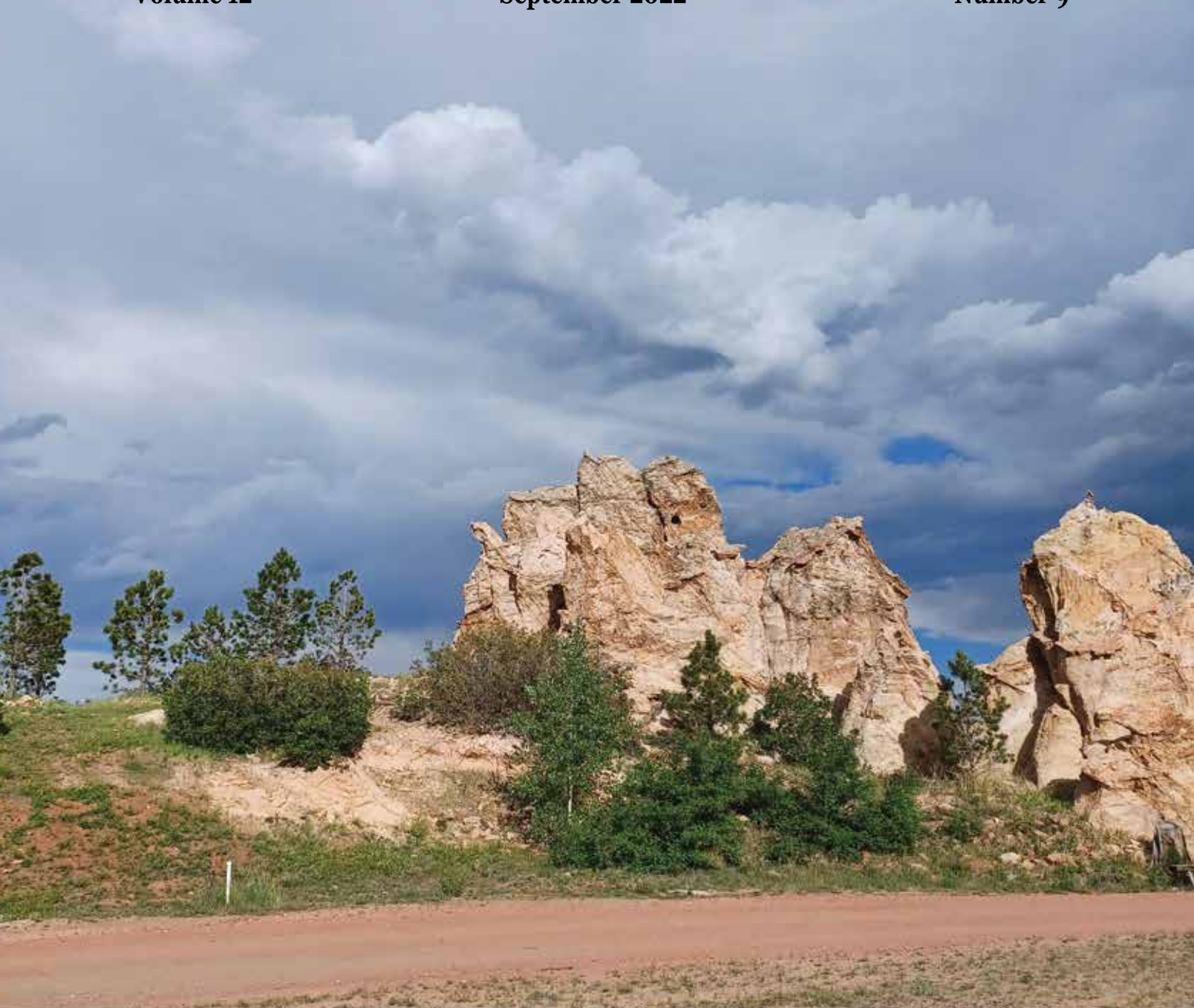


HR Heather Ridge Metro Matters

Volume 12

September 2022

Number 9



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

Heather Ridge

PUBLISHER'S NOTE

Please take time to check on your neighbors to see how they are doing. When you find you are in need of some products or services, please take a second to review the businesses below and give them a call. The publishing of Metro Matters Magazine is largely made possible through the support of our advertisers.



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Metropolitan District**
President Errol Rowland
errol@idmybag.com
Vice President Van Lewis
van@vanlewis.com
Treasurer Charlie Richardson
James Cronin
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

**Heather Ridge
Neighborhood Watch**
PAR Officer Patty Southwick
303-739-1826
psouthwi@auroragov.org
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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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Heather Ridge METROPOLITAN DISTRICT

Thank you, Mr. TABOR – Putting \$750-\$1,500 in Taxpayer Pockets!

Coloradans who filed their 2021 taxes by June 30 this year, or filed an extension to Oct 17, should see \$750 per tax payer, or \$1,500 if filing jointly. Colorado’s “Taxpayer’s Bill of Rights,” TABOR, “requires taxes collected over a cap determined by inflation and population be rebated to taxpayers.” State economists estimate Colorado collected \$3.5 billion over the cap in the fiscal year that ending this June.

Residents with questions about eligibility can call 303-951-4996 or go to website *ColoradoCash-Back.com* for more information. To qualify, a person must have been a full year resident of Colorado for 2021 and at least 18 years on December 31, 2021. Although TABOR has been in effect for decades, SB22-233 passed in the last session further mandates and details reimbursement procedures. June 30 filers will see their checks in the mail soon. Filers as of Oct 17 will see their checks in January 2023.

Investing in Your Heather Ridge Home. Heather Ridge has ten HOAs with a wide range of values, features, and prices. If grouped by price, here’s how they might matchup:

- \$375,000 to \$550,000 – Heather Ridge South, Fairway 16, Double Tree, and Country Club Ridge
- \$350,000 to \$475,000 – Sausalito, Chimney Hill
- \$300,000 to \$450,000 – Burgundy, Cobblestone, and Cobblestone Crossing
- \$200,000 to \$350,000 – Strawberry I and II

What initially catches the eye is the wide price range for the grouped communities – sometime as much as \$200,000 from the lowest to highest price. . . and sometimes for the exact same model! However, not all homes are in the same good condition or locations; and market conditions play a big part, too.

