



HR Heather Ridge

Metro Matters

Volume 12

October 2022

Number 10

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

Public Notice:

The Heather Ridge Metropolitan District will hold its one-hour regular meeting at 4:00 pm on 10/20.

The public hearing will be conducted on October 20, 2022, Thursday, at 13521 E Iliff Avenue lower-level 19th hole conference room starting at 4 pm.

The budget is now being formed for public debate and acceptance, and will be available for public viewing before the meeting.

The meeting will also be available by ZOOM:

Join Zoom Meeting <https://uso6web.zoom.us/j/81858279864?pwd=L1JzQUIOMOMwbOZ23VndycWVCUjlldz09>

Meeting ID: 818 5827 9864

Passcode: 803687

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To get on the meeting agenda, please contact Rose A. Vallesio, paralegal at the Metro Districts legal counsel WHITE BEAR ANKELE TANAKA & WALDRON: 303-858-1800; rvallesio@wbapc.com

Thanks for all you do to make Heather Ridge a great place to live.



Heather Ridge 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
Non-emergency 303-627-3100

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IN EVERY ISSUE

- | | |
|-------------------------------|-----------------------------|
| 02 FROM THE PUBLISHER | 18 HOA NEWS |
| 04 COMMUNITY NEWS | 30 SERVICE DIRECTORY |
| 06 CALENDAR | LISTINGS |
| 10 HR GOLF CLUB UPDATE | 31 CLASSIFIEDS |

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**.



Annual Winter Clothing Drive

Collecting new socks, new or gently used gloves, scarves and coats.



Through October 31
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720-808-0986

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Heather Ridge **METROPOLITAN DISTRICT**

Annual Heather Ridge Metro District (HRMD) Budget Meeting

The public hearing will be conducted on October 20, 2022, Thursday, at 13521 E Iliff Ave starting at 4 pm. The budget is now being formed for public debate and acceptance, and will be available for public viewing before the meeting. Please see below for contact and posting information.

The meeting will also be available by ZOOM:

Join Zoom Meeting

<https://us06web.zoom.us/j/81858279864?pwd=L1JzQUIOMOMubOZ23VndycWVCUjlldz09>

Meeting ID: 818 5827 9864

Passcode: 803687

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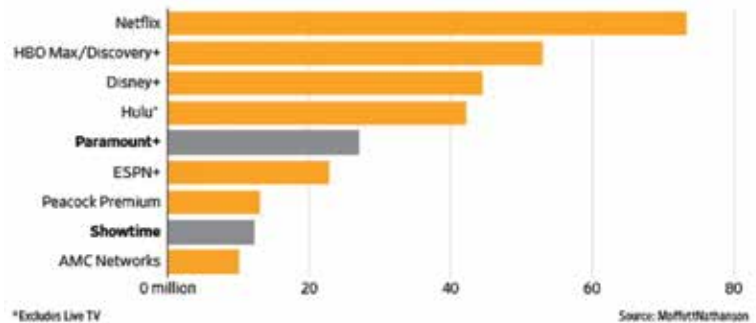
To get on the agenda, please contact Rose A. Vallesio, paralegal at the Metro Districts legal counsel WHITE BEAR ANKELE TANAKA & WALDRON: 303.858.1800; rvallesio@wbapc.com

HOAs Need to Update and Implement HB22-1137 Pursuant to Requirements of CCIOA

This very important legislative act requires that “all Colorado HOA associations adopt a new enforcement policy to replace all pre-existing ones related to covenants and rules inclusive of required letters, hearing procedures and fine schedules for any and all violations or non-compliance of an association’s declarations, articles of incorporation, bylaws, rules and regulations, design guidelines, or policies and procedures.”

To implement HB22-1137, your property management company needs to lead the way with written and published changes for transparency. There are specific dates for implementation subject to penalties. For any questions or concerns, please contact your property management company, or your attorney if not professionally managed.

U.S. estimated streaming subscribers, 2Q 2022



Monthly cost of ad-free streaming plans

Netflix Premium	\$19.99
Disney Bundle	\$19.99
Netflix Standard	\$15.49
HBO Max	\$14.99
Amazon Prime	\$14.99
Hulu (no ads)	\$12.99
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Disney+	\$7.99
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Heather Ridge

Metropolitan District Communities

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

October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>HRMD Directors will hold a one-hour meeting in Noonan's 19th Hole on Oct 20, 2022 at 4pm</p> <p>For an invitation please email to: info@HRcolo.org</p> </div> 						1
2	3		5	6	7	8
	<p>10 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual</p> <p>6 pm Cobblestone Crsing HOA Mtg via Zoom</p>	11	<p>12 6 pm CH HOA Meeting via Microsoft Teams</p> <p>6:30 pm Sausalito HOA Mtg. via Zoom</p>	13	14	<div style="background-color: red; color: white; padding: 5px; text-align: center;"> <p>METRO MATTERS DEADLINE 10-16-2022 FOR NOVEMBER ISSUE</p> </div>
16	<p>17 6:00 pm CCR HOA Annual Meeting Noonan's</p>	18	<p>19 6 pm Fairway 16 HOA Meeting at Fairway Clubhouse 2600 S. Vaughn Way</p>	 <p>20 6:30 pm Strawberry HOA Meeting via Zoom</p>	21	22
<p>23/30 Oct 31</p> 	<p>24/31</p> <p>6 pm Cobblestone HOA Mtg via Zoom</p>	<p>25</p> <p>5:30 pm HRS HOA Meeting contact Board Member</p>	26	27	28	29



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

Current Trends in Local and National Real Estate

On Sept 16, 2022, the leading story was about mortgage rates. . . they had risen to 6% plus. To followers of economic news and real estate, this was no surprise. Just released August's Consumer Price Index (CPI) showed 8.3% down from July's 8.5%, but expectations were for 8% inflation. To investors and Wall Street, the handwriting was on the wall – the Fed will most likely raise its Discount Rate by three-quarters of a point this month, pushing up lending costs for member banks to 3.0–3.5%.

This is not the end of the world. In fact, it shows the Fed is keeping its promise to reduce inflation back to a desired range of 2-3% annually. It also means that borrowers and lenders will face difficult times, more so in real estate.



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

It also means a recession might be around the corner except for one small fact – applications for jobless aid dropped again last week by 5000 to 213,000. A recession is defined by many factors, but without job losses and layoffs it's not a recession. That might happen later on, but for now there are almost two jobs available for every job seeker. This is a very important factor for real estate sales and the economy.

