TVs (LCD/LED) (all sizes): \$10

CRT Monitors/CRT TVs (all sizes): \$20

Console, Projection or DLP TVs: \$40

Floor Model Printers: Free

Certified Data Destruction with Certificate: \$5 per hard drive/data-containing device. Cash or credit/debit card is preferred as payment.

Please contact Techno Rescue for more information. Prices are subject to change.

For a complete list of items that will not be accepted, visit AuroraGov.org/Recycle and go to Recycling Opportunities, then Electronics Recycling.

Techno Rescue, which is certified for electronics recycling and data destruction, wipes and physically destroys all data storage media to protect the identities of those who are recycling responsibly.

As a reminder, electronics tossed in the trash not only cause serious environmental problems, but also are banned from landfills in Colorado. The city of Aurora's e-cycling events are supported by Environment Aurora, a citywide effort to think green. For more information, visit AuroraGov.org/Recycle.

Reminders:

- Exterior Holiday Decorations are requested to be removed by January 15th.
- Please disconnect the exterior hoses when a freeze is forecasted. ***If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA.***
- Please report broken branches to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management.

Snow Removal: Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. We did agree as a Board for Larry to plow the City Sidewalk when needed to prevent icy conditions. Make sure not to park in

the guest spots that are designated for snow.

Ice Melt: Buckets filled with ice melt by mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.

Accord Emergency Contact Number: If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019. While the following are important, they are NOT emergencies: noisy

neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; and covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

**Happy New Year!
2025!!**

Jody Bohl

**A website all
about
Heather Ridge
and it's
Lifestyle**

heatherridgerealestate.com

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. This places the area on a map which APD will up patrols in higher crime reported areas.

Car Break-Ins Phase 2: Strawberry Phase 2 is located on the northeast side of the golf course on Xanadu Way. A resident contacted Front Range Patrol dispatch to report their vehicle had a broken window(s) but no attempts at stealing the vehicle, just rummaging through property. Upon Front Range Patrol arrival, the officer noticed 6 other cars had broken windows, and seemed to have no attempts to steal the vehicle, as well. Please be diligent with keeping personal property in your vehicles that can be viewed through the windows. We recommend that areas that have been repeatedly vandalized, owners can install cameras in their assigned parking space to deter potential theft. Please let Kyle know when you notice community property lights and/or carport lights that are out. Well lit areas can be a deterrent for potential criminal activity. Keep an eye out if

you see any suspicious person, please contact APD 911. **ALWAYS** ask for a contact back from the officer who received the call. This way the incident is documented. If the person calling APD does not want a follow up call, the call is not reported on the criminal activity map, because there is no contact between the person reporting the activity and the APD officer. If you have any concerns regarding crime, please feel free to contact our Police Area Representative (PAR) officer with APD for District 1. Please keep in mind that he may not be available immediately, but he will respond to community questions, or assistance.

Officer L. Crump,
lcrump@auroragov.org,
303-739-1996

HAPPY NEW YEAR 2025!

Faith Gillis

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



Burgundy HOA in the Works:

1. Sewer line replacement ongoing discussions working toward a plan.
2. The Decs and Bylaws Committee first draft to Legal.
3. Replacing Dumpster Structures Drive C and Drive F.
4. Looking to bring in a new trash removal company with pickups 3 days a week.

Homeowner Reminders:

- **HOA Dues:** Remember the monthly dues (Home Owner Dues and Garage Dues) have increased. Please be sure you are paying your dues on time to avoid late fees.
- **Christmas Lights and**

Decorations: All holiday decorations should be taken down by January 15th, 2025.

- **Garages:** Please be sure all lights are turned off in your garage unit when not in use this adds to the community electric bill. Per the Decs & Bylaws only your garage door should be the main source of electricity. Electric cars are not to be plugged into the garage units either.
- **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 and do not move to other locations (i.e, the mailboxes).

- **Board Meeting Minutes:** You can access the monthly board meeting minutes a week after the meeting online at <https://portal.westwindmanagment.com>.

- **Burgundy Buzz:** A monthly publication recapping the monthly HOA meetings and you can find a copy in your email or at the side of each mailbox.

- **HeatherRidgeMetroDistrict:** Please look online <http://www.heatherridgecolorado.org/> as there is a lot of great information here and you can also access the monthly *Metro Matters* publication on this site.

Lori Foster

Game Night!