Original prices by the builder for each community were generally within \$5,000 of each other. Today’s price spreads come from decades of care or neglect by owners, or location issues relative to traffic noise or nearby apartments or condos built by other developers.

Keeping your property in good condition is the best way to improve your financial situation – and it helps community values. When looking for service providers for your home,

How is Your Fire Insurance Coverage?



**Three homes
fire damaged in
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of Smoky Hill.
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insurance?
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please call first the many advertisers in Metro Matters to see if they can help you.

Inflation and Recession Reports: Trying to be informed and current on today's economic stories might drive you nuts. Here's a brief outline to help you read the morning newspaper (digital of course) or listen to news:

Sources of info: Find sources you can trust with balanced stories. The Wall Street Journal is a good start. Also, the New York Times and PBS News Hour. Read conflicting reports to get a grasp of concepts, ideas, and policies; stay away from politically biased sources.

Who says we are "in" or "out" of a recession? The National Bureau of Economic Research, NBER, founded as a non-partisan research group in 1920; now based in Cambridge, MA with 1,700 economists nationally and 38 Nobel Prize winners. These are the 'go to guys and gals' who say it as it is, but do not issue policy or philosophy statements about how things should be done.

When are we in a recession? Many decades ago, two consecutive economic quarters with negative Gross Domestic Product (GDP) defined a recession. Since the 1960s, the NBER uses many more factors ranging from unemployment and employment data, income and profit reports, and job growth and unemployment claims. A recent addition to their economic criteria list is consumer

confidence reports, in particular those by the University of Michigan and the Fed and the Labor Department.

Are we in a recession now? No! That's because "things" just aren't that bad, especially our exceptional personal income growth and low unemployment. Jobs seeking workers is at a historically record with almost two jobs available for each worker. A recession has more workers seeking jobs than available, and companies are laying off workers.

Why is inflation so high now? The short answers include post-Covid economic recovery, monetary and fiscal policies that pumped trillion of bucks into the economy, supply-chain problems, consumer demand exceeding supply, and inflationary expectations. Oh, and don't forget poor Ukraine. Food, energy, and housing costs are the three most significant inflationary factors.

What can you do to reduce inflation? Consume less, buy lower-priced alternatives, and defer major purchases. That sends a clear message to manufacturers and retailers. However, please continue to spend and buy things; otherwise, our consumer-based economy will contract resulting in a "self-fulfilling" recession – "Dang if you do, darn if you don't."

Van Lewis

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What I most stand for is open, frequent and transparent communications with each and every one of you. That is the only way that I can hope to be of effective service to our community.

For more info, visit www.StephanieHancockHD41.com

September 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
<div style="text-align: center;">  <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct.</p> <p>For an invitation please Email to: info@HRcolo.org</p>  </div>						
4	5	6	7	8	9	10
	 Labor Day					
11	12	13	14	15	16	17
 PATRIOT DAY <small>SEPTEMBER 11</small>	6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual 6 pm Cobblestone Crsng HOA Mtg via Zoom		6 pm CH HOA Meeting via Microsoft Teams 6:30 pm Sausalito HOA Mtg. via Zoom	 6:30 pm Strawberry HOA Meeting via Zoom		METRO MATTERS DEADLINE 9-16-2022 FOR OCTOBER ISSUE
18	19	20	21	22	23	24
	5:30 pm CCR Board Mtg via Zoom		6 pm Fairway 16 HOA Meeting at Fairway Clubhouse 2600 S. Vaughn Way	 <i>Autumn Equinox</i>		
25	26	27	28	29	30	
	6 pm Cobblestone HOA Mtg via Zoom	5:30 pm HRS HOA Meeting contact Board Member				



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Hello, Heather Ridge!

I hope you are all doing well and have enjoyed the summer. I wanted to provide you all with a quick update on goings-on at City Hall.

Ad-Hoc Charter Review Committee

Did you know that the City of Aurora's charter was adopted in 1961 and has remained virtually unchanged since? Our population at that time was in the ballpark of 50,000 while we're right near 400,000 today. Council members Lawson, Coombs, and I brought forth an ad-hoc Charter Review Committee for council to propose updates to our city's constitution, and Council member Coombs is also bringing forward a Charter Review Commission for our residents to do the same! So far, we have discussed the timing of elections, the information presented on the ballot for our races, and reforming our vacancy process. Future proposals will include shifting the timeline for re-warding, having council salaries match the full-time workload, and more. There will be public hearings on the proposed amendments once the committee work is done, so stay tuned.



Juan Marcano
Council Member,
Ward IV
City of Aurora
O: 303.739.7015
M: 720.634.6927

Homelessness Update

I am excited to share that Aurora will be leading a delegation of municipal and county elected officials and staff to Houston, TX on September 14th and 15th. The goal of this mission is to learn first-hand how Aurora and our metro partners can replicate Houston's regional approach to reducing homelessness. Over the past decade, Houston has housed over 25,000 formerly homeless residents and reduced their total homeless population by 63%, while we have seen a stark increase in homelessness over that same period. It is my hope that we will return from our mission with the will to collaborate as a region with a shared strategy and goal to replicate Houston's incredible success.

September Ward IV Meeting

Our next Ward IV meeting will be on Thursday, September 8th at 6:30 pm. Our feature presentation will be from Erin Pilnyak and Jeff Schalnger with IntegrAssure, the city's consent decree monitor. We'll be covering the structure, purpose, and status of the consent decree and taking attendee questions afterwards. Our meetings are hybrid, meaning you can join in-person at 1400 S. Abilene, Aurora, 80012, online via WebEx (links available on the Mayor & Council Calendar via auroragov.org), or on facebook.com/marcanoforaurora.

If you have any questions, comments, or need assistance with city services I can be reached at jmarcano@auroragov.org, 720.634.6927 (text preferred), on Twitter or Instagram @marcano4aurora, and on Facebook at facebook.com/marcanoforaurora.

In solidarity,
Juan

Heather Ridge Metro Matters September 2022

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What Recession? Mortgage Rates Drop Below 5% (Then Up)!



I believe there is a 50% possibility of a recession, a mild one. This is also the general consensus of most economists, investors, and the Fed. The Fed hopes for a “soft landing” supported by lower money costs, especially mortgages. Since housing of all kinds constitutes over 30% of our economy, how will a recession affect people wanting to buy and sell homes?

