

HR Heather Ridge



Volume 14

Metro Matters

April 2024

Number 4



Aurora Reservoir
April 6:00 am- 8:30 pm
Know Rules Before
You Go!
Details on pages 16-17

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

Heather Ridge

PUBLISHER'S NOTE

It's pretty amazing what communities can accomplish when they share a vision.

It's been just over 14 years since the Heather Ridge Metro District was formed, and things around the district couldn't be better. Please take time to read President Errol Rowland's annual "State of the District" article on pages 4 & 5.



Barry McConnell *Barry McConnell*
Publisher *Publisher/Editor*

Heather Ridge Metropolitan District
 President Errol Rowland, Burgundy
 errol@idmybag.com
 Vice President Van Lewis, HRS
 van@vanlewis.com
 Treasurer Charlie Richardson,
 Sausalito
 Althea Zen, Double Tree
 James Cronin, Chimney Hill
 Jane Klein, Cobblestone Crossing
 Kay Griffiths, Cobblestone
 Regular Meeting Schedule: HRMD
 4:00 pm, 3rd Thursday each month at
 Heather Ridge Clubhouse, providing
 there is business to conduct, but
 always be held on 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
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Heather Ridge Metro Matters Magazine
 350 Oswego Court
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5:30-7 pm
HRMD
Class for All HOA Boards
Noonan's Ballroom

IN EVERY ISSUE

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

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HR Heather Ridge

METROPOLITAN DISTRICT

Heather Ridge Metropolitan District (HRMD) – 2024 State of the District

Fourteen years ago on December 1, 2009, our community through the HRMD (formed by the HR community majority vote in 2006) bought the open space/golf course. HRMD encompasses 90 acres, 1,127 homes in the ten HOAs. Despite the two-year COVID-19 pandemic, thanks to the management of HR Golf Club, Noonan's Sports Bar & Grill, the dedication of the HR Management Team (HR Team) and many others, HRMD is in strong operational and financial condition. Golf operations are brisk, with another record, 50,484 rounds of golf in 2023.

The HRMD relies on the monthly *Metro Matters* and the *HRColo.org* website to keep all residents up-to-date and promote transparency. These items are prepared and published thanks to Audrey Romero, Barry McConnell, Van Lewis and Errol Rowland. All financials for the previous month (with easy-to-read summaries) are available on *HRColo.org* usually by the third Thursday each month. The last page of each of the monthly financials is a summary page prepared after receipt from the HRMD accountants, Simmons & Wheeler. That last page is a YTD financial/operational snapshot prepared by the HRMD directors.

HR Mission — Preserve the open space; protect our property values and maintain our way of life.

2023 Update

- **Preserve the open space, best maintained as a golf course** — We are getting positive feedback from the community with the success attained in saving our open space best maintained as a golf course. The **\$6.2m** bond now has a **\$4.930m** balance (mortgage) with a fixed **3.4%** interest rate. The bond is scheduled be paid off in **December 2039**. Unlike most tax districts, the HRMD property tax rate/mill levy has been reduced 3 times since 2009. Property taxes have increased due to property value appreciation, not because of any HRMD action. In 2019 the directors asked the question: "What catastrophic event could lead the district to become financially strapped?" The answer was, "One of our four water wells will fail." Water is the life blood for the open space/golf course success. When we bought the open space, the golf course water delivery systems had been neglected and our primary water well was failing. We had to drill a new water well, 1,600 feet deep. The cost in 2010 was \$750k. Today to drill that well would most likely cost \$1.5 million. When (not if) the next well fails, we do not want to assess the resident's additional tax, so HRMD started a Catastrophic Reserve

Fund. Contributions from the HRMD and GCat (golf operations) will share in building this reserve. The increase in golf activity has enabled us to attain that fund balance of \$1.009m. Many enhancements continue to be planned and implemented on the grounds: dead/dying trees being replaced with new trees, shrubs and landscaping improvements, cart paths, rebuilding deteriorating ponds, relief stations, signage, etc. are on schedule. Golf patrons are happy; offering positive feedback and return because of the improvements they see, not to mention the friendliness of the golf operations staff.



*Errol Rowland
President HRMD*

- **Protecting our Property Values** — Property values of our Heather Ridge homes continue to be strong, increasing higher than published Metro Denver values. Heather Ridge values have more than tripled since 2011 when the average unit sold price for that year was \$115k (69 sales). The average sold price for 2023 was \$358k (83 sales); and prospects for 2024 continue to look strong. Only 6 of the 1,127 homes in the HRMD were listed for sale in mid-January. Thank you, Pete Traynor and Van Lewis for keeping the community informed with their monthly real estate updates in *Metro Matters*.
- **Sustaining our Way of Life** — Thank you and your neighbors for attaining a safe community, keeping crime and homeless issues in check. In 2009 before forming the HRMD, we were faced with having our community increased from 1,127 homes to ~5,000 high density/low income/multi/story-multi/family apartments. **Thankfully HR residents CARE.** An 85% approval vote to take control, form the HRMD, buy the golf course and control our destiny. We are maintaining and enhancing our way of life. It is fortunate, with our cooperative relationship with the City of Aurora, Mayor and Council. Former Council Persons, Molly Markert, Sue Sandstrom and Charlie Richardson were instrumental in steering approved

developments within 1/2 mile radius of the HR 90 acres. The last open space development, the 104 room Residence Inn by Marriott, to the south of the U.S. Post Office on Abilene was the last parcel developed last fall. We have all noticed how traffic has increased with development, creating an additional 12k traffic trips per day throughout the area. The RTD Iliff Light Rail Station with the 600-space parking spots is taking some of the sting out of this new growth and the newly installed traffic signal at Xanadu and Yale is a welcome needed safety feature. In 2023, McDonalds opened a new location at SE corner of Iliff and Blackhawk, Boston Market closed, to the south of McDonalds and AJUUA!! relocated from the area. Texas Roadhouse will begin transforming the AJUUA!! location to a new larger Texas Roadhouse slated to open in the fall of 2024. There will be no interruption in Texas Roadhouse service during this transition. Our residents are proud to live in HR. Crime is rare; and as you may know, we have 7-day security available on the golf course through our contractor Front Range Security 303-755-0665 (write that number down for any golf course issues). A few of the HR 10 HOAs have subscribed to their own security service.