The real estate markets locally and nationally are reporting fewer home sales, growing inventory, and softer prices. Those are the headlines, but behind them are interesting trends and facts –

- Seniors and almost-seniors are not moving as their parents once did. Many have low or no mortgages, so staying put makes sense. This is particularly evident in metro Denver's real estate.
- Fewer home sales are a function of fewer listings such as seniors, lagging new home construction, and interest rates. Home construction here or nationally never fully recovered from the Great Recession.
- Metro Denver's hot housing market, with 4 times as many real estate brokers and 2.3 times as many real estate sales agents here than the concentration nationally.
- The average-priced home nationally is up 42% since the start of the pandemic, and the average homeowner with a mortgage can now tap over \$207,000 in equity.
- For metro Denver, the number of residential closings is down 30.2% from a year ago.
- Sales of luxury homes (\$1M plus) in metro Denver have declined over 30% in the past three months due to rising interest rates and affordability issues. The result is lower-priced home sales benefit, especially under \$500,000. This is especially good for Heather Ridge's price range of \$200-\$550K.
- A normal real estate market for metro Denver usually means selling within 3% of the last asking price; going under contract in 30–45 days; no escalation clauses, waiving of inspections or appraisal gap; more purchase contracts contingent upon a buyers' home closing; seller concessions to buyers; and that a property's market value reflects its condition, features, and location. That price and value are equal and not distorted by market hysteria.

Pete and I have been helping metro Denver home sellers and buyer for almost 50 years each. We must be doing something right, so please give us a call for your real estate needs. We listen first, then talk. What a wild concept, but we live and work by the Golden Rule. Thank you!

Van Lewis

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Please remember don't leave home without them.

Homes Pending as of September 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$325,000	2695	S Xanadu Way A	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Strawberry II	\$326,000	2411	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Cobblestone	\$370,000	2142	S Victor St D	2 - 2	1,208	1 Space	2 Story
Cobblestone	\$384,000	2013	S Worchester St	2 - 2	1,512	1 Space	2 Story
Sausalito	\$413,000	2500	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story

Homes Closed from August 16 to September 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$250,000	2634	S Xanadu Way B	1 - 1	856	FHA	\$0	Individual
Strawberry II	\$299,000	2471	S Xanadu Way C	2 - 2	1,091	Conventional	\$3,500	Individual
Strawberry II	\$320,000	2489	S Xanadu Way B	2 - 2	1,091	Conventional	\$2,500	Individual
Strawberry II	\$330,000	2459	S Xanadu Way C	2 - 2	1,091	FHA	\$0	Individual
Sausalito	\$369,500	2418	S Victor St C	3 - 2	1,300	Conventional	\$0	Individual
Sausalito	\$420,000	2504	S Victor St C	3 - 2	1,230	Conventional	\$0	Corp/Trust
Fairway 16	\$465,000	2610	S Vaughn Way A	3 - 4	1,650	Conventional	\$10,000	Corp/Trust

Active Homes for Sale as of September 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$220,000	2606	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$225,000	2644	S Xanadu Way B	1 - 1	843	1 Carport	2 Story
Strawberry II	\$315,000	2465	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$319,000	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$322,000	2662	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$340,000	2411	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$374,900	13310	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
ChimneyHill	\$375,000	13623	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$405,000	2467	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Heather Ridge South	\$420,000	2840	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Sausalito	\$425,000	2458	S Victor St C	3 - 2	1,300	2 Gar, Att	2 Story

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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge Golf Club News

HR Men's Golf Club News

I love golf in Colorado in the fall!!! We had our Tournament of Champions on September 3rd and have a new champion of the tournament to crown this year, Mr. Chris Van Brunt. Congrats, Chris!!!! Here are the results from the day.

Darrel Vanhooser
HRMC President
303-875-4768

<https://www.heatherridgemensclub.com/>

Champions Flight:

1st – Chris Van Brunt; 2nd – Patrick Smith; 3rd – Giles Mead; 4th – Ben Barnes; 5th – Jim Murray

Alternate Flight:

1st – Chris Caldwell; 2nd – Bob Willey; 3rd – Steve Harmon; 4th – Darrel Vanhooser

CTP's: 5th – Mead; 8th – Coppens; 10th – Harmon; 14th – Vanhooser

Tournament Champion Chris Van Brunt



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MarshaBerzins.com

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Bob Roth

For Commissioner
District 4

BobRothForArapahoe.com

Public safety and the economy have always been of the utmost importance to me and will continue to be as your County Commissioner.

Paid for by: Andrews for Arapahoe County Assessor, Registered Agent Marge Klein; Marsha Berzins for Treasurer, Registered Agent Marsha Berzins; Bob Roth for Arapahoe, Registered Agent Bob Roth.

18-Hole Ladies' Club

Congratulations to our 2022 Club Champion Alena Van Brunt!

We had a great turnout for our 2022 Club Championship match followed by a yummy luncheon in the Garden Room at Noonan's arranged by Christi Clay. Thank you to all of the ladies who participated and a special thank you to Patti Enright-Harris and Audrey Romero for planning and scoring the tournament.

Our 2022 season has been a great one and we look forward to an equally great 2023 season.

**Teresa Anderson
Publicity**

2022 Club Champion Alena Van Brunt!



A Flight (left to right): Christi Clay (Low Gross) and Teresa Anderson (Low Net).



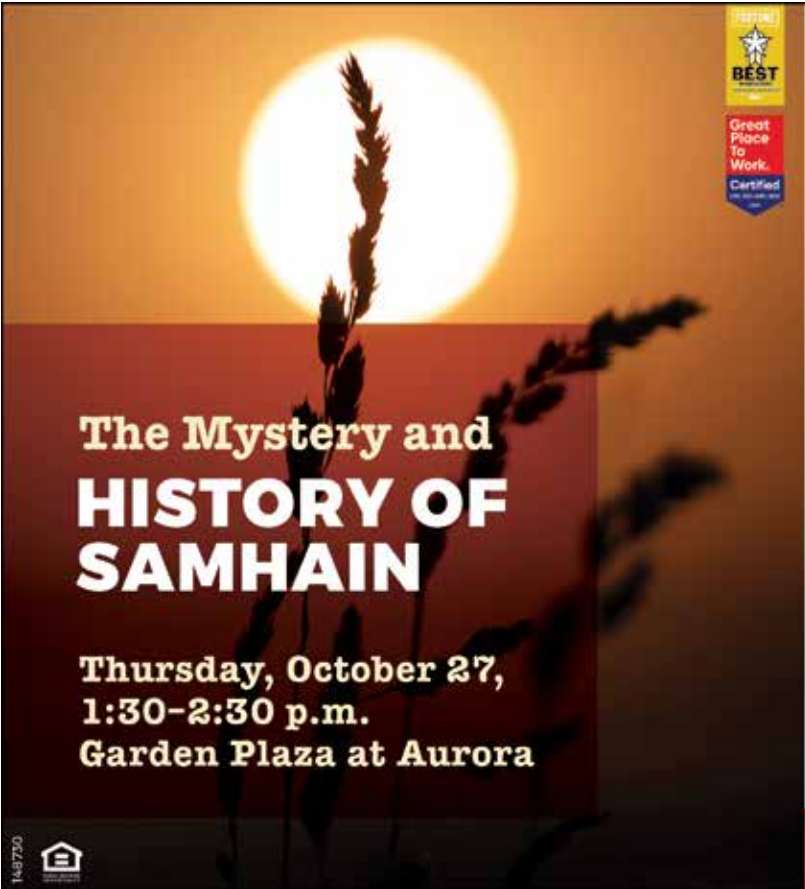
B Flight (left to right): Susie Goldberg (Low Net) and Joanne Carpenter (Low Gross).