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

The *first two quarters* of 2022 saw three things happen: First, two consecutive-yet-small, negative growth of Gross Domestic Product (GDP); second, record inflation the likes of which not seen since 1982; and lastly, but most importantly. . . a strong, stable, and still growing jobs market (almost twice as many job openings than workers to fill

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

them). Jobs and employment are critical to how the housing industry operates. In July, the national jobless rate dropped to 3.5% – matching the lowest in more than 50 years! “This is not your father’s recession” if it’s a recession at all.

Are we in a recession? Is housing on the brink of a collapse? Is the sky falling?

No, no, and maybe (just joking on the last one).

Let me skip all the economic stuff and go straight to our metro housing market. Metro Denver’s housing market is re-balancing between buyer and sellers, but it is still a sellers’ market – just less so. Price growth is slowing, inventory is rising, and homes are still selling quickly but not at the torrid, insane pace it was earlier this year.

Homes in general are now selling at or slightly below their last asking prices in 13 days average, not 3. The dangers of over-pricing based not on comparable sales but on “expectations” now results in less profit when sellers drop their prices to “catch the market as prices stabilize.” The expression describing this is “staying ahead of the pricing curve.” It was a real estate lesson learned the hard-way during the Great Recession, 2007-2011.

Our metro-Denver for sale inventory is low compared to historical and pre-Covid levels. This July ended with 6,057 homes for sale. . . the highest level since June of 2020, and 94% greater than June’s end-of-the-month 3,122. Yet July’s historical number of homes for sale is 15,971. . . based more importantly on an average population of 2.25 million vs. our 3.3 now. Our lowest inventory for sale was in March 2022 with 1,025 homes.

For those with good memories, at the depths of the Great Recession the metro Denver had less than 2 million people (and dropping) and 35,000 homes for sale (and growing). Today, we have 3.3 million people and 6,057 homes for sale.

What Recession — Continued on page 10



Van Lewis
303-550-1362
van@vanlewis.com

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



Contact me

Please remember don’t leave home without them.

Homes Pending as of August 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$299,900	2471	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$325,000	2695	S Xanadu Way A	2 - 2	1,162	1 Gar, Det	2 Story
Strawberry II	\$330,000	2459	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Sausalito	\$369,500	2418	S Victor St C	3 - 2	1,300	2 Gar, Att	2 Story
Cobblestone	\$370,000	2142	S victor St A	2 - 2	1,208	1 Space	2 Story
ChimneyHill	\$384,000	2013	S Worchester St	2 - 2	1,512	1 Gar, Att	2 Story
Heather Ridge South	\$400,000	2879	S Xanadu Way	3 - 3	1,685	2 Gar, Att	2 Story
Sausalito	\$420,000	2504	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Fairway 16	\$465,000	2610	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story

Homes Closed from July 16 to August 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$210,000	2451	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Estate
Strawberry I	\$225,000	2650	S Xanadu Way C	1 - 1	856	Conventional	\$1,500	Individual
Strawberry I	\$245,000	13641	E Yale Ave D	1 - 1	843	Conventional	\$0	Individual
Strawberry I	\$336,000	2680	S Xanadu Way C	2 - 2	1,127	Conventional	\$0	Individual
Strawberry II	\$344,900	2461	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Individual
Cobblestone	\$360,000	1937	S Xanadu Way	2 - 2	1,392	FHA	\$0	Individual
Strawberry I	\$385,000	2667	S Xanadu Way C	2 - 2	1,314	FHA	\$0	Individual
Sausalito	\$390,000	2477	S Victor St A	3 - 2	1,282	Conventional	\$3,000	Individual
Cobblestone Crossing	\$405,000	13476	E Asbury Dr	3 - 2	1,392	FHA	\$0	Corp/Trust
Sausalito	\$410,000	2511	S Worchester St C	3 - 2	1,230	FHA	\$0	Estate
Country Club Ridge	\$430,000	2280	S Vaughn Way 203	3 - 2	1,693	Conventional	\$0	Individual
Fairway 16	\$478,000	2698	S Vaughn Way F	4 - 4	1,650	Conventional	\$4,500	Individual
Country Club Ridge	\$525,000	2250	S Vaughn Way 102	3 - 2	1,722	Conventional	\$0	Individual

Active Homes for Sale as of August 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$250,000	2634	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$330,000	2411	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$349,000	2411	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$379,900	13310	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Sausalito	\$425,000	2500	S Victor Street D	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$440,000	2840	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story

Call today for a friendly and professional visit. Pete and Van listen first. They give written marketing plans and estimates of what's best for you and your budget. They are offering an exclusive program that could fund your home improvements for resale.

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

What Recession — *Continued from page 8*

Our demand for housing greatly exceeds supply as evidenced by a shortage of rental properties and rising rents. Experts consider rental data a “proxy” to forecast home sales.

Today, metro-Denver’s average single-family home is \$650,000, and condo-townhomes \$408,000. Wages and incomes have increased over 5.8% in recent years, but homes have gone up 23%, outstripping “affordability” as inflation eats away at daily living. The good news is July’s CPI inflation rate dropped to 8.5% from June’s 9.1%.

Mortgage rates are now softening (used to be called falling). On August 5, rates dropped below 5% from a high of 5.85% just a few months earlier. However, by August 12, rates were back to 5.22% vs. 3.1% at the end of 2021. Yet again rates dropped to 4.75% on August 17. Mortgage rates track on 10-year Treasury notes, which have been on a wild ride too. Their yield, or interest cost, hit 3.5% in mid-June, but since then dropped to 2.673 on August 10. Remember, the Fed’s “Discount Rate” does not directly affect mortgages. . . that’s the job of Treasury notes.

Nationally, U.S. homes in June “were more expensive than it has been for any month in more than three decades, as record home prices collided with a surge in mortgage rates.” However, demand still exceeds supply, but it’s subsiding. Existing-home prices have grown 46% nationally in the past three year with the average house nationally at \$416,000.

Although existing sales (closings) continue to fall for five-months straight, prices continue to rise. This is not a “recession” problem because the number of sales remain below historical levels. During the Great Recession, homes for sale inventory grew by the millions as workers were laid off and businesses closed. Foreclosures dominated real estate. Those conditions do not exist today.

Colorado is still in the top 20 economic markets in the country (17th to be exact) with a strong job and work base. Our real estate market is solid, companies love being here, and workers want to be here. Home sellers need to be aware of market changes because buyers certainly are!

