



# **HR** *Heather Ridge*

**Metro Matters**

**Volume 13**

**February 2023**

**Number 2**

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# HR Heather Ridge

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Your continued support of the Heather Ridge Metro District, *Metro Matters Magazine*, and our advertisers is greatly appreciated.



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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](mailto:info@HRColo.org) for an invitation.

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Heather Ridge Metro Matters February 2023

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# Heather Ridge

## METROPOLITAN DISTRICT

### Annual Heather Ridge Real Estate Report for Year 2022

The first half of 2022 was an exceptional time for home sales in Heather Ridge and the metro area, but the second half not-so-much. In March, the Fed started pouring a lot of cold water on inflation, with the classic and predictable side effect of cooling real estate – which happened by late summer into fall. When mortgage rates cracked 5% around June-July, sales started to slow down. When rates blew by 6% heading upwards, real estate became very quiet. It’s still quiet now, but rates have stabilized as inflation has slowed. The prognosis is a better real estate market by this April-June! At least that’s what the experts say, so who’s to argue?

Each year, Pete and I contribute real estate information for this report. This helps many Heather Ridge Metro District owners with probably their most important investment. . . their homes. Please enjoy this annual report, and contact us with any questions.

- **Closed Sales:** We had 113 for 2022 vs. 129 for 2021. . . very good years indeed. In 2020, there were 111 sales.
- **The average closed price for 2022** was \$363,259 vs \$325,076 for 2021 – an increase of \$38,183, or 11.8% appreciation vs. 23.1% for 2021. In 2020, our average sold price was \$264,019.
- **The number of sales by price brackets:** \$500K-plus had 4 sales; \$400K-\$499 had 34; \$300-\$399 had 55; \$200-\$299 had 19; and \$100K-\$199 just 1. In 2021, there were no sales over \$500K. 2021 was the first year to break the \$400K barrier with ten closings.
- **Concessions paid by sellers to buyers:** Of the 113 closings, 44 sellers paid \$153,407 in concessions, or \$3,487 on average. In 2021, 49 sellers paid \$111,347 in concessions, or \$2,420 each.
- **Seller concessions may be paid or not** to induce a buyer to buy, to compensate for inspection issues, or for changing market conditions. In the first half of 2022, there were few and mostly insignificant concessions, but that changed as the market changed. The second half of 2022 saw a dramatic jump in concessions as rates rose. By year’s end, 10 of the 44 concession sales were between \$5000 and \$11,000 each. That is a significant fact in how markets work.
- **Days on market:** In the first half of 2022, almost all Heather Ridge homes went under contract within 4 days. By year’s end, the average was 14. As of January, 2023, days on market was 35.
- **Financing used by buyers:** Conventional mortgages dominated with 64 of the 113 buyers. FHA is next with 23, then cash at 14, and VA with 12 buyers. It is important to note that the dramatic rise in seller concessions was in part sellers “buying down mortgage rates” for buyers. This is very common in rising or high interest rate markets.
- **Heather Ridge’s history of breaking through price barriers:** 2011’s average price was \$112,693; 2016 saw the \$200K barrier broken with an average price of \$218,500; and in 2021, the \$300 barrier was broken with \$325,076. 2022 ended with an average price of \$363,259.

Van Lewis

#### Heather Ridge Homes Closed in 2022








Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Doubletree	\$519,900	2663	S Vaughn Way	4 - 4	1,919	Cash	\$0	Individual
Fairway 16	\$533,000	2588	S Vaughn Way B	3 - 3	1,650	Conventional	\$0	Individual
Fairway 16	\$486,000	2518	S Vaughn Way C	4 - 4	1,650	Conventional	\$0	Individual
Fairway 16	\$478,000	2698	S Vaughn Way F	4 - 4	1,650	Conventional	\$4,500	Individual
Fairway 16	\$465,000	2610	S Vaughn Way A	3 - 4	1,650	Conventional	\$10,000	Corp/Trust
Fairway 16	\$434,000	2598	S Vaughn Way B	3 - 2	1,462	Conventional	\$4,000	Individual

Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Fairway 16	\$430,000	2416	S Vaughn Way A	2 - 2	1,365	Conventional	\$8,000	Individual
Fairway 16	\$428,000	2650	S Vaughn Way B	3 - 4	1,650	VA	\$0	Individual
Fairway 16	\$408,000	2446	S Vaughn Way B	3 - 4	1,650	Cash	\$0	Individual
Fairway 16	\$399,000	2406	S Vaughn Way B	2 - 2	1,365	Conventional	\$625	Individual
Country Club Ridge	\$525,000	2250	S Vaughn Way 102	3 - 2	1,722	Conventional	\$0	Individual
Country Club Ridge	\$430,000	2280	S Vaughn Way 203	3 - 2	1,693	Conventional	\$0	Individual
Country Club Ridge	\$420,000	2220	S Vaughn Way 201	2 - 2	1,476	VA	\$0	Individual
Country Club Ridge	\$395,000	2240	S Vaughn Way 101	2 - 2	1,196	Conventional	\$1,000	Individual
Heather Ridge South	\$515,000	2788	S Wheeling Way	3 - 3	1,633	Conventional	\$500	Individual
Heather Ridge South	\$447,000	2775	S Xanadu Way	2 - 2	1,365	Conventional	\$7,000	Individual
Heather Ridge South	\$439,900	2816	S Wheeling Way	2 - 2	1,365	Conventional	\$0	Estate
Heather Ridge South	\$437,000	2715	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual
Heather Ridge South	\$435,000	2776	S Wheeling Way	2 - 2	1,365	Cash	\$0	Individual
Heather Ridge South	\$420,000	2712	S Xanadu Way	3 - 3	1,633	Conventional	\$0	Individual
Heather Ridge South	\$405,000	2840	S Wheeling Way	3 - 3	1,462	FHA	\$2,265	Individual
Heather Ridge South	\$400,000	2701	S Xanadu Way	2 - 3	1,365	FHA	\$1,400	Individual
Heather Ridge South	\$395,000	2864	S Wheeling Way	2 - 3	1,462	Conventional	\$4,000	Estate
Heather Ridge South	\$386,500	2879	S Xanadu Way	3 - 3	1,685	Conventional	\$6,500	Individual
Heather Ridge South	\$365,000	2703	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual
Burgundy	\$462,000	2645	S Xanadu Way D	2 - 2	1,314	Cash	\$0	Individual
Burgundy	\$430,000	2691	S Xanadu Way B	2 - 2	1,162	FHA	\$500	Estate
Burgundy	\$410,000	2667	S Xanadu Way F	2 - 2	1,314	Conventional	\$0	Individual
Burgundy	\$399,000	2693	S Xanadu Way B	2 - 2	1,315	Conventional	\$0	Individual
Burgundy	\$385,000	2667	S Xanadu Way C	2 - 2	1,314	FHA	\$0	Individual
Burgundy	\$375,000	2625	S Xanadu Way F	2 - 2	1,314	Conventional	\$500	Individual
Burgundy	\$350,000	2635	S Xanadu Way E	2 - 2	1,314	Cash	\$6,000	Individual
Burgundy	\$344,100	2697	S Xanadu Way C	2 - 2	1,162	VA	\$0	Corp/Trust
Burgundy	\$340,000	2669	S Xanadu Way C	2 - 2	1,162	Conventional	\$3,000	Corp/Trust
Burgundy	\$320,000	2645	S Xanadu Way A	2 - 2	1,314	Conventional	\$0	Individual
Burgundy	\$310,000	2695	S Xanadu Way A	2 - 2	1,162	Conventional	\$3,000	Individual
Burgundy	\$275,000	2639	S Xanadu Way D	1 - 1	772	Conventional	\$200	Individual
Burgundy	\$255,500	2693	S Xanadu Way D	1 - 1	772	Conventional	\$0	Corp/Trust
Cobblestone	\$460,000	2003	S Worchester Way	3 - 3	1,512	VA	\$0	Corp/Trust
Cobblestone	\$401,000	2121	S Victor St A	2 - 2	1,392	VA	\$0	Individual
Cobblestone	\$380,000	2151	S Victor St B	2 - 2	1,208	Conventional	\$0	Individual
Cobblestone	\$380,000	13246	E Asbury Dr	2 - 2	1,392	Cash	\$0	Individual
Cobblestone	\$376,000	2152	S Victor St F	2 - 2	1,392	Conventional	\$0	Individual
Cobblestone	\$370,000	2142	S Victor St A	2 - 2	1,208	Conventional	\$0	Individual

Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Sausalito	\$420,000	2504	S Victor St C	3 - 2	1,230	Conventional	\$0	Corp/Trust
Sausalito	\$420,000	2468	S Victor St D	3 - 2	1,230	Cash	\$2,500	Corp/Trust
Sausalito	\$414,000	2458	S Victor St C	3 - 2	1,300	Cash	\$1,000	Corp/Trust
Sausalito	\$413,000	2500	S Victor St D	3 - 2	1,230	Conventional	\$1,000	Individual
Sausalito	\$410,000	2511	S Worchester Ct C	3 - 2	1,230	FHA	\$0	Estate
Sausalito	\$405,000	2497	S Victor Ct B	3 - 2	1,282	FHA	\$1,500	Corp/Trust
Sausalito	\$400,000	2417	S Victor St C	3 - 2	1,300	FHA	\$0	Individual
Sausalito	\$400,000	2419	S Worchester Ct B	3 - 2	1,282	Conventional		Individual
Sausalito	\$395,000	2497	S Victor St D	3 - 2	1,230	Conventional	\$0	Individual
Sausalito	\$395,000	2448	S Victor St F	3 - 2	1,273	VA	\$5,000	Individual
Sausalito	\$390,000	2477	S Victor St A	3 - 2	1,282	Conventional	\$3,000	Individual
Sausalito	\$390,000	2419	S Worchester Ct C	2 - 2	1,230	VA	\$0	Individual
Sausalito	\$369,500	2418	S Victor St C	3 - 2	1,300	Conventional	\$0	Individual
Sausalito	\$358,000	2503	S Worchester Ct A	3 - 2	1,273	Conventional	\$0	Individual
Sausalito	\$349,990	2459	S Worchester Ct C	3 - 2	1,252	FHA	\$2,500	Individual
Sausalito	\$344,600	2418	S Victor St B	2 - 2	1,282	Conventional	\$4,500	Individual
Chimney Hill	\$420,000	2033	S Worchester Way	3 - 3	1,344	Conventional	\$0	Individual
Chimney Hill	\$406,000	13643	E Evans Ave	3 - 2	1,344	VA	\$425	Corp/Trust
Chimney Hill	\$405,000	13510	E Evans Ave	3 - 3	1,344	VA	\$0	Individual
Chimney Hill	\$379,900	13574	E Evans Ave	3 - 2	1,512	VA	\$0	Individual
Chimney Hill	\$375,000	13656	E Evans Ave	2 - 3	1,344	FHA	\$10,000	Corp/Trust
Chimney Hill	\$375,000	13623	E Evans Ave	2 - 3	1,344	VA	\$0	Individual
Chimney Hill	\$375,000	2013	S Worchester Way	2 - 2	1,512	Conventional	\$500	Corp/Trust
Cobblestone Crossing	\$405,000	13476	E Asbury Dr	3 - 2	1,392	FHA	\$0	Corp/Trust
Cobblestone Crossing	\$370,000	1931	S Xanadu Way	2 - 2	1,392	Conventional	\$0	Individual
Cobblestone Crossing	\$365,000	13302	E Asbury Dr	2 - 2	1,208	Conventional		Individual
Cobblestone Crossing	\$360,000	1937	S Xanadu Way	2 - 2	1,392	FHA	\$0	Individual
Cobblestone Crossing	\$360,000	13344	E Asbury Dr	2 - 2	1,392	Cash	\$0	Individual
Cobblestone Crossing	\$336,550	13310	E Asbury Dr	2 - 2	1,208	VA	\$11,000	Corp/Trust
Cobblestone Crossing	\$315,000	13494	E Asbury Dr	2 - 2	1,208	FHA	\$0	Estate
Cobblestone Crossing	\$275,000	13414	E Asbury Dr	2 - 2	1,392	Cash	\$0	Corp/Trust

Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Strawberry II	\$359,000	2469	S Xanadu Way D	2 - 2	1,091	FHA	\$0	Individual
Strawberry II	\$352,000	2469	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$350,800	2411	S Xanadu Way D	2 - 2	1,091	Cash	\$8,264	Agent
Strawberry II	\$348,000	2449	S Xanadu Way A	2 - 2	1,091	FHA	\$0	Individual
Strawberry II	\$345,000	2419	S Xanadu Way C	2 - 2	1,091	FHA	\$3,107	Individual
Strawberry II	\$345,000	2423	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Agent
Strawberry II	\$344,900	2461	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$342,500	2499	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$335,000	2463	S Xanadu Way C	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$210,000	2451	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Estate
Strawberry II	\$331,000	2419	S Xanadu Way B	2 - 2	1,091	FHA	\$0	Individual
Strawberry II	\$330,000	2451	S Xanadu Way A	2 - 2	1,091	FHA	\$0	Corp/Trust
Strawberry II	\$330,000	2459	S Xanadu Way C	2 - 2	1,091	FHA	\$0	Individual
Strawberry II	\$330,000	2441	S Xanadu Way C	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$320,000	2489	S Xanadu Way B	2 - 2	1,091	Conventional	\$2,500	Individual
Strawberry II	\$317,500	2441	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Corp/Trust
Strawberry II	\$310,000	2411	S Xanadu Way D	2 - 2	1,091	Conventional	\$3,700	Corp/Trust
Strawberry II	\$299,000	2411	S Xanadu Way C	2 - 2	1,091	Cash		Corp/Trust
Strawberry II	\$299,000	2471	S Xanadu Way C	2 - 2	1,091	Conventional	\$3,500	Individual
Strawberry II	\$210,000	2451	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Individual
Strawberry I	\$350,000	13655	E Yale Ave C	2 - 2	1,098	Conventional	\$0	Individual
Strawberry I	\$336,000	2680	S Xanadu Way C	2 - 2	1,127	Conventional	\$0	Individual
Strawberry I	\$335,000	2618	S Xanadu Way A	2 - 2	1,153	Conventional	\$0	Agent
Strawberry I	\$315,700	2662	S Xanadu Way B	2 - 2	1,153	FHA	\$6,000	Individual
Strawberry I	\$279,000	13645	E Yale Ave B	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$278,000	13651	E Yale Ave D	1 - 1	856	FHA	\$7,921	Corp/Trust
Strawberry I	\$255,000	2680	S Xanadu Way A	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$255,000	2646	S Xanadu Way C	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$253,000	2650	S Xanadu Way B	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$252,000	13657	E Yale Ave C	1 - 1	856	FHA	\$0	Individual
Strawberry I	\$250,000	2634	S Xanadu Way B	1 - 1	856	FHA	\$0	Individual
Strawberry I	\$245,000	13641	E Yale Ave D	1 - 1	843	Conventional	\$0	Individual
Strawberry I	\$234,400	13605	E Yale Ave A	1 - 1	843	FHA	\$0	Individual
Strawberry I	\$231,500	13629	E Yale Ave A	1 - 1	843	Conventional	\$2,000	Individual
Strawberry I	\$230,000	2644	S Xanadu Way B	1 - 1	843	Conventional	\$5,000	Individual
Strawberry I	\$225,000	2650	S Xanadu Way C	1 - 1	856	Conventional	\$1,500	Individual
Strawberry I	\$212,000	13643	E Yale Ave A	1 - 1	858	Conventional	\$4,000	Individual
Strawberry I	\$187,500	2606	S Xanadu Way B	1 - 1	856	Cash	\$0	Individual

# February 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Groundhog Day February 2, 2023 	3	4
5 Next Double Tree HOA Meeting Date & Time to be Posted on Mailboxes	6	7	8 6 pm CH HOA Meeting <i>to be held virtually details to be sent out</i>  6:30 pm Sausalito HOA Mtg via Zoom	9	10	11
12 Presidents Day February 21, 2023 	13 6 pm Cobblestone Crsging HOA Meeting via Zoom  6 pm Burgundy HOA Meeting	14 Valentine's Day February 14, 2023 	15 6 pm Fairway 16 HOA Meeting at Clubhouse 2600 S. Vaughn Way	16   6:30 pm Strawberry HOA Meeting via Zoom	17	18 
19 Mardi Gras February 21, 2023 	20  5:30 pm CCR HOA Meeting <i>held virtually</i>	21 7:00 pm HRS HOA Meeting at HRS Clubhouse (2811 S Xanadu Way)	22	23	24	25
26	27  6 pm Cobblestone HOA Mtg via Zoom	28	 <b>Next HRMD Regular Meeting</b> <b>Third Thursday each month</b> <b>Providing there is business to conduct.</b> For an invitation please Email to: <a href="mailto:info@HRcolo.org">info@HRcolo.org</a>			



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Hello Heather Ridge! I hope you all had a great holiday season and are ready for the year ahead! Here's a quick look at what we've been up to and some news you can use.