C Flight (left to right): Patti Enright-Harris (1st Low Net), Patsy Hyde (Low Gross) and Joyce Scott (2nd Low Net).

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all about
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and its
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Heatherridgerealestate.com



The Mystery and HISTORY OF SAMHAIN

**Thursday, October 27,
1:30-2:30 p.m.
Garden Plaza at Aurora**

148730 

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9-Hole Ladies' Golf Club



Additional photos from 9-Hole Fun Day.

Photo 1 (left to right): Mabel Jordan, Sharon Warembourg, Ginny Lewis, and Mercedes White. Photo 2: Christi Clay, Audrey Romero, Patti Hatfield, and Mary Jean Baysore. Photo 3: Barb Marley, Natalie Hedlund, Marilyn May, and Robin Austin. Photo 4: Sherri Cooper, Kathy Curtis, Sally Simon, and Robin Austin. Photo 5: Liz Clancy, Stacey Visentin, Joyce Scott, and Teresa Anderson. Photo 6: Susie Koch, Cathy Carter, Sally Purcell, and Dianne Barnes.

9-Hole Ladies' Golf Club Tournament — Aug. 23 & 30

Club Champion Katie Borgmann

A Flight: Audrey Romero — Low Gross
Susan Gales — Low Net

B Flight: Raquel Harrington — Low Gross
Joyce Scott — Low Net

C Flight: Ginny Lewis — Low Gross
Mary Jean Baysore — Low Net

*Photos below (left to right): Joyce Scott, Audrey Romero and Ginny Lewis.
Raquel Harrington and Joyce Scott.
Susan Gales, Katie Borgmann and Mary Jean Baysore.*



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Fun Fall Activities



Fall into Fun

Saturday, October 1

10 am – 3 pm

Aurora Municipal Center

15151 E Alameda Parkway

Join us for our inaugural Fall into Fun Festival presented by the City of Aurora. We will have live entertainment, food trucks, vendors, a large kid's area, a variety of fall-themed activities and much more.

Important Safety Rules: Bags are subject to inspection. No animals allowed with the exception of service animals. No glass bottles. No unlawful devices. No illegal substances. No open carry of firearms. No outside alcohol. No unauthorized sound amplification devices. If you are a person with a disability requiring assistance or accommodations at the event or venue, please contact Jess Bixenman at jbixenma@auroragov.org

Smores on the Shores

Friday, Oct. 14, 21, 28 & Nov. 4, 5-7 p.m.

Aurora Reservoir

5800 S. Powhaton Road

\$5 per fire pit (6 people)

This event will have a personal fire pit to roast the perfect s'more while listening to music on the beach shore of the Aurora Reservoir for a night of tasty fun with your toes in the sand. Enjoy hot cocoa to finish off the s'more delight!

Once registered, pack up your chairs and blankets and head to the Aurora Reservoir on your event day! When entering the reservoir, continue past the entry gate (fee will be waived) and turn right to the "upper parking lot" where you will see flags and a tent to check-in.

Important Safety Rules: Bags are subject to inspection. No animals allowed with the exception of service animals. No glass bottles. No

unlawful devices. No illegal substances. No open carry of firearms. No outside alcohol. No unauthorized sound amplification devices. If you are a person with a disability requiring assistance or accommodations at the event or venue, please contact Erin Pulliam at epulliam@auroragov.org

Nick's Garden Center & Farm Market Fall at Nick's

2001 S Chambers Road

Aurora, CO 80014

303-696-6657

Monday-Saturday 8am-6pm, Sunday 9am-5pm.

Starting in October, we welcome autumn with Nick's Fall Fest. With games, rides, mazes, photo opportunities, an inflatable obstacle course and so much more, our fall fest is the best way to celebrate the season. If you dare visit the Tunnel of Terror. Gourds, pumpkins, straw, everything to decorate your home for the Fall season.

Botanic Gardens/Chatfield Farms

Note: For all Botanic Gardens/Chatfield events:

Timed tickets must be purchased in advance; tickets are limited in each time slot. Tickets will not be available onsite.

Group pricing is not available for special events. Become a member for discounted ticket prices.

Ticket purchase subject to availability; membership does not guarantee ticket to event.

Children under 16 must be accompanied by an adult.

Ghosts in the Garden – Open Air Scare

York Street Location

Oct. 13-15 & 28-30

1007 York Street

Denver, CO 80206

720-865-3500

\$34, \$29 member

Denver Botanic Gardens dares you to join us after dark for the haunting stories that lurk throughout the Gardens' 100 years of history. Stroll through the dark paths at your own pace as the socially distanced storytellers share real staff encounters, security guard accounts and the intriguing history of the place that was formerly known as "The Boneyard." If you are feeling bold, we invite you inside the Waring House for an exclusive visit of the Beaux-Arts style mansion and the secrets it might hold. Conjure your courage and capture your fear as you walk our dimly lit paths after hours and dare to have your own ghostly encounter, at Denver Botanic Gardens. This tour is self-guided, and you may visit the storytellers in any order you would like. The tour should take approximately 1 hour 30 minutes. Storytellers will begin new stories every quarter-hour.

- Children 12+ years old are welcome and are the responsibility of their parents at all times. This tour is not recommended for younger children.
- Timed tickets must be purchased in advance; tickets are limited in each time slot. Tickets will not be available onsite.
- Group pricing is not available for special events. Become a member for discounted ticket prices.
- Ticket purchase subject to availability; membership does not guarantee ticket to event.

Glow at the Gardens

York Street Location

Oct. 18-23, 6-9 p.m.