Please give us a call to listen to your thoughts or needs. We have been selling homes since 1975, and have specialized in Heather Ridge since 1985! We are the agents who get calls from other agents asking how the Heather Ridge market works. Please call us first because we listen first before talking.

Van Lewis

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11/13 11:00AM Week 10	11/20 2:05PM Week 11	11/27 11:00AM Week 12	12/4 11:00AM Week 13	12/11 6:20PM Week 14	12/18 2:05PM Week 15	12/25 2:30PM Week 16	1/1 11:00AM Week 17	1/8 TBD Week 18

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10/1 (Sat) - TBD	11/19 (Sat) - TBD
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Heather Ridge Golf Club News

HR Men's Golf Club

The season is starting to wind down a little, but the golf is heating up big time!!!! Here are the results from our last tournaments.

Darrel Vanhooser

HRMC President

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

Club Champion 2022 – Robert Hussmann!!



Member/Member Member/Guest:

1st Flight:

1st Place Hussmann/Buckley 193 team score; 2nd Place C. Caldwell/Doherty 205 team score; 3rd Place Coppens/Murray 207 team score

2nd Flight:

1st Place Meeks/Johnson 210 team score; 2nd Place Hinson/Hornstra 212 team score; 3rd Place Weeks/Weeks 212 team score

CTP's:

Saturday: #5 Spencer; #8 C. Caldwell; #10 Barnes; #14 Hornstra

Sunday: #5 Weeks; #8 Weeks; #10 Weeks; #14 Martinez

Individual Gross/Net:

A Flight:

1st Gross – Robert Hussmann; 1st Net – Jeff Costa; 2nd Net – Mark Cole

B Flight:

1st Gross – Giles Mead; 1st Net – Dwight Lyle; 2nd Net – Don Blosser; 3rd Net – Dick Hinson

C Flight:

1st Gross – John Stachowski; 1st Net – Josh Triplett; 2nd Net – Frank Meeks; 3rd Net – Roger Anderson

CTP's: #5 Mark Cole; #8 Clarence Bedsole; #10 Fred Agyarkwa; #14 John Whittiker

2 Man Point Par:

Flight 1:

1st Place: Richard/Sarmeinto; 2nd Place: Barnes/P. Smith; 3rd Place: Willey/Smith

Flight 2:

1st Place: Bade/Janulewicz; 2nd Place: Stachowski/Triplett; 3rd Place: Andersen/Sartori

CTP's: #5 Thomson/Van Brunt team; #8 B. Caldwell/Wallace team; #10 Larson/Murray team; #14 Harbison/Dawson team

Club Championship: Club Champion 2022 – Robert Hussmann!!

Championship Flight:

1st Gross-Hussmann; 1st Net – Coppens; 2nd Net – Cole; 3rd Net-Willey

A Flight:

1st Gross-Barnes; 1st Net – Murray; 2nd Net – C. Caldwell; 3rd Net – Schmidt

B Flight:

1st Gross-Koches; 1st Net – Weeks; 2nd Net – Stachowski; 3rd Net – Blair

C Flight:

1st Gross-Triplett; 1st Net – Bade; 2nd Net – Johnson; 3rd Net – Sartori

CTP's:

Saturday: #5 Johnson; #8 Barnes; #10 Hussmann; #14 Coppens

Sunday: #5 Stachowski; #8 Whittiker; #10 Hussmann; #14 N/A



Maxwell Blair, Wayne Sartori, Greg Johnson, and Roger Andersen.



Dick Hinson, Jim Murray, Don Blosser, and Michael Koches.



Ben Barnes, Wesley Purinton, Andrew Schmidt, and Chris Caldwell.



John Stachowski, Terry Bade, Loren Januewics, and Harold Wallace.



Frank Meeks, Kirk Thomson, Don Hansen, and Josh Triplett.



Fred Dawson, Zach Weeks, Austin Richard, and Anthony Samiento.

18-Hole Ladies Club News

Change in Scheduling: The HRWGA Board voted in its August meeting to change our playing schedule so that the Fall Tournament will be Saturday, September 24, and our Fall Luncheon/Annual Meeting will be October 1. There will still be a final Wednesday tournament on September 28. The Fall Luncheon/Annual Meeting will be at Ajuua Mexican Restaurant. Pricing and other details will follow by email.

A big **Congratulations** to Norma Bisdorf for her hole-in-one at Perry Park (Hole #5) during the July 25 CSSWGA tournament.

**Teresa Anderson
Publicity**



Marcy Greene, Audrey Romero, Kathi Millnew, and Kim Lawson.



Jeanne Marie Gross, Kathy Curtis, Patti Enright-Harris, and Teresa Anderson



Liz Clancy, Christi Clay, Dantha Stewart, and Ginny Lewis.

Ladies' 9-Hole Club News

On Tuesday, July 12, the Ladies' 9-Hole Club held their "Fun Day" Member/Guest Tournament.

The theme was "Aloha". It was a beautiful day! A delicious Hawaiian buffet was held at Noonan's following golf; along with many prizes.

First Place (at right): Katie Borgman, Raquel Harrington, LuAnn Ross, Linda Chaisson





All About WILLIAM RANDOLPH HEARST

Thursday, September 22,
1:30-3 p.m.
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Presented by Kathleen Arnold.



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Global Fest 2022: A Global Celebration with the Local Community



Aurora is truly the world in a city, and nowhere is that more apparent than at Global Fest, the city’s annual showcase of international cultures. This unique multicultural event, presented by the City of Aurora, “Brings together the sights, sounds and flavors of nations around the world in celebration of the diverse cultures and communities that call Aurora home.”

After two years as a virtual event, Global Fest came back with an in-person celebration on Saturday, August 20, at the Aurora Municipal Center Great Lawn.

Now in its eighth year, Global Fest offered activities for all ages, including two stages of musical and dance performances, an international marketplace, art displays, creative activities for children, food vendors and more! Attendees witnessed a globally inspired fashion show and the exciting Parade of Nations procession with representation from dozens of countries.

