



Heather Ridge

Metro Matters

Volume 12

May 2022

Number 5



**Bell Plumbing
& Heating**
Celebrating 96 Years
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Story on pages 14-15

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

All,

Finally, some signs of summer. The golfers have returned and so have the Robins, the Daffodils and the temperatures above 70. Now if we can just get rid of the darned wind.

Please take a moment to read Van's HRMD article on page 4. Van provides some interesting insights on HOA's, and the benefits of life as a Heather Ridge Metropolitan District resident. Today's dynamic housing market presents some real opportunities and challenges for us all.



The Men's and Ladies' golf leagues are in "full swing", but it's not too late to join in the fun. Stop into the golf course pro shop for more information and an opportunity to join.

As always, thanks to all of you for supporting our advertisers. Their advertising dollars help make this publication possible.

Barry McConnell
Publisher

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

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Metropolitan District**
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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.golfclubatheatherridge.com

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by May 4.



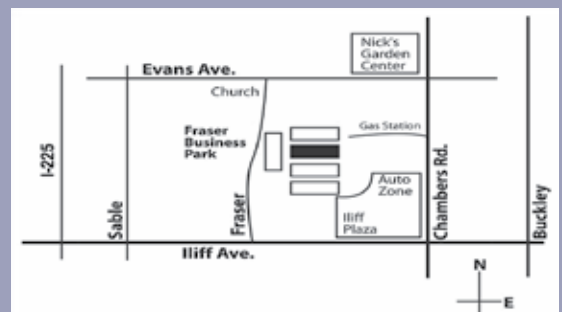
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Heather Ridge METROPOLITAN DISTRICT

Ripped from the headlines – “Green Valley HOA forecloses on owners”

This is a very important and personal issue to anyone living in a common interest community, CIC, run by an HOA board of directors – especially using professional management companies. The Green Valley Ranch situation is unique, so reading and learning about it is one thing; and comparing it to your Heather Ridge HOA another.

More than 2.3 million Coloradans – about 40% of the population and 61% of homeowners – live in communities with HOAs. All of the 10 Heather Ridge HOAs are run by boards, and nine of ten use a professional management company.

In Green Valley Ranch, one major problem seems to be the relationship between the GVR Metro District and the Master Homeowners Association with 26 districts. Working together, the metro district collects and distributes HOA fees through its property taxing powers, and the HOAs enforce covenants and rules keeping neighborhoods looking good to increase home values. The disconnect between them appears to be in management transparency and notice of violations to homeowners.

In Heather Ridge, all the HOAs are stand-alone incorporated entities NOT affiliated or related in any way to the Heather Ridge Metro District. This was by design and circumstances too involved to explain now; but for the sake of discussion, all 10 Heather Ridge HOAs operate independently from each other under their own legal declarations and governing documents.

A broader issue concerns the regulation of HOAs and management com-

panies – should that be done similar to regulation of real estate brokers, mortgage lenders, and title insurance companies? Probably so, and the successful management companies all seem to advocate for licensing and regulation to weed out the “bad players.” The goals of regulation would be better “due process rules, reasonable limitations on fines and fees, and transparency” to improve community relations.

Heather Ridge is unique because the ten HOAs were created separately before the Heather Ridge Metro District was created in 2006. Each HOA board should review with its attorney its violations process, practices, and policies to reflect its community standards. The magazine *Metro Matters* and the District’s website hosting all past magazine issues are excellent resources, so please take advantage of them.

Along with Growing Homes Values Come increasing Taxes.

Not only do property taxes change with increasing home assessment values, but so do IRS issues. For decades home owners have been shielded from paying capital gains taxes on the sale of their homes unless the profit exceeds certain limits. With record rising values, this is changing.

Talk to a qualified tax or financial planner about your exposure to long-term capital gains taxes. This is based on your tax filing status. A married couple has a “\$500,000 exclusion” from a taxable primary-residence profit upon sale, and “250,000 exclusion” for a single filer. These “exclu-

sions” have been in place since 1997. Taxes could make owners reluctant to sell, let alone a single owner after the death of a spouse.

To qualify, “you must have owned and lived in your primary residence for at least two of the five years before the sale closes. The two years don’t have to be consecutive; you can have had a different main home for part of the five-year period.”

There are steps you can take to reduce the amount of your gain that is taxable. First, you can subtract costs associated with the sale of the house like commissions and other fees. Plus, you can increase its “basis” by adding to what you paid for the house with improvement expenses and such. This is where competent counsel advises what is and what isn’t allowed. Realtors and agents cannot advise sellers about such details, only that such rules exist.

You no longer have a “Master Bedroom and Bathroom”:

Effective immediately, REColorado, formerly known as MLS, changed the input form to “primary bedroom or bathroom” to replace “master.” This act of political correctness “follows the George Floyd’s murder and subsequent ‘great reckoning’ of systemic racism in America, a movement took shape to abandon the term ‘master bedroom’ or ‘master suite’ because of its undertone of enslavement.” Per Jim Smith’s weekly real estate column in the Denver Post, “Silicon Valley has a more serious problem when it comes to use of ‘master.’ In the computer field it is common to refer to a primary server or other device as the ‘master’ and to refer to the devices under its control as ‘slaves.’ Since 1976, more than 67,000 patents have been issued using that terminology.”

Van Lewis

*****Heather Gardens Adopt-A-Pet Day Celebration *****



May 26th 11 – 2 p.m.

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May 2022

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1	2	3	4	5 	6	7
8 	9 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual 6 pm Cobblestone Crsing HOA Meeting via Zoom	10	11 6 pm CH HOA Meeting via Microsoft Teams 6:30 pm Sausalito HOA Mtg. via Zoom	12	13	14
15	16 5:30 pm CCR Board Mtg via Zoom	17	18 6 pm Fairway 16 HOA Meeting via Zoom	19  6:30 pm Strawberry HOA Meeting via Zoom	20	MATTERS DEADLINE 5-14-2022 FOR JUNE 2022 ISSUE
22	23 6 pm Cobblestone HOA Mtg via Zoom	24 5:30 pm HRS HOA Meeting contact Board Member	25	26	27	
29	30 	31	 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org 			



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Do We Need a Recession Now?

Be careful what you say or wish for, but this is a hot top in economic and real estate circles around the country. Why? Take a look at these metro Denver statistics where the thinking is a recession would cool down rampant inflation and bring balance back to markets.



