

HR Heather Ridge

Metro Matters

Volume 11

December 2021

Number 12



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

HR *Heather Ridge*
PUBLISHER'S NOTE

Metro Matters Readers. . .

Fall and the Winter Holiday season is right around the corner. 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. Jus Grill is a long-time advertiser and a great place for casual dining, and it is hard to find a better place to watch a "Buffs" or "Broncos" game than Noonan's Sports Bar & Grill at the golf courses clubhouse. 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.

Barry McConnell
Publisher

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Metropolitan District**
President Errol Rowland
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Vice President Van Lewis
van@vanlewis.com
Treasurer Charlie Richardson
Joan Beldock
Jane Klein
Kay Griffiths
Regular Meeting Schedule: **HRMD
4:00 pm, 3rd Thursday
each month** at Heather Ridge
Clubhouse, providing there is
business to conduct, but always 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.golfclubatheatheridge.com

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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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HR Heather Ridge

METROPOLITAN DISTRICT

HRMD 2022 Annual Budget Approved

The Heather Ridge Metro District (HRMD) met at 4 pm on Oct 21 in the golf course's 19th Hole Meeting Room to approve its Annual Budget for 2022. Although overall property assessment values were up slightly for 2022 vs 2021 (\$23,372,541 vs. \$23,074,002), the Board voted to lower its 2022 mil levy tax rate to 32.5, down from 33.5 used in 2021.

The Annual Budget includes four separate funds—General, Capital, Debt

Service, and Enterprise. The General Fund is about operational issues, the Capital for money dedicated from bond funding for capital projects, Debt Service to pay for the bonds used to finance the purchase of the golf course, and the Enterprise for the golf course operation. The Enterprise Fund receives No tax money and must operate on golf revenue only.

The final implementation step for all metro district budgets is approval

by Arapahoe County Commissioners. Once this rudimentary process is done in December all budgets based on property taxes will be implemented to collect 2021 property taxes that become due January 1, 2022. Remember, property taxes in Colorado are paid in arrears. For any questions, please contact the HRMD as referenced on page 2 of each issue of *Metro Matters*.

Van Lewis

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Daddy, how was I born?

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answers, "Well, son, I guess one day you will need to find out anyway!"

Your mom and I first got together in a chat room on Yahoo.

Then I set up a date via e-mail with your mom and we met at a cyber-cafe.

We sneaked into a secluded room, and googled each other.

There your mother agreed to a download from my hard drive.

As soon as I was ready to upload, we discovered that neither one of us had used a firewall, and since it was too late to hit the delete button, nine months later a little pop-up appeared that said:

Scroll down. . . You'll love this. . .

You Got Male!

Thanks to Jodie Hubbard for this missive and a good laugh!



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During the holiday season, our thoughts turn gratefully to those who have made our success possible. It is in this spirit that we say thank you and send best wishes for the Holidays and New Year.



Roger Francis
303-695-1720

Francis Insurance and Financial Group
12500 E. Iliff Avenue, Suite 350
Aurora, CO 80014

December 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. Email info@HRColo.org for invitation</p>			1	2	3	4
5 Next Double Tree HOA Meeting in January 2022 Date & Time to be Posted on Mailboxes	6	7 	8 6 pm CH No HOA meeting in December 6:30 pm Sausalito Board Mtg. via Zoom	9	10	11
12	13 6 pm Burgundy HOA Mtg No Meeting in December 6 pm Cobblestone Crsng No Meeting in December	14	15 6 pm Fairway 16 HOA Meeting via Zoom	16  6:30 pm Strawberry No HOA Meeting in December	17	18 METRO MATTERS DEADLINE 12-16-2021 FOR JAN. 2022 ISSUE
19	20 6:00 pm CCR No HOA Meeting in December	21	22	23	24	25 
26	27 6 pm Cobblestone Board Mtg via Zoom	28 5:30 pm HRS Board Meeting contact Board Member	29	30	31 	



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Christmas Eve

Friday, December 24th
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Christmas Day

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New Years Day

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Pete Traynor
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PeteTraynor@ReMax.net

Still A Great Sellers' Market!

As 2021 winds down, it is normal to expect slower sales, slower and lower prices, and increasing “days on market” before homes go under contract. All the above happened in October. . . as it started to happen in September. But don't worry, it's still a great sellers' market. . . just not as crazy as the one earlier this year (February-June).

Because Pete and I are so active listing and selling homes across the metro area, that we experience, see, and learn about our market as others agent might not — and that helps you as a Heather Ridge owner! We have a perspective about marketing that changes with the market, so what worked well yesterday might not be what you want tomorrow. Agents must know and quantify market changes so their sellers are not trapped in past markets. Remember that change is constant.



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

For example, take pricing. Homes are not seeing the multiple bids from earlier this year, so realistic pricing has returned to its rightful place. Comparable sales, not wild guesses, are important again.

Buyers are not waiving inspection clauses as they did earlier, but they are limiting issues now to safety and health matters such as radon, sewer inspections, electrical, heating and cooling, etc. Preparing your home for an inspection is a smart, money saving strategy, so how do you do it?

Pete and I have the answers for these questions and others. For example, how might rising interest rates affect home sales? What about inflation? What about the job market and labor force? With our years in real estate here, we have seen many markets come and go. Experience is priceless as is character, fidelity, and ability – we must be doing something right in our 46 years each helping others.

Pete and I work for two of metro Denver's leading Re/Max offices, and that mix of very active, experienced, and successful agents is a gold mine to rub shoulders with. Re/Max agents are unique because they must have a success career helping people.

May Pete and I help you?

The Home Sale of the Month: 2818 S Wheeling Way sold for \$420,000. It had several things going for it:

- Rare ranch style, 1365 sq ft, 2-car attached unit in HRS
- Backs onto the 15th fairway of our golf course, and faces south with a large front courtyard
- Listing agents that saw its market potential – painted, carpeted, and staged with furniture.
- It had multiple offers over the asking price.

As its listing agents, Pete and I would like to help you navigate the real estate market.

Van Lewis



Homes Pending as of November 16, 2021

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$199,999	2697	S Xanadu Way A	1 - 2	942	1 Space	2 Story
Strawberry I	\$300,000	2640	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Burgundy	\$310,000	2631	S Xanadu Way A	2 - 2	1,162	1 Space	2 Story
Cobblestone Crossing	\$319,900	13306	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Burgundy	\$320,000	2659	S Xanadu Way D	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$330,000	13426	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$330,000	2659	S Xanadu Way C	2 - 2	1,162	1 Space	2 Story
Cobblestone Crossing	\$330,000	13474	E Asbury Dr	2 - 2	1,392	1 Space	2 Story
Sausalito	\$348,000	2419	S Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
ChimneyHill	\$349,900	13644	E Evans Ave	3 - 2	1,512	1 Gar, Att	2 Story
ChimneyHill	\$379,900	13522	E Evans Ave	3 - 2	1,512	1 Gar, Att	2 Story
Fairway 16	\$385,000	2630	S Vaughn Way C	3 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$400,000	2704	S Xanadu Way	3 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$412,000	2698	S Vaughn Way C	3 - 4	1,650	2 Gar, Att	2 Story