*Auroragov.org
photos from past Global Fests*

Heather Ridge Metro Matters September 2022



HR Heather Ridge

ASSOCIATION NEWS

Chimney Hill



Pool Closing and Back to School: Record breaking heat hit our neighborhood this summer, but many residents found cooling comfort swimming and relaxing in the community pool during these steamy days. However, pool season ends on Labor Day, so take time to dive in one last time and enjoy the final weekend before the pool closes for the year. At the same time, the new school year is now back in session, so it is time to embrace our community students being able to head off to in-person classes by driving safely through our neighborhood at the posted 10 MPH speed limit. Here's to heading into autumn.

Community Painting Project:

The contractor for the next painting and external repair phase in the first and second cul-de-sac has been selected, and the board has conducted a walkthrough with the contractor in preparation, so the project is now scheduled to be handled in September. Direct email notification will be arriving to homeowners and residents shortly with the project schedule, so that residents in the two cul-de-sac areas can clear their patios and front areas for the workers to have proper access to complete the project. Drivers and dog walkers will also need to show consideration to the workers as they pass by.

Annual Community Garage Sale Event:

At the August meeting, board members discussed the best time

to schedule this year's community garage sale event, giving residents a chance to clear surplus items in their storage areas, and decided the best day would be the very first day of October, which happens to be a Saturday. Residents who wish to participate should send an email to Chimneyhillyardsale2022@gmail.com with location to help the event coordinators to plan the appropriate location of signage within the community directing potential buyers to all garage sale sites. The event coordinators will also be posting notifications of the garage sale event on appropriate social media sites.

The September HOA board meeting will be held virtually on Wednesday, September 14. 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 administrator, Audrey at 303-369-1800 ext. 117 or by email at audrey@westwindmanagement.com. Owners can also send requests and 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



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williamsberyl@aol.com



Downsizing Made Easy

**Monday, September 12
 10 a.m.-Noon**

at Cherry Creek Retirement Village

SEATING IS LIMITED.

RSVP BY CALLING 303.693.0200.



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 these easy steps.

*Presented by Aleta
 Antionette, Realtor and
 Broker Associate with
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COUNTRY CLUB RIDGE

Save the Date

**2022 Annual Meeting
for all homeowners and residents
will be held in-person this year!**

6:00 — 8:00 pm, Monday, October 17

**Noonan's Conference Rooms
at Heather Ridge Golf Club
13521 E. Iliff Avenue**

- Meet your neighbors
- Learn about your community
- Owners will receive a packet by mail with agenda, proposed budget and candidates for the HOA Board around October 1st. Watch for it!

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Cobblestone Crossing

Annual Meeting: The HOA's Annual Meeting took place on Monday, August 8th. Highlights from the meeting included a review of accomplishments and plans as well as topics brought up by residents which included, but were not limited to, discussions about asphalt, retaining walls, landscaping, and the irrigation system. Three new Board members were elected. Current Board members are Jody Bohl, Debbie Flynn, Gary Harris, Larry Ransford, Ralph Stevenson, Kim Thornberry, and Venus Veroneau. At the September Board meeting they will select officers. We appreciate your input. Thanks to the residents who attended or submitted proxies.

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 company who was performing lawn care, Metco, went out of business the end of July. By the time you read this a new company, Eco Cutters, will have assumed responsibility for landscape maintenance for the rest of the season. Please do not engage their workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management. Also, please report malfunctioning sprinkler heads, broken irrigation lines or extremely dry areas to Accord Property Management.

Pool: The last day for the pool this season is Monday, September 5th. See you in the Spring!

Reminders: Please ensure screens are in good shape. It's hail season so check with your insurance agent to ensure you have adequate coverage. Report broken branches, damaged edging, and sidewalks to Accord Property Management. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

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.

Reminder: With the dry conditions we've experienced, please consider giving the bushes and trees around your residence a bucket of water.

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.

Common Area: Individual homeowner's potted plants are not to encroach on the grass areas of the property. Potted plants can sit in the rock areas. If a previous resident planted anything in rock area around

the residence, it is the current resident's responsibility to maintain the area in good condition. Per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees. Also, feeding wildlife, including but not limited to birds, rabbits and squirrels is prohibited.

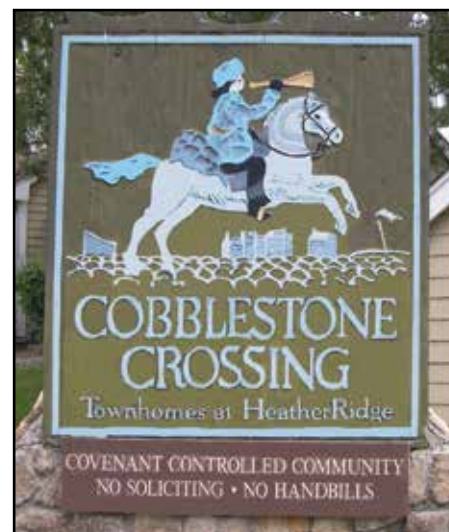
Trash: A reminder it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call Alpine/GFL at 303-744-9881 to arrange for large item pick up. There are recycling dumpsters in C, D and E. Also, be considerate of your neighbors and please break down boxes before depositing them in the dumpsters.

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

Last Call: This is the last article I'll submit for Metro Matters as I decided not to run for a third term on the Board. There wasn't one thing prompting my decision and I decided last fall that six years was enough. There have been some challenges along the way and while I know you can't make everyone happy, hopefully more people were pleased than disappointed with my actions.

Midge Miller

Page 21



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 Audrey Brown, 303-369-1800 x 117, audrey@westwindmanagement.com. Accounting Representative DeEtt Glover 303-369-1800 ext 110, deett@westwindmanagment.com.

Why You Need Condo Insurance: If you don't have proper condo insurance coverage, or any coverage at all, you may be exposed to expenses or claims by the HOA, your mortgage company, or other third parties. Insurance is a big deal!

Consult with your insurance company to match your risks to your needs with an affordable policy. Don't forget to add loss assessment coverage to your policy as well.

The HOA provides general coverage and liability insurance for the buildings, grounds, and designated personnel (including HOA board members). Because you live in a condo, your ownership is defined as "air-space" rights vs. real property. This is important to know in terms of maintenance responsibilities and personal property losses.

For example, if the common sewer line backs up into your unit (basement or main living area), the HOA is responsible to correct the sewer backup but not any losses or damages resulting from it. That means damaged flooring (carpet, tile, linoleum, laminate, wood, etc.), finished basements, and personal property losses from a sewer backup or repairs is an owners'

expense. There are other losses that might not be covered, so ask and learn!