Our success is due to you residents, who truly **CARE!** And the HRMD dedicated directors, scores of volunteer homeowners, contractors and golfers. The HR Management Team meets every month discussing golf operations and the needs of the asset. This HR Team is to be commended. They are:

- Barry McConnell – HRMD CH Facilities Mgr – Food & Beverage liaison – Metro Matters editor, Fairway 16
- Bob Knutson, Carter Burks – HR Grounds Superintendent
- Audrey Romero – HR Golf Operations Manager/HRMD Accounting Manager
- Van Lewis – HRMD VP, HR South
- Loren Janulewicz – President of Golf Operations (GCat)
- Charlie Richardson – Former Aurora City Attorney and Councilmember, Sausalito
- James Cronin – HRMD Chimney Hill
- Errol Rowland – HRMD President, Burgundy

HR homeowner resident volunteers are always welcome. Transparency is paramount to us tax payers. *HRColo.org* has every detail meeting minutes and financial statement since inception. You are welcome to contact any HRMD board member or HR Management Team via email: *info@HRColo.org*.

Please tip your hat and offer thanks to our founding HRMD Directors: Jane Klein – Cobblestone Crossing, Joan Beldock – Country Club Ridge, Mary Lou Braun – Cobblestone, Jim Bruce – Fairway 16, Vinny Roith – Sausalito, Van Lewis – Heather Ridge South and Errol Rowland – Burgundy. In addition, following board members, Patt Dodd and Aletha Zens – Double Tree, Kay Griffiths – Cobblestone, Charlie Richardson – Sausalito, and James Cronin – Chimney Hill. These directors have offered countless volunteer hours to our mission while keeping our residents cohesive and informed. A special thanks to Audrey Romero, HR Golf Operations. When COVID-19 first became an issue in March 2020, Audrey took the proactive initiative to contact the Colorado Governor’s office and Tri-County Health establishing the protocol template for golf course operations in Colorado. Golf Clubs in Colorado then looked to Audrey and Heather Ridge as the model Colorado golf courses could follow when formulating their COVID-19 compliant protocols. This proactive leadership resulted in setting new HR golf operations records for rounds played, revenue and profitability since COVID-19 became an issue. Thank you, Audrey.

HR homeowners can share pride in our collective accomplishments. As we residents meet with other associations, communities, cities, educators, etc., people are amazed with the results our volunteer citizens have achieved. When asked how we did it, our response is that **“We all Care** about our community and our future”. Every meeting begins stating our mission, to preserve the open space (best maintained as a golf course), protect our property values and sustain our way of life.

And one-parting comment: Please say, **“Thank You”** to the HR golfers. They are paying the bills and are the reason for our success as we continue with our mission.

Errol Rowland, President HRMD

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April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	9 6-8 pm ChimneyHill HOA Mtg at Noonan's upstairs conference room	10 6:30 pm Sausalito HOA Mtg via Zoom	11 6:30-8 pm Ward IV Town Hall Stephanie Hancock Colorado Early College 1400 S Abilene St	12	13
14	15 5:30 pm CCR Board HOA via Zoom 	16	17 5:30 pm HRS HOA Mtg Clubhouse 6 pm Fairway 16 HOA Mtg in Clubhouse	18  6:30 pm Strawberry HOA Meeting via Zoom	19	20 
21 	22 6 pm Cobblestone HOA Mtg via Zoom	23 5:30-7 pm HRMD Class for All HOA Boards Noonan's Ballroom	24	25	26 	27
28	29	30	 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org 			



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All entrees include a cup of fresh Strawberry Cobbler as dessert. Offers not valid with coupon.

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Buy one meal regular price (breakfast, lunch or dinner) get second meal of equal to or lesser value **50% OFF.**

Not valid with other offers. Expires 4-31-2024

Hello Dear Friends,

It is my honor to serve as your Ward IV Council Member. From day one, I have been working hard to keep my commitment to all the residents in our Ward – and throughout Aurora – to find practical solutions to persistent challenges. From addressing crime, including auto theft and retail theft to homelessness and hunger to protecting taxpayers and improving our quality of life, we are taking the necessary steps that I know you want, need and deserve.



Stephanie Hancock
Council Member Ward IV
Shancock@auroragov.org
Cell: 720-767-0386

Here is a snapshot of some of the work I am doing on your behalf.

Tackling Aurora's Crime Problem

Crime erodes the quality of life in our neighborhoods and discourages businesses from locating or growing in our city. Providing common-sense solutions to this challenge is the Council's top priority.

Addressing Homelessness, Housing and Hunger in Our Community

Aurora is recognized as one of Colorado's innovators in helping residents experiencing homelessness. Our compassionate "treatment first" model is rooted in the belief that we must help people overcome addiction and mental health challenges to find a path to independent and productive lives.

Building a Bright Future Through Smart Planning and Strong Collaboration

I am working closely with my City Council colleagues and our accomplished professional staff to ensure that we are wise stewards of your taxpayer dollars.

Progress for Aurora

As Chair of the Transportation, Airport & Public Works (TAPS) Committee, I am pleased that we're putting the final touches on the new Parker Road light rail station bridge set to begin construction in early spring.