**Extreme Risk Protection Orders (aka Red Flag Law)**

After the Club Q shooting, I was shocked to learn that the Extreme Risk Protection Order law, as written, makes pursuing an order against an individual who checks all the boxes to have their weapons seized by law enforcement optional. I spoke with Interim Chief Acevedo about this before the holiday break and he expressed his support for making this mandatory, adding that he feels it would give officers the confidence of knowing council has their backs before utilizing the law. Our discussion also included exploring how we could use this law to prevent some of the all-too-frequent shootings in our city. City Management is currently evaluating the feasibility of expanding the application of the law under our home rule authority and we should have an ordinance ready for committee in the coming month.

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

I am hopeful that we'll be able to provide law enforcement with another tool to get guns off our streets before they're used for the wrong reasons, and at the very least we'll ensure that Aurora doesn't have a preventable incident like Club Q.

**Neighborhood Improvement Grants Application Opening Soon!**

The city's Neighborhood Improvement Grant portal will be opening soon! We have allocated \$60K in grant funding for 2023, with a maximum of \$5K awarded per project. The first virtual information session was held on Wednesday, January 25 at 6 pm. You can find out more information at <https://tinyurl.com/auroraneighborhoodgrant> or by emailing our Community Engagement Coordinators at [engagecec@auroragov.org](mailto:engagecec@auroragov.org).

**Ward IV Meetings**

Our next meeting will be on Thursday, February 9 at 6:30 pm at Colorado Early Colleges. We'll be joined again by Aurora Public Schools Director Anne Keke to continue our discussion into academic performance and outcomes APS students, and by Greg Hays for a presentation on the long-term financial outlook for the city and "De-Brucing" property taxes. We'll have Q/A after each topic, followed by open Q/A at the end of the meeting.

As always, if you have any questions, comments, or need assistance with city services I can be reached at [jmarcano@auroragov.org](mailto:jmarcano@auroragov.org), 720-634-6927 (text preferred), on Twitter or Instagram @marcano4aurora, and on Facebook at [facebook.com/marcanoforaurora](https://facebook.com/marcanoforaurora).

*In solidarity,*  
Juan

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

## Now, More Than Ever – You Need Experienced, Seasoned Agents!

Please read the Heather Ridge 2022 Sales Report on page 4. This article will discuss Heather Ridge sales in comparison to metro Denver.

The metro market for 2022 ended on a quiet note – the median, not average, price for a single-family was \$600,000, which was only \$30 more than the median price one year ago, December 2021. Say what? Yes, that’s a fact! However, attached homes fared better, ending the year at \$405,000, or a 5.74% increase over December, 2021. Yes, 2022 was a tough year at the end.

Heather Ridge homes increased 11.8%, so are we “better than metro Denver” when it comes to value? Although Pete and I like to think so, the reality is a statistical difference between the two domains.



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

The metro area has 3.3 million people and closed 60,164 home sales in 2022. Heather Ridge has about 1,326 units and closed 113 in the same year. Heather Ridge has so few sales per month that monthly statistics do not have enough “weight” to be meaningful. Yearly averages work best. The good news is our values are heading up when others aren’t, and 11.8% is significant when compared to 5.74% for metro attached homes.

### Thinking of selling in 2023?

Pete and I sell more homes in Heather Ridge than any other agent. . . and we have been doing it for decades, not years. Of the four \$500,000-plus homes sold here in 2022, we listed 3 of them. Because we see and do more in Heather Ridge than other agents, we can help you more. What’s interesting about other agents listing here, many call us to learn about the HOAs and the Metro District, community maintenance and sewer issues, and lots of other issues important to real estate marketing. We help those agents getting their marketing facts straight, but why not call us?

Our real estate market is returned to “normal” where value is important again, and not just “availability” to buy. Inventory is growing now but not out of whack and still historically low. Once Fed interest rates stabilize and begin to decline, the real estate market will be rejuvenated. Pete and I have experienced this many times. Call it perspective, hindsight, or “having been there, done that,” our experiences help sellers to make the best decisions for themselves.

“This ain’t our first rodeo,” so when you’re talking to other listing agents, please ask how many housing markets they have experienced, how long have they been a Realtor, and how many sales they’ve done in Heather Ridge? Pete and I have almost 50 years each helping people make the right real estate decisions, so please call us for a no commitment, friendly, and profession visit.

Van Lewis

**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.**

**RE/MAX Alliance**  
Van Lewis  
303-550-1362  
van@vanlewis.com

*Please remember  
don’t leave  
home  
without them.*

**RE/MAX Masters  
MILLENNIUM**  
Pete Traynor  
303-877-9538  
PeteTraynor@ReMax.net

**Homes Pending as of January 16, 2023**

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$274,900	2465	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$294,900	13629	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$310,000	2445	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$310,000	2461	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Sausalito	\$345,000	2459	Worcester Ct, A	3 - 2	1,273	2 Gar, Att	2 Story
ChimneyHill	\$350,000	2053	S Worcester Way	4 - 3	1,512	1 Gar, Att	2 Story
Sausalito	\$395,000	2407	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story

**Homes Closed from December 16, 2022 to January 16, 2023**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$212,000	13643	E Yale Ave A	1 - 1	856	Conventional	\$4,000	Individual
Cobblestone Crossing	\$275,000	13414	E Asbury Dr	2 - 2	1,392	Cash	\$0	Corp/Trust
Cobblestone	\$322,000	1951	S Xanadu Way	2 - 2	1,392	Cash	\$0	Estate
Strawberry II	\$330,000	2451	S Xanadu Way A	2 - 2	1,091	FHA	\$0	Corp/Trust
Heather Ridge South	\$335,000	2846	S Wheeling Way	2 - 2	1,462	Conventional	\$0	Individual
Cobblestone Crossing	\$336,550	13310	E Asbury Dr	2 - 2	1,208	VA	\$11,000	Corp/Trust
Fairway 16	\$337,000	2620	S Vaughn Way A	3 - 3	1,462	Conventional	\$0	Estate

**Active Homes for Sale as of January 16, 2023**

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$289,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Cobblestone Crossing	\$309,900	1969	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$375,000	13627	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Double Tree	\$485,000	2623	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story
Double Tree	\$489,900	2661	S Vaughn Way	3 - 4	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$499,900	2804	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story

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**RE/MAX<sup>®</sup> Masters  
MILLENNIUM**

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**Pete Traynor**  
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[PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)



Contact me

**Please remember don't leave home without them.**

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



# Heather Ridge Golf Club Monthly Update

[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

## Heather Ridge Golf Club News

***“In a medical emergency at the Heather Ridge Golf Course, there are AEDs available to “jump start” unconscious victims of heart stoppage.”***

### HR Men's Club Golf News

Here is the application and schedule for the Heather Ridge Men's Club 2023 season. Please get your application and check mailed to Dick at the address on the bottom of the form as soon as you can so you will receive your free sleeve of Pro V's!!! And don't forget to pass this along to your friends, every new member you sign up gets you a \$20 finder's fee!!!

Darrel Vanhooser  
HRMC President  
303-875-4768

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

### 2023 HR Men's Golf Club Schedule

Date	Tournament	Format / Notes
4-6-2023	Men's Club Spring Kick Off	Banquet – Members Only
4-8-2023	Member/Member – Member/Guest	Four Man Scramble – A, B, C, D Players, 80% of HCP
4-22-2023	Point Par	Groups set by computer (A Flight plays from blue tees)
5-6-2023	Two Man Teams	9 Holes Best Ball/9 Holes Aggregate Pick Your Partner (must be within 10 strokes)
5-20-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
5-31-2023	End of Match Play – Round 1	Match must be completed by 5-31-2023
6-3-2023	Two Man Best Ball	Pick Your Partner (must be within 10 strokes)
6-17-2023	Men's Club/Women's Club Mixer	Shamble (computer draw)
6-30-2023	End of Match Play – Round 2	Match must be completed by 6-30-2023
7-1-2023	Red, White, Blue	4 Man Scramble computer draw HNDCP 80%
7-14-2023	Member/Member – Member/Guest	3 Days – Horse Race pm, Sat – Sun Tournament (must be within 10 strokes) 100% HNDCP
7-15/16-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
7-29-2023	End of Match Play – Round 3	Match must be completed by 7-31-2023
8-12-2023	Two Man Point Par	Pick Your Partner (must be within 10 strokes)
8-19-2023	6-6-6, Two Man Team	Pick Your Partner (must be within 10 strokes)
8-30-2023	End of Match Play Championship	Match must be completed by 8-30-2023
9-2-2023	Four Man Best Ball (2 scores per Hole from Team)	(Computer draw) A, B, C, D Players
9-16-2023	Club Championship	2-Day Tournament. Groups set by computer (A Flight plays from blue tees)
9-17-2023	Tournament of Champions/ Non-Winners Tournament	Groups set by computer
10-5-2023	Men's Club Fall Banquet	Member plus guest
10-7-2023	2 Man Scramble	Flighted – Pick Your Partner (must be within 10 strokes)

## Heather Ridge Men's Club Golf Association 2023 Membership Application

This year the HRMC will continue a schedule of 15 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off is April 6, 2023, and our first tournament will follow on April 8, 2023. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMC website *www.heatherridgemensclub.com* (contact info for members/ tournament signups, results, and other HRMC info).
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (bring your significant other, but there will be a charge for them, amount TBD).
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes. (The Member/Member—Member/Guest will have a total fee of \$100.00/player.)