Van Lewis
Heather Ridge South
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Pete Traynor
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- Metro Denver’s average home price is now \$705,812 – up 9.02% from Feb 2022 with a \$58,418 price gain (and Feb’s average price was up 6% from Jan 2022)
- In March, metro-Denver homes sold on average for 106.46% of asking price
- Our Consumer Price Index for Feb-March was an annualized 9.1% breaking a 40-year record
- In March, metro-Denver moved from 8th to 5th least affordable national housing market. Our median sold price is \$564,990 or 6.6-times median household income. Home inflation is 23%.
- Annual inflation from one year ago: Food up 9.1%, energy 28.1%, meat and poultry 14.5%, eating out 10.2%. Gas at the pump up 19.9% in past two months and up 36% from last year. Used car prices up 38.8%.
- Because of inflation, the average Colorado household now spends \$4,467 more since 2020.
- Inverted Treasury Yield Curve: Historically, when short-term two-year rates equal or exceed 10-year Treasury notes, a recession will soon follow. It’s on the verge of happening soon.

How Does This Affect Home Ownership and Sales?

As Pete and I list homes and work with buyers, we learn things that will help our clients. Take my recent experience working with a VA homebuyer:

Jack wanted to live near his ex-wife and kids in the Smoky Hill area (Zips 80013 and 80015). He wanted three bedrooms in the \$500-\$550K range putting \$50,000 down with pristine credit. I worked with Jack for two months writing twelve offers. We came in second many times, and even first once on price, but listing agents and sellers wanted conventional loans – not VA. Jack had limits to his purchase price and cash, so going 12-15% above asking price was maximum. He lost out to buyers paying up to 20% or more above asking prices with lots of cash to cover appraisal “gap” problems. In the end, Jack moved into a rental house to buy next year. Maybe.

Pete has had similar experiences too. It’s a learning curve for agents to see and experience today’s real estate market. For Heather Ridge owners, this means learning through us to better navigate markets and manage expectations. Please remember that not all areas of town are alike. This is where being an experienced and active agent matters the most – Pete and I each close 15-24 homes every year, and we’ve been doing that and more for almost 50 years. We are lucky. . .we are doing what we love to do best – helping people find and sell homes.

Pete and I are setting record prices in Heather Ridge, as are other agents, too. A \$499K listing by another agent in Fairway 16 is reported to be under contract above \$500,000. A 1355 sq ft ranch listed by us at \$440,000 should close by the end of April setting another record for that model found in the HRS and FW-16 communities. And, a smaller ranch model in Sausalito is set to close by another listing agent listed at \$429,900.

Remember – “Please don’t leave home without us.”

Van Lewis



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van@vanlewis.com



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

Please remember don’t leave home without them.

Homes Pending as of April 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Cobblestone Crossing	\$325,000	13344	E Asbury Dr	2 - 2	1,392	1 Space	2 Story
Cobblestone Crossing	\$340,000	13302	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Burgundy	\$345,000	2691	S Xanadu Way B	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$355,000	2417	S Victor St C	3 - 2	1,300	2 Gar, Att	2 Story
Cobblestone	\$365,000	2121	S Victor St A	2 - 2	1,392	2 Spaces	2 Story
Burgundy	\$399,000	2645	S Xanadu Way D	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$399,000	13643	E Evans Ave	3 - 2	1,344	2 Gar, Att	2 Story
Heather Ridge South	\$400,000	2712	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Cobblestone	\$417,973	2003	S Worchester St	3 - 3	1,512	1 Space	2 Story
Heather Ridge South	\$435,000	2775	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$439,900	2816	S Wheeling Way	2 - 2	1,365	2 Gar, Att	2 Story
Fairway 16	\$499,000	2588	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story

Homes Closed from March 16 to April 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$255,000	2680	S Xanadu Way A	1 - 1	856	Conventional	\$0	Individual
Strawberry II	\$348,000	2449	S Xanadu Way A	2 - 2	1,091	FHA	\$0	Individual
Cobblestone	\$380,000	2151	S Victor St B	2 - 2	1,208	Conventional	\$0	Individual
Heather Ridge South	\$395,000	2864	S Wheeling Way	2 - 3	1,462	Conventional	\$4,000	Estate
Sausalito	\$400,000	2419	S Worchester St B	3 - 2	1,282			Individual
Sausalito	\$405,000	2497	S Victor St B	3 - 2	1,282	FHA	\$1,500	Corp/Trust
Burgundy	\$410,000	2667	S Xanadu Way F	2 - 2	1,314	Conventional	\$0	Individual
Sausalito	\$420,000	2468	S Victor St D	3 - 2	1,230	Cash	\$2,500	Corp/Trust
Fairway 16	\$486,000	2518	S Vaughn Way C	4 - 4	1,650	Conventional	\$0	Individual

Homes Active as of April 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$329,000	2469	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Cobblestone	\$370,000	2142	S Victor St A	2 - 2	1,208	1 Space	2 Story
Fairway 16	\$425,000	2650	S Vaughn Way B	3 - 4	1,650	2 Gar, Att	2 Story
Cobblestone	\$440,000	2013	S Worchester St	2 - 2	1,512	1 Space	2 Story
Fairway 16	\$440,000	2446	S Vaughn Way B	3 - 4	1,650	2 Gar, Att	2 Story

 <p>Van Lewis 303-550-1362 van@vanlewis.com</p>	 <p>Pete Traynor 303-877-9538 PeteTraynor@ReMax.net</p>
Please remember don't leave home without them.	

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 co-operative agreement with REColorado and its broker members.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Golf Club News

Well, the season is going now!!!! We had a Beautiful day to play today and had some good golf turned in as well. Here are the results:

Member/Member Member/Guest-April 9th

1st	Hussmann, Benton, P. Smith, G. Johnson	\$360 team
2nd	Cole, Jackson, Thomson, Lockwood	\$240 team
3rd	Koches, Z. Weeks, J. Weeks, Fraiser	\$180 team
4th	Costa, B. Caldwell, Hornstra, Heimlich	\$120 team
5th	Larson, Van Brunt, Lyle, Knaub	\$ 80 team

CTP's: #5-Richard #8-Traynor #10-P. Smith #14-Z. Weeks

Be on the lookout for the email to sign up for our next tournament on May 14 – Individual Gross/Net. It's not too late to get signed up, so stop by the pro shop for more info.