1007 York Street

Denver, CO 8020

720-865-3500

\$25 Adults (Members & Military \$23)

\$23 Seniors (65+) (Members & Military \$21)

\$21 Children (ages 3-15) (Members & Military \$19)

Free admission for children 2 and younger

\$23 Student

Glow at the Gardens™ is a luminous, nighttime celebration of America's favorite gourd. Wander through a spooky, illuminated landscape as the Gardens dresses up for Halloween. Using all real pumpkins harvested from local farms, our pumpkin artists push the boundaries of traditional pumpkin carving to create larger-than-life sculptures and dense displays of jack-o'-lanterns, with grins and grimaces fit for the season. Performing artists bring spirits and specters to life at this enchanted autumnal experience.

Corn Maze

Chatfield Farms Location

Fridays – Sundays, through Oct. 30, 9 a.m. – 5 p.m.

8500 W Deer Creek Canyon Road

Littleton, CO 80128

720-865-3500

\$15 Adults (Members & Military \$13)

\$13 Seniors (65+) (Members & Military \$11)

\$11 Children (ages 3-15) (Members & Military \$9)

Free admission for children 2 and younger

\$13 Students

Get lost in our 7-acre Corn Maze at Chatfield Farms. Wind your way through seven acres of corn. The maze can be viewed from a 15-foot-tall bridge. This year's maze promises a dino-mite exploration of prehistoric time. Visitors under the age of 10 can explore the corn mini-maze. One trip through a 7-acre maze that takes approximately an hour to complete full of twists, turns and dead ends.

Mini-Maze is open every Friday, Saturday and Sunday until 5 p.m. for children 10 and younger.

Barrel train rides included with the purchase of a child Corn Maze ticket.

Escape rooms available for an additional fee* during Corn Maze hours. Step into a pirate ship filled with exciting props, clues and locks used to solve your way out while trying to beat the clock. Presented by HD Escape Rooms. *Tickets to the escape rooms are only available for purchase at door of escape rooms with a credit/debit card (cash not accepted).

Picnic tables are available on a first-come first-served basis. You may bring your own food or purchase from the food vendors onsite.

Food vendors are onsite selling fall favorites such as funnel cakes, corn dogs, freshly squeezed lemonade, kettle corn and roasted nuts.

Once your family has conquered Corn Maze, if time allows, explore Deer Creek Discovery, Patrick Dougherty's immersive sculpture One Fell Swoop, the wildlife observation area and visit our barnyard friends.

In an effort to reduce waste, printed maps will not be available at Corn Maze visit www.botanicgardens.org/events/special-events/corn-maze.

General Admission tickets are not available Friday – Sunday during Corn Maze. Halloween masks and costumes are not permitted on the premises. Pumpkin Patch is accessible during Pumpkin Festival:

October 7, 8 and 9.

Events and our site close at 6 p.m.

Pumpkin Festival

Chatfield Farms Location

Friday – Sunday, Oct. 7-9, 9 a.m. – 4 p.m.

8500 W Deer Creek Canyon Road

Littleton, CO 80128

720-865-3500

\$15 Adults (Members & Military \$13)

\$13 Seniors (65+) (Members & Military \$11)

\$11 Children (ages 3-15) (Members & Military \$9)

Free admission for children 2 and younger

\$13 Student

Last entry is 4 p.m. Pumpkin Festival events and our site close at 5 p.m.

Celebrate fall at Pumpkin Festival at Chatfield Farms, a treasured October tradition for the entire family.

Enjoy a day of fall activities at Chatfield Farms.

- Ticket price includes access to the 10-acre pumpkin patch, Corn Maze and family and children's activities.
- Pumpkin prices vary by size; the average price is \$8.
- Credit card or debit card payments *ONLY* for pumpkin sales.
- It is recommended to bring a wagon to transport pumpkins.
- Free pumpkin daycare is available while you enjoy the rest of the festival.

In an effort to reduce waste, printed maps will not be available at Pumpkin Festival visit www.botanicgardens.org/events/special-events/pumpkin-festival.

Festival includes: Family and children's activities; Local craft and artisan booths; Entertainment and live music; Food trucks and food vendors; Beer and hard cider vendors;

Admission includes these activities: Entry to the pumpkin patch and Corn Maze; Antique tractor exhibit by Front Range Antique Power Association; Tractor-pulled parking shuttles; Hayrides; Photo booths; 20 carnival tickets for games and inflatable bouncers, slides and obstacle course per child's paid admission; Mini-maze for kids 10 and younger; Express face painting; Balloon characters.

Additional costs include stunt jump and additional carnival tickets for games and inflatables.



HR Heather Ridge

ASSOCIATION NEWS

Cobblestone Crossing

September Meeting: New officers were selected. Please welcome our HOA President – Ralph Stevenson, Vice President – Jody Bohl, Treasure – Venus Veroneau, Secretary – Debbie Flynn, Members at Large – Gary Harris, Larry Ransford, Kim Thornberry.

Save the Date for November: The HOA's Budget Meeting will take place at 6 pm on Monday, November 14th via Zoom meeting. The primary focus of the meeting will be the discussion of next year's budget.

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 – <https://www.accordhoa.com/>

Landscaping Company: Good news. As we mentioned last month, we have started a new contract with Eco Cutters Inc. They 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.

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

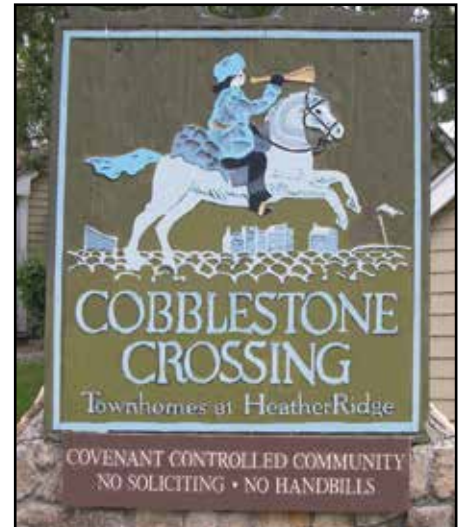
Exterior Lighting: While there are exterior lights throughout the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exterior fixtures to turn on lights at dusk and off at dawn. Also, if you see any lights out on the property, please contact Accord Property Management.

Reminders: Please ensure screens are in good shape. If you notice tears

please replace or remove. 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. Lastly, it's close to the time of year when our plants and gardens will require cleaning up. When disposing of plants, please remember to bag up dirt and place it in the dumpster. Do not dump the dirt in the rocks and/or common area. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, is not allowed to be stored in the Common Areas.

Thank You: A heartfelt thank you to the residents who perform various activities around their homes, i.e., picking up trash, leaves and small branches, trimming bushes, and taking care of planter boxes. Your efforts are much appreciated.

New Residents: When you see new



residents moving in, stop by to introduce yourself and welcome them to the neighborhood. While new owners receive a copy of the Association's Rules and Regs prior to closing, in the craziness surrounding moving they may not have time to read them, so do them a favor and provide a heads-up regarding parking regulations and requirements for tags in Open and Guest spots!