Come join us at the Burgundy Clubhouse once a month for game night. Bring your favorite game, snack, and drink along with your competitive spirit and enjoy a few hours with your Burgundy neighbors and other local Heather Ridge Metro District Community neighbors. Look for the monthly information in your email and or on the side of the mailboxes for dates and times. You can also reach out to Burgundyinheatherridge@westwindmanagement.com for more information.

Looking Glass Window Cleaning has teamed with **LG Maintenance & Home Services** for all of your home maintenance needs!

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WITH LAW

(303) 863-1600 PHONE (303) 863-1234 FAX

KOLAND WITHERSPOON LAW

intake@withlaw.com EMAIL

Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, every other 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, Hannah Herbold—Member at large. Committee heads: Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome)



- **Property Management (PM):** 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:** Please 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/>

Insurance: Pat Wilderott, our HOA insurance agent, will be the guest speaker at the January 8, 2025 board meeting. She will be discussing both HO6 and Loss Assessment insurance. If you have any specific questions, it is encouraged that you send them in

to the PM before the meeting to have as much information available at the time.

Board Meetings: Meetings for the next six months will be every other month starting with January, March, May, July and annual meeting in August. This is a cost saving measures as well as to promote homeowners to contact the PM sooner when there is an issue. This step can help get an issue resolved in a timelier matter. At all meetings it is encouraged that questions be sent to PM before a meeting to have time to look into an issue. This every other month meeting is on a trial basis until August and will be adjusted if needed.

Ice Melt Buckets: Please contact PM if your ice melt bucket is getting low or lid is not closing. There should be one bucket in each auto court.

Holiday Décor: Thank you all for the merry displays. It was fun to see the lights of the holiday but please respect the rules and regs in regard to removing décor at the end of the season. The Denver area tradition is to remove holiday décor prior to the last day of the National Stock Show January 26, 2025.

Snow Parking: 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.

Speed Limit: A friendly reminder that the speed limit in the complex is 15 mph. There are more delivery trucks than ever please be extra careful coming in and out of your auto court. Stop signs have been added to help with keeping the streets safer for all. Walkers, please wear bright clothing and carry a flashlight for better visibility.

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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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: HOA Board Meeting will be January 14, 2025 at 6 pm in the Conference Room at Noonan's

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.

Happy New Year!

Greetings to all our ChimneyHill residents and hoping you had a nice Holiday Season. For now, we are going back to the format of Community Reminders. These are important and especially helpful if you are new to the community!

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, or hair, no dental floss, no baby wipes, no personal hygiene products that claim to be "Flushable" because they are absolutely **NOT** flushable in our pipes! These items can easily get hung up way down in the system. Also, be aware of what you put down your kitchen and bathroom drain and the garbage disposal. It is much easier to scrape food into the trash, put oil into a jar, or use paper towels for grease than to pay a plumber to clean your drains. Homeowners are responsible for repairs to their sewer lines and/or supply lines from the point the line enters the exterior of the building. The Association will be

responsible for repairs to the sewer lines from the exterior of the building out to the main line.

Snow Removal: Snowology has been contracted again this year to remove snow from stairs and sidewalks and North facing roadways when accumulation reaches 2". All other roadways are at a 4" threshold. Please note there are times when the storm itself will determine when the plows and shovellers will be out. Your driveway may not get plowed at all if there isn't enough room for the plow to get in there due to a car parked next to your drive. Hand shoveling is never done on driveways.

If you are unable to shovel your driveway yourself, reach out to an able-bodied neighbor, or the Board, and we will do our best to assist you. Buckets of ice melt are located around the community at trash bins or post box centers. If the area becomes icy, the ice melt is for your use. If the bucket needs refilling, please let Ashley know at 303-482-2213 #351.

Some parking areas are designated as "Snow Storage Areas". Do not park in Snow Storage Areas during a snow event. Your car may be towed without the customary 24-hour notice. We are contracted with RPM Towing for this service.