Homes Closed from October 16 to November 16, 2021

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$290,000	2491	S Xanadu Way D	2 - 2	1,091	Conventional	\$5,000	Corp/Trust
Cobblestone	\$327,000	2172	S Victor St	2 - 2	1,392	FHA	\$0	Individual
Burgundy	\$330,000	2699	S Xanadu Way D	2 - 2	1,162	FHA	\$3,500	Individual
Sausalito	\$340,000	2488	S Victor St E	3 - 2	1,282	Conventional	\$0	Individual
Burgundy	\$355,000	2645	S Xanadu Way B	2 - 2	1,314	Conventional	\$4,500	Individual
Sausalito	\$410,000	2401	S Worchester Ct B	3 - 3	1,344	Conventional	\$0	Individual
Heather Ridge South	\$420,000	2818	S Wheeling Way	2 - 2	1,365	FHA	\$0	Individual

Homes Active as of November 16, 2021

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Sausalito	\$348,000	2501	S Victor St F	3 - 2	1,273	2 Gar, Att	2 Story
Heather Ridge South	\$399,900	2707	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story



Van Lewis
303-550-1362

van@vanlewis.com



Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

Please remember don't leave home without them.

The properties stated herein are listed by Realtors from all companies in the metro-Denver area, and are not the exclusive listings or dealings of Pete Traynor and Van Lewis as shown herein.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Golf Club News

The HRMC Men's Club decided last year to play some informal tournaments during the winter season and it was such a success, we're doing it again. Contact Darrel Vanhooser at dvanhooser@hotmail.com or 303-875-4768 if you are interested in participating and get a little taste of tournament golf.

After you see what a great time you'll have, fill out the included Application for our 2022 summer season and join us for a summer of golf! The 2022 Schedule is included as well so you can start setting your calendar. Any questions on our Men's Club, please feel free get with me. Have a very happy and joyous Thanksgiving and Christmas and stay safe.

Darrel Vanhooser, HRMC President
<https://www.heatherridgemensclub.com/>
303-875-4768

Heather Ridge Men's Golf Club 2022 Schedule

Thur 4-7-22	Men's Club Spring Kick-Off	Sat 7-2-22	Red, White, and Blue Four Man Scramble (Computer Draw)
Sat 4-9-22	Member/Member – Member Guest Four Man Scramble. A, B, C, D Players (Computer Draw – 80% of Handicap for Each Player – Guests Must have Valid Handicap or get One Established before Participating) Tee Times Start at 8:06 am	7-15, 16, 17-22	Member/Member, Member/Guest (Partners must be within 10 Stokes) Horse Race Starts at 6 pm on Friday Tee Times Start at 8:06 am
Sat 4-23-22	Point Par, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 8-6-22	Two Man Point Par, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am
Sat 4-30-22	Two Man Teams – 9 Holes Best Ball/9 Holes Aggregate, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am	8-13-14-22	Club Championship, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am
Sat 5-14-2022	Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 9-3-22	Tournament of Champions/Non-Winners Tournament – Playing Groups Set by Computer Tee Times Start at 8:06 am
Sat 5-28-22	Two Man Best Ball, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am	Sat 9-17-22	Four Man Best Ball (2 Scores Per Hole from Team) (Computer Draw) Tee Times Start at 8:06 am
Sat 6-11-22	Men's Club/Women's Club Mixer, Shamble (Computer Draw) Tee Times Start at 8:06 am	Thur 9-29-22	Men's Club Fall Banquet
Sat 6-25-22	Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 10-1-22	Two Man Scramble, Flighted – Pick Your Partner Tee Times Start at 9:18 am

Heather Ridge Men's Club Golf Association 2022 Membership Application

This year the HRMC will continue a schedule of 15 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring banquet is April 7, 2022 and our first tournament will follow on April 9, 2022. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMC 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 will have a total fee of \$100.00/player)

PLEASE PRINT CLEARLY AND LEGIBLY.

Name: _____ Significant Other's Name: _____

Address: _____ City: _____ Zip: _____

Phone: _____

Work Phone: _____ Cell Phone: _____

Email address: _____

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.

THE FIRST 25 APPLICATIONS SUBMITTED WILL RECEIVE A SLEEVE OF PRO V'S!!!

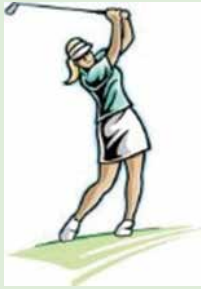
Make checks payable to: **HEATHER RIDGE MEN'S CLUB GOLF ASSOCIATION**

Membership*	\$155.00	\$ _____
Match Play	\$25.00	\$ _____
TOTAL DUE		\$ _____

* HRMC 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 2022 season. All members are automatically entered in pool.

**Return this application, with your check to the Heather Ridge Golf Shop or mail to:
Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014, Attn: Men's Club**



December, 2021

Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2022 season. We have a fun filled golf season with different tournament play each week from April through September.



We have two play days, Wednesday and Saturday, beginning in April. You must be a paid member of HRWGA to participate. 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, 2022.

An email will be sent to registered members in mid-March for 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 2022 golf season.

Please feel free to call me with any questions, 303-520-0529.

Wendy Traynor
President, Heather Ridge Women's Golf Association

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Heather Ridge Women's Golf Association Application And Handicap Only 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 Handicap only members.

Benefits of membership:

- Wednesday and Saturday play 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"

The Colorado Golf Association (CGA) bills Heather Ridge Women's Golf Association for all Women's Handicaps at Heather Ridge Golf Course.

To join Heather Ridge Women's Golf Association. **Membership dues are \$70.00**
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

OR

To join Handicap Only. **Fee is \$45.00**
Note: This is to establish a handicap only and does not allow you to play with the women's golf league. Complete the address information for CGA records and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

2022 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2022 will be included in the roster)

Name _____ **Spouse's** _____
Last First First

Address _____
Street City Zip

E-mail Address _____

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

Birthday Month _____ Day _____ **GHIN#** _____

Include either HRWGA Membership dues of \$70.00 OR Handicap Only fee of \$45.00. The Wednesday and Saturday weekly tournament entry fee is \$5.00 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 2022 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, 2022



Cut Here

Cut Here



Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2022 Membership Application

Dues are \$55.00 PLUS a \$35.00 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 _____

Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next board meeting will be in January. Date and time will be posted on the mailboxes.

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 December 9 and 23. Remember to set your recycling out the night before, as they have been coming before 8 am. Please 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.

Maintenance Update: Our lawn service has completed the winter clean up. Boy, did we have leaves! We also cleaned out the gutters – again, so many leaves!

Let it Snow: Winter is back, which leads to shoveling and plowing snow! Sidewalks will be hand shoveled at a three-inch accumulation, and driveways will be plowed at six inches. If anticipated accumulation occurs, we will need to plow the snow into

the designated parking spot in front of 2661 S. Vaughn Way. Please follow the weather reports, and do not park in that spot if it looks like we will get enough snow to warrant plowing.

HOA Dues: Your monthly assessment is due on the first of the month and is late and subject to a late fee after the tenth. In order to meet the financial needs of our 2022 budget, the monthly dues were increased by \$1, so please make that change in your checkbook starting January 1, 2022. If you mail your check, please mail it early enough to ensure that it arrives on time. You

also have the option of dropping your check off at Aletha's house. Or you might consider setting up a bill-pay option with your bank.