There are other sources of water damage, each with different insurance coverage or not. There's water seeping in from underground vs surface water. There's water damage from a leaking or broken interior water line vs water from the HOA's main line. Sudden rain storms and flooding vs. gradual and unseen flooding. There are all kinds of losses and results (think mold, bacteria, inhabitability, etc.), so know your coverage.

Again, please consult with your insurance agent in comparison to the HOA's coverage and liabilities. It is time well spent.

Seal Coating: Last year we seal coated, but for some reason it peeled off in certain areas of our community. Front Range, the asphalt company we have used for years, came back this year to re-coat and stripe us at no cost. Thanks to Front Range for your commitment to quality services.

What got messed up when they were doing the work was the weather. We had to post-poned two areas when rain was not in the forecast. Now the work is done and thanks to all for putting up with parking issues.

This is also a reminder how important email blasts are to owners. Check to see if your email info is current by contacting Sabrina or Audrey at the numbers listed above.

Pets: We love our furry friends! But pet owners need to be considerate of the entire community. Dogs and

cats cannot be left unattended or unleashed in HRS Common Area space. Pet feces must be picked up promptly, regardless of whether it is inside or outside of a fenced area. Please note that there are garbage cans at the HRS park and at the HRS clubhouse for disposal of poop bags. Thank you for doing your part to keep our neighborhood clean and inviting for all residents.

No pets are allowed in the HRS pool area (not in the water itself or in the space within the fenced pool area). It is also not allowed to leash a dog on the outside of the fence while the owner is in the pool. We need to be considerate of all residents, including those who may be allergic to, or uncomfortable around, animals. This rule also assists in keeping the pool water clean. Thank you for your compliance.

Dumpster Dumps: Owners must get written permission for an on-site dumpster. . . no exceptions. Why? For starters, our Rules and Regulations say so. The reasoning for permission is logical if you think about it – dumper placement in garages or driveways, size, installation and removal, and damage to driveways and others. The HOA can act quickly for all requests, so if "time is of the essence" is important, please know we are here to help – but you have to ask in writing. Because of safety concerns, the Board will act quickly regarding non-compliance by owners including removing dumpsters and fines. A simple written request may work wonders, including a quick response.

Van Lewis, Meg Gose

A HRS resident took this photo. This re-occurring debris was dumped on S Xanadu, but also shows up on Wheeling Way. Thanks for cleaning it up!



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.

Annual Meeting: While we do not yet have a date for our upcoming annual meeting, it will be in November. Details will be forthcoming, along with financial statements and a proxy package. When you get this information, please review it carefully and consider attending the annual meeting. We would love to see you in person!



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 September 1, 15, and 29. 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.

Recycling Refresher — you can recycle glass and plastic bottles, plastic “tub” containers paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. **Also, No plastic bags or plastic bagged recyclables, and No white “foam” packing material.**

Maintenance Update: We are still working with our tree service to do some major pruning on three trees that suffered some significant damage from the spring snowstorm. Two small stumps need to be removed, but the equipment that takes out the stumps also digs the hole for the new trees. That will be accomplished at the same time, so we don't have to incur twice the expense.

Our grounds maintenance company continues to work on our lawn and our sprinklers. We have some areas where the weeds are thriving, but Bruce assures us that he will work on those once he gets the grass strong and green. His motto is “Let me take care of the grass this year, will work on the weeds next year.” So, that's what we are patiently doing! His major attack on the weeds will be in the spring with a pre-emergent treatment to keep them from coming up.

Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no baby wipes, no personal hygiene products that claim to be “flushable,” because they absolutely are not!

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.

Architectural Approval: If you are looking to make any improvements to the exterior of your home, remember you need approval from the Double Tree architectural committee. If you

have any questions, please contact a member of the board. Also remember that the maintenance for your patio enclosure is your responsibility. Please take a walk around your enclosure and see if it needs a little TLC!

Insurance Coverage: As another reminder, 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 don't want to be under insured, should anything happen!

Guest Parking: Please have your guests park in the designated guest parking lots, not along (or even on) the sidewalk.

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 Dobb



Burgundy

Monthly Board Meeting

Board Meetings are held every **2nd Monday at 6:00 pm** at the Burgundy Clubhouse and virtually via Teams. Contact Sabrina Lopez to be added to the agenda. Homeowner participation is at the start of the meeting and is much appreciated. Board Members – President: Josh Ryines, VP: Lori Foster, Secretary: Jasmine Ehrlich, Treasurer: Paige Cassara.

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: Audrey Brown, 303.369.1800 ext. 117, audrey@westwindmanagement.com

Accountant for Assessments or Payment Assistance: DeEtt Glover: deett@westwindmanagement.com

Update your email address with Westwind Management to receive community announcements.

Please note that All homeowner correspondence should be sent to Audrey Brown (Design Improvement aka ACC Requests, Clubhouse Rental, Violation Reporting, etc.)

Friendly Reminders:

- Please properly dispose of cigarette butts – not only is it dry and fire danger high, it is unsightly.
- Warm weather means open windows. Sound carries, so please keep music and sound at a reasonable level.
- Please take your car to a designated car wash in order to clean it – do not wash vehicles in the parking lot, increased water usage means increased HOA fees.
- Patios and front areas are not for storage – please keep them clutter and trash free.
- Owners who rent units, make sure your tenants understand HOA rules and know who to contact in case of emergency. Inform Westwind of tenant information for contact purposes.
- Pickup after your pets and keep them leashed. We look forward to new dog waste stations to be installed soon!
- People suck and car theft happens, please remember to take valuables in with you and lock your car.

- The pool restrooms are accessible by using the key that opens the pool gate.

Common Area: Potted plants or decorations are allowed in rock areas but not the grass. Alterations of Common Areas are not allowed, including hanging items in trees. *Feeding wildlife is prohibited.* This includes the squirrels – they chew siding and fences. You are allowed one bird feeder in your space but not in trees.

Parking: Residents/Tenants are not allowed to use Visitor Parking at any time. Visitor parking is short term parking, 24 hours or less, and the *New Unit Guest Pass* must be in clear view. Violation will result in a tow.

School: School is in session so slow down and watch for children crossing streets.