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 pet 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 the 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. Please remember, plastic bags *Do Not* go in the Recycling dumpsters. Also, please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

Owners and Renters: If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

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 plac-

ing 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.

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.

Jody Bohl

Chimney Hill

Halloween Preparations: This year, September opened up with even hotter temps from previous years, but it did give the HOA time to complete the painting cycle in the southeast section of the community. Now, with students able to return to in-person classes and COVID cases plateauing, let us hope that a cooler October will allow us to enjoy a proper Monday Halloween for eager trick-or-treaters. Many residents in the community enjoy decorating with spooky figures around their units, but it should be remembered that these ghostly decorations should not go up until after the fifteenth of the month. Let us make it a safe Halloween celebration.

Sewer Issues: As determined from a couple of sewer clog issues this past year, it is important to know that despite some printed packaging information, flushable wipes and feminine hygiene products are not safe to flush down toilets. These products were responsible for several sewer cleanouts this past year. Be cautious with what is going down toilet and sink drains within the community.

Upcoming Annual Meeting: It is looking very positive that this year's Homeowners Annual Meeting will be held in-person in November this year. The HOA board has been going over the 2023 budget, which will be sent out to all homeowners this month in preparation for the annual meeting. Homeowners should confirm that

Westwind Management has their current proper contact information, in order that they receive all important information required for debate and voting prior to the meeting, within current state law.

The October HOA board meeting will be held virtually on Wednesday, October 12. Details will be sent out to homeowners prior to the meeting.

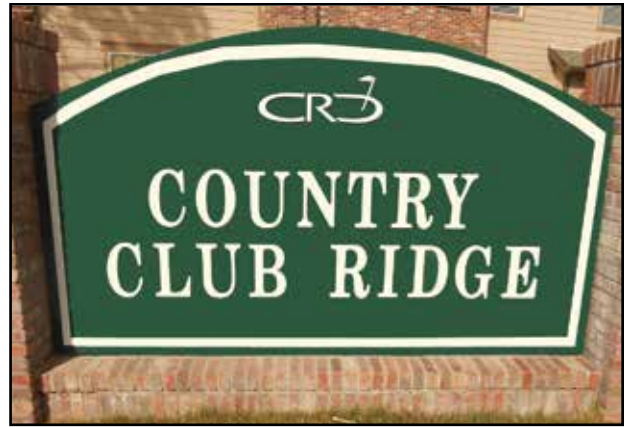
Association business management is provided by Westwind Management Group. Homeowners and residents were recently informed of changes in the team that is assigned to us, as well as contact information for services. Our association business manager is Sabrina Lopez, who will now be joined by our commu-

nity administrator, Brooke Robinson, on the team. Sierra Purcell is our accounting assistant, providing account and assessment assistance. In order to make contact easier for the community homeowners and residents, a community email address, ChimneyhillInHeatherridge@westwindmanagement.com, and a dedicated community phone number, 720-509-6071, has been set up for a streamlined process. Owners can also send requests and get general community information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

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



Country Club Ridge



Mark Your Calendar!

Save The Date!

The Annual Meeting of Country Club Ridge Homeowner's Association will be held In Person at 6:00 pm, Monday, October 17th at Noonan's Conference Center, 13521 E Iliff Avenue.

If you are a new homeowner, please attend to meet your neighbors and learn more about Country Club Ridge! If you've lived in the community for years and years, please attend to share your ideas and meet your neighbors! If you are a renter, you are welcome, too!

You will meet our new management team from Metro Property Management. The agenda will include voting for Board members, ratifying the 2023 Budget, and sharing information on upcoming maintenance projects and the recent Reserve Study.

All homeowners will receive an informational packet by U.S. mail. It will include the agenda, the proposed 2023 Budget and a Proxy Voting

Form. It is important that we have a quorum present at the meeting so we can conduct business. If you absolutely cannot attend, please submit your Proxy according to the directions.

Our Board of Directors has functioned with the minimum number of members (3) for the past two years. To represent the community more completely, we would like to add two members this year. Please consider

volunteering for a position on the Board. Participating in a monthly online meeting and conducting business via email throughout the month requires approximately 1-2 hours per week. Can we count on your help?

Thanks for being a good neighbor!

Judie Maurelli
CCR Board of Directors



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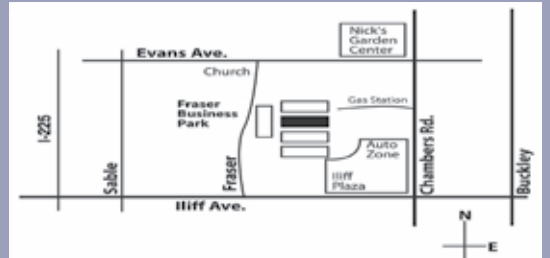
Orchid Dental

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303-671-0305

NOONAN'S
Watch The Games Here!

Denver Broncos 2022 SCHEDULE

Week	Date	Time	Opponent
Week 1	9/12	6:15PM	at SEASONS
Week 2	9/18	2:25PM	at TEXANS
Week 3	9/25	6:20PM	at RAIDERS
Week 4	10/2	2:25PM	at RAIDERS
Week 5	10/6	6:15PM	at COLTS
Week 6	10/17	6:15PM	at CHARGERS
Week 7	10/23	2:05PM	at JETS
Week 8	10/30	7:30AM	at RAIDERS
Week 9	BYE		
Week 10	11/13	11:00AM	at RAIDERS
Week 11	11/20	2:05PM	at RAIDERS
Week 12	11/27	11:00AM	at PACKERS
Week 13	12/4	11:00AM	at RAIDERS
Week 14	12/11	8:20PM	at PACKERS
Week 15	12/18	2:05PM	at CHARGERS
Week 16	12/25	2:30PM	at RAIDERS
Week 17	1/1	11:00AM	at RAIDERS
Week 18	1/8	TBD	at RAIDERS

13521 E Iliff Ave Aurora, CO 720-246-0309

NOONAN'S
CHEF'S SPECIALS

Sausage Smorgasbord
A sampling of four different types of sausages served with Curry Ketchup, Spicy Brown Mustard, and a Pimento Cheese Dip.
\$14.50

Schnitzel Sandwich
Hand Breaded Pork Schnitzel on a Hoagie Roll with Lettuce, Tomato, Cucumber, and a Lemon Aioli. Served with your choice of side.
\$12.50

German Chocolate Cake
Chocolate Cake with Coconut Caramel Filling and topped with Caramel, Pecans, and Coconut Flakes.
\$8.25

****Served from 10/3/2022 to 10/30/2022**

NOONAN'S
HALLOWEEN PARTIES
Sat 10/29 & Mon 10/31
Live DJ 9pm - close
4.00 Syringe Jell-O Shots All Day

CASH Costume Contest
100.00 Best Single
100.00 Best Couple/Group
Sign up at 9:00pm
Judging starts at 11:00pm

13521 E Iliff Ave Aurora, CO 80014 720-246-0309 noonansportsbar.com

NOONAN'S SPORTS BAR & GRILL **13521 E Iliff Avenue, Aurora, CO 720-246-0309 info@NoonansSportsBar.com**

Heather Ridge South



Important Changes to Management Information: Due to the volume of calls and complexity of issues, a new system is now in place. Effective 9-1-2022, all owners, residents, and other parties with an interest in Heather Ridge South *Must* contact the Community Administrator at 720-509-6067 or email Heatherridgesouth@westwindmanagement.com for any correspondence, general inquiries and requests, or information.