Website: If you would like access to the "residents only" section of the website (www.doubletreetownhomes.com), please send your email address to secretary@doubletreetownhomes.com.

Patt Dodd

PICKLES by Brian Crane



Cobblestone

Of all the months of the year there is not a month one half so welcome to the young, or so full of happy associations, as the last month of the year.

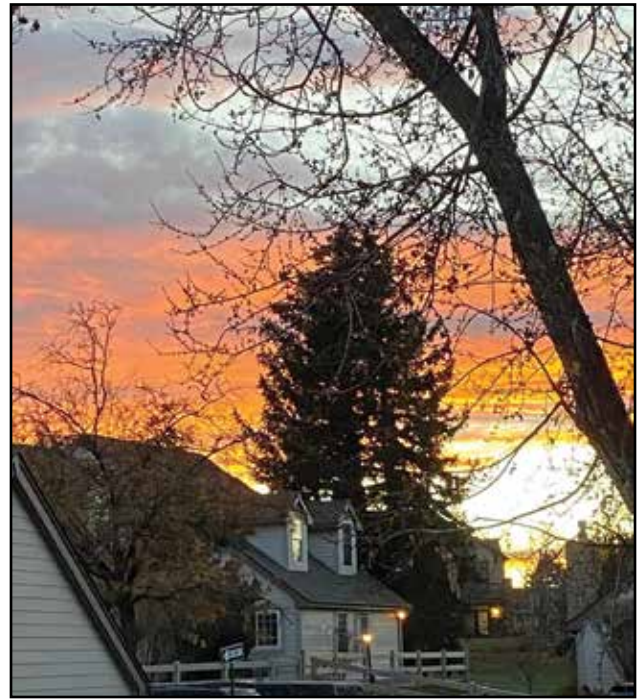
— Charles Dickens

Year-end Reflection

As 2021 comes to a close, it's good to pause and reflect upon the year and all that was accomplished. The following information highlights completed projects and notes some shifts in vendors that improved service, efficiency and value.

Springtime kicked off a major change with the move to a new HOA management company. Cherry Creek HOA Professionals took over the management function for Cobblestone. Magnetic cards with new contact information were distributed to all residents to support this transition.

Summer activity included the completion of some major



projects, some of which offered improved curb appeal. Starting with the new mailbox units that were installed. Residents received new keys along with information on what to do if a replacement is needed.

Landscaping upgrades included the removal of the remaining Pfitzer juniper stumps and old lava rock. A weed barrier was laid before adding the cobblestone rock replacement. This project resulted in a more cohesive, modern look throughout the community.

Summertime means pool time and this year residents enjoyed a newly

resurfaced pool. The installation of a new pool cover brought the season to a close.

Safety and security is of utmost importance. To increase lighting throughout the community, motion sensor solar lights were installed on sections of each of the garage buildings. This step improved lighting in areas that were dark and alerts residents to movement in these spaces.

While Cobblestone enjoys the beauty and shade provided by its mature trees, it also contends with the need to remove tree roots that grow into the clay sewer lines. This year, a new

vendor was secured for this task.

Mid-autumn is annual meeting time and this year's occurred on November 22. The 2022 budget was presented. Monthly HOA dues remained the same.

As a reminder, HOA meetings occur the fourth Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Invitations for these virtual meetings are sent by Shane Lussier, shane@cchoapros.com.

Sharon Taylor

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Country Club Ridge

Country Club Ridge Homeowners held the Annual Meeting on November 15th via Zoom. There were fifteen homeowners in attendance. The 2022 budget was ratified, with many increases for services noted by the residents. A monthly increase of \$8.00 in dues will begin in January due to increased costs for water, electricity, insurance, and maintenance.

The two vacant Board positions were not filled during the meeting. There were no nominees, therefore these positions will remain open. Rob Katnich will continue serving as President.

Jonathan Dowdle will continue as Vice-President, and Judie Maurelli is Secretary/Treasurer.

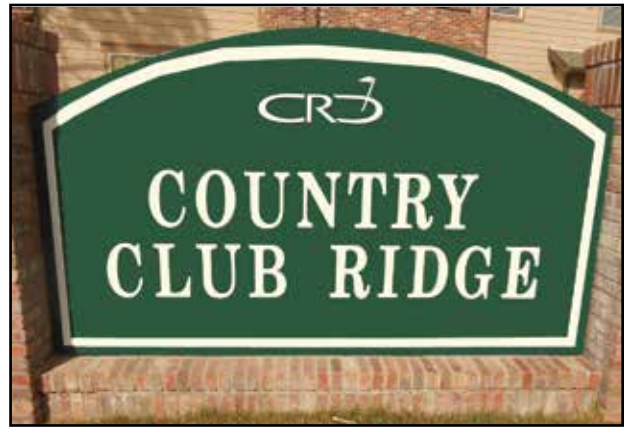
A homeowner forum was also included in the meeting. Many concerns were raised. The Board and Community Association Manager, Matt Bramlett, took note of these

issues. Now that the transition to our new management company is complete, we are confident things will go more smoothly.

Thank you, homeowners, for participating in the meeting and the management of our association!

Reminder: No parking in snow storage areas if significant snowfall is predicted. Plowing will be done when snow reaches 4 inches or more. Cars parked in snow storage spaces are subject to towing.

Judie Maurelli





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Cobblestone Crossing



Financial Meeting: The HOA's Annual Budget Meeting took place on November 8th. Several owners attended the virtual meeting and questions/concerns were addressed. Thanks to all who attended; we appreciate your input and comments.

Fall Clean Up: By the time you read this, gutters have been cleared of leaves. MetCo will be on the property to pick up leaves soon. As always, we're at the mercy of the weather!

Decorations: Please be careful when putting up holiday decorations and ensure electrical cords, etc., do not pose a safety hazard. For future reference,

while this date has already passed, a reminder that per Rules and Regulations, winter holiday decorations may be put up the day after Thanksgiving. Merry Christmas and enjoy the holidays!!

Safety Tips: Lock doors and windows when leaving home, even for a few minutes; put lights on automatic timers; pick up packages from front porch as soon as possible to avoid theft and ask a neighbor to keep an eye on your home when you are out of town.

Security: Car break-ins can occur in Cobblestone Crossing at any time. Please remember to remove any items of value from your car, always lock the doors and notify the Aurora Police Department as soon as break-in is discovered.

Exterior Lighting: While there are exterior lights throughout the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn.

Snow Removal: It's time to think about snow removal. Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow!

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

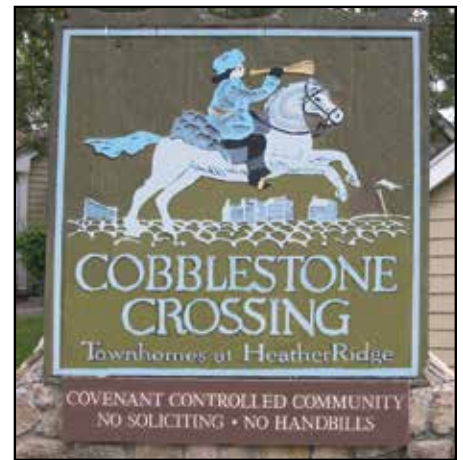
Winter Driving: Before hitting the road during snowy conditions, ensure

all windows on your vehicle are cleared of snow (not just a little peephole on the windshield!), and your headlights, taillights and exterior mirrors are also clear. Think how great it is to see the brake lights on the vehicle in front of you. . . any advantage to see and be seen is helpful!!