Warm Weather Reminders: Due to new City Ordinance and Fire Codes, firepits, grills capable of connecting to a propane tank larger than one-gallon, charcoal grills, and electric



grills that ignite using a flame are not permitted within our community.

Architecture: Anything (**Studs Out**) must have Board approval: patios, windows, light fixtures, front doors, unit numbers and letter, etc. Submit a "Design Improvement Form" found at www.westwindmanagement.com to Audrey Brown.

2022 Projects:

- Burgundy is looking to partner with the City of Aurora for large property xeriscaping and we hope to beautify our community while being water-wise.
- A survey of Burgundy will be done to locate unused satellite dishes. The plan is to have all unused satellite dishes removed all at once. Look for more to come on this.
- The roll off dumpster was a hit! We will be renting one bi-annually from here on out in May and September, so please keep an eye out for future dates!
- Know anybody handy? We are looking to retire our old Burgundy sign and replace it! Suggestions are welcome – please email Audrey and she will notify the Board.
- Our front flower bed is in need of a face lift! The social committee is looking for homeowners interested in helping plan and plant flowers for the entryway flower bed. Please email Audrey if you are interested in helping out. We need people to help plan the layout and/or plant.

- *Declaration and Bylaw* revisions are underway – please keep an eye out for a draft and announcement regarding this.

of non-recycling into the recycling containers, and to prevent overflow of trash, our community will no longer be providing recycling. Stay tuned for information regarding free recycling stations around Aurora!

Homeowner’s Insurance includes HO6 Assessment coverage. Keep an eye out for a letter with coverage once the contract has been renewed.

Jasmine Ehrlich

Trash Notice: Recycling bins will be replaced by regular trash bins. Due to stricter recycling codes, contamination

Insurance: Make sure your

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: Please welcome Faith Gillis to the Strawberry Board. 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. Member, Faith Gillis, faithstrawberryboard@gmail.com.



HOA Meetings: Our next HOA meeting will be held via Zoom on Thursday, September 15, 2022, at 6:30 pm. Information can be found on the property management company website <http://www.accordhoa.com>.

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

Cobblestone

September! I never tire of turning it over and over in my mind. It has warmth, depth, and color. It glows like old amber.

— Patience Strong

And just like that, another summer comes to a close. The autumnal equinox on September 22nd officially marks the season's end and while it feels like summer seemed to fly by, efforts continued toward bringing several of this year's projects to completion. Updates on three notable ones follow and all of them contribute to an improved curb appeal throughout the community.

Project Updates:

Landscape Improvement Project: It's a wrap! The final phase of this multi-year project is complete. Beginning in mid-July and running through August, the work on this phase of the project included adding cobblestone to additional areas that were missed last summer. New sod, shrubs and annuals were planted. Drip lines and additional sprinkler heads were installed to support the new plantings. These finishing touches have definitely provided a consistent and updated look throughout the community.

The work on this phase of the project was directed by the Landscape Improvement Committee whose members include Kay Griffiths, Joanna Meyer and Leah George. Many thanks for all your work on this committee and for your diligence in bringing this project to a close!

New Signage: The old faded, time-worn signs have completed their service. They've been replaced by fresh, clearly legible ones, along with the addition of several new signs. One in particular is the sign at the entrance noting that the street is not a thru way. Hopefully, this sign will reduce some unnecessary traffic. The signs at the trash areas clarify requirements, and the 10 MPH speed limit sign is now easy to read.

Trash Enclosure Rebuild: At the time of publication, this project should be complete. New sturdy cedar posts were cemented into the ground to help preserve the new build. Once complete, this project will be a vast improvement over the old structures.

Reminders:

Pick Up After Your Pets: Take advantage of any of the three pet-waste-bag stations within the community as you prepare to walk

your dog. Having a bag handy makes it easy to clean up after Fido and Fifi! Cobblestone HOA does not hire a service to remove pet waste.

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 Dave Stark, dstark@cchoapros.com.

Sharon Taylor



Fairway 16

Our Property Manager at Advance HOA

John Guzman-Peonio, CMCA®, AMS®

Portfolio Manager

Team Leader – Management Services

303-482-2213 x235

303-495-5895 fax

john@advancehoa.com

Our Next HOA Board Meeting: Wednesday, September 21st at the clubhouse at 2600 S. Vaughn Way starting at 6 pm. We have several new homeowners, in our community and we look forward to seeing you all there.

Board Members and Volunteers

Wanted: Our board of Directors is not limited to five members. If you have an hour or two a month to contribute to your community, please consider serving on the board. Great communities like Fairway 16 are the result of engaged homeowners.

Changes Are Coming to Several of Our Rules and Procedures:

During the recent Colorado legislative session, several laws were passed that directly impact how Homeowners Associations operate. An explanation of these changes will be sent out to each homeowner in the coming weeks via email.

Please make sure our property manager has your current email address.

Parking Guidelines Reminder:

Guest parking spaces are reserved for short term guest parking. They **Are Not** for residents with multiple cars everyday parking or for overnight parking of commercial vehicles. Residents have room for 4 cars (two cars in their garage and two cars in their driveway). Additional vehicles and commercial vehicles must be parked on the street.

Irrigation due to recent rains, the sprinklers were temporarily turned off for one week in July and one week in August. Per the city's guidelines, the sprinkler controllers are currently set to run three times a night (for a few minutes) and three days per week. This watering approach is called cycle and soak. While this may not be enough water to make our

yards look like the Botanical Gardens, it does conserve water, and helps to control cost. Homeowners can help our conservation effort by not leaving water running for prolonged periods while washing cars, and installing water saver toilets, and water saver shower heads. Also, please report any broken sprinkler heads and or leaks to our property manager.

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 67 % of homeowners.

Sewer Issues: We had three 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 (baby wipes,



paper towels, etc.). Please only put toilet paper in the 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 modification the outside of your home **"Studs Out"** requires an architectural request and review by the Board. 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

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 303-221-1117 x108, aweiss@lcmpm.com 303-962-9382.

- **After-Hours Emergency:** LCM 303-221-1117, Option 2

- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568

- **Complex Security:** Brownstone Security 720-879-4568, Randy Brown

- **Trash Pickup:** 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.lcmpmpropertymanagement.com/Account/Login/48233/>

Annual Meeting: The Annual Meeting was held on August 8, 2022 at the Victor Street pool. There were enough votes in attendance or by proxy to make a quorum. The election took place resulting in Kelly Bailey and Laurie Signore being elected to the board. We wish the new board members well in their new roles. At the regular monthly meeting

on Wednesday August 10, 2022, it was voted on that the current board positions would remain the same.