I also co-chair the Water Policy Committee that is exploring better ways to manage water resources and developing partnerships across the state to meet Aurora's expansion and growing water needs.

We are discussing the expansion of the Utah Park Pool facility to include multipurpose meeting space, gym, weight room, daycare area and sunroom.

Your Turn to Speak Out!

I held my first Quarterly Town Hall at the Colorado Early College in January with over 50 people were in attendance. We discussed the major concerns that are

top of mind in Ward IV including retail theft, and other crimes, homeless issues, and their negative impact on our retail business and neighborhoods. There was a lot of positive feedback letting me know that the Council has our community's support.

Please join me for my next Town Hall meeting on April 11 at the Colorado Early College on Abilene. Drop by to share your ideas, feedback and how YOU will be a stakeholder in your community.

How Can You Get Involved?

The City of Aurora has 31 Boards and Commissions that you can join. Go to https://www.auroragov.org/city_hall/boards_commissions

Need the City's Help?

As your member of Council, I have fielded citizen concerns regarding, neighborhood trash, abandoned vehicles, traffic noise and many more. If you have a concern, reach out to me at Shancock@auroragov.org

Positive change starts with you.

**Your Citizen Servant,
Stephanie Hancock**

An advertisement for a cleaning service. At the top, the text "A Broom & A Bucket" is written in a large, bubbly, white font with a black outline. Below this, the phone number "(303) 667-3536" is displayed in a similar bubbly font. In the center, there is a cartoon illustration of a broom and a bucket. The broom has a yellow body and a long wooden handle, with a smiling face and arms. The bucket is blue with a white handle and a smiling face and arms. At the bottom, the text "For all your spring cleaning moveouts, carpets and grout" is written in a bold, black, sans-serif font.

A Broom & A Bucket
(303) 667-3536
**For all your spring cleaning
moveouts, carpets and grout**



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

Meaningful Topics in Today's RE Market

Markets never sleep – they are always awake and at work. Our local real estate market is *wide-eyed and bushytailed* heading in the right direction given mortgage rates have not dropped as expected. Having said that, let's qualify a few market issues:

Sale Prices are holding strong and increasing (the median metro Denver single family \$633,000; condos \$410,000). The key to getting a good price is the initial pricing-to-value ratio. This means not over-pricing a home given its competition. Over-priced homes can mean several things when compared to the local market, to nearby listings, and to "dated" home features. Agents specializing in specific areas and neighborhoods are better in determining home values and pricing (please think of Pete and Van in Heather Ridge). One of the most important services an agent provides is knowing the "pulse" of the

local market vs. metro Denver in general – and how your home fits into it.



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

For sale inventory is increasing but is nowhere large enough to soften prices given continuing strong demand. Two years ago, there were fewer than 1000 homes for sale in the greater metro Denver area. Today about 5,500 homes. Our historical for sale inventory for Feb-March is 12,671 homes. This "shortage" of inventory today's market means sellers are still in control – up to a point. In 2021 and 2022, sellers were in total control of pricing until the Fed started cranking up interest rates in mid-2022. Then things cooled down fast until 2023.

Metro Denver's economy, inflation, job creations, incomes: Denver is holding its own better than most other major metro areas. Our inflation is slightly above the national average but not too bad. Jobs are plentiful as well as strong incomes. However, the cost of living here is getting pricey, especially housing. Although this needs to be watched if businesses and workers relocate to less expensive places; however, Colorado's lifestyle usually wins out.

Homes getting 98%, on average, of asking price but paying "concessions" to buyers: This aspect of real estate strongly reflects market conditions. A concession is usually a buyer asking the seller for financial help (a credit at closing) with their closing costs. In 2021 and half way through 2022, concessions were almost unheard of; but much more common today.

In fact, please see the Closed sales listed here for 2610 S Vaughn Way #D. It closed above its asking price, but included a \$24,000 concession.

About 33% of metro area sales include concessions that can easily range \$2000 to \$15,000 – it's whatever the market will bear. Ouch! Concessions are most common for sales below \$600,000 due to affordability issues (income, cash needs for down payment and closing costs, a home's condition, etc.).

As rates have risen along with home prices, many buyers are seeking more affordable homes for their budgets. Below \$600,000 is where the market is most active and sensitive to economic conditions. Getting a full price offer on your home is one thing, but controlling concessions is quite another. This is where having the right agent makes a world of difference (again, think of Van and Pete).

Getting a second opinion before listing your home: Pete and I realize sellers have many choices for agents. If we are not your first choice to list with, then please make us your second opinion. We know Heather Ridge inside and out having sold more homes here than any other agents. . . PERIOD! We also want Heather Ridge prices to be strong but realistic to market conditions. **Give us a call and remember: Please don't leave home without us.**

Van Lewis

RE/MAX Alliance

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

Please remember don't leave home without them.

RE/MAX
PROFESSIONALS

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



Contact me

Homes Pending as of March 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$275,000	2650	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$317,000	2429	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Sausalito	\$355,000	2407	S Victor St A	3 - 2	1,273	2 Gar, At	2 Story
Sausalito	\$379,900	2450	S Worchester Ct A	3 - 2	1,273	2 Gar, Att	2 Story
Cobblestone Crossing	\$385,000	13344	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$390,000	2071	S Worchester St	2 - 3	1,344	2 Gar, Att	2 Story

Homes Closed from February 16, 2023 to March 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$201,825	13617	E Yale Ave B	1 - 1	843	Cash	\$0	Individual
Strawberry I	\$255,000	2630	S Xanadu Way A	1 - 1	856	FHA	\$5,000	Individual
Strawberry I	\$274,900	2620	S Xanadu Way B	1 - 1	843	Cash	\$0	Individual
Cobblestone	\$385,000	1937	S Xanadu Way	2 - 2	1,392	Conventional	\$0	Individual
Fairway 16	\$400,000	2610	S Vaughn Way D	3 - 3	1,650	FHA	\$24,000	Individual