Patio/Front Porch: If you've been procrastinating and haven't cleaned up pots and plants yet, please remember to bag up dirt and place in dumpster. Do not dump the dirt in the rocks and/or common area. Pots should be stored in an orderly fashion. Also, if you have a garden area that has not been cleaned up, please do so as soon as possible. It is the homeowner's responsibility to keep the front porch, patio and area around the unit squared away. Remember, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, is not allowed to be stored in the Common Areas.

Accord Emergency Contact Number: If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019. While the following are important, they are **Not** emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Trash: A reminder it is the resident's responsibility to dispose of large items that don't fit in dumpsters.



Please call Alpine/GFL at 303-744-9881 to arrange for large item pick up. There are recycling dumpsters in C, D and E. Also, be considerate of your neighbors and please break down boxes before depositing them in the dumpsters.

Pets: Remember, pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Contrary to popular belief, it's not fertilizer. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster. Also, dog urine is killing the grass in multiple areas throughout the community. If you are a dog owner, please make every effort to ensure you are not contributing to this ongoing problem. . . there are actions you can take with your dog to reduce the amount of protein in your dog's diet which reduces the amount of nitrogen in the dog's urine.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Oversize vehicles that block adjacent parking space and don't fit between the lines are prohibited. Please review the Rules and Regs, located on Accord's website, for complete parking regulations. Park It Right's boot return is located on the east side of the pool.

Board Meeting: There is not a Board meeting in December.

Midge Miller

Strawberry

Management: Accord Property Management Company, 10730 E. Bethany Drive #280, Aurora, CO 80014, 720-230-7303. Kyle Thishkou is our manager, kyle@accordhoa.com.

Board Members: Sonja Mooney, President, sonja.strawberryhoa@gmail.com – Ersin Sulukioglu, Vice President, ersinsulukioglu@gmail.com – Eric Farley, eric.farley.hoa@gmail.com – Vickie Wagner, hrstrawberryhoa@yahoo.com.

HOA Meeting: There will be no HOA Meeting in December. At the time of this magazine's printing the HOA Annual Budget Meeting

scheduled in November had not been held. Updates will be reviewed in the January issue.

Winter is Coming: Please clean up your plants and store your planters. Please bag dead foliage and dirt before discarding in the dumpster. Disconnect and store your outdoor hose and winterize the outdoor faucet.

Home Preparation: Test your smoke alarms and change your furnace filter.

Snow Removal: Our contract has been amended for the coming year. Sidewalks will be shoveled after 2 inches of snow has fallen. Driveways and parking areas will be plowed after 4 inches of snow has fallen.

Website: Our website is accord.HOA.com. Contact our management company for the username and password.

Security: Front Range Patrol provides security at Strawberry. Please use the following numbers when needed:

Non-emergency: 303-627-3100
Emergency: 911
Front Range: 303-591-9027

Vickie Wagner





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Burgundy



For information, requests, ideas, complaints or rule clarification, please call the management company. Board Members will be advised. Burgundy is Covenant Controlled.



**Next Meeting
January 2022**

**Board Meetings:
Second Monday at**

6:00 pm. Our **New** Community Manager, **Sabrina Lopez** to be added to Agenda. Homeowner participation is at the start of the meeting.

Board Members: Josh Ryines, Lori Foster, Jasmine Ehrlich, Mundy Horton and new member Paige Cassara.



Best Wishes for a Safe and Happy Holiday from the Burgundy Board!



Annual Budget Ratification Meeting: The annual Meeting was held November 8 and the 2022 Budget was presented to the Board and the HOA members and deemed ratified and approved with a 10% increase in assessments. New HOA fees will start January 2022. Please make adjustments to reflect the new amount in your automatic withdrawals.

Management Contact Information:

Main/Emergency: 303.369.1800, website: www.westwindmanagement.com
(New) Manager: Sabrina Lopez, 303.369.1800 ext. 142, email Sabrina@westwindmanagement.com

Assistant: Audrey Brown, 303.369.1800 ext. 117, email Audrey@westwindmanagement.com

Please send your email address to Sabrina at Westwind to receive community announcements.

community event to bring communities closer together. Come and join us, cookies or no cookies, and take some home.

visitor vehicle. No owner, tenant or resident, is allowed to park in Visitor Parking at any time. Please check with your guests or contractors to see where they parked and if in a Visitor spot, give them the Guest pass. If you have not picked up your Guest pass, there will be another pickup date on December 5, or, contact the Management company and arrange to pick up your Guest pass.

Clubhouse Rental: The clubhouse is available for rental. Please check with Westwind Management Company for Rental Guidelines and Procedures.

Snow Removal: New snow removal company is Optimum Landscaping and Snow Removal. Please call the Management Company to request ice melt refills.



Think Snow and Cold! Disconnect and store your outdoor hose. The tenants and residents pay for frozen broken pipes. Test your smoke alarms, carbon monoxide alarms and change your furnace filters.

Architecture: Anything (Studs Out) must have Board approval. Submit a "Design Improvement Form" found at www.Westwindmanagement.com, attach photos if possible.

Trash: Please do not set trash and large items around the bins. The

Community Social Committee:
December 12 from 2-4 pm, Family

Friendly **First Annual Holiday Cookie Exchange** in the Burgundy Clubhouse. Cookie decorating, tasting and snacks. Bring 3-4 dozen cookies or treats and the recipe to share. The City of Aurora presented Burgundy \$100 to spend for a



Interested in starting a Book Club? More to come on this in January.

Special Annexation: There will be an update in January.

Parking: Please call Maxx Auto Recovery for towing. You must present your Deed or Lease with your name, address and parking spot number to have a vehicle towed from your spot. If you see someone abusing the Visitor spot and not using a Guest pass, please call and email the Management company and forward a photo of the offending

charge to have this picked up is charged to everyone in the HOA and comes out of everyone's fees, which increases your monthly HOA fee.

your smoke alarms and change your furnace filters. Remove all outdoor hoses from faucets. This is the homeowners' responsibility.

enjoy everyone's holiday decorations, they must come down. Please have your outdoor decorations down by January 19.

Cold Weather Preparation: Test

Holiday Decorations: While we

Beverly Valvoda

KINDNESS IS FREE SO SPRINKLE IT EVERYWHERE THIS HOLIDAY SEASON!



Chimney Hill

While the snow has been late in coming this year, the days are shorter so remember to stay cautious while going out and look twice for pedestrians as we welcome the approach of winter. Even as COVID continues to upend some traditions, let's embrace creative ways to bring hope and joy as we close out 2021 and look forward to the new year. And here's to all of the residents who will bring holiday cheer to the community with brilliant decorations.