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

Heather Ridge Men's Golf Club 2022 Schedule

Sat 5-14-22	Individual Gross/Net, 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 5-28-22	Two Man Best Ball, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am	8-13-14-22 Sat Sun	Club Championship, Playing Groups Set by Computer (A Flight Plays from Blue Tees) 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	Sat 9-3-22	Tournament of Champions/Non-Winners Tournament – Playing Groups Set by Computer Tee Times Start at 8:06 am
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 9-17-22	Four Man Best Ball (2 Scores Per Hole from Team) (Computer Draw) Tee Times Start at 8:06 am
Sat 7-2-22	Red, White, and Blue Four Man Scramble (Computer Draw) Tee Times Start at 8:06 am	Thur 9-29-22	Men's Club Fall Banquet
7-15, 16, 17-22 Fri, Sat, Sun	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 10-1-22	Two Man Scramble, Flighted – Pick Your Partner Tee Times Start at 9:18 am



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18-Hole Ladies' Club

Our April 2 opening day tournament started out very chilly but turned into a wonderful day for golf. Following golf, our luncheon of a taco bar at Ajuua Mexican Restaurant was well attended by our ladies and yummy (great margaritas)! May brings the start of our B and C Team leagues. Good luck, ladies, in your match play competitions!

**Teresa Anderson
Publicity**



(Left photo) Opening Day Luncheon from left around table: Joanne Carpenter, Ginny Lewis, Judie Meeks, Norma Bisdorf, Joyce Scott and Sara King.

(Top photo) Opening Day Luncheon. Back Row, left to right: Liz Clancy, Jeanne Marie Gross, Christi Clay, Kim Larson, Megan Myers, Wendy Traynor, Dantha Stewart, and Stacey Visentin.

Front Row (left to right): Teresa Anderson, Sunny Choi, Audrey Romero, Alena VanBrunt, and Patsy Hyde.



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Colorado's Trusted Home Services Company

Looking to get work done on your Heather Ridge home? Look no further than Bell Plumbing and Heating. With a history of serving homeowners since 1926, Bell is a fixture in the Denver-metro community.

The Leader in Home Services

Bell's roots are deeply seated in the community. With involvement in laying refrigeration pipes for the original DU hockey arena to installing the first garbage disposer in Denver, Bell Plumbing and Heating has been the go-to company for nearly a century.

Plumbing Repair and Installation

Journeyman and Master Plumbers are at the core of Bell's success in residential and commercial plumbing work. These service professionals have between 5 and 35-years mastering their trade, handling everything from leaky faucets to water heater replacement and drain cleaning to gas line installation plus just about everything in between.

Heating and Cooling Pros

Bell's non-commissioned Technicians expertly walk you through your options for repair and replacement. If they think your equipment has a long life left in it, they will suggest repair over replacement. If, however, they believe you will be spending too much in repair costs to limp your furnace or air conditioner through one more season, they will guide you in that direction instead. If you have allergies, asthma, or want to protect yourself from cold, flu, and Corona viruses, the team offers expertise in indoor air quality solutions as well.

Electricians at the Ready

Licensed Electricians will handle ceiling fan installation, electrical panel upgrades, surge protection, and lighting upgrades. If you're looking for some cool innovations in home wiring Bell can help with that too. Smart electrical panels, WiFi breakers, smart load center, car charging station, mechanical upgrades, wiring for solar, smart AC

monitors, home lighting consultation and more! And as Colorado moves into high power outage season, generator transfer switches are the way to go, automatically transferring power to the generator when needed, and back when power is restored.

Looking to Update Your Space?

Since 1950 Bell has been offering kitchen and bath remodeling services to Colorado homeowners. Designers with Striking Kitchen and Bath by Bell will provide remodel consultation services at no cost. They will guide you through the design process, offering 3-D modeling, materials selection expertise, and best practices for return on your investment. Bell's on-staff Craftsmen will take you from dream to reality in building your perfect space. And if you're looking for ways to make your home accessible, consult Bell's certified Age In Place specialists.

Senior, Military, and First Responder Discounts

Always evolving, Bell expanded upon its Membership program in 2021, offering four levels of protection programs. The basic Value Membership is complimentary to



select groups and provides a 15% discount on all service work along with a 2-year labor warranty. And \$89 adds an annual furnace, plumbing, and electrical system inspection. For residents who don't fall into the above categories, \$199 gets you a heating, cooling, plumbing, and electrical inspection in your home, plus a 15% discount on any service work (over a \$2,000 value!)

Stellar Reviews

With an A+ rating from the Better Business Bureau, over 2,200 reviews on Google, and Neighborhood Favorite status on Nextdoor, Bell has a solid reputation in the service industry. If you're looking for more than reviews from neighbors, Bell's satisfaction guarantee and financing options should help make choosing them an easy decision.

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Bell History Photo – Installing the first garbage disposer in Denver



Heather Ridge Metro Matters May 2022

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HR Heather Ridge

ASSOCIATION NEWS

Chimney Hill



Spring Landscaping: April's wavering between mild warm days with cold spikes of light precipitation presages a warm May heading into a heated summer. Landscaping crews will be active in the community to refresh and maintain our grounds within the current water saving parameters during the area's drought conditions. It is important for residents to not directly interact with the landscape workers with specific concerns. Instead, particular landscape issues should be reported directly to the HOA's property manager, who will be able to pass these issues directly to Emerald Isle Landscaping's managers, who will then be able to address these concerns with their crews to fully enrich our grounds.

Contractor Waste Dumping: Spring is the time for homeowners to consider maintenance and renovation projects. When contracting out a major project, it is important to inform the contractor about the responsibility to properly handle and remove any large waste properly, which does not include overloading the community dumpsters or placing large objects that do not fit in the dumpsters next to the waste enclosures. Any additional costs the waste management company charges to the HOA for handling oversized trash that can be traced back to a particular homeowner project will be charged back to the responsible homeowner.

Waste Management Schedule: Some residents have reported that waste pickups have been missed lately. The contracted waste management company, Republic, clears regular trash bins on Monday, Tuesday, Thursday, and Friday. The recycled bins are cleared on Tuesday and Friday. If a waste bin is noticed to have not been emptied on a scheduled day, report it to Sabrina, our property manager, so that she can pass the issue on to the HOA's assigned manager at Republic.