**PLEASE PRINT CLEARLY AND LEGIBLY.**

**Name:** \_\_\_\_\_ **Emergency Contact Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Preferred Phone Number:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

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

### **New Members Only:**

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

**Do you have a recent or current USGA handicap? Yes** \_\_\_\_\_ **GHIN #** \_\_\_\_\_ **No** \_\_\_\_\_

**If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event.**

USGA handicap index \_\_\_\_\_ Name of previous club \_\_\_\_\_

***You must have an active handicap in order to play in any tournaments or match play.***

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

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

**Membership\*** \$155.00      \$ \_\_\_\_\_

**Match Play**    \$ 25.00      \$ \_\_\_\_\_

**TOTAL DUE**      \$ \_\_\_\_\_      **Date Submitted:** \_\_\_\_\_

\* HRMC memberships are non-refundable

\* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2023 season. All members are automatically entered in pool.

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

# Heather Ridge Women's Golf Association



Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2023 season. We have a fun filled golf season with different tournaments play each week from May through September.



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

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before April 1, 2023.

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

I hope you will join us for the 2023 golf season.

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

**Wendy Traynor**  
**President, Heather Ridge Women's Golf Association**

# Norman Rockwell

**Presented by Kathleen Arnold**

In the latest installment of our education series, join us as Kathleen Arnold discusses the life and work of one of America's greatest and most prolific popular painters, Norman Rockwell.

**February 23, 2023 • 1:30PM**  
**RSVP TO 303-873-2038**

[GardenPlazaAurora.com](http://GardenPlazaAurora.com)



**GARDEN PLAZA**  
**OF AURORA**

A CENTURY PARK COMMUNITY

**14221 East Evans Avenue**  
**Aurora, CO 80014**

# Heather Ridge Women's Golf Association Application

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and is included in the dues. (Note: the CGA Handicap Fee for 2023 is \$43.00.)

**Benefits of membership:**

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

**To join Heather Ridge Women's Golf Association.** **Membership dues are \$80.00**  
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

## 2023 Heather Ridge Women's Golf Association Membership Application

(If received by April 1, 2023 will be included in the roster book)

**Name** \_\_\_\_\_ **Spouse's** \_\_\_\_\_  
Last First First

**Address** \_\_\_\_\_  
Street City Zip

**E-mail Address** \_\_\_\_\_

**Phone Number** ( ) \_\_\_\_\_ ( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
(For Roster) Home Cell Work

**Birthday** Month \_\_\_\_\_ Day \_\_\_\_\_ **GHIN#** \_\_\_\_\_

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

# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2023 Membership Application

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

## Benefits of Membership:

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

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

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

**DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2023**



Cut Here

Cut Here



## Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2023 Membership Application

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

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

Name \_\_\_\_\_ Husband's Name \_\_\_\_\_

Home Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell # \_\_\_\_\_

Birthday (Month & Day) \_\_\_\_\_ GHIN Number \_\_\_\_\_

Email address \_\_\_\_\_





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

### FEBRUARY CHEF'S SPECIALS

\*\*Served from 1/30/2023 to 2/26/2023

- Shrimp Skewers - - - \$8.50
- Homemade Gumbo - - - \$10.25
- Homemade Jambalaya - - - \$11.50

Drunk in ~~Love~~ **JUST DRUNK**



**Valentine's Day**

Tuesday, Feb 14th

**KARAOKE** 9PM - CLOSE

**\$4 JELLO SHOTS** ALL DAY

**\$1.25 WINGS** (bone-in & boneless) ALL DAY



13521 E ILLIFF AVE. AURORA, CO 80014 720-246-0309 INFO@NOONANSBAR.COM



# Orchid Dental

NELSON S. JOO, D.M.D.

- Compliant to COVID-19 Protocol
- 5% Discount for Heather Ridge HOA's Residents all year round!
- Comprehensive Care: Crowns, Surgery, Implants, Cosmetic Care
- Emergency calls taken after hours
- Practicing in Aurora Since 1987

*Gentle and Affordable  
Dental Care for Families.*

**2222 South Fraser St. #3  
Aurora, CO 80014**



**303-671-0305**

# HR Heather Ridge

## ASSOCIATION NEWS

### Sausalito



*Hello Sausalito Residents,*

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch, President; Frazier Hollingsworth, Vice President; Linda Chaisson, Treasurer; Patty Robinson, Secretary; Kelly Bailey, Member at large; Laurie Hoffman, Member at large. *Committee heads:* Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architect-

ture), Kelly Bailey (welcome) and Laurie Hoffman (landscape).

- **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](mailto:slopez@lcmpm.com). Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto: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](http://lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

**Welcome Committee:** We have recently formed a Welcome Committee. If you live in Sausalito whether you are an owner or renter, we have an opportunity for you to get involved in our community. We need help in trying to pass out welcome packets to all of the new homeowners and renters. In volunteering for the welcoming committee, you will meet more of your neighbors, our new dwellers will feel welcomed and we can help these new dwellers learn some of the nuances of our community. We are not looking for a great deal of time possibly 1 or 2 hours a month. If you think you would like to help, contact Kelly Bailey, 303-912-0166. Looking forward to hearing from you.

**Water Conservation:** The City of Aurora will most likely place the city on a drought program this summer based on the low water levels at the reservoirs. Some suggestions they will be asking citizens to help with for this cause is running only full loads in dishwashers and washing machines, turn off faucets when brushing teeth, install aerators in all faucets, and put a bucket in the shower to catch the water while you're waiting for it to warm up, and use it to water plants, mop floors, or give your pets a drink.

**Homeowners Insurance:** February is a good time to review your homeowner's insurance policy. Contact your insurance agent to make sure you have adequate and correct coverage. Also ask if you have HO6 condo insurance on your policy. It is recommended for all homeowners in a HOA.

**Lighting:** As holiday lighting comes down, please check your outside lights to be operating. Take a look if the light fixture mounted on your unit exterior that is connected to the light sensor is working during the night. It should only be on during the dark. If it is out and you are able to change the light bulb it is much appreciated. Cleaning the light fixture helps too with letting better light out. Please contact the property manager if the sensor is not working or you are not able to change the bulb. Also, if you see any pole light bulb that is out.

**Snow Parking Reminder:** Please do not park cars in the Visitor Parking spaces during snow storms. These spaces may be needed to put snow and for the ability to clear the spots. Your cooperation will be greatly appreciated.

**Architectural Forms:** A reminder that all changes or updates to the

exterior must be submitted to the Board through the Architectural Control Request form found on the website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc. The complete list of items is on the form. Please submit the form to the Property Manager for board approval prior to beginning the project.

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

**February 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.

Reverse ceiling fans to force warm air downwards, check and replace furnace filters, and keep salt and shovel ready to clear your patio walkways. Remember *Do Not Flush Flushable Wipes!*

**Patty Robinson**

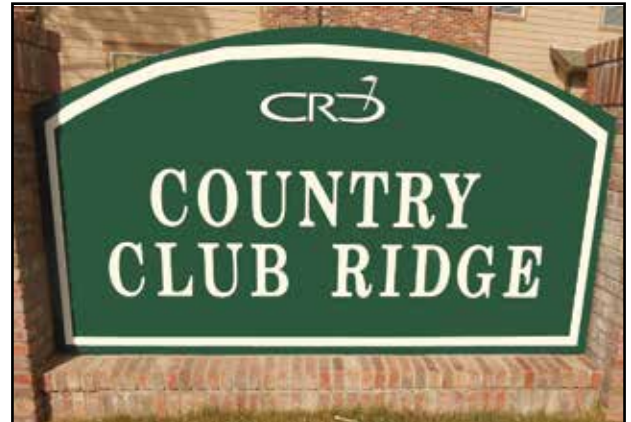
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## Country Club Ridge

Goals for 2023 were set by the Board of Directors at the monthly meeting held January 16, 2023.