HOA Annual Meeting: The HOA annual meeting was held virtually on November 10th over Microsoft Teams. After a review of the budget, which was sent to homeowners in October, and some homeowner questions, the budget was officially ratified. New payment coupons with the adjusted monthly assessment amount will be mailed out shortly. As a reminder, homeowners

can sign into their portal accounts to opt-out of receiving payment coupons and enroll in autopay. Homeowners who pay through their bank's bill pay service will need to update the amount sent before the January due date.

Immediately following the budget ratification meeting, the main homeowner meeting was called to order. Angie Olsen, President, and Pam Akiri, Treasurer, provided reports on the board's accomplishments, financial standings, and pending issues for the community. After the officer's report, the community manager, Sabrina, announced that a quorum of ballots for the two open director positions had been received and that the two directors in those positions, Kerry Reis and Margaret Bates, had been re-elected. Following

the election, during the open forum, several homeowners engaged in a productive discussion with the board about landscaping, area cleanup, parking, and assistance for fellow neighbors.

After the main homeowner meeting was adjourned, the board stayed on to assign the officer positions. In 2022, Angie Olsen will be President, Michael Hayes will be Vice President, Noel Cordeau will be Secretary, and Pam Akiri will be Treasurer. Lana Gutnik, Kerry Reis, and Margaret Bates are Board Members at Large. There will be no board meeting in December, so everyone can enjoy the holiday season. The next board meeting will be in January. May our community enjoy a safe and merry holiday season.



Association business management is provided by Westwind Management Group. Our association business manager, Sabrina, can be reached by phone at 303-369-1800, ext 142 or by email at Sabrina@westwindmanagement.com. You may also contact her interim assistant, Liana at 303-369-1800 ext 144 or by email at liana@westwindmanagement.com. Owners can also get general community information and account information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

**Kerry Reis
with input from the
Chimney Hill HOA Board**

Heather Ridge South



Management Information: For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115, Janelle@westwindmanagement.com or her assistant Audrey Brown 303-369-1800 ext 117.

HOA Monthly Fees Increase \$15 for 2022: Next year, owners will pay \$330 and \$335 respectively for monthly fees to support the 2022 Budget. This is \$15 more than last year, but all things considered a minimal increase compared to other HOAs – HRS still has one of the lowest monthly fees for Heather Ridge and its surrounding areas.

The biggest operating cost increase for 2022 was our general insurance. Each October our board approves the upcoming Annual Budget (based on a calendar year) using updated bids from service providers. This works well except for renewal of our general insurance. Insurance companies normally issue bids only 45 days or less before a policy expires, which for us is December 31. So, when we form a budget in October we have to “guess” about premium costs – which aren’t going down.

For 2022, the board estimated \$160,000 for insurance (last year’s cost was \$135K, and 2020’s was \$97K). Other HOAs are seeing significant increases for insurance, so \$160,000 seemed “reasonable” after consulting with insurance agents and HOAs.

Other significant expense increases included plumbing services and on-site maintenance. Another expense is funding our Reserves, which we decreased to \$68,000 from last year’s \$102,790. We did this to free up money for other expenses given we have significant Reserves. . . about \$875,000. Except for rebuilding a small wall next year, we have no capital projects planned for the next 3-5 years.

We expect to end 2021 with a funding balance of about \$13,246. Those are unspent funds from our operating budget that will be transferred to Reserves. So, in reality, 2021 will end with about \$888,000 in Reserves. We also perform a Reserve Study or an “updated” study every 3-5 years, the last one done in 2019.


Monthly HOA Meeting Time Changed: Board meeting at our clubhouse will now start at 5:30 pm, not 6:30 pm. This was done to better facilitate various work schedules and family times. Meetings usually last 1.5-to-2 hours, so plan ahead to come by letting Janelle at Westwind know. You will be put on the Agenda.

Annual Meeting 2021: Our annual HOA meeting will be virtual again this year. It will be held on Tuesday, December 7th opening at 6:30 and conducting the meeting at 7:00 pm. You can join online through your computer or mobile app via a Microsoft Teams link that will be emailed out to everyone we have email addresses for. Or, you can call in (audio only) at 1-720-441-6942. After calling in, you will need to enter the Phone Conference ID: 399 809 841#.

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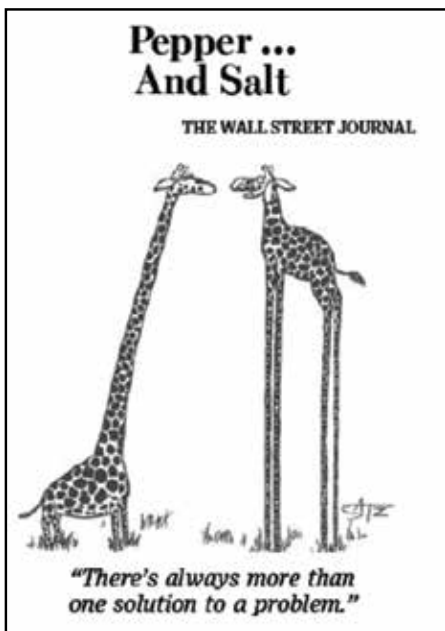
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YOU DO THE DRIVING'. WE'LL DO THE REST!

Directors Meg Gose, Cindy Sheehan-Lehota and Samantha Tinklenberg are up for re-election. Please turn in your ballots by mail or use a Proxy box installed by the clubhouse front door. Proxies are Very important to create a quorum. If we do not have one, the Annual Meeting will be postponed for another time, so please make every effort to return your ballot and Proxy.

Rules & Regulations Being Updated: A subcommittee of our board of directors began work revising our HOA rules and regulations in November. We expect this work to continue at least through January 2022. This is an effort to make sure all topics are up-to-date and gives us the opportunity to clarify wording. Once approved by the entire board, a new copy of the rules and regulations will be shared with all homeowners and uploaded to our website.

Barking Dogs and Meowing Cats: Please follow the HOA rules and city ordinances for pets. More complaints are coming in about barking dogs and cats wandering the community. And please be respectful of others by picking up your pet poop and others. Remember, "What goes around comes around," so please help make that happen.

Van Lewis and Meg Gose



Snow Marker Poles by Your Driveways:

Please report to Westwind missing ones. Yes, they do make handy-dandy foot alignment guides for golfers on the practice tee, but their intended purpose is to prevent snow plow damages if and when it snows.



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Fairway 16

Our Next HOA Board Meeting: Wednesday December 15th at the Fairway 16 Clubhouse, 2600 South Vaughn Way, starting at 6 pm. We have several new homeowners in our community and we look forward to seeing you all there. Attendees will be required to wear a mask regardless of vaccination status.

Holiday Decorations: Holiday decorations are only permitted inside of your patio. Please refer to your Fairway 16 HOA rules and regulations for specific guidelines.

Increase in HOA fee approved by board for 2022. At our meeting on Wednesday September 15th the Fairway 16 Board of Directors voted unanimously to approve the 2022 budget. The 2022 budget includes a \$16.00 increase in HOA fees to \$347.00 per month. This .048 % increase is the first increase in HOA fees in 4 years, and is needed to cover increases in insurance rates, utility rates, labor costs, and to provide additional funding to the reserve account so that we can continue our roofing project.

Christmas Party cancelled for Mid December. Several homeowners expressed concern about having a gathering given rising Covid-19 rates in Colorado.