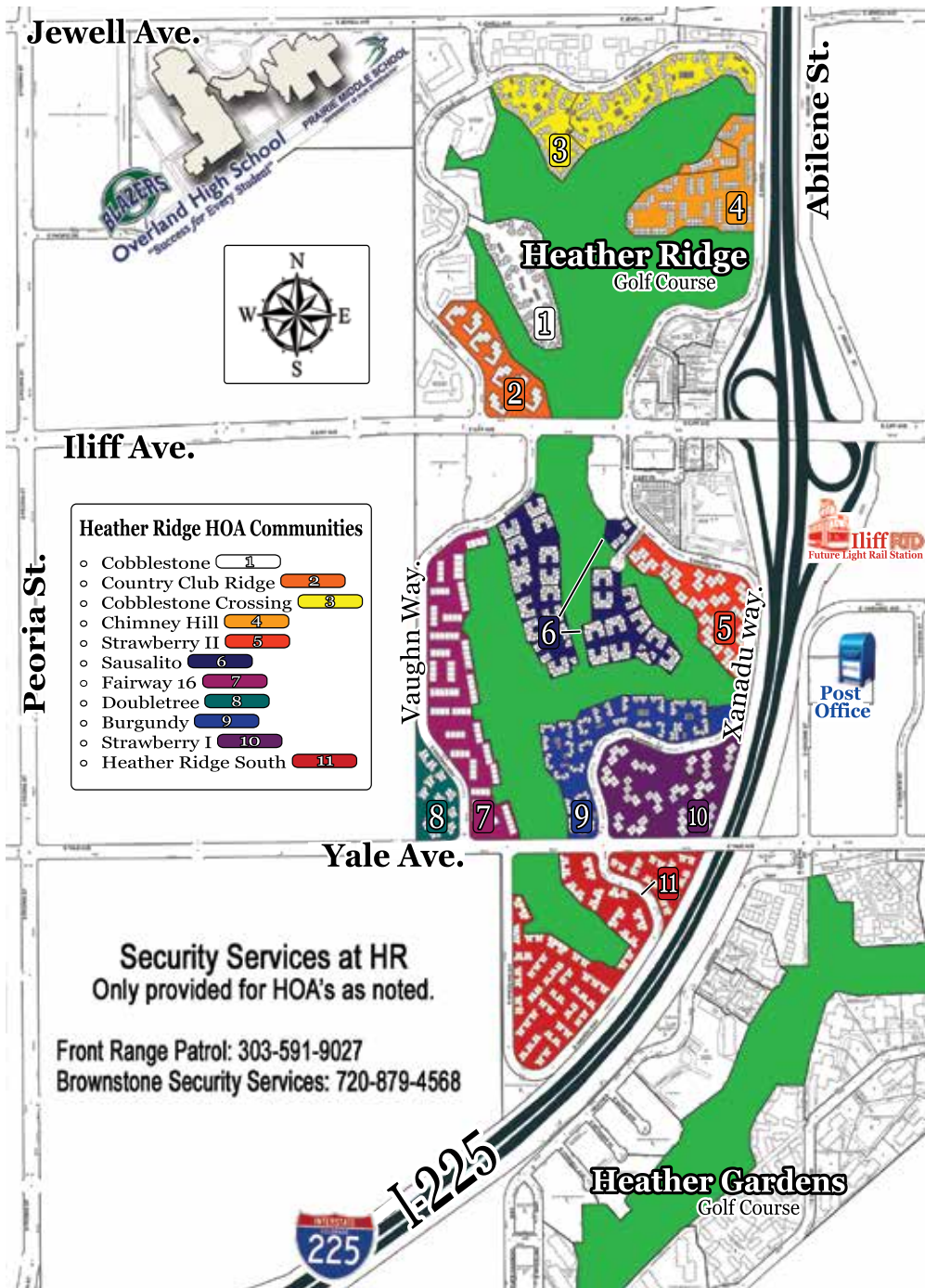
Budget Ratification: The 2025 budget was ratified on November 19, 2024. This reflected an increase in dues of \$99 or \$111 depending on the original floor plan of your unit.

This will allow the HOA to pay the normal monthly expenses and add to the Reserves. Painting and siding repairs to Section 1 on Worchester Way will be further delayed due to budget constraints. Safety concerns for the balconies and divider walls will need to be addressed first.

Monthly Board Meeting: Usually held on the 2nd Tuesday of each month in the upstairs Conference room at Noonan's which is at the Heather Ridge Golf Club. It starts promptly at 6 pm and we really encourage all Homeowners to attend. We always have a Homeowner Forum, where your concerns are heard and addressed. The meeting usually lasts about 60 minutes and it is a great way to get to know your neighbors, your Board members, and find out what is happening in ChimneyHill.

Your ChimneyHill Board,
Matthew * Susan * Maureen *
Robin* Kharyl * Kerry *Jared

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
 ashleythomas@advancehoa.com
 303-482-2213
 # Units: 116
 HOA Meeting: 2nd Tues. at 6 pm
 Noonan's main conference room
 Security: None

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

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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*Heather Ridge
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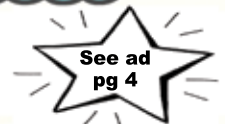
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