Property Maintenance was the first goal set. Many projects are in progress that keep our buildings and grounds in good order. This includes second floor deck repairs, landscaping renewal, painting, retaining wall repair, and tree trimming.

Good Communication with homeowners was the second goal for 2023. The Board encourages homeowners to attend meetings, send emails and/or phone our Community Manager and Board members with ideas, observations, and concerns. We also will communicate regularly with homeowners to keep you informed. We are fortunate to have Dan Anderson as our Community Manager. Since the Metro Property Management offices are nearby, Dan often is present on our property to check out problems and supervise work in progress. Our contract with Metro Property Management is in place for the coming year. Here is his contact information.



Dan Anderson II  
[DAAnderson@metropropertymanagement.com](mailto:DAAnderson@metropropertymanagement.com)  
Metro Property Management Inc.  
10800 E Bethany Drive  
Suite 235  
Aurora CO 80014  
303-309-6220

We hope 2023 will be a good year for you.

Thanks for being a good neighbor.

**Judie Maurelli,  
Board of Directors**



# Heather Ridge South



**Management Company – Westwind:** Its general number is 303-369-1800. That is also the Emergency number to call during and after business hours. Do not call Westwind (WW) for your general inquiries or requests, but instead do the following: Call 720-509-6067 and leave your message. Or, email [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com). You should get a response notice within 24 business hours. Our Association Business Manager is Shantelle Esquivel, and our Community Administrator (CA) is Jordan Cade.

**New Declarations for HRS:** One 2023 goal of HRS is to finalize our new Declarations to replace the original ones this year, which

were written in 1973. Why replace it? Is it age alone, or are there fundamental problems?

Written 50 years ago, its authors did the best they could to articulate on speculated HOA conditions, needs, and growth. Over time and circumstances, example problems arose from unclear or “nonsensical” situations that found their temporary solutions in our *Rules and Regulations*, the everyday guideline for real world problems born of trial and practice. Knowing that new Declarations were in our near future, the Board in 2022

revised the *Rules and Regulations* with considerable effort and thought. Effective July 1, 2022, it was updated on November 21, 2022 to reflect fundamental issues relating to maintenance, operations, and liabilities – for both owners and the HOA. It confirmed the need for new Declarations to clarify fundamental issues, troublesome problems, or re-occurring issues.

With decades of operating and learning experiences under the existing Declarations, the new one will be written in user-friendly

language. It will clarify boundaries for maintenance (sewer backups, personal property losses, etc.), insurance coverage (Hail and Wind deductible, damage to windows, doors, etc.), and operations (duties and responsibilities, communications, etc.).

The New Declarations Committee (NDC) is composed of seven members, four from the Board and three from residents. At this time, we have four Board members (Van, Linda, Dave, and Samantha) and two residents, Geoffrey and Sarah. We want two more residents because Geoffrey will join the Board at its January 24 meeting, leaving us two short of residents. Please contact Van Lewis if you would like to be involved (303-550-1362 cell/ [van@vanlewis.com](mailto:van@vanlewis.com)).

## Communication Issues between the HOA and Owners/Residents:

More and more, the HOA is relying on email blasts to owners (and tenants) to update them on important and urgent matters. The Internet is here to stay, and owners under the old Declarations and current *Rules and Regulations* are required to keep current contact information on hand at the management company. This is critical for our safety and good order given the issues of the day (flooding, water shutoff, crime and police actions, snow removal, etc.) Even if you think you are current, please update your info by emailing it to [heatherridgesouth@westwindmanagement.com](mailto:heatherridgesouth@westwindmanagement.com). Make sure to include your name, address(es), if you live there or rent it out (tenant info), cell and email addresses, emergency contact names and numbers,

## Wayne Mueske

On December 23, 2022, Heather Ridge South lost a dear friend and valued colleague in Wayne Mueske. He died on December 23, just seven days past his 82nd birthday. Wayne had cancer, which he fought for years with success and great dignity. In fact, Wayne and others credited his good fight to his lifestyle – he loved physical work, he was always happy and wearing a smile, and he genuinely cared about others – starting with his wife of forty-seven years, Eileen.



Wayne started working at HRS in 2012 doing maintenance and landscaping jobs. He was retired then, but sitting still wasn't his nature – he needed work and people to be happy. Along the way he met and made many friends here, doing odd jobs or sharing morning coffee. From hot summer days to bone-numbing winters, Wayne could be seen working and driving his 4-wheeler cart around HRS. He liked keeping busy.

In Wayne's last days, he enjoyed his dearest friends in HRS, Dave Elgin and Skip Cunningham. They would meet at Dave's house and hold “high court” on the topics of the day. Wayne downplayed his cancer in a stoic, “that's life” manner of way. He wanted to be remembered “as a straight shooter who gave more than he got” from others. At the end, he wanted no special treatment or fanfare; and with love and respect that's what he got. He will be deeply missed.

and next of kin for reference. All information will be kept confidential at Westwind. Also, *Metro Matters Magazine* is HRS's official public form for monthly information – a must-read publication. If you do not have or use the Internet or cell phone, please call 720-509-6067 to leave a message for a return call to collect your critical information.

Van Lewis

**A website  
all about  
Heather Ridge  
and its  
lifestyle.**

**Heatherridgerealestate.com**

## Cobblestone

*On the wind in February, snowflakes float still. Half inclined to turn to rain, nipping, dripping, chill.*

— Christina Georgina Rossetti

### Associa Onboarding Update:

Headway is being made for completing the onboarding process with Associa. Thank you for your patience during this time. By this point, most homeowners will have logged into Associa's Town Square (<https://www.townsq.io/>). It's fairly intuitive and easy to use.



If you have a work request, question about your account or are planning to make some home improvements, select the Request tab which will open a window detailing varying categories. Select the category that aligns with the topic of your request and submit the information. You can track progress toward the resolution of your request in your original submittal.

As a reminder, no late fees will be applied to the HOA monthly assessment for November and December 2022. One way to ensure that your monthly assessments are paid ontime every month is to set up an ACH direct debit. The process for setting up this monthly debit from your bank account is easy. The ACH Direct Debit Form is on TownSq.

While exploring the site is encouraged, you may be one who would appreciate more guidance on where to find information and

on how to use the site. Watch for information about a Town Square orientation meeting through email or through the announcements that can be found under the News & Events tab on the homepage.

As we get settled with Associa, please reach out to our community manager Cyndi Gould with any questions. Here is contact information for the Lakewood office and for Cyndi:

Main Office Line: 303-232-9200;  
Main Office Email: [customerservice@associacolorado.com](mailto:customerservice@associacolorado.com)  
Community Manager: Cyndi Gould,  
email [cgould@associacolorado.com](mailto:cgould@associacolorado.com)  
303-962-1616

### Reminders:

**Trash:** The arctic temperatures in late December and early January caused scheduling delays for trash pickup throughout the metro area. Schedules are getting back on track

and yet, it's important to remember that the dumpsters are for regular household trash. Please do not place oversized items or things that do not comply with trash guidelines next to the dumpsters. The community is charged an additional fee for these items.

Information about how to arrange a pickup of oversized items can be found on GFL's website: <https://gflenv.com/our-services/for-home/residential-solid-waste/request-bulk-pick-up/> or you can call them at 303-744-9881.

**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 to all homeowners by email.

Sharon Taylor

# Chimney Hill

**Driving Safety:** Major arctic blast storms brought historical sub-zero temps to our community over the holiday season into the new year, but hopefully, the groundhog will tell us that spring will be coming soon, giving us the joy to partner with love ones for a nice Valentine's Day and plan for a wonderful Presidents Day weekend celebration. Still, the hope for an early spring will not prevent the potential for more snowy freezing periods that will bring icy patches within our community roads. It is during these periods that driving carefully within the 10 MPH speed limit will not only protect walkers along the roadsides, but also drivers themselves from dangerous ice skids. Keeping the



community safe is important for us all.

**Reporting Waste Issues:** Properly placing trash and broken-down boxes well into the waste bins, as well as only putting recyclable items into the blue recycle bins, is important to keeping the community clean for all residents. It is also important that residents take responsibility for contacting our waste disposal service directly for special pick-up of oversize items. However, several residents have reported issues of large disposed items being placed outside of the waste bin enclosures. When a resident seeks to report an instance of improperly placed waste items, it is important for the resident to use the dedicated community phone line or email address set up by our property management to report the full details of the problem, so that our property management team

can contact our waste management company and have them handle the issue quickly. This dedicated communication system is also good for reporting other pressing issues like snow removal or exterior damage problems.