Active Homes for Sale as of March 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$325,000	2439	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$334,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$335,000	2481	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Sausalito	\$385,000	2522	S Worchester St B	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$385,989	2468	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Country Club Ridge	\$399,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
ChimneyHill	\$400,000	13623	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Fairway 16	\$425,000	2558	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$445,000	2270	S Vaughn Way 102	3 - 2	1,722	2 Gar, Att	2 Story
Double Tree	\$459,900	2663	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$529,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

RE/MAX Alliance

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

RE/MAX
 PROFESSIONALS

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



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.net

HR Men's Club News

Time to start thinking about joining the Heather Ridge Men's Club in 2024. You'll get to play golf with great tee times on Saturday mornings and play with some great guys! And you might even win something!!! We had a fantastic time last year and you won't want to miss out!!!

Please get an application filled out and mailed to the address shown on the form, along with your check, or drop both by the pro shop and I'll pick it up and turn it in for you. If you have any questions, please feel free to contact me at dvanhooser@hotmail.com or 303-875-4768.

I look forward to all our 2023 members returning and lots of new members joining us for a great season!! See you at the course!!!

Darrel C. Vanhooser, SR/WA
President, HRMC
303-875-4768

2024 Tournament Schedule Heather Ridge Men's Club

Date	Tournament Name	Format / Notes
04-04-2024 04-06-2024 04-20-2024	Men's Club Spring Kick Off Member / Member – Member Guest Individual Stableford	Banquet – Members Only Four Man Scramble – Computer Draw Formerly Called Point Par
05-04-2024 05-18-2024 05-31-2024	Two Man Team Individual Gross / Net Match Play – Round 1 Completed	9 Holes Best Ball / 9 Holes Aggregate Pick Your Partner (Must be within 10 Strokes) Groups Set by Computer Match Must Be Completed by 05-31-2024
06-01-2024 06-15-2024 06-29-2024 06-30-2024	Two Man Best Ball Men's Club / Women's Club Mixer Individual Gross / Net Match Play – Round 2 Completed	Pick Your Partner (Must be within 10 Strokes) Shamble (Computer Draw) Groups Set by Computer Match Must Be Completed by 06-30-2024
07-12-2024 07-13-2024 07-14-2024 07-27-2024 07-31-2024	Member / Member – Member / Guest 4 Man Best Ball Match Play – Round 3 Completed	Friday – Horse Race PM Sat – Sun Tournament (Must be within 10 Strokes) 100% HNDPC Computer Draw Match Must Be Completed by 07-31-2024
08-10-2024 08-11-2024 08-24-2024 08-31-2024	Club Championship 6–6–6 2 Man Team Match Play – Round 4 Completed	2-Day Tournament Groups Set by Computer (A Flight Plays from Blue Tees) 6 Holes Best Ball, 6 Holes Modified Scotch 6 Holes Scramble. Pick Your Partner (Must be within 10 Strokes) Match Must Be Completed by 08-30-2024
09-07-2024 09-19-2024 09-21-2024	Tournament of Champions / Non-Winners Tournament Men's Club Fall Banquet 2 Man Scramble	Groups Set by Computer Member Plus Guest Pick Your Partner (Must be within 10 Strokes)

Heather Ridge Men's Golf Association 2024 Membership Application

This year the HRMGA will continue a schedule of 13 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off Banquet is April 4, 2024, and our first tournament will follow on April 6, 2024. 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 HRMGA 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 fee TBD)

**PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION
CAN BE ENTERED CORRECTLY IN OUR RECORDS.**

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.

ALL MEMBERS IN 2024 WILL RECEIVE A SLEEVE OF PRO V'S!!!

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

Membership*	\$165.00	\$ _____	
Match Play	\$ 25.00	\$ _____	
TOTAL DUE		\$ _____	Date Submitted: _____

* HRMGA 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 2024 season. All members are automatically entered in pool.

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



**Keep the cold
OUTSIDE this year!**
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Book Your Insulation Inspection Today!

18-Hole Ladies' Club News

Looking forward to a fun 2024 season. Here are some important dates to remember:

Spring Luncheon	Saturday, April 27
First Wednesday Play Day	Wednesday, May 1
First Saturday Play Day	Saturday, May 4
Men's Club Mixer	Saturday, June 15
Member-Member/Member-Guest	Wednesday, June 19
Club Championship	Saturday/Sunday, August 24 & 25
Fall Luncheon	Saturday, September 28

Some tee times for "practice rounds" will be available on Wednesdays (April 3, 10, 17 and 24) and Saturday (April 6, 13 and 20).

Watch for Golf Genius notifications for sign-ups for the practice rounds and all tournaments (except for Member-Member/Member-Guest which is by application only).

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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.

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 \$100.00

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.

2024 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2024 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

Birthdate 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 2024 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, 2024

✂ Cut Here

Cut Here ✂

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2024 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 _____

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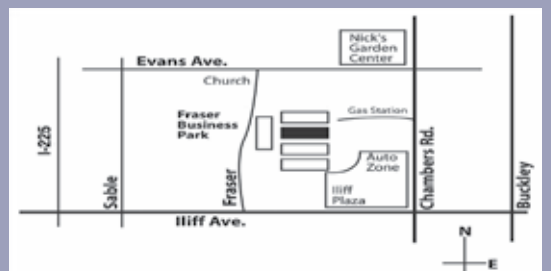
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Aurora, CO 80014**



303-671-0305

Aurora Reservoir



Aurora Reservoir
5800 S. Powhaton Road
Aurora, Colorado 80016
Phone: 303-326-8425

The Aurora Reservoir is open year-round except for Thanksgiving, Christmas and New Year's days. The park opens when the front gate will be opened and closes when the front gate is closed and locked. Visitors must exit before this time to avoid getting locked in and/or receiving a summons. Walk-in gates are located along the southern property line of the reservoir. Weather permitting, the gates will be opened 1/2 hour after the front gate is opened, and lock in the evening 1/2 hour before the front gate is locked. Walk-in gates are for pedestrians and bicyclists.