Hazardous Waste and Recycling: This is also the time for spring cleaning, which may include handling many types of hazardous waste that cannot be placed into the standard or recycle waste bins in the community. This may include items from old paint to outdated electronics. The city of Aurora website provides information on where to properly dispose of these types of waste at https://www.auroragov.org/residents/trash_recycling. If you have some outdated electronics, there will be a week-long electronic recycling event from May 9-14 at Techno Rescue, 3251 Lewiston Street, #10. The location will be open Monday to Friday, 8 am to 4:30 pm, and on Saturday, 10 am to 2 pm.

Pool Opening: After handling spring cleaning duties, residents will be ready to enjoy the opening of the community pool on Memorial Day weekend. The easing of COVID restrictions will allow the public bathrooms to be open and no restrictions on the number of residents within the pool area. However, pool users will still need to follow the basic posted pool rules, and be respectful of other residents' protective COVID actions. Here's to

the start of a very enjoyable summer around the community pool.

The May HOA board meeting will be held on Wednesday, May 11. Whether the meeting will be held virtually or in person has yet to be determined. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager is Sabrina, 303-369-1800, ext 142 or Sabrina@westwindmanagement.com. You may also contact 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**

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 has not yet been scheduled. 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 May 12 and 26. 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: As you may have noticed, we have re-seeded and sodded a few areas of the property, with an optimistic look at doing more when results are in. Our sprinkler overhaul last fall should ensure good water coverage, giving us the best chance to "see green!"

Water continues to be a major expense for use. We have asked the City of Aurora to add our name to the waiting list of clients requesting the (complimentary) services of a landscape architect to help create a Xeriscape plan for several areas of the property.

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. 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.

Sewer Clean Outs: Sewer maintenance has been pushed to this month. We will let you know if we need access from inside your home.

Your Water Shut-Off Valve: Be sure you know how to turn off the water to your unit. The shut off valve is located in the basement, more than likely under where the fireplace is. This is where you shut off water to your entire unit.

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 you have loss assessment coverage and verify that your coverage is adequate should there be a need for a special

assessment. Also, with the huge increase in our property values of late, our insurance agent has advised us to all check that you have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

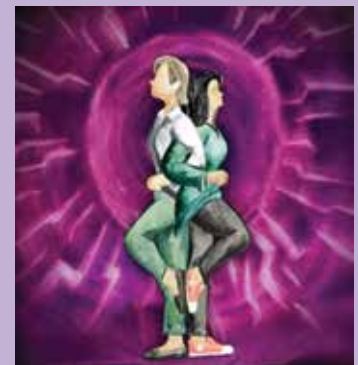
Speaking of insurance, we have switched our master property policy from Farmers Insurance to Travelers. The appropriate certificates of insurance have been posted to our website.

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

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Book by Bridget Carpenter | Music by Tom Kitt | Lyrics by Brian Yorkey Based on the novel by Mary Rodgers and The Walt Disney Motion Pictures Direction by Kenny Moten

We were just about to start rehearsals for this hilarious, musical update of an American contemporary classic when a certain germ put the brakes on... well... everything. Now, two years later, we're so excited to present Disney's *Freaky Friday the Musical!* When an overworked mother and her teenage daughter magically swap bodies, they have just one day to put things right again before mom's big wedding. The directorial mind behind our award-winning production of *Caroline, or Change*, Kenny Moten, returns to tell this magical story, two years in the making!

Cobblestone Crossing

FYI: Until further notice, the monthly Board meeting, held the second Monday of the month at 6 pm, will be conducted via Zoom. Instructions on attending the meeting are located on Cobblestone Crossing's home page on Accord Property Management's website.

Landscaping Company: The Board signed a contract with Metco to perform landscape maintenance again this season. Spring cleanup took place in late March and the sprinkler system was scheduled to be activated in late April or early May. Please do not engage workers with specific requests. If there are concerns or questions regarding their activities, please contact Accord Property Management. Until the sprinkler system is activated, on occasion, please water bushes and trees around your home.

Pool: Weather permitting, the pool will open on Memorial Day weekend.

A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Suggestion: For residents with fences around or on your patio, as the weather improves later in the Spring, please consider staining the fences to help decrease wood rot.

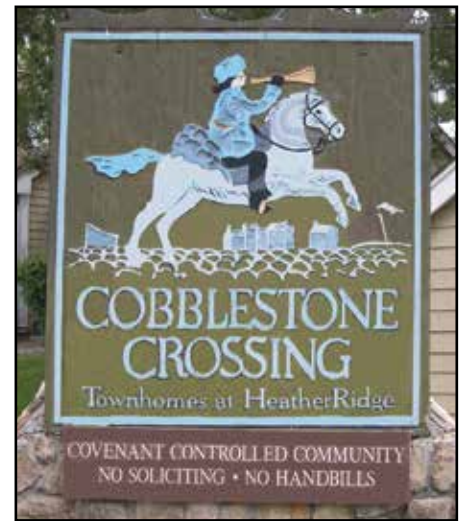
FYIs: Consider updating the electrical circuit box for your home to current standards. A licensed electrician can check the electrical system and determine if an upgrade is required.

Per Rules and Regs, vehicle maintenance is not permitted nor is parking in the fire lanes.

Planters: If you live close to an entrance planter box, please consider planting flowers in them. As always, exercise caution and don't plant too early!

Pets: There has been an increase in the number of complaints about pet waste. 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, consider varying the route you walk your dog, so the grass doesn't die.

Common Area: Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for spring planting. Potted plants can sit on the rock areas. Also, per Association Rules and Regulations, nothing in the



Common Area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, rabbits is also prohibited.

Trash: A reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine Waste/GFL at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot or a tow. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Also, be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review the Rules and Regs for complete parking regulations.