**Aging HVAC Systems:** The recent arctic blasts took down quite a few aging heating systems within the community. Considering the number of HVAC's that were recently repaired or replaced, residents with aging systems that survived the recent blasts may consider having their systems inspected to avoid a major unexpected cost. Being prepared is good.

The February HOA board meeting will be held virtually on Wednesday, February 8. 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 Roxanne Chaparro, joined by our community administrator, Jordan Cade, 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](mailto: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 Reis**  
with input from the  
Chimney Hill HOA Board

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Dr. Mauck



Dr. D'Amico



Dr. Ricci

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and reasonable  
cost of dental  
treatment.

3131 S. Vaughn Way

**303-745-1400**

# Burgundy

## Monthly Board Meeting

Second Monday of the month at 6:00 pm, we'd love to see you there!

**Board Members:** President: Josh Ryines, VP: Lori Foster, Secretary: Jasmine Ehrlich, Treasurer: Vacant, Member at Large: Elizabeth Elias.

*\*Burgundy is a Covenant Controlled Community\**

## Management Contact Information

**Website:** [www.westwindmanagement.com](http://www.westwindmanagement.com)

**Email:** [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com)

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



## Winter Warnings

Please keep an eye out for black ice! As the snow melts and refreezes, it can create more icy patches. Please do not hesitate to reach out to the [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com) email to report

issues! If you do not receive a response, please continue to send emails until the situation is resolved or you have heard back from Westwind.

## General Reminders

- Ice melt buckets are provided at each unit for your use! If you don't have one or need it refilled, please let our management company know so they can inform our snow removal company.
- Grills that can accept a 25-gallon propane tank are no longer allowed due to new fire codes. Please keep this in mind and have a plan for your grill.
- Please remember to take all your valuables inside instead of leaving them in your vehicle! Avoid a break-in, don't give thieves a reason to get into your car.
- Our snow removal company this year is **Fernandez Paving**, they will be out to clear snow in walkways and in the drives when the snow reaches a depth of 2 inches. If they missed a spot or you have a complaint, please email [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com) to report it.
- Holiday lights and decorations should be removed now.
- Visitor parking is for visitors only – you should have a pass that you can give your visitor to display on their dashboard.
- Parking in fire lanes or in areas that can obstruct a firetruck or emergency vehicle from accessing where they need to go is a huge

danger, please park in designated areas or along the street.

- **Dog Poop** must be picked up **Immediately**. If the dog stations are running low on bags, please contact management who can contact JBK for refills.

**Trash:** Large items around the dumpster will not be picked up by the trash company. Please schedule a special pick up. Items left are billed to the HOA and cause HOA fees to go up. If you see someone dumping from another community (if you can safely take a picture), please report them to Westwind, we are hoping to reach out to surrounding HOA's in order to fine these dumpers accordingly.

***\*If you do not have a parking pass, please email Westwind (via our community email) and they will send you one\****

**Architecture:** *Anything (Studs*

**Out)** must have Board approval: patios, windows, light fixtures, front doors, unit numbers and letters, etc. Submit a "Design Improvement Form or ACC Request" found at [www.westwindmanagement.com](http://www.westwindmanagement.com) to the new email listed above.

## 2022 Projects:

- Burgundy is pending three homeowner signatures to finalize the annexation. Our lawyers are contacting the homeowners for response. Once annexation is complete, we can truly review and update our Decs and Bylaws, Rules and Regulations, and establish an Architectural Standard.
- Our community is looking to have a Reserve Study done, we've reached out to three companies for bids and to schedule a time for the Board to meet with them.

**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.

**Jasmine Ehrlich**



# Cobblestone Crossing

**HOA Monthly Board Meeting:** The meeting will be held on the second Monday of the month at 6 pm. This will be conducted via Zoom. We welcome all homeowners. Instructions on attending the meeting are located on the Cobblestone Crossing's homepage on the Accord Property Management website. Log in at [www.accordhoa.com](http://www.accordhoa.com) >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

**Let's Conserve Water in 2023:** This year we had a large increase in our HOA monthly dues. Water is one of the biggest expenses we have as a community. Here are some simple tips to save water daily in your home.

- Turn off the faucet while brushing your teeth and washing your hands.
- Only run the washing machine and dishwasher when you have a full load.
- Use a low flow shower head and faucet aerators.
- Make sure to close taps properly and fix any leaking taps, pipes and toilets.
- Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.

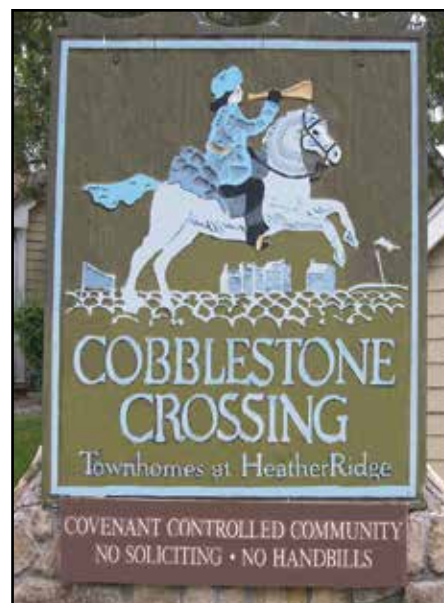
**Issues With Trash Pick-Up:** We are aware of the issues with GFL not sticking to scheduled pick-ups. Accord Property Management is working to get this rectified quickly. They are also looking into other company options.

**Trash/Recycling:** A reminder, it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call GFL at 303-744-9881 to arrange for a 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. Please remember anytime we dispose of large items in the trash or contaminate the recycling we are **charged an additional fee \$\$\$**.

**Pet Owners:** Please be a responsible pet owner by picking up and disposing of pet waste immediately. . . this applies to All pets large or small! It is not fertilizer; **we are paying an additional fee \$\$\$ each month to have pet waste picked up by a third-party service**. 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.

## Reminders:

- Exterior Holiday Decorations are requested to be removed by January 15th.
- Please disconnect the exterior hoses when a freeze is forecasted. If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA. You can reconnect to water plants and bushes as necessary when it warms up. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, and grills are not allowed to be stored in the Common Areas.
- Please report broken branches to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management.
- Please ensure your screens are in good shape. If you notice tears or worn screens, please *Replace* or *Remove* them. It is the homeowner's responsibility 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.



**Snow Removal:** Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow and make sure not to park in the guest spots that are designated for snow.

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

**Security Reminders and Safety Tips:** Theft, including car theft, car break-ins and garage break-ins, has continued to increase in the community. Resident reported garage break-in again this month. If you see anything suspicious, please call 911, they have Emergency and Non-Emergency lines. Also, please contact Alec with Accord Property Management to report.

**HOA Recommendations:** Remove any items of value from your car, always lock car doors, and please notify the Aurora Police Department as soon as a break-in is discovered. If you are traveling, remember to lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your residence while away. Maintain the heat at 60 degrees throughout your home while you are away and in unoccupied rooms to prevent frozen



pipes. Pick up packages as soon as possible to avoid porch pirates. Lastly, while there is exterior lighting throughout the community, we also recommend leaving front and back porch lights on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn.

**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.

**Parking Reminder:** Parking decals are required seven days a week for vehicles parked in an *Open* or *Guest* parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a *Reserved* parking place.

Residents are always limited to two vehicles parking on the property. This includes parking one in your garage (if you have one). Parking spaces are designated as "**Reserved**", "**Open**" or "**Guest**". Homeowners are assigned one **Reserved** parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an **Open** space. **Open** parking spaces are on a "first come, first serve" basis for all residents and guests. Vehicles parked in an **Open** or **Guest** parking space are limited to twenty-four hours. Vehicles may not be parked in an **Open** space if a resident's **Reserved** space is vacant. Owners are assigned one **Guest** decal that is to be used only by a visitor or guest. Anyone who lives on the property is **Not a Guest** and should **Never** park in a **Guest** parking space.

**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.

**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

you're not like everyone  
else **your insurance**  
shouldn't be either



WILLIAM MCKONE AGENCY  
303-695-1720  
12500 E ILIFF AVE STE 350  
AURORA, CO 80014  
williammckone@allstate.com

Allstate

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17697486

# 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, Secretary Patt Dodd, and member-at-large Sharon Grimes. Date and time for the next board meeting will be posted on the mailboxes.

**Note to Owners:** It is the owner's responsibility to Communicate the communities policies and procedures to their renter. Also, please provide Aletha Zens with name and contact information for your renters.

**Snow Policy:** As a reminder, the sidewalks will be hand shoveled



at a three-inch snow accumulation, and driveways will be plowed at six inches. Please refrain from parking in the western-most parking spot in front of 2661 S. Vaughn Way, as that location is used for snow storage when they plow (a sign indicates the spot). Check the weather reports, and refrain from parking if there's even the slightest chance, we will get an accumulation. We would hate to have to tow your car.