Work orders should generally be submitted through the website www.westwindmanagement.com. HOAs are listed several ways, so for finding HRS use street name Xanadu address numbers

2700-2899. For emergencies, please call Westwind's general number 303-369-1800. Please listen to and follow the voice prompts for emergencies. If you do not get a return call within 15 minutes, call again. Please make sure to leave your name, contact info and address, and the nature of the problem. For public safety issues, call 911 as well as Westwind.

Audrey Brown no longer services the Heather Ridge account, so do not contact her. For all other services, such as account, please use HRS's Community Administrator as noted above.

Annual Budget Meeting: The Oct 25 monthly meeting will include a presentation of the 2023 Budget and review of 2022's year-to-date performance. The 2023 Budget will be presented for ratification at this year's Annual Meeting, December 6. It has not been decided yet if the Annual Meeting will be live or Zoom pending public health issues as we enter the fall-winter seasons. Timely Notice will be sent out updating all owners with Agenda, Budget, and other meeting info.

Updates on Important Happenings:

Sewer backups from personal wipes are causing more and more wet basements. As mentioned last month, the HOA will repair the cause of the backup but will not do any restoration work. This includes water extraction and damage, contamination, loss of personal property, habitability, mold, etc. To address those issues and others, owners must contact their condo insurance carrier to make sure

sewer water damage is an insured incident as well as other water events.

This policy is in keeping with our Catastrophic Wind and Hail deductible policy that helps hold down operating and Reserve costs to better manage budgets and monthly HOA fee costs. Instead of creating large and costly Reserves through assessments, the cost of these incidents can be addressed by condo or personal property insurance. Please consult with an insurance agent!

Owners are encouraged to install a sewer water alarm for backups. A recent backup was quickly stopped due to an alarm, so please consider getting one. They are available at most hardware stores or by contacting plumbing services such as Cronen's, our official plumber (303-937-8369).

For any questions or concerns, please contact your Community Administrator as noted above.

Getting Written Permission for Certain Property Improvements:

Our Rules and Regulations, old and new, has consistently said that written permission is required before an owner makes changes to the exterior of the unit including its limited common areas. This also includes HOA water lines, sewer lines, and foundation elements. Failure to comply may be costly and subject to HOA reconstruction, so please, please contact Westwind before doing anything. Review our current HOA Rules and Regulations now posted on Westwind's website as noted above.

Personalized Landscaping:

Resident participation to improve our appearance and to personalize landscaping is welcome but has limitations. Please contact Westwind for any landscaping or decorating items outside of your fenced front area and back patio. It is much easier to inquire and ask for permission first than to go through a confrontation later on. Please make that phone call first.

Pool Season Ends: It was a great season thanks to Linda Hull's oversight as pool and clubhouse chairperson. It seemed busier this year, especially on holiday weekends; but people having fun is contagious and attracts others. With fall and winter coming on, please remember the club house is available for parties, Broncos games, or meetings.

Van Lewis, Meg Gose



Burgundy

Monthly Board Meeting

Board Meetings are held every **2nd Monday at 6 pm** virtually via Teams. Contact Sabrina Lopez (via the new email provided below) 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, Member At Large – Mike Rosales

Burgundy is a Covenant Controlled Community

Management Contact Information ***Please Note the Updated Email and Phone Number***

Website: www.westwindmanagement.com

Email: burgundyinheartherridge@westwindmanagement.com

Phone: 720-509-6074 and 303-369-1800

About Your Board

Josh Ryines (President) was born and raised in Aurora and has lived in the Burgundy community for six years. Josh is very proud to have grown up in Aurora. He has spent his career working in Higher Education and ultimately seeks a life where he can empower others into self-actualized versions of themselves, improve processes, and uplift those around him. Josh joined the HOA board to improve the quality of how we connect as neighbors and create a thriving community for the community. He enjoys hiking, binging shows

and movies, traveling, and spending time with family and friends.

Lori Foster (Vice President) is a native of Colorado and of Aurora the past 48 years and has lived in Burgundy for 17 of those years. She has worked in the software industry in the realm of Contracts, Legal, and Sales Operations for the last 12 years. She enjoys golfing, playing softball, traveling, spending time with family and friends, and hanging out with her 13-year-old Black Labrador, Shiloh. Lori has been on the board for roughly 12 years in different roles with the most current as VP. Joining the HOA Board has been an eye opener to how private living communities are run and the enormous amount of responsibilities that go into working with a team to have the common interest of the community at heart. She hopes that her time served has helped keep Burgundy at the forefront of a wonderful place to live in Aurora.

Jasmine Ehrlich (Secretary) was born and raised in Aurora and has lived in Burgundy for 4 years now. She is a stay-at-home mom of three and is getting a degree in Elementary Education. She enjoys taking her kids to the zoo, museum, and around

town. Jasmine became a board member because she wanted to have a positive impact on the neighborhood and create friendly relationships between neighbors.

Mike Rosales (Member At Large) was recently appointed by the Board. He has been married to his wife Chelle for 43 years and has two grown children. They have lived in Burgundy for 7 years. He was on the Burgundy board for a while but had to resign for personal reasons. He looks forward to serving on the board again. He thinks this is a critical time for Burgundy and will do what he can to help the community. — We welcome him back and look forward to having him!

We bid farewell to Paige Cassara who resigned from the Board as Treasurer and Social Committee Chair for personal reasons. She was a wonderful addition and a gracious member. She will be missed, but we are happy to have her as an avid and fantastic neighbor. Thank you for your time and effort into making our community more welcoming and the events you coordinated to build relationships!



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. Please send violations to burgundyatheatherridge@westwindmanagement.com with pictures attached.

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 the new email listed above.