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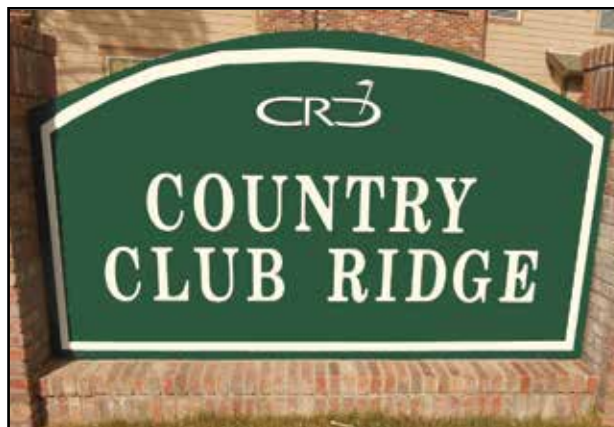


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Country Club Ridge



As of April 1st, Metro Property Management became our new management company. Dan Anderson is our new Community Manager. He introduces himself to us as follows:

“I’ve been with Metro Property Management for more than ten years. My portfolio consists of three single family home communities, one recreational master association plus another condo association. I truly enjoy what I do by helping HOA’s navigate the demands of running an association.”

“I own a condo that is much like yours in the foothills west of Golden. Not unlike Country Club Ridge, my association is made up of eight buildings comprised of eight units in each building. I’ve owned this condo since the mid 80’s and have served on the Board of Directors the entire time other than a short five years spent in the Salt Lake City area. Smaller communities like ours present their own challenges, especially once buildings and infrastructure begin to age. Recently, Board members and I walked along with a reserve study specialist. Thanks to the current and previous Boards, it is easy to see that your property has been taken care of properly. At the same time, once properties age, general upkeep needs to be maintained. I look forward to working with the Board by developing an action priority list. Of course, ongoing day to day items such as trash removal, landscape maintenance, covenant enforcement, accounts receivable, accounts payable plus generating financials will take place as normal. As I get to know your community, I’d like to ask for your help. If you notice a maintenance

item that needs to be taken care of, please email me at danderson@metropropertymgt.com.

“On a different note, from time-to-time people become aware of different types of activity in their neighborhoods that should be shared with the management company. Please don’t hesitate to reach out and share information that may be useful to me as your manager.”

“I look forward to seeing you at a Board Meeting or possibly just running into you during a site-visit.”

**Best Regards,
Dan Anderson II
Community Association
Manager**

We will also be working with Molly Ryan, the owner of Metro Property Management. Molly’s message to everyone is:

“Hello, I’m Molly Ryan, owner of Metro Property Management which has been in business since 2003. In this dynamic industry, we like to focus on positive partnerships, community

leadership and vibrant communities. Country Club Ridge is an exciting addition to our management portfolio. While Dan Anderson is the Community Manager, I am the primary contact for inquiries related to accounting. Feel free to email me at MRyan@Metropropertymgt.com.”

“Soon, you will receive a letter informing you of your account balance reported to us from prior management along with the April assessment and any payments applied to your account. In the same communication, you will receive a notice for the online portal through which you can view your account, make payments, set up work orders, and communicate with management. Thank you for your patience while we transfer the information from prior management and set up the community in our software. We are looking forward to a most productive partnership!”

**Metro Property Management
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Aurora, Colorado 80014
303-309-6220
Fax 303-309-6222**

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Strawberry



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

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

HOA Meeting: Our next HOA meeting will be held via Zoom on Thursday, May 19, 2022, at 6:30 pm. Information can be found on the

property management company website <http://www.accordhoa.com>.

Staircases: The final phase of staircase replacement in Phase 1 – 8 staircases – will begin this spring or early summer.

Siding: The scope of siding replace-

ment in Phase 2 is complete. Painting of the siding on residential buildings in Phase 2 will begin in the spring.

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

Have a great May!
Vickie Wagner



Heather Ridge South



Management Information: For HOA management information please contact Sabrina Lopez at Westwind Management at 303-369-1800 x 142, sabrina@westwindmanagement.com or her assistant Paul Acevedo 303-369-1800 ext 147, paul@westwindmanagement.com. Accounting Representative DeEtt Glover 303-369-1800 ext 110, deett@westwindmanagement.com.

Your HOA Listens and Responds: At the March HOA Board meeting, Cindy Lahota gave a report as the “Welcome to the Community” chairperson. Cindy visits new residents, gives them

a gift basket, and asks them about any problems or concerns moving in here. The response was resounding – the cost to replace clubhouse/pool ID bracelets and keycards that sellers failed to transfer to buyers at closing.

Years ago, the Board made replacing lost ID bracelets and keycards expense to prevent misuse and losses. To replace the six ID bracelets was

\$50 each, and \$250 for the keycard. The policy worked because problems and replacements have been minimal over the years.

Now, years later, the Board listened and responded by changing the policy. Now, the cost to replace ID bracelets is \$25 for six, and \$25 for the keycard.

This is a great story because the issue

was changed in “real time” because it needed to be changed. HRS is a community that listens and acts for the betterment of all.

HRS Annual Garage Sale: It is set for June 17-18, a Friday and Saturday from 8 am to 4 pm. Directional signs will be put up around the neighborhood with balloons and large signs at Xanadu and Wheeling entrances. Please add your own signs

and balloons to get the attention you want. Participants will need to open their garage doors for the early bird gets the worm. Keep positive thoughts about weather. Please contact Sabrina at Westwind with any questions (see above contact info).

Replacing the Old Declarations with a New One: The Board voted to pursue replacement by working with our attorneys, Moeller-Graf. The initial cost for creating a new document will be around \$4500 with up to \$5000 additional expenses based on number of public meetings, mail outs, and time spent with attorneys beyond the initial formatting of the new Declarations. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. It is expected to be done by late 2023 subject to approval by eligible voters. Approval requires a 67% “Yes” for replacement. The reason for replacement is abundantly clear to the Board – the old Declarations were poorly written, are severely outdated,

and hopelessly confusing to readers. Replacement would make our *Rules & Regulations* more “user friendly” and relevant to our common interest community (CIC) condo lifestyle.

And Speaking of R&Rs: The Board approved the updated Rules and Regulations to be published soon. It is now being reviewed by legal counsel and our insurance carrier before going to press. Once done, a printed copy will be mailed to every owner as well as posted on HRS’s website and Westwind’s.

When Our Pool Opens and Closes for 2022: Pool and Clubhouse Chairperson Cindy Lehota says it is “estimated” to be open May 20 and to close “sometime” after Labor Day Weekend. The HOA provides seasonal chairs and tables as well as gas BBQs for residents to use. With reduced public health concerns, community events may be announced throughout the summer season. One very popular event has been the “impromptu” Friday night

pool and BBQ gathering, so make sure you are listed in HRS’s email blast register to receive notice.