**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 February 2 and 16 then again on March 2. 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. Waste Management has asked us to remind you to separate your two bins by three feet to allow their automatic truck arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

**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.**

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

**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. You also have the option of paying Aletha quarterly, or even yearly. You can write out 12 different checks, she will deposit them the first of the appropriate month.

**Patio Enclosures:** Painting and repairs on the patio enclosures has been postponed until early spring when the weather is better. Estimates will be distributed to homeowners for approval before work is started.

**Guest Parking:** Please have your guests park in the designated guest parking lots, not along (or even on) the sidewalk. We have 12 guest spots, so there's no need to double park for any extended periods of time.

**Website:** If you would like access to the “residents only” section of the website ([www.doubletreetownhomes.com](http://www.doubletreetownhomes.com)), please send your email address to [secretary@doubletreetownhomes.com](mailto:secretary@doubletreetownhomes.com).

**Patt Dodd**



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Jose 303-518-4307                      Servicing Aurora for 26 YEARS  
Ask about our Discounts & Heather Ridge References

# Strawberry

**Management:** Accord Property Management, 10730 E. Bethany Drive, Suite 280, Aurora, CO 80014, 720-230-7303. Kyle Taizhou, Association Manager, 720-230-7320, [Kyle@accordhoa.com](mailto:Kyle@accordhoa.com).

**Board Members:** Sonja Mooney, President, [sonja.strawberry.hoa@gmail.com](mailto:sonja.strawberry.hoa@gmail.com); Ersin Sulukioglu, Vice President, [ersinsulukio-glu@gmail.com](mailto:ersinsulukio-glu@gmail.com); Vickie Wagner, [hrstrawberryhoa@yahoo.com](mailto:hrstrawberryhoa@yahoo.com); Faith Gillis, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com); Karen Myers, [karen.strawberryhoa@gmail.com](mailto:karen.strawberryhoa@gmail.com).



**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.

February arrived quickly and I bet everyone is tired of the cold weather and looking forward to Spring! I know Spring is quite a while away, but I imagine green grass and flowers, instead of the cold snow, ice patches and loose gravel.

## Attention All Dog Owners:

Pet owners, please pick-up after your dog(s). We have multiple areas with extreme dog poop that has not been picked up. Remember, the snow melts and we are left with all the poop that wasn't picked up during snowstorms. There are residents who notice and are paying attention to those dog owners that are not picking up after their dogs. If you are caught (seen by another resident) and reported to the HOA, a violation will be issued to the owner of the unit. Please be respectful of others within our community. If you are an owner who does not reside here, please ensure that your tenants know what our community rules and regulations require regarding dog ownership.

## Trash Dumpsters:

Over the past few weeks, trash pick-up has been an issue. Let's do our best to conserve space in the dumpsters by

breaking down boxes and **Please Do Not** place appliances and construction debris in the dumpsters. We ask that you go through the proper channels to dispose of large items that are not considered household trash. If you miss the dumpster when disposing of your trash, please be considerate neighbors and pick it up! Keeps unwanted animals (rodents) from going through inappropriately discarded trash.

In the next couple of month's issues, there will be more information regarding upcoming maintenance and project timelines, so all residents will know what to expect as we get closer to warmer weather.

Faith Gillis

## There's Gold in Them Thar Hills

### Enjoy a day in Black Hawk at the Bally's Casino

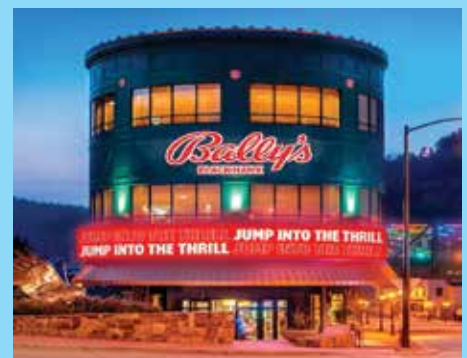
Heather Gardens has a bus that goes up to Black Hawk each month and you could ride along!

- ◆ **Next bus leaves:** Wednesday, February 15. The bus will leave Heather Gardens at 7:45 am and return around 3 pm.
- ◆ **Deadline to register for bus:** Monday, February 13.
- ◆ **Cost of bus:** \$20.00 per person. Register at the Heather Gardens Clubhouse, 2888 S. Heather Gardens Way, or call 303-751-1811 ext. 5

Players will receive 50 points or one hour of tracked table play and a \$15 food coupon. \$10 free slot play. (Guests will need to set up a pin number and update account information upon arrival.)

Meet at 7:45 am between buildings B243 and B244 on East Marina Drive (13931 E. Marina Drive). Park in the lot and hop on the bus! Must be pre-registered to ride bus.

**Bally's**  
BLACK HAWK



# Fairway 16

## Property Manager at Advance HOA

Tiffany Averett

(303) 482-2213 ext 235

tiffany.averett@advance.hoa.com

**Our Next HOA Board Meeting:** Our next meeting will be Wednesday February 15th 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 HOA Assessment Increase Reminder:** Remember that our 2023 HOA fee will increase by \$26.00 to \$373.00 per month starting January 1, 2023. If you are using a bank bill pay service, please be sure to adjust your January 1 scheduled payment to \$373.00.

### 2022 Expenses Over Budget:

Total expenses for 2022 were \$14,374 over budget (about 3%). While we work closely with our property manager to control costs, four expense areas continue to be difficult to manage.

	2022 Actual	2022 Budgeted	Difference
Insurance	\$ 115,471.00	\$ 85,000.00	\$ 30,471.58
Water	\$ 116,829.00	\$ 75,000.00	\$ 41,829.33
Snow Removal	\$ 56,183.00	\$ 36,000.00	\$ 20,183.62
Building Maintenance	\$ 54,752.51	\$ 32,440.00	\$ 22,312.51 (Sewer Repairs)

Snow removal cost and Insurance rate increases are largely out of our control. But we can all work on limiting are water usage and doing our part to keep the drains clear by following the guidelines below. In 2023 we will postpone irrigation watering until May 1 and cut back regular watering cycles whenever possible.

**Sewer Issues:** We have had four major sewer-line back up issues last year. These issues are caused by a combination of three factors. 1) Older clay pipes, 2) tree roots, and 3) improper disposal of non-flushable paper products in toilets (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.

**Snow Removal Guidelines:** Our snow removal team is instructed to shovel the sidewalks only when snow depth reaches two inches and plows the main driveways when snow depth reaches 4 inches. On heavy snow days or prolonged snowstorms, they may have to plow the property twice. Please help them by putting your car in the garage so they can plow the property more efficiently.

**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.

**Landscaping & Trees:** The irrigation system was turned off November 1. If you have new trees or shrubs close by, please remember to give them a good drink of water once or twice a month over the winter.



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.