Sewer Issues: We have had two major sewer-line back up issues this year. These issues are caused by a combination of three factors.

- 1) Older clay pipes,
- 2) tree roots, and
- 3) improper disposal of non-flushable paper products in toilets.

The HOA is responsible for clearing the pipes outside of your basement

walls and cleaning up the unpleasant mess in basements that result from main sewer line backups, however the HOA is not responsible for replacing or repairing flooring, drywall, or furniture that might be damaged by these backups. Homeowners should double check their homeowner's insurance policy to ensure coverage for these types of damages. The board is working on developing new standardized policies and processes for handling these events going forward.

Architecture: Anything on the Outside of your home "**Studs Out**" is Owned by the HOA. You own from the "**Studs In**" Only. The land around your property is part of the common space of the HOA. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, patio fence/wall alterations/decorations, flower gardens, satellite dishes, vents, skylights, holes placed in the outside walls, etc. Submit an architectural change request to our property management firm Advance HOA, attach photos if possible.



Activity on the golf course is slowing down, but golf balls still travel at over 100 miles per hour. Please stay safe – and stay off of the golf course between 8 am and 5 pm.

Important Contact Information

- Property Management Company – Advance HOA
- Stacy Rukavishnikova, 303 482-2213 ext 277 or stacy@advancehoa.com
- Advance HOA After Hours Emergency Maintenance 800-892-1423

Barry McConnell



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Ivan Edwardson
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720-838-1402



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Sausalito

Hello Sausalito Residents!



- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meeting by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** President Sara Kersting, Vice President Suzy Koch, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), and Sara Kersting (landscaping).

- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager, Suzanne Lopez, 303-221-1117 x 123, slopez@lcmpm.com. Billing Questions, Allison Weiss, 303-221-1117 x 108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Landwise LLC, 303-523-0471, Paul Menningen
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown
- **Trash Pickup:** Alpine Waste & Recycling, 303-744-9881, for schedule alpinewaste.com
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions or call Suzanne Lopez.

News for Everyone

The Board would like to take this opportunity to introduce our new property manager, Suzanne Lopez, from our new property management

company, LCM (see info above). Here is a little bio from her. "I have been in the business since 2014. I have worked for LCM for the last 2 1/2 years. I love being community manager, the customer service and working with the vendors to keep the property looking good. On a personal note, I'm a Colorado Native 3rd generation. I have 3 wonderful children and an awesome 1st grandson with one on the way."

Landscape: Fall cleanup and gutter cleaning should be finished by the release of this magazine. Winter watering of our newer plants and shrubs is underway. And fingers crossed for fewer major storms this year!!

At the November 10th monthly Board meeting new officers were elected to fill open positions: President Sara Kersting, Vice President Suzy Koch, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool) Frazier Hollingsworth (unit exterior surfaces), and Sara Kersting (landscaping). Thanks to this Board for volunteering and continuing to serve our community.

Here are some **December homeowner checks** you should perform

on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance.

✓ *Inside and Around the Home:* (owner responsibility) Check fire extinguishers, place near kitchen and fireplace.

Test GFCI outlets, smoke alarms and carbon monoxide detectors. Reverse ceiling fans to push warm air down.

✓ *Outside the Home:* Check your lightbulbs for neighborhood safety. Double check to make sure your hoses are disconnected, check hose bibs for drips and install a hose bib cover. Keep salt and shovel ready to keep sidewalks clear. Watch your gutters for ice dams or icicles.

Stay Safe During the Holidays

Keep your home, family and pets safe during this season by following these tips:

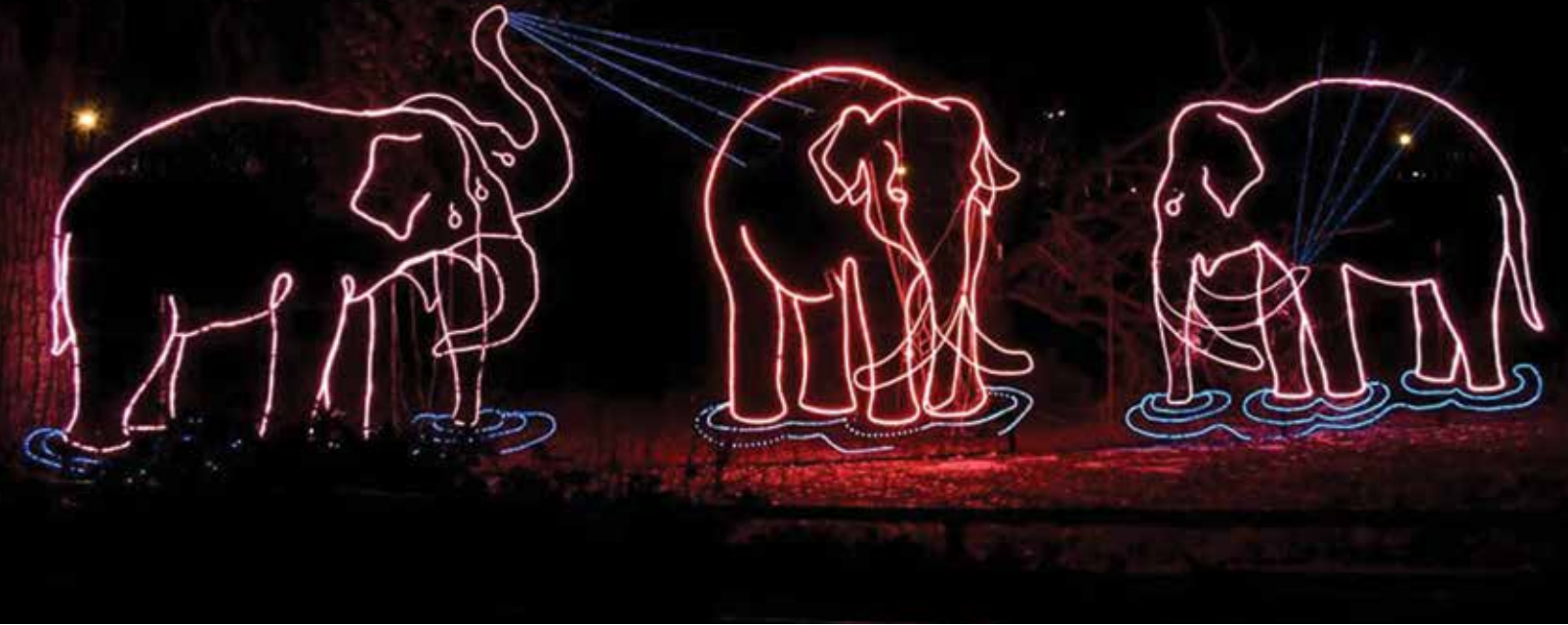
Check the stability of your ladder before hanging lights. Turn off all holiday lights before you leave the house or go to bed. Look for the certification mark of safety on all electrical decorations. Only place candles on a heat-resistant surface out of reach from kids and pets.

Happy Holidays to All This Joyful Season

Patty Robinson



Celebrating the Holidays



Blossoms of Light

Botanic Gardens
1007 York Street
Denver, CO 80206
720-865-3500

Through Jan. 8 (closed Dec. 25),
4:30-9 p.m.