Welcoming Committee: A sub-committee of the HOA Board is in the preliminary stages of development. This committee is looking for volunteers to put a package together of items such as information sheets and local merchant coupons or swag. It could also be visiting the new homeowner's unit to give this package and to say welcome. Anyone interested please contact Kelly Bailey at kelly@kellybailey.com or 303-912-0166.

Little Library: A new free standing Little Library has been placed in the center of the complex near 2499 Victor. Please help yourself to a book and either return or replace with another one. There are a few children's books as well. This was donated to the complex by Kelly Bailey. Many thanks to Kelly for this lovely little addition to Sausalito!

Landscape: September brings the start of changes in the colors in our landscape. We have had much rain in August. This has helped with watering trees and shrubs. The new landscapers are getting more familiar with our property. The board is looking into more rock for some of the areas where the grass can't grow. Tree trimming will be taking place in the fall.

Pool Closings: Summer has gone by fast! September brings the closing of the pools. The Worchester and Victor pools had staggered openings

and closings this summer season to extend the pool use season. The Worchester pool will close Sept 5, 2022. The Victor pool will close Sept 25, 2022. Please read all the pool rules and regulations listed at each pool. It is important to never prop open the gate and to check gate that it is locked before leaving. Please contact the 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.

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

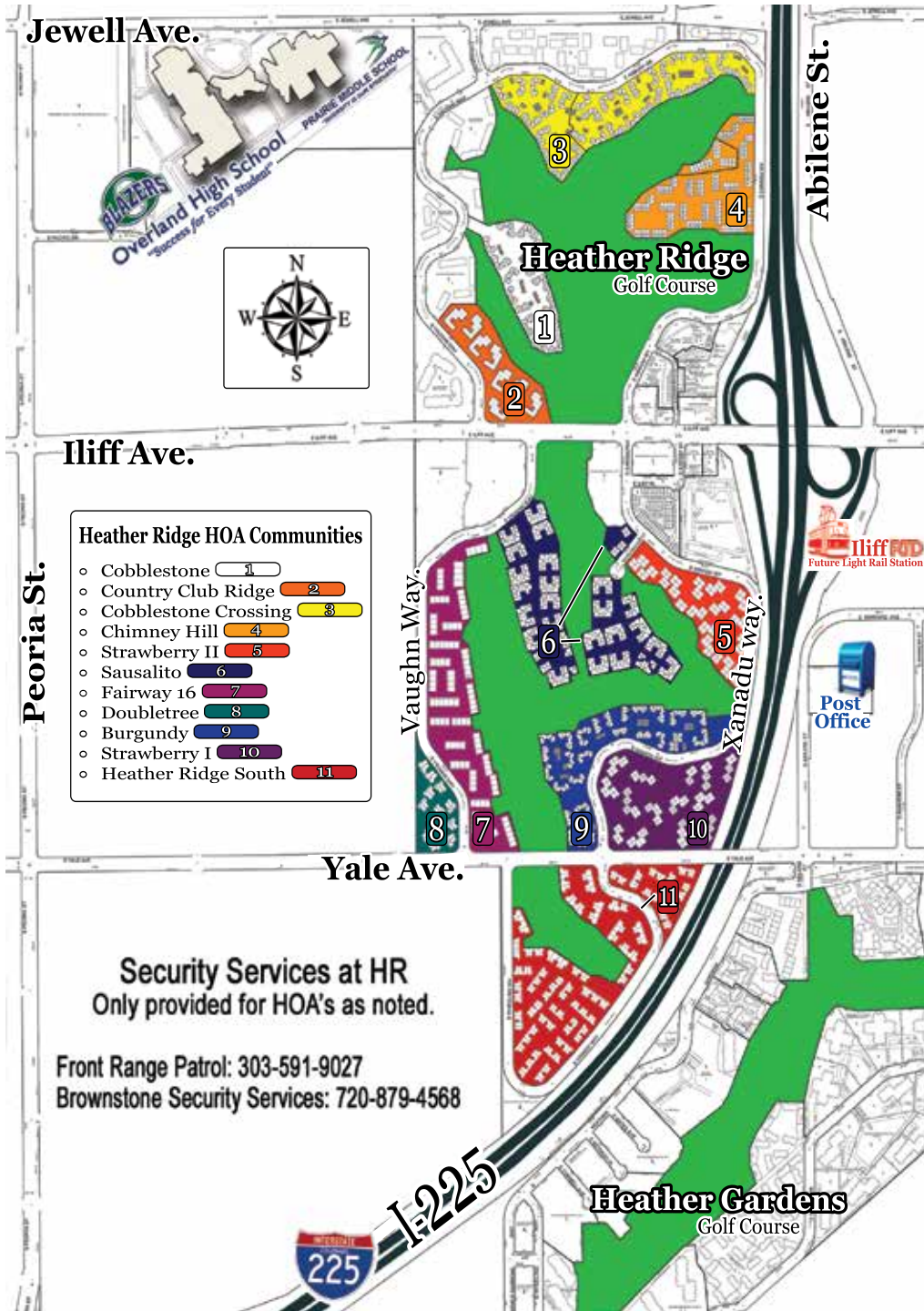
Security: Please remember to use extra caution when walking in the complex as it gets darker longer each day in the fall. Also remember to lock your cars and keep garage doors closed when not in active use.

September 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.

Keep helping conserve water, clean and lubricate garage door, have fireplace and chimney inspected and/or cleaned, and check windows for tight seals and that they are operating correctly.

Patty Robinson

Heather Ridge Community Map



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

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

Double Tree
 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
 Sabrina@westwindmanagment.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@lcmpm.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
 Via Zoom
 Security: Front Range Patrol
 (for both Strawberry I & II)

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

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

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.
 Sabrina Lopez
 Sabrina@westwindmanagement.com
 303-369-1800 ext. 142
 # 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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 Call Wanda McConnell — 303-881-3066 Or Email Wanda — ensley53@aol.com

September 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 — Saturday, Sept 10 and Friday, September 16, 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

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

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

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

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