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.
- As a 70's community, the sewer system has been showing its age — biannual cleanings are scheduled to keep the lines clear, but eventual replacement of the clay lines with PVC is being thought of to bring it up to date.
- Declaration and Bylaw revisions are underway — please keep an eye out for a draft and announcement regarding this.

Insurance: Make sure your Homeowner's Insurance includes HO6 Assessment coverage. Keep an eye out for a letter with coverage once the contract has been renewed.

Trick-or-Treaters: For all our new neighbors who may be excited to have some trick-or-treaters — unfortunately, Burgundy does not get any.

Jasmine Ehrlich

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) Laurie Signore (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.lcmpropertymanagement.com/Account/Login/48233/>

Lighting: Fall is upon us! It is getting darker earlier each day. Please check your exterior lighting at early nightfall. The exterior lamps attached to your unit usually falls under the

care of the homeowner. Replace light bulb preferably with a LED if it is out. If they are dirty or covered with debris, gently clean them to get the best lighting. If the bulb still does not light up after changing and cleaning contact the property manager, the sensor may be out. If a pole light is out also contact the property manager. There are a few complexes that the electrician is working on to correct some already reported issues. Working lighting enhances the property and it important for our security.

Security: Another issue as the daylight gets shorter. It is extra important to keep your garage doors closed except when actively entering or exiting. This is stated in our Rules & Regulations, if you are using visitor parking, keep your vehicles locked. A couple of tips from Randy Brown, keep any valuables out of your car when parked or at least out of sight. Items left in cars become extra rewards for thieves. Also only keep the car registration form in your car without your address on it. DMV gives two copies one with address and one without. If you ever are suspicious or feel threatened, please contact the police first followed by our security company. He finds waiting too long complicates the issue. Never approach a questionable situation.

Landscape: October brings the start of fall clean up. Tree and brush trimming will be taking place. Please use caution around the tree trimmers and landscapers. If you have trees or bushes inside your patios, you

are responsible for keeping them trimmed. They are never to touch roofs, siding or fencing. Please trim them at 12" away from any of these structures. You may contact the property manager if you would like to hire the tree trimmer to do your patio trees when he is here. She will give you his contact information. If your patio tree or bush does damage to any structure you are responsible for those repairs. The irrigation system will be turned off mid-October.

Snow Removal: Ugh hard to think about snow but it is coming! Our new landscaper Epic Landscape, will be handling snow removal this season. He will be using a piece of equipment similar to what was used in the past for the autocourts. This equipment will be stored in visitor parking. We ask your patience as he determines the best way to handle our snow, this is his first season. If you have any issues, please contact the property manager. Many times, they are already working on resolving an issue.

Welcoming Committee: A sub-committee of the HOA Board is working on approaching local merchants for coupons and marketing swag. This committee of volunteers are putting a package together and organizing on how best to welcome a new homeowner. Please contact Kelly Bailey at kelly@kellybailey.com if you have access to swag to add.

Little Library: Please help yourself to a book and either return or replace with another one if possible. Children's books are in short supply if you have any to donate. The free-

standing Little Library has been placed near the center of the complex at 2499 Victor.

Grounds and Pets: 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. Feel free to pick a weed anytime too!

October 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.

If you are done with summer waterings disconnect outdoor hoses

and place spigot covers on to prevent freezing pipes, furnace check and filters changed, cover air conditioning units if no longer in use for the season, check windows and doors for proper sealing by insulation or caulking, check for broken windows. Remember to keep all rooms over 55 degrees to keep pipes from freezing.

Keep helping conserve water, check your smoke detectors and carbon monoxide detectors for proper operation. Have a working fire extinguisher on hand. There are always extra tasks to get winterization in place!

Happy Fall!
Patty Robinson



Strawberry

Management: Accord Property Management, 10730 E. Bethany Drive, Suite 280, Aurora, CO 80014, 720-230-7303. Kyle Tsishkou, Association Manager, 720-230-7320, Kyle@accordhoa.com.

Board Members: Please welcome Karen Myers to the Strawberry Board of Directors! Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, ersinsulukioğlu@gmail.com; Vickie Wagner, hrstrawberryhoa@yahoo.com; Faith Gillis, faithstrawberryboard@gmail.com. Karen Myers email information will be in November's issue.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, 6:30 pm. For more information go to the Accord Property Management website <http://www.accordhoa.com>.

Security Service: Front Range Patrol provides security for Strawberry. They provide 24/7 dispatch, 303-591-9027, if you need to report suspicious activity.

Emergency Contact 911. All non-life-threatening emergencies, please contact the Aurora Police Department Non-emergency line, 303-627-3100.

Friendly Reminder: Please do not feed the squirrels, or any other wild-life within our community. We may enjoy feeding the little critters, how-

ever, this does attract other unwanted pests, such as mice.

We would like to bring to your attention and recommend the following, if you see any signs of mice.

Indoor Recommendations:

- Encase all food items such as breakfast cereals, chips, and crackers in containers
- Rinse food and beverage containers before discarding or recycling
- Opt to not leave pet food or water out overnight
- De-clutter your home of papers, fabric, and any similar materials that attract mice for nesting
- Seal entry points around cabinets, interior walls, attic, and crawl spaces with steel wool, caulk, or 1/4" x 1/4" metal mesh.



- Maintain attic, crawl spaces, and cabinets near sinks clean and free of moisture
- Consult a pest control specialist for remediation

Outdoor Recommendations:

- De-clutter balconies, decks and porches of debris where mice will be attracted for nesting
- Do your best to seal entry points around your unit
- Clean BBQ grills frequently (yes, they will take over your BBQ grill!)

Please feel free to contact me with a topic you may want considered for a future publication.

Faith Gillis

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 October 13 and 27. 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 have moved up on the "waiting list" with the City of Aurora to meet with their landscape architect. We will set forth a plan to Xeriscape areas of the community in an effort to conserve water. We will keep the community posted on the City's recommendations.

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.

Patio Enclosures: We will be meeting with a construction/maintenance company to examine several of the patio enclosures that need immediate attention. Some may just need a light sanding and painting, while others will need to have siding and wood railings repaired or replaced. We will get bids to the individual homeowners so that they might determine the next course of action. We would like to get these repairs done before winter.

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 Dodd



Fairway 16

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 October 19th 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.

2023 Budget: As we all know the price of just about everything has

gone up substantially in the last 12 months. These increases have had a dramatic effect on our roofing replacement project, landscape maintenance, utility and sewer repair costs. While we make every effort to manage these costs, our operating expense and reserve expense continue to place strains on our 2022 budget. Homeowners wishing to comment about the upcoming 2023 budget and associated assessment fee are encouraged to provide input before the new budget is finalized in November.