Annual Board “Thank you” Dinner: The Board is authorized to thank its volunteer members, current and recent ones, by hosting an annual dinner at a local restaurant. Its last dinner was March 2020 just before Covid shut things down. This year’s dinner was held April 10 at Maggiano’s Italian Restaurant in DTC, thanking board members and friends for their countless hours of community service. It’s volunteers like this who help make HRS what it is today. . . a great place to call home!

HRS Easter Egg Hunt: Thanks, and a “tip of the hat” to HRS resident Gwen for planning and holding this year’s event. The happy and joyful pictures tell the story without need for further narrative. Thanks to everyone who participated, especially the Easter Bunny.

Van Lewis and Meg Gose



Cobblestone

The world's favorite season is the spring. All things seem possible in May.
– Edwin Way Teale

Warm springtime weather invites all kinds of outdoor activities. Golfers once again take to the links at Heather Ridge. This Mallard drake and hen observe the action on the seventh fairway.

Project Updates:

Several projects are slated for this spring and summer. Following is an update on what's occurred and what is planned for the near future.

The annual pruning of the trees throughout the community was completed on April 12th and 13th along with the removal of an overgrown juniper.

Seal coating will be applied to the asphalt. Work is scheduled for May 11th and 12th. Watch your email for specific details about timing and the need to remove cars before the work begins.

Aurora Water requires the installation of a pool backflow prior to opening the pool for the 2022 season. This work is scheduled for May 20th. In addition, improvements to the pool house are planned, making the experience of this amenity much more enjoyable. Detailed information will be shared as the bidding process is finalized.

The major landscape improvement project enters phase three this

summer. Plans for this year include adding driplines and plants to many of the areas that received cobblestone last year.

Other projects on the list include repairs to the dumpster enclosures, replacement of damaged railroad ties and new signage throughout the community.

Reminders:

Spring and summer are prime times for scheduling community improvements. Residents will be notified of vendor activity and the details tied to each project by email communication. To ensure that you receive timely information, make sure that your email address listed in the community portal is current.

When vendors are onsite, please do not engage them with personal requests. They take direction from the board. If you have need for a work order, you can submit one through the community portal.

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 Lewis Moses, lmoses@cchoapros.com or Lisa Larson, llarson@cchoapros.com.

Sharon Taylor





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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), Kelly Bailey (member-at-large).



- **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, 303-221-1117x 108, 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:** Alpine Waste & Recycling, 303-744-9881
- **Work Orders and Questions:** Log onto the 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/>

Spring Planting: April showers bring May flowers. It's time to get excited about seeing spring flowers and the trees budding. A friendly reminder about Personalized Landscape. Only the HOA may plant in the Common Areas. Each owner is responsible to maintain flowers or plants in pots and to keep them adjacent to their units. Also consider

the safety of others if the pot or plant overgrows on an area of resident's access. Happy Planting!

Water Conservation: The presentation from the City of Aurora's Water Conservation Dept presented by Diana Denwood, Senior Specialist, was very informative. Many issues were covered for both inside use and outside use. Some inside suggestions included running full loads in the dishwasher. This uses only about 7 gallons of water vs hand washing dishes uses 2 gallons of water per minute. The newer toilets use less water as well. There are consumer rebates available for changing to new toilets. There is more information available on the Auroragov.org website. The HOA Board is also looking at rebates for changing from grass to water wise landscape in problem areas. Our water usage in the summer months is high. This is not a quick process but one spread out over several years. Water is one of the largest expenses of the HOA.

Pool Opening: The Worchester and Victor pools will have staggered openings and closings this summer season to extend the pool use season. The Worchester pool will open May 28, 2022 and close Sept 5, 2022. The Victor pool will open June 18, 2022 and close Sept 25, 2022. So, mark your calendars for additional pool time this year. Please read all the pool rules & regulations listed at each pool. It is important to never prop open gate and to check gate that it locked before leaving. Please contact property manager if you need a replacement key. The keys are \$25 each. A homeowner must be

present with their guests. The pool is to be used at your own risk and sole liability.

New Trash Day: The new day for trash is every Tuesday and every other Tuesday for recycle. Just reminder there are several holidays in a year, Memorial Day this month, that cause the pickup days to be a day later. Please contact property manager if you need a copy of this schedule. The trash may be put out the evening before after 8 pm and the empty cans should be brought back in on Wednesday by 8 pm. No large items may be put out as trash. Please make other arrangements for their disposal.

Grounds: Please help with keep our property looking it's best. If you see some trash pickup if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of in your trash.

May homeowner checks you can perform some on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance. Freshening up outdoor spaces for entertaining and relaxing, cleaning windows, HVAC inspections and planting your favorite flowers.

Happy Mother's Day! Enjoy!

Patty Robinson



Burgundy

Monthly Board Meetings

Board Meetings: Second Monday at 6:00 pm. At the Burgundy Clubhouse or virtual. Please check website for updates. Contact our Community Manager, **Sabrina Lopez** to be added to Agenda. Homeowner participation is at the start of the meeting. Board Members: Pres. – Josh Ryines, VP – Lori Foster, Sec. – Jasmine Ehrlich, Treas. – Paige Cassara, Member at Large-Mundy Horton.



Burgundy is a Covenant Controlled Community

Management Contact Information:

- **Main/Emergency:** 303-369-1800, website: www.westwindmanagement.com
- **Manager:** Sabrina Lopez, 303-369-1800 ext. 142, Sabrina@westwindmanagement.com
- **Admin Assistant:** Paul Acevedo, 303-369-1800 ext. 187, paul@westwindmanagement.com
- **Accountant for Assessments:** DeEtt Glover, deett@westwindmanagement.com
- Please update email addresses with Westwind Management to receive community announcements.

Being A Good Neighbor:

- Follow HOA Covenant Rules. Review and know them. Disregarding rules causes HOA fees to rise, not only yours, but your neighbors, and can result in fines.
- Windows will soon be open and sound carries. Keep noise at a minimum.
- Trash and water are not free. These come out of everyone's HOA fees. Don't abuse. No on Property Vehicle Washing. Water is one of our largest expenses.
- Clean patios and front step areas that are well kept keeps property values up, prevents thefts and is pleasant to see. Patios and front steps are not for storage.
- Owners who rent; make sure your tenants understand and follow HOA rules and know who to contact in case of emergency. Inform Management Company of tenant information for

contact purposes.