Celebrate the holiday season at

Blossoms of Light, a dazzling and ever-changing display of light and color. The Gardens' signature event for over three decades, this annual holiday lights extravaganza transforms the York Street location into a twinkling winter wonderland. Enjoy this family-friendly event that

has become a holiday tradition for thousands of Front Range families. New this year! Don't miss the spectacular new lighting feature in the O'Fallon Perennial Walk: a 200-foot-long, 17-foot-tall tunnel of animated lights, right at the start of the path. Holiday treats and warm drinks will be available for purchase at the Hive Garden Bistro.

\$16-19 Members

\$18-21 Non-members

Free for children 2 and under (no ticket required)

Timed tickets must be purchased in advance; tickets are limited in each time slot. Visit www.botanicgardens.org

Tickets will not be available onsite.

Trail of Lights

Chatfield Farms

8500 W Deer Creek Canyon Road

Littleton, CO 80128

720-865-3500

Fridays-Sundays, through Dec. 12

Nightly, Dec. 17 – Jan. 2 (closed on Christmas)

Trail of Lights at Chatfield Farms takes you along a winding path



glistening with lights that illuminate the Colorado countryside. Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play area and 1880s Hildebrand Ranch homestead. There is the option of a shorter path for those who want to take a shorter stroll. Fun features this year include:

Synchronized music in Children's Play area
 Singing Christmas trees
 Two three-sided light tunnels
 Illuminated antique and model tractors on display
 Hot beverages, nuts and kettle corn are available for purchase with cash or credit card.

I spy the GEICO Gecko! Take a picture of the three lighted Geckos hidden throughout Trail of Lights for a chance to win \$250.
 \$15 Adult
 \$13 Adult Member, Student, Senior 65+, Military, Child (ages 3-15)
 \$10 Child Member
 Free for children 2 and under (no ticket required)

Parking lot opens at 4:50 p.m.
 Last entry to the event is 8:30 p.m.
 Grounds are cleared at 9:15 p.m.

Timed tickets must be purchased in



advance; tickets are limited in each 30-minute time slot. Visit www.botanicgardens.org
 Tickets will not be available onsite.

Denver Zoo Lights

2900 E 23rd Ave
 Denver, CO 80205
www.denverzoo.org
 Dec. 4 – January 2, 2022
 5:00 – 10:00 p.m.
 \$15 – \$25

All ages
 Zoo Lights tickets are valid ONLY on the specific date and time for which you purchased your tickets. Timed entry tickets help regulate how many people are at the Zoo during each time slot. No tickets will be available for sale at the door.

The holidays have always been a time for reflection. . . for connection. . . and of course, for tradition. And this year, Zoo Lights is the final toast in a year-long celebration! As the brilliant capstone to 125 Years of Love, our 2021 event promises to be brighter than ever – with a colorful crop of new installations and offerings, plus our most festive favorites, including nightly ice-carving demonstrations. As you wander through our winter wonderland, be on the lookout for new opportunities to light up the night: including the Champagne Toast (Hospital Plaza), the Watering Hole (Giraffe Meadows), the Blue Lagoon (in front of our new penguin exhibit plus more. With two million



LED lights sparkling over 80 acres and delights around every corner, Zoo Lights is Denver's wildest holiday gathering.

Of course, outdoor animal viewing during Zoo Lights is limited to cold-weather species such as Amur tiger, Bactrian camel, Przewaskli's horse and most of our pachyderms. But our popular Tropical Discovery building will be open, offering access to 1,800 animals – including fish, frogs, snakes, lizards, capybaras and sloths – in a cozy indoor space.

In addition, El Pomar Village Hall is home to fishing cats and Asian small-clawed otters, both of which are busy hunting and playing at night. And, as always, your ticket helps create a brighter future for wildlife, here and around the world. Let's raise a glass together!

Making Spirits Bright

Zoo Lights is even more brilliant with its Sparkling Suite of add-ons!

Celebrating the Holidays

continued on page 28



Celebrating the Holidays
continued from page 27

Giraffe Feeding

Group size 6 total guests, age limit

– open to ages 6 and older

Add a Giraffe Feeding to your Zoo Lights experience, and enjoy an intimate encounter with some the Zoo’s amazing animals and their

keepers – including a chance to hand-feed a member of the herd!

The feeding area has an entry point that is 42 inches wide and is a 4-inch drop from the main pathway. Able to accommodate standard wheelchairs, if you would like to call and speak with someone further or have any questions about the accessibility of the area, please call 720-337-1400.

Glow Package

Make your evening even more brilliant with the Zoo’s Glow Package – including Zoo Lights custom 3-D HoloSpex glasses and a souvenir mug filled with your choice of hot cocoa or cider.

Wild Ride Trio

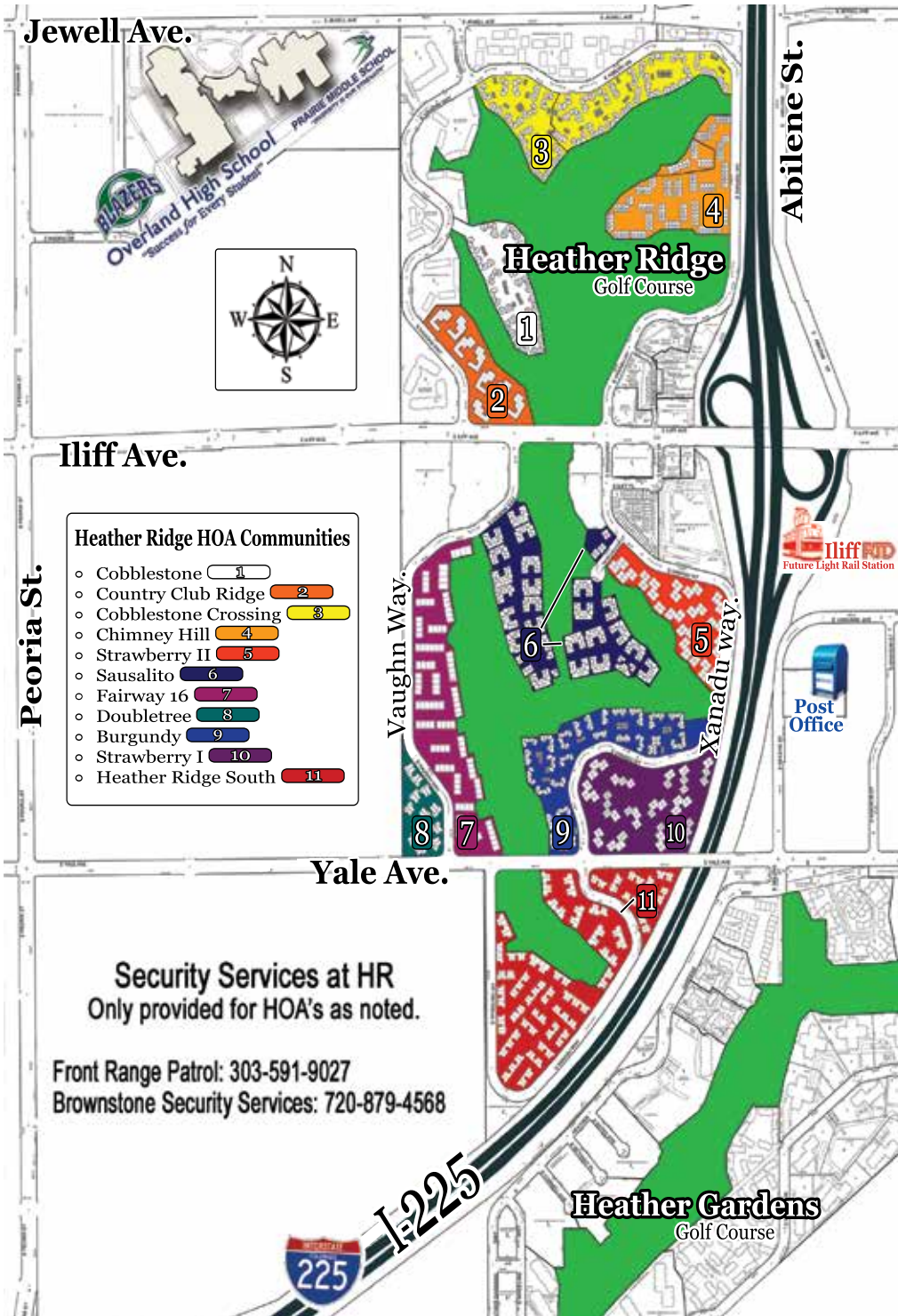
Maximize your Zoo Lights sparkle with this fun trio: a multi-sensory 4D theater experience, a ride on the beloved Conservation Carousel and a spin on Denver Zoo Railroad, presented by Union Pacific.