Reservoir Hours

April	6 am – 8:30 pm
May	5:30 am – 9 pm
June/July	5 am – 9:30 pm
August	5:30 am – 9 pm

Entry Fees

Day Pass \$15 Saturday/Sunday/
Holiday during Summer
Day Pass \$10 Monday-Friday during
Summer
Day Pass \$10 Non-Summer

*Summer – Memorial Day Weekend
through Labor Day*

Annual Pass, Non-Resident \$85
Annual Pass, Aurora Resident \$75
Annual Pass, Non-Resident Senior,
62+ \$75
Annual Pass, Aurora Resident Senior,
62+ \$65
Disabled Veterans (DV) are eligible
for a free annual pass and or a
Watercraft Access pass by bringing
their DV documentation to the park
office.

* Group Visits: Please call
303-326-8425.

Senac Creek Nature Center

Entrance to the nature center and
reservoir property is free if visiting
the nature center *ONLY*.

The Senac Creek Nature Center
features a stunning photography
display and encourages educational
play with games, hand-made puzzles
and animal costumes. Learn about
Aurora ecosystems, food chains and
the importance of water to our natural
and human communities through
interactive and rotating exhibits.

•

Rules to know before your visit to the Aurora Reservoir

- Dogs are allowed and must be on a leash no longer than 10' at all times.
- Dogs are not allowed on the beaches, in the water or on the ice.
- Drones are prohibited inside the park and are not allowed on any City of Aurora owned property.
- Swimming is permitted in designated areas only. Opened on Memorial Day weekend
- A wearable U.S. Coast Guard approved life jacket is required for all persons on all watercraft. Children 12 years and younger must wear the life jacket when on the water.
- Gas motors are prohibited. Only electric trolling motors. No portable gas tanks.
- Alcohol – craft beer and wine are allowed.
- No glass containers – including but not limited to beer bottles, wine bottles, alcohol bottles, etc.
- Charcoal and gas grills are allowed but may not be used on sand beaches or native grass areas. Grills must be located behind the white fence line that marks the beach boundaries.
- No camping or overnight use.

Swimming.

Swimming at Aurora Reservoir is open on Memorial Day weekend through Labor Day in the designated swim beach area marked by a swim line. The beach area is available for picnics, sunbathing and general recreational activities. Grilling is not allowed on the beach.

During the season lifeguards are on duty 10 a.m. to 6 p.m. Memorial Day weekend through early August and then again on Labor Day weekend.

Aurora Reservoir Boating.

Gas motors are prohibited. Only electric trolling motors. No portable

gas tanks. Boating beginnings March 15 if all of the ice has cleared the lake.

Fishing at Aurora Reservoir

The best water grows the best fish! Aurora's reservoirs have some of the best water around and have grown four state record fish: tiger muskie, catfish, smallmouth bass and white sucker. Both Aurora and Quincy Reservoirs are stocked by Colorado Parks and Wildlife. Bag and possession limits are in force visit Aurora Reservoir for details.

ADA Accessible Fishing Pier: Available at Aurora Reservoir, south side of the upper parking lot.

Archery

Archery location when entering the park look for the East Lot sign and take a left. The road will take you to the Archery Range and the east parking lot below the dam The Archery Range is open during regular park hours. Bring your own targets and equipment. Long bows and crossbows are permissible. For crossbows you must bring your own targets/backstops. All archers under sixteen (16) years of age must be accompanied by an adult

at all times. Alcohol is prohibited in the archery range and within the archery ranger parking lot.

Aurora Reservoir Rentals

Available Memorial Day weekend through Labor Day.

- 30 kayaks and 50 stand up paddle boards are available for rent.
- Operations may close due to bad weather conditions or staff shortages.
- All rentals are first come, first served. We do not take reservations.
- No sharing or taking turns. Only one person is permitted to use the watercraft.
- Driver's license required for rental.
- Must be 18 yrs to rent a watercraft.
- Under 13 yrs must be accompanied by an adult.
- Life jackets included in rental fee must be worn at all times.
- \$10/day for lifejacket only

SCUBA

SCUBA beach. Open in April if all of the ice has cleared the lake through

October 31, dawn until dusk. Night diving is not permitted. The SCUBA Dive area is located at the far northeast part of the lake. There is an ADA accessible path into the water at the SCUBA area.

Open Water Swim

The Open Water Swim area for training purposes is located within the SCUBA Diving area. It is marked by three orange buoys that form a 1/4-mile perimeter triangle. The Open Water Swim season is April 1 to Oct. 31, dawn until dusk.

Aurora Reservoir Shelters (7 Facilities)

2024 Shelter Reservations are open. Visit Aurora Reservoir for pricing. Shelters are available to rent for small picnics, events, and large groups. They are an ideal setting for birthday parties, small neighborhood picnics, family reunions, and large corporate or community events. Set up the reservation here online or contact the park office (303-326-8425) to inquire and make arrangements. NOTE: The reservoir is a fee-based area. Picnic shelter rental fees do not include the entry fee.

(auroragov.org)

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



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HR Heather Ridge

ASSOCIATION NEWS

Cobblestone

It is spring again. The earth is like a child that knows poems by heart.

— Rainer Maria Rilke

Spring is in the air. It marks a time of new beginnings.

Updates: **Spring Clean Up Week**

Last year's clean up week was so popular that we're going to do it again. Our community managers will be working with our trash vendor to arrange for a roll-off dumpster to be provided so that residents can dispose of large items that are not appropriate for our trash dumpsters.