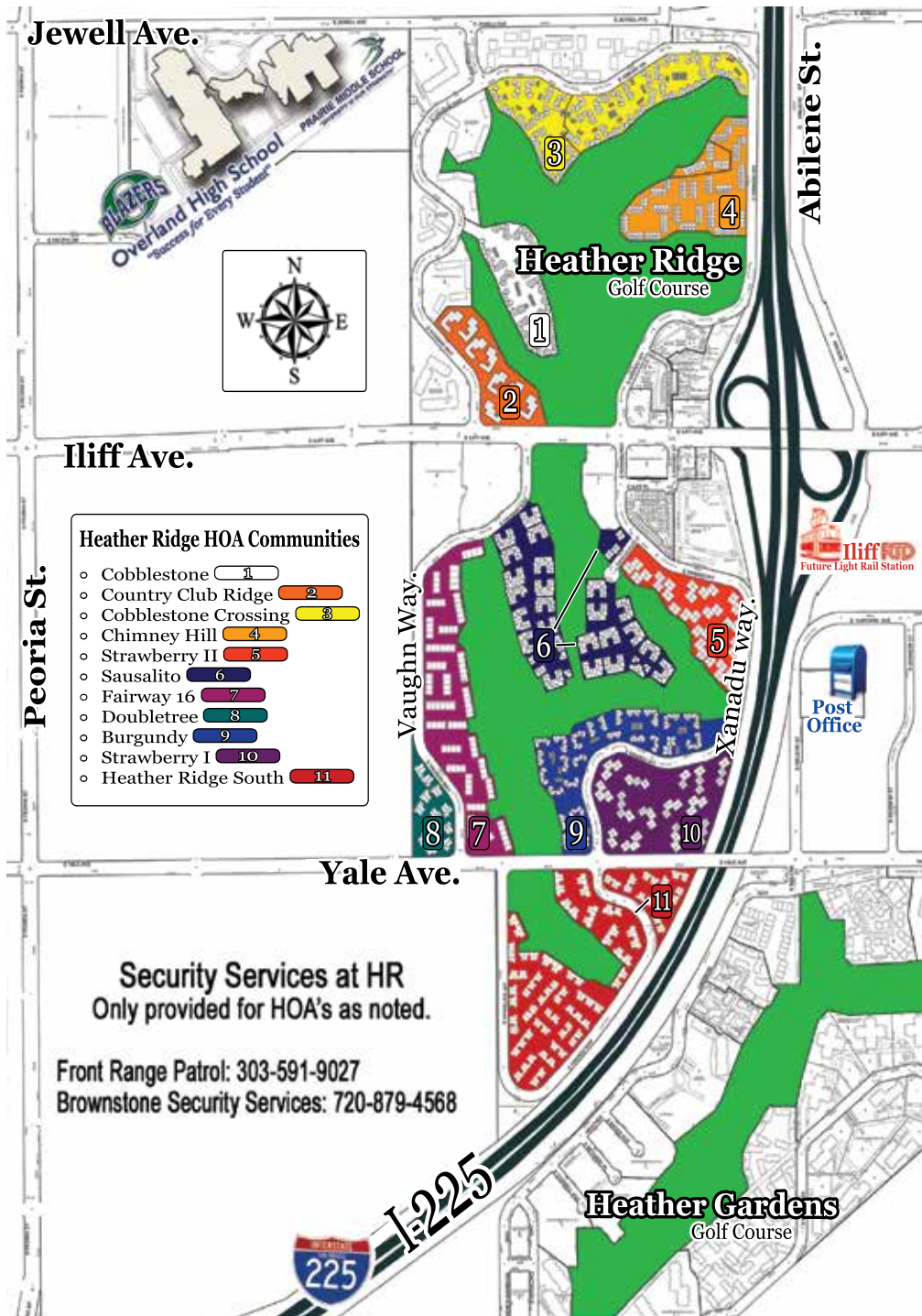
**Architecture:** Any modification to the outside of your home "Studs Out" requires an architectural request and review by the Board. The land around your property is part of the common space of the HOA. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, 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.

**Board Members and Committee Volunteers Wanted:** If you have an hour or two a month to contribute to your community, please consider serving on the board. Great communities like Fairway 16 are the result of engaged homeowners.

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

Barry McConnell

# 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.  
 Chaillot Lockley – 303-369-1800 x142  
 heatherridgesouth@westwind-management.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.  
 Chaillot Lockley  
 burgundyinheatheridge@westwind-management.com  
 303-369-1800 x 142  
 # Units: 120  
 HOA Meeting: 2nd Mon. 6 pm  
 Burgundy Clubhouse  
 Security: None

**Chimney Hill**  
 Westwind Mgmt Group, Inc.  
 Roxanne Chaparro  
 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  
 Security: None

**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)

# Service Directory

## Matthew Master Electrician

"Treating people with the respect they deserve."

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Call today **303-619-2702**

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## TSP PAINTING SERVICES

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- ♦ Painting
- ♦ Drywall Repair
- ♦ Wallpaper Removal
- ♦ Popcorn Ceiling Removal



## Looking Glass Window Cleaning



We clean windows, doors, screens and tracks with every service.

Screen repair available also!

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When you need help...and there are no teenagers around...

Computers • Printers • Cameras • Phones • Internet • TVs - CD, DVD & Blu-ray players • Stereo Equipment • Purchasing - Training - Trouble-shooting • and More...

**Scott or Mike**

**720-244-4166**

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**Harry**



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Jose 303-518-4307 Servicing Aurora for 26 YEARS

Ask about our Discounts & Heather Ridge References

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**Michael Garcia**

**303-478-6768**

## Place Your Service Directory Ad Here

Call today to learn how you can inform the community of your service expertise.

**Wanda McConnell**

**303-881-3066**

To Place Your Service Directory Ad in Heather Ridge Metro Matters  
Call Wanda McConnell — 303-881-3066 Or Email Wanda — ensley53@aol.com

# February Activities

## Children's Museum of Denver

The Museum is open 7 days a week from 9 am - 4 pm. Reservations are required to guarantee entry. Those without a reservation will be admitted as space allows.

2121 Children's Museum Dr, Denver, 303-433-7444  
mychildsmuseum.org

## Denver Museum of Nature & Science

Monday, February 6 and Sunday, February 26  
FREE

Satisfy your science curiosity during our SCFD Free Days and Free Nights. No need to reserve your Free Day or Free Night ticket ahead of time online. Walk up anytime during Free Days or Free Nights and gain access to the Wildlife Halls or our permanent exhibitions. Feel free to reserve an online ticket if you'd like to visit a temporary exhibition, the planetarium or Infinity Theater (separate ticket required for each experience). 2001 Colorado Blvd., Denver. 303-370-6000, dmns.org

## Denver Botanic Gardens and Chatfield Farms

Denver Botanic Gardens — 1007 York Street, Denver 720-865-3500, botanicgardens.org

Chatfield Farms — 8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, 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. Tickets will be available three months at a time (on a rolling basis) and the tickets will be released on the 1st of the month.

Free Day for York Street & Chatfield Farms:  
Thursday, February 16

## Plains Conservation Center

Free Day — Thurs., February 23 10 am-3 pm.

Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and the City of Aurora. Advanced registration is not required. It's free to come in, hike the trails, explore the visitor center and check out the tips

and homestead village. There is a fee to attend any guided programs. Hours: 10 am - 3 pm. 720-865-3500

## Fine Arts Center Museum, Colorado Springs

Free Days — Saturday, February 11 and Friday, February 17 from 10 am-4 pm Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center First Friday, February 3 6 at 5 pm. Join us for a First Friday celebration 5-8 p.m. This event is free and open to the public. 30 West Dale Street, Colo Springs. 719-634-5581, csfineartscenter.org

## Denver Zoo

2900 E 23rd Ave, Denver, 720-337-1400

Denver Zoo Free Day Lottery. Free Day tickets are only available through this system, so we no longer accept walk-ins on Free Days. Here's how to enter—and what to do next!

Step 1: Check the chart for lottery open dates.

Step 2: During the 5-day lottery registration period, click the link [denverzoo.org/free-days](https://denverzoo.org/free-days) to enter the lottery. The link will be active only during the registration period.

Step 3: Winners will be notified by email, so check your inbox daily for your vouchers.

Step 4: If you win, you MUST click the link in the email to reserve your tickets and entry time.

Step 5: On your designated Free Day, bring your tickets to the Zoo—and have a great day!

### FREE DAY

Sunday, February 5

Sunday, April 9

### LOTTERY OPENS

Sunday, January 22

Sunday, March 26

### LOTTERY CLOSES

Saturday, January 28

Saturday, April 1

### WINNERS NOTIFIED

Monday, January 30

Monday, April 3

## Classified Ads

**ELECTRICAL SERVICE & REPAIR** — Local Heather Ridge Electrician—licensed and insured. Light Fixtures, Receptacles, GFIC Outlets, Switches, Dimmers, Breaker Replacement and more. Call or email for all of your electrical needs! Kell\*Star Electric LLC. **303-590-8940**. Email: [kellstarelectric@comcast.net](mailto:kellstarelectric@comcast.net).

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

### I BUY VINYL RECORDS!

Do you have any vinyl records you are looking to get rid of? A large collection or just a few? I will come to you, appraise, and offer a fair price. Contact Dave at 303-726-9758 or [david\\_ruderman@msn.com](mailto:david_ruderman@msn.com).

### CAN'T GET TO YOUR FEET?

IN YOUR Home Manicures and Pedicures. Yes, I come to you. 28 years experience. Reasonable Rates. Specializing in Senior Care. Call or text Jeanine@303-886-4028. State Licensed. [jkkilde09@gmail.com](mailto:jkkilde09@gmail.com).

### HOUSE PET SITTING

Retired man with references, will stay at your house.

*Heather Ridge Metro Matters February 2023*

Will come by before sitting, reasonable rates. Pets treated as my own. I have family in the Heather Ridge community. Call Ray Lubinski at 715-299-9911 or [raylubinski@yahoo.com](mailto:raylubinski@yahoo.com)

### 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](mailto: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](http://www.advantagesecurityinc.com) or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

### Classified Advertising Rates

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

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(Left to right) Dr. Daniel Zeppelin, Dr. Aaron Sun, Dr Lisa Augustine, and Dr Ronald Yaros

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