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 sprinkler controllers are currently set to run three times a night (for a few minutes) and two days per week for the balance of the watering season. 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 also 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. 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 have had four 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: Any modification on the outside of your home "Studs Out" requires an architectural request and reviewed 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



Plains Conservation Center



Plains Conservation Center

21901 E. Hampden Avenue
Aurora, CO 80013
303-326-8380

To register for all classes, contact the Plains Conservation Center at 303-326-8380 or go online botanicgardens.org.

This Aurora-based center helps students and adults grow their knowledge and appreciation of the prairie ecosystem and the cultural history of Colorado through a variety of educational programs managed by Denver Botanic Gardens in cooperation with the City of Aurora.

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. 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.

Full Moon Hike

Hunter's Moon: Sunday, October 9, 6:30-7:30 pm
Beaver Moon: Tuesday, November 8, 5:30-6:30 pm
Presented and Managed by the City of Aurora

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 older
Cost: \$5 per person

Superstition and Mythology of Aurora Owl

Saturday, October 08, 2022
Presented and Managed by the City of Aurora
Owls are one of Aurora's most unique and well-loved

birds. From their silent flight to their nocturnal hunts, these raptors have many spectacular adaptations. Join us as we take a closer look at the owl species of Aurora and the interesting superstitions and myths that surround them, followed by the safari ride to spot some! Ages 8 and up. 1 hours and 30 minutes.
Cost: \$5.00

Family Workshop at Plains Conservation Center: Creepy Crawlers and Spooky Critters

Saturday, October 22, 2022, 11:00 am or 2:00 pm

Learn about snakes and spiders through crafts, activities, and meeting a live snake. Costumes encouraged! Candy provided! This workshop is designed for families with children ages 4-10. Pre-registration is required. Program registration will not be available onsite.
Cost: \$12 per person

No Bones About It

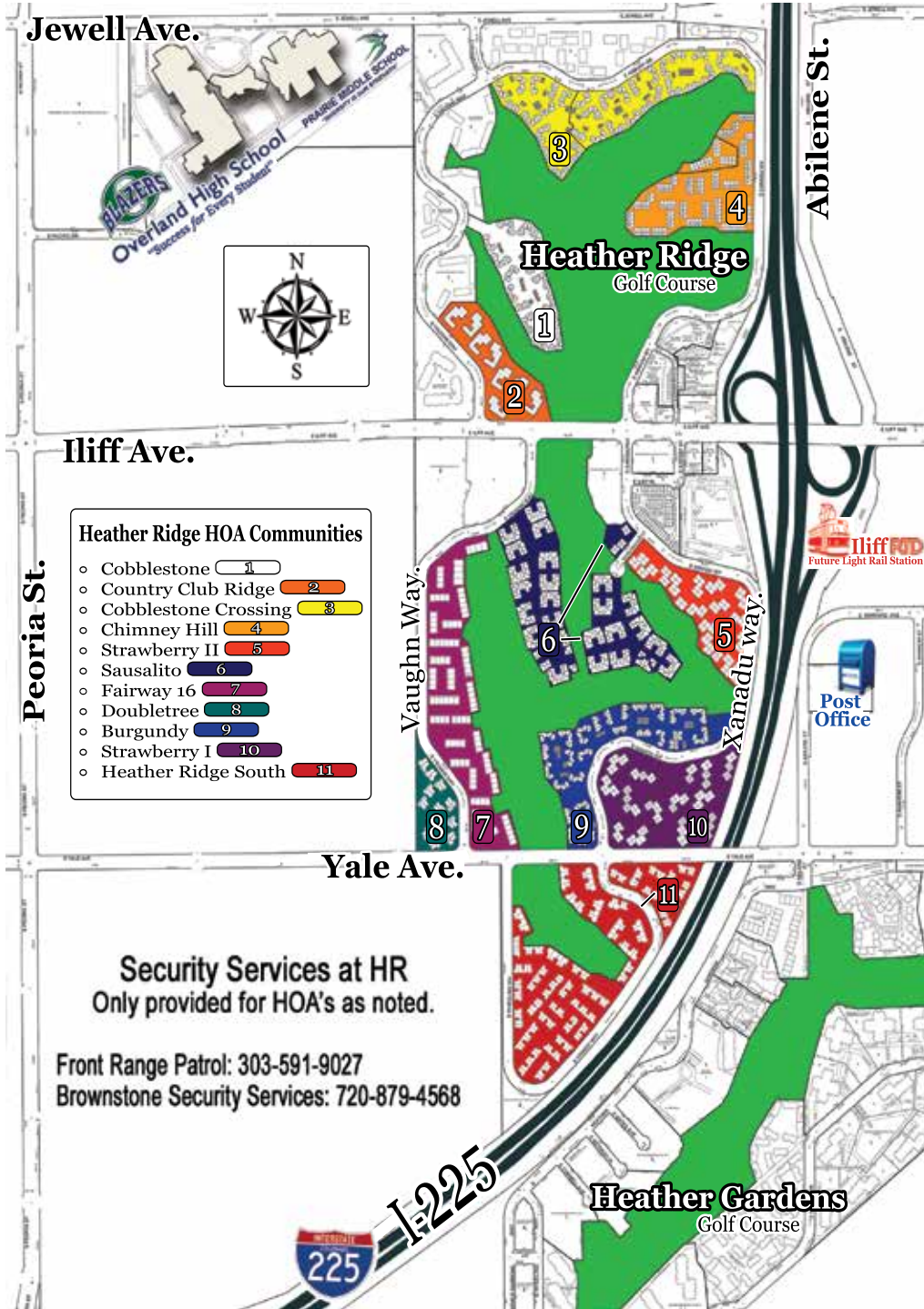
Saturday, October 22, 2022, 1:00 pm
Presented and Managed by the City of Aurora
Ever come across animal bones on a hike and wonder who they used to belong to? Well, it's hyoid time you find out! Join a naturalist for a presentation and nature walk and learn about bones and skeletons in every vertebrate's closet. Ages 10 and older. 2 hours
Cost: \$5 per person

Stories by the Fire: Ghost Tales of the Prairie

Friday, October 28, 2022, 6:00 pm
Presented and Managed by the City of Aurora

Spook yourself silly around the fire as you listen to tales of ghosts, goblins and things that go bump in the night in nature! Family (all ages). 1 hour.
Cost: \$5

Heather Ridge Community Map



Security: None
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

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
 Chimneyhill@Heatheridge@
 westwindmanagement.com
 720-509-6071
 # 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

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)

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October Activities

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, October 8 & Friday, October 21. 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 — Friday, November 25

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 — Friday, November 25

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 — Saturday, November 19

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

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

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SELLING YOUR HOME?

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

HANDYMAN

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

HELP WANTED

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

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