Watch your email or News & Events in Town Square for details about this upcoming event. In the meantime, you can begin to consider which unwanted items you are ready to discard.

Reminders:

ARC Request/Review Process: As spring moves in with warmer temperatures, homeowners and residents get the itch to begin making home improvements. Remember, that any project planned for the exterior of your home requires the submittal and approval of a completed Cobblestone ARC (Architectural Review Committee) Form.

This form is located in Town Square (<https://www.townsq.io/>) under Tools – Documents – ARC Request.

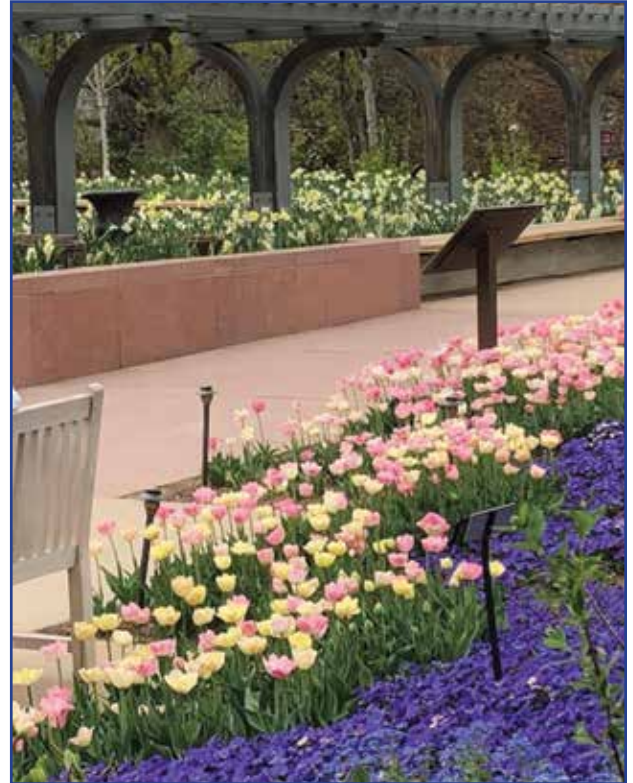
To speed up the review process, it's important that your completed Cobblestone ARC Form provides as much detail as possible. Pictures of the item(s) or a link to where it can be viewed online is ideal. The more information that the Architectural Review Committee has the easier

it is to approve the request. Remember that you need to receive an approval for your request prior to beginning the project.

There are a number of commonly replaced items, such as front doors, storm doors and porch lights that are preapproved. A document with this information is located in the same area as the Cobblestone ARC Form. Be sure to check it out if you are planning to replace any of these items.

Remember that this approval process applies to any changes to the landscape. There should be no need to add plants in the ground. Homeowners are encouraged to use containers to display flowers and plants. Containers do not need a completed ARC Form.

Speed Limit 10 MPH: As the weather warms up, more residents are out walking dogs and children are playing. Please watch your speed as



Nothing says springtime like tulips

there are many blind corners within the community. Let's make sure that the spring and summer seasons are safe.

HOA meetings occur on 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 and through the News & Events section of Town Square.

Sharon Taylor

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.

Board Members: Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, strawberry-hoa.sulukioglu@gmail.com; Faith Gillis, Secretary, faithstrawberryboard@gmail.com.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go



to the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call on your phone to attend at **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting ID **83309919250#**

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

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

For the month of March, the weather was both Spring and Winter alike. First it was close to 70 degrees, then 2 feet of snow! The snow melted quickly with the beautiful Colorado sunshine and Spring has arrived. Beautiful budding trees, flowers and we will begin to see little ducklings in our ponds. Our clubhouse flower bed is begin-

ning to sprout, and many thanks go out to Amy R. for her dedication to keeping the garden beautiful! We really appreciate your hard work Amy R.

Insurance Rates: Property insurance rates continue to rise nationwide due to varied catastrophic events, i.e., tornado, hurricane, flood, fire, vehicle theft and vandalism, just to name a few. Accord Property Management will continue utilizing a broker to search for multiple insurers for the best rates possible during the annual renewal period. As the cost of groceries, gas, and essentials continue to rise, so will HOA fees to keep up with the increase in cost of living, including property insurance and upkeep. Keep in mind that the Strawberry board are property owners here as well. We too are deeply concerned about increases in HOA fees.

Board Members Needed: The Strawberry board has recent-

ly decreased from five members to three, due to job relocation and family demands. Homeowners, this is your opportunity to get involved! Your opinions and ideas are important! If you are flexible, an analytical person and have positive input to offer, then you are what we are looking for! HOA meetings are held every third Thursday, except November and December, 6:30 pm via Zoom. You will gain a better understanding of the responsibilities of board members and Accord Property Management. Property owners must be current with their monthly HOA dues to be eligible.

Faith Gillis





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Burgundy

Burgundy is a Covenant Controlled Community

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

Board Members: President – Lori Foster; Vice President – Nathan Mendel; Treasurer – Vacant; Secretary – Melissa Reuler; Member at Large – Vacant

Management Contact Information

Company: Westwind Management Company

Manager: Roxanne Chaparro

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com;
roxanne@westwindmanagement.com

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



Burgundy HOA in the Works:

1. New trash removal company to begin May 2024
2. Bid for updated community lighting
3. Redo trash enclosures in a few driveways
4. Assessment of community sewer lines in the works
5. We will be looking at ways to conserve water and electricity in the community
6. JBK Landscape walkthrough with the HOA Board will be schedule in April/May

Homeowner Reminders:

- **Urgent Notice: Homeowners who have yet to complete the Annual Fireplace Inspection, will need to have this completed ASAP. Once done, kindly send a photo of your fireplace along with the inspection invoice to Roxanne@westwindmanagement.com. Non-compliance will result in fines.**
- **Pet Waste:** Help maintain our community's cleanliness by

responsibly cleaning up after your pets. Convenient pet waste stations are available throughout the area, free for your use. Let's work together to keep our community free of pet waste. This is also an Aurora City Ordinance to immediately pick up pet waste from a common thoroughfare, street, sidewalk, play area, park, or any other public or private property.