- Pickup after your pets and keep them leashed. This is a huge problem and inconsiderate to others.

Golf Course is Not a Dog Park or Community Park. Either Pay and Golf or Stay Off.

Common Area: Potted plants or decorations must not encroach grass areas of the property. Potted plants are allowed in rock areas. Alterations of Common Areas are not allowed, including hanging items in trees. Feeding wildlife is prohibited. You're allowed one bird feeder in your space and not in trees.

Parking: Residents/Tenants, At No Time, are allowed to use Visitor Parking. Visitor parking is short term parking, 24 hours or less, and Guest Pass in clear view! Please abide by this or receive a fine or be towed.

Warm Weather Reminders: Due to City Ordinance and Fire Codes, **No Charcoal Grills or Fire Pits** are allowed in Attached Housing.

2022 Projects: Update landscaping and tree maintenance. Landscape company is JBK. Please notify the Management Company if you see broken sprinkler heads. Revisions to the Declarations and Bylaws as soon as final four signatures are received from the Special Annexation.

Pool Opening: Memorial Day Weekend. There will be pool Furniture! No Glass, No Smoking and No Pets inside the gates. You must be a Resident or Tenant, or accompanied by a Resident or Tenant, to use the Pool and have a key. ID is required on premises. Rules are posted at the Pool and if disregarded, privileges can be revoked.



Architecture: Anything (studs out) must have Board approval: patios, windows, front doors, etc. Submit a "Design Improvement Form" found at www.Westwindmanagement.com.

Trash: Do Not set trash and large items around the bins. Securely Bag All Trash!!! Remember, break down your boxes for Recycle bins.

Spring/Summer Weather: Make sure your Homeowner's Insurance includes HO6 Assessment coverage.

Beverly Valvoda



"May, more than any other month of the year, wants us to feel most alive."

Fairway 16

Our New Property Manager:

Welcome to our new property manager at Advance HOA, Gabriel Lazaro. Gabriel can be reached at 303-482-2213 ext. 297; 303-495-5895 fax; gabriel.lazaro@advancehoa.com.

Our Next HOA Board Meeting:

Wednesday, May 18 via Zoom 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.

Pool Opening: The pool will be open Memorial Day. The easing of COVID restrictions will allow the pool and public bathrooms to be open and no restrictions on the number of residents within the pool area. However, pool users will still need to follow the basic posted pool rules, and be respectful of other residents.

Replacing the Old Declarations:

The Declarations is a document which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with current Colorado state law governing common interest communities. The Board voted to pursue replacement

by working with our attorneys. The initial cost for creating a new document will be around \$6,000, there may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. It is expected to be done by early 2023 subject to approval by eligible voters. Approval requires a 67% "Yes" for replacement.

Sewer Issues: We have had four major sewer-line back up issues last 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.

Important Contact Information:
Advance HOA After Hours Emergency Maintenance 800 892 -1423.

Barry McConnell

Heather Ridge
JR
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Heather Ridge Residents

The golf course is for golfers who have paid a fee to play on it.

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303-755-0665

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303-755-0665

Plains Conservation Center

The City of Aurora's Parks, Recreation & Open Space department's mission is to encourage active lifestyles and create healthy environments for people, nature and community.

Plains Conservation Center provides several educational workshops for families.

Located at the 21901 E. Hampden Ave. Please note registration requirements, age appropriate workshops and safety procedures. Requirements for attending onsite classes during COVID-19. Masks are strongly recommended during programs. Mask requirements are subject to change as needed in response to the changes in the COVID-19 pandemic.

Class sizes are reduced to follow social distancing protocols. Sharing of materials between participant groups is limited. Workspaces and materials used during the program are disinfected frequently.

Registration Instructions: Pre-registration is required. Program registration will not be available onsite. Due to social distancing and group size restrictions you must register all members of your party ages 3 and up.

Advanced online ticketing and member reservations required for general admission, programs and all events. 303.326.8380 nature@auroragov.org

Sunset Wagon Tour at
Plains Conservation Center

Get to know the prairie in a whole new way. On our ride across the plains, participants watch for wildlife in the landscape, from prairie dogs to pronghorn antelope and birds of prey, beneath the great stretching sky while learning about the short grass prairie ecosystem along the way. With stops at the sod homes and Cheyenne camp, your group will discover what it was like to be a homesteader and a Cheyenne Native American living on the prairie in the 1800's. **Please note:** Tours are weather dependent. If a tour is cancelled due to weather, you will be contacted.

Audience: All ages
Friday, May 6, 6 pm
Friday, May 20, 6 pm
Price: \$10

Astronomy Nights at Plains Conservation Center

The constellations in the night sky tell many different stories. Join a City of Aurora Naturalist to learn about the science and myths behind the stars! Explore history and mythology from different cultures as we venture through the night sky.

Audience: Ages 8 and up
Friday, May 6, 7-8:30 pm
Price: \$8



Stories by the Fire: Tales of Spring

Presented and Managed by the City of Aurora
Relax and enjoy an evening at Plains Conservation Center as we tell stories of springtime's renewal and roast marshmallows around the fire.

Audience: Ages 8 and up.
Friday, May 13, 7:30 - 8:30 pm
Price: \$8

Full Moon Hikes — Flower Moon

Discover Aurora's true nature under the light of the full moon and learn a little about its history with this guided nature hike.

Ages 6 and up.
Sunday, May 15, 7:45-8:45 pm
Price: \$5

Family Workshop at Plains Conservation Center: Prairie Reptiles

Learn what makes reptiles different from other animals and meet some live snakes and turtles.

Family Workshops at Plains Conservation Center offer families a fun, hands-on guided opportunity to learn about the prairie and the people, plants and animals that live or have lived on the prairie. Workshops include a guided exploration of the topic and a project for adults and children to create together.