Sweet & Salty Duo

Keep your energy up throughout the evening’s excitement with the perfect pair: specialty popcorn in a souvenir Zoo Lights bucket, plus cozy hot cocoa in a memory-making Zoo Lights mug!



Heather Ridge Community Map



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

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

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

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

Country Club Ridge
Colorado Association Services
Matt Bramlett
303-232-9200
Units: 64
HOA Meeting: 3rd Mon. 5:30 pm
Via Zoom
Security: None

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Mon. semi-monthly
Contact Aletha for information
Security: None

Fairway 16
Advanced Management HOA
Stacy Rukavishnikov
303-482-2213 x 277 # Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: Front Range Patrol

Heather Ridge South
Westwind Management Group, Inc.
Janelle Mauch - 303-369-1800 x115
Janelle@westwindmanagement.com
Units: 176
HOA Meeting: 4th Tues, 6:30 pm
HRS Clubhouse, 2811 S Xandau Way
www.Heatherridgesouth.org
Security: Front Range Patrol

Sausalito
H.O.A. Simple LLC
Emily Terry, Property Manager
eterry@hoasimple.com
303-260-7177 x5; # Units: 159
HOA Meeting: 2nd Wed. 6:30 pm
Heather Ridge Golf Club
www.Sausalitohoa.com
Security: Brownstone Security

Strawberry II
(Strawberry I not in HRMD)
Accord Property Management
Kyle, 720-230-7303
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Strawberry Clubhouse,
2638 S Xanadu Way
Security: Front Range Patrol
(for both Strawberry I & II)

Burgundy
Westwind Management Group, Inc.
Sabrina Lopez, Manager
sabrinalopez@westwindmanagement.com
303-369-1800 x 142
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

Chimney Hill
Westwind Mgmt Group, Inc.
Sabrina Lopez
westwindmanagement.com
303-369-1800
Units: 116
HOA Meeting: 2nd Wed., 6 pm
Held virtually via Microsoft Teams
Security: None

Cobblestone
Cherry Creek HOA
Professionals
Angela Watts, 303-693-2118
awatts@cchoapros.com
Units: 74
HOA Meeting: 4th Mon. 6 pm
Heather Ridge Golf Club
Security: None

Service Directory

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 Call Wanda McConnell — 303-881-3066 Or Email Wanda — ensley53@aol.com**

December 2021

Children's Museum of Denver

Museum will be open Wednesday - Sunday for 2 play sessions per day and families can check in at any time. museum play session hours, 8:30 am - 12 pm | 12:30 pm - 4 pm
2121 Children's Museum Dr, Denver
303-433-7444

Fine Arts Center Museum, Colorado Springs

Museum Free Days are offered the second Saturday and third Friday of each month. Advanced timed tickets are required for museum entry.
30 West Dale Street, Colo Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

All guests are required to have a timed ticket for entry into the Museum. A separate, timed ticket is also required for all guests for: temporary exhibitions, Discovery Zone (free), and Space Odyssey (free). Face coverings required
2001 Colorado Blvd., Denver
303-370-6000, dmns.org

Denver Botanic Gardens

Denver Botanic Gardens York Street is open with limited capacity and timed tickets. Tickets will be available two weeks at a time. Tickets will not be available onsite.
1007 York Street, Denver
720-865-3500, botanicgardens.org

Chatfield Farms

Chatfield Farms is open with limited capacity and timed tickets. Tickets will be available two weeks at a time. Tickets will not be available onsite. Last entry 2 p.m.
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, botanicgardens.org/chatfield-farms

Plains Conservation Center

Visitors will not be allowed entry without adequate masks covering their mouth and nose, which must always be worn by adults and children 3 and over, except while eating or drinking.
6:30 am-4:30 pm Monday-Friday
8:00 am-4:30 pm Saturday & Sunday
720-865-3500

Denver Zoo

Tickets will NOT be available at Denver Zoo and must be reserved online. Online tickets are required for all guests including Denver Zoo members and children 2 and under.
2900 E 23rd Ave, Denver
720-337-1400

Four Mile Historic Park

Call for Covid-19 Update
715 Forest Street, Denver 80246
720-865-0800
www.fourmilepark.org

Aurora History Museum

Reservations and face coverings are required for all Museum guests until further notice. To support safe physical distancing, Limited reservations each day. Each museum admission reservation made for Tuesday through Friday is good for 1 hour and 20 minutes. A Saturday reservation is good for 1 hour.
15051 E. Alameda, Aurora 80012
303-739-6660, museum@auroragov.org

Classified Ads

SENIOR LIVING REFERRAL & PLACEMENT SERVICES — A Free Service! I help people find the most suitable senior living communities for their loved ones, or themselves. Independent Living, Assisted Living, and Memory Care options. Kevin Grierson 303-888-8472, kevin@harmonyseniorreferrals.com.

Handyman

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

Help Wanted

Community Maintenance Person Needed. Immediate Need for a Jack or Jane of all trades. Permanent Part Time - Heather Ridge Area. Competitive Pay — Mostly Outside Work. For Interview call 720-324-0242.

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Attention Heather Ridge Homeowners! Thinking of selling your home? Call us. . . we are cash buyers. 303-501-6967

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Advantage Security is looking for customer service-oriented individuals for FT/PT positions in the Denver metro area. Retirees welcomed/no experience necessary. Apply online at www.advantagesecurityinc.com or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

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\$10. Maximum 40 words. 2 Month Minimum. Write your ad and deliver with a check payable to HomewoRx Publishing, 350 Oswego Ct., Aurora, CO 80010. Publication does not imply endorsement. Call Wanda, 303-881-3066, ensley53@aol.com

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