- **Ice Melt Buckets:** Please keep them at your residence as we are always at risk for Spring snowstorms in Colorado.
- **HOA Dues:** If you have outstanding HOA dues, let's make it a priority to settle them in full as soon as possible. A \$25.00 fee can be added to any overdue balances every month. Also, remember that if you have a garage, there is an additional fee that must be paid monthly as well. If you have any questions about your account, please reach out to roxanne@westwindmanagement.com and or the Billing Office at Westwind Management. Let's get our books caught up!

Burgundy Bulletin Board:

Energy Saving Rebates to think about to help save on Water and Electricity inside your home.

- City of Aurora Toilet Rebate: Toilets – City of Aurora <https://www.auroragov.org/cms/One>
- Home Depot Toilet Rebates: Rebate Center – The Home Depot (search toilet) <https://www.homedepot.com/rebate-center>
- Rebates offered from Excel: Home Rebates – Residential Services – Xcel Energy <https://co.my.xcelenergy.com/s/residential/home-rebates>
- Excel Home Energy Squad Free Services: Xcel Co Energy – Home <https://xcelenergycorcs.clearesult.com/>

We can all do our part by replacing older toilets, faucets, shower heads, water heaters, and thermostats to newer and more efficient up to date models.



Insurance:

- **Homeowners Insurance** should include an **HO6 Policy**.
- **Homeowners Insurance** should include a **Loss Assessment Endorsement Policy** with a recommended minimum of \$15,000. Having the Loss Assessment Endorsement Policy should help to cover you for a special assessment. Be sure to

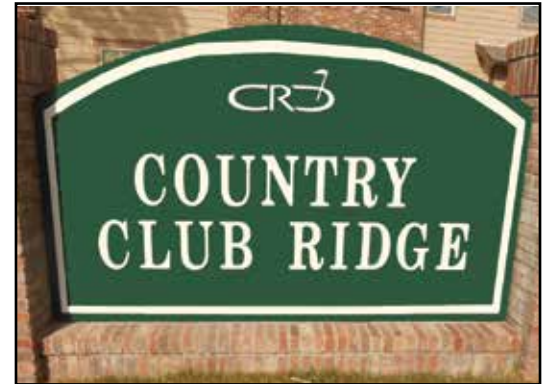
confirm with your Agent if you are covered for all Assessments or just Wind and Hail. There should be no sub-limit that would leave you on the line for the difference between the sub-limit and the assessment. For more information, please contact Dalton Spanbuaer with Anderson Ban Insurance, Inc. Dalton. andersonban@gmail.com, 303-814-3558 ext. 2.

- **Renters Insurance:** If you are a renter of the unit, be sure to look into Renters Insurance to cover your belongings inside the unit.
- **Make sure you always get your coverage in writing from your agent.**

Lori Foster

Country Club Ridge

Metro Property Management is our contracted management company that handles the day-to-day tasks for our association. They do a wonderful job of handling all the details for us. You might have a question or need help with your HOA account. You might want to find out when the next meeting is scheduled. You might need to report trash that didn't get picked up or a sidewalk that didn't get shoveled. If so, please call them during regular business hours which are 8:00 am to 5:00 pm Monday through Friday. The office phone number is 303-309-6220.



This number is also used for emergencies that occur outside of normal business hours. If you call and follow the prompts, you will reach the person on-call for emergencies only.

calling management. If pipes freeze and thaw in your unit or in a vacant unit, the fire department may need to turn the water off to the entire building so damage can be assessed and repaired.

mitigated immediately depending on the volume of water. If it is a small, containable leak, please contact management during office hours.

So, what constitutes an *Emergency*?? It is a sudden and urgent threat to property. *Water leaks* are the most common emergency that is reported. Water coming from a pipe that is pressurized requires immediate attention. Can the leak be stopped by turning off the main isolation valve in your unit? Please do this before

Irrigation leaks are another emergency. During summer months, if a sprinkler zone fails to shut off report this promptly. Our landscape team will be dispatched to turn off the zone.

In all cases of fire or life safety, call 911 immediately.

Thank you for keeping your eyes open and paying attention to your surroundings.

Water leaks coming from the roof due to snow or rain may need to be

Thanks for being a good neighbor!

Judie Maurelli

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 Ask about our Discounts & Heather Ridge References

Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and Member-at-large Sharon Grimes.

Property Management: In mid-February, you all received a letter from Metro Property Management (MPM), the company we have contracted to manage our property. To reiterate what the letter stated, homeowners now have the option to use ACH (Automated Clearing House) for their monthly payments. If you would like to use this method, please complete the auto debit form included in MPM's letter. This gives MPM authority to deduct your monthly dues from your checking account. You may also send



a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your statement that you will receive the end of April.

Double Tree Townhomes will be included in the Metro Property Management website. There will be a secure portal where confidential account information may be viewed. Login information was sent to owners in mid-April.

It is MPM's goal to make this transition from self-management to management company as seamless as possible. Please bear with us, as we may experience a few hiccups. You may contact Jen Wyman, our representative at MPM, with any questions. Her phone number is 303-309-6220.

Maintenance Update: As a reminder, our snow policy calls for hand shoveling sidewalks at 3" of snow and plowing the main driveway at 6". Also, **Please** do not park in the spot reserved for designated snow storage in front of 2661. Parking in this spot during inclement weather could result in your car being towed at your expense.