Audience: This workshop is designed for families with children ages 4-10.
Saturday, May 21, 11 am
Saturday, May 21, 2 pm
Price: \$12 per person

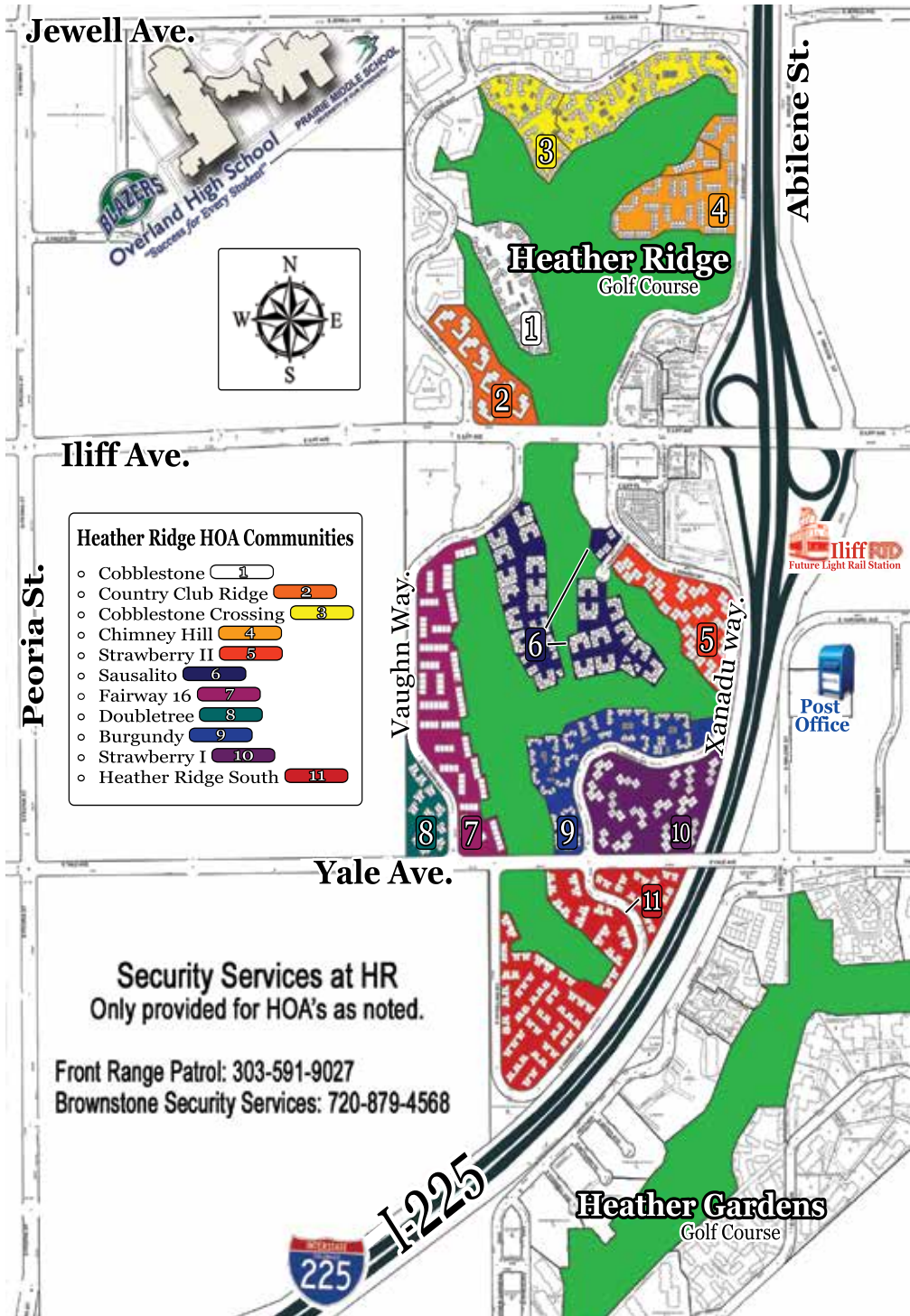
Blooms on the Prairie Through the Seasons: Aurora Naturalist Wildflower Walks

Discover what is blooming on the prairie at different times of year while learning about native and non-native plants. This guided nature hike caters to novice wildflower lovers as well as seasoned plant enthusiasts interested in exploring the changing blooms of the prairie.

Audience: Ages 8 and older
May 28, 1:00 pm
Price: \$5 per person

Plains Conservation Center, 21901 E Hampden Ave Aurora, CO 80013 (Entrance is at the corner of E Hampden Ave and S Picadilly Rd)

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

Fairway 16
Advanced Management HOA
Gabriel Lazaro
303-482-2213 ext. 297
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.
Sabrina Lopez - 303-369-1800 x142
Janelle@westwindmanagement.com
Units: 176
HOA Meeting: 4th Tues. 5:30 pm
HRS Clubhouse, 2811 S Xandau Way
www.Heatherridgesouth.org
Security: None

Sausalito
LCM Property Management
Susanne Lopez, Property Manager
slopez@lcmpr.com
303-221-1117 ext. 123
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
sabrina@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.
Silvia Gregory
westwindmanagement.com
303-369-1800 ext. 120
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

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Wanda McConnell 303-881-3066

May 2022

Children's Museum of Denver

Museum will be open Wednesday - Sunday by reservation only. Masks are required inside the Museum for all guests ages 2 and older, regardless of vaccination status.
2121 Children's Museum Dr, Denver
303-433-7444
mychildsmuseum.org

Fine Arts Center Museum, Colorado Springs

Free Day — May 13, 10 am-4 pm. Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center. 30 West Dale Street, Colo Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

Per the Denver Department of Public Health & Environment, masks are required for everyone ages 2 and up. 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

Free Day — Tuesday, June 7
Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.
1007 York Street, Denver
720-865-3500, botanicgardens.org

Chatfield Farms

Free Day — Tuesday, June 7 Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, botanicgardens.org/chatfield-farms

Plains Conservation Center

Free Day Thursday, June 16
Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and the City of Aurora. Advance registration is not required. 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.
Hours: 9 am - 2 pm
720-865-3500

Denver Zoo

Denver Zoo will be limiting the number of visitors per day. Online tickets are required for all guests, including Denver Zoo members (free) and children two and under (free). Timed tickets are staggered every 15 minutes. Tickets will not be available at Denver Zoo and must be reserved online. Masks are required indoors at Denver Zoo for guests 2+.
2900 E 23rd Ave, Denver
720-337-1400

Classified Ads

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

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