When weather is predicted to dip into dangerously low temps as it did mid-January, please remember to leave all your cabinet doors under your sinks open, so that warm air can circulate and hopefully help prevent pipes from freezing. Also, set your thermostat a little higher during these colder nights. It might cost you a few more dollars on your electric bill, but any damages resulting from frozen pipes are your responsibility and can get expensive. And confirm your insurance coverage, should you need to make a claim for resulting damages.

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 April 11 and 25. Feel free to put your bins out the night before. And, 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.

plastic bags or plastic-bagged recyclables, and No white "foam" packing material.

Insurance Coverage: Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also confirm that if you Do have coverage, it is adequate should there be a need for a special assessment.

With the significant increase in our property values of late (reference your tax statement!), our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

Agging 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 claimed 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.

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, along with parking on S. Vaughn Way, so there's no need to double-park for any extended periods of time.

Aletha Zens

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- > Workers Compensation
- > Small Business Matters
- > Federal Employment Law

williamsberyl@aol.com

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

Chimney Hill

Management:

Advance HOA Management – 303-482-2213

Maintenance and General Requests – Clientservices@advancehoa.com

Property Manager – Ashley Thomas, ashley.thomas@advancehoa.com

Monthly Meeting: The April HOA board meeting will be held on Tuesday, April 9, 2024 at Noonan's in the upstairs conference room.



Emergencies: Call 911. For all non-life-threatening incidents, please call the Aurora Police Department non-emergency line at 303-627-3100. After hours Emergencies only – Advance after hours staff, 800-892-1423.

HO6 Insurance Policy: Please check to make sure that you have adequate assessment insurance to cover any assessment for wind/hail claim or any insurable claim to our complex.

Inspection around your homes is critical in maintaining a beautiful community. Please report any maintenance or irrigation issues to the property manager.

Sewers: Our clay pipe lines leading to the main lines are aging. Please do not flush Any type of wipes, flushable ones or non-flushable ones. They will clog the main line.

Grounds and Pets: Please be a responsible pet owner by picking up and disposing of your pets waste. Some pet owners think it's OK not to pick up after small dogs! Picking up pet waste applies to All Pets – Large and Small!!

The 2024 Spring Activity guide available for all activities can be found at aurora.org/activity guide. Summer camps will be available too.

Reminders***

Owners and Renters: If you are renting your unit, it is the owners responsibility to keep you informed of community activities and rules and

regulations for the complex.

Trash Bins: Please keep trash area clean.

**All trash must fit Inside the dumpsters in Trash Bags!
No Commercial Dumping Allowed in Trash Bins!**

The trash company will **Not** pick up our trash if they see commercial waste.

**No Large Items Allowed in the Dumpsters! They will Not Be Picked Up!
Please Do Not Leave Any Items on the Ground Outside the Dumpsters. These Items will Not Be Picked Up!**

Parking Spots: Parking passes are required for All vehicles parked in parking spaces between the hours of 6 pm to 6 am. We have issued one new parking pass to all homeowners. Throw away the old passes, they are no longer valid.

Renters: Please check with your landlord if you have not received a new parking pass. If your vehicle is parked in the parking lot and does Not have a New Parking Pass displayed effective Jan 1, 2024, it will be tagged to tow out of the complex.

Call for Committee Members: If you have time to contribute to your community and are interested in volunteering on a committee(s) please email Ashley Thomas at: ashleythomas@advancehoa.com.

Fire Lanes: Please Do Not Park in Fire Lanes! Your vehicle will be towed at your expense.

Architectural Improvements: All exterior improvements need to have an Architectural Control form submitted Prior to any work being started. Improvements include but are not limited to windows, screen doors and front doors, patio fences, satellite dishes, air conditioners, furnaces, hot water heaters, security cameras, pergolas, shades and weather stations, etc.

The Chimneyhill 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. You should get a response notice within 24 business hours. Our Association Business Manager is Janelle Mauch, and our Community Administrator (CA) is Audrey Brown.

The Vote for New Declarations. As I write this article on March 16, readers won't see it until April 1 in *Metro Matters*. By then, the new declarations vote will have happened on March 25 – passing or not. Currently, there are about 122 Yes votes and 21 Nos. That means 33 non-voters will control the vote on March 25. Passing requires at least 132 Yes votes; a defeat needs 45 Nos.

How will the vote go? What will happen afterwards?

I believe the vote will be close because it requires 75% Yes votes from the entire 176-unit community. That's a very high threshold. Regardless of vote's outcome our community will need to pull together again – to move past recent events beginning a new day and dialogue. With spring here, people will be outside planting flowers, brushing away winter's debris, and seeing neighbors again. A cheerful wave and a warm hello go a long way renewing old and new acquaintances. Please give it a try. Thanks!

Getting Ready for Spring and Summer: Please walk around your unit looking for damages or wear and tear. The big snow storm on March 13-14 hurt many trees, but most damages remain to be seen.

Please contact Westwind (as noted above) to report tree and bush damages, drainage issues, window well problems, plugged gutters and downspouts, landscaping and other issues. Your HOA can't know and see everything, so it asks residents to be its eyes and ears. Please help us to keep things safe and looking nice here. Please look, see, and call.

Also check your outside hose water bib-faucet(s) for freeze and other damage. Outside bib-faucets are not maintained or the responsibility of your HOA; so, if repairs or replacement is needed that's an owner's duty. *And you ask why it's an owner's job?* The answer is simple: the outside bib-faucet is part of your unit's interior plumbing – that's where it comes from (originates). Once a water line or sewer line enters a unit's concrete perimeter, the owner is responsible for it. The outside bib-faucet is an extension of the unit's interior water system and not separately sourced from the common element water line before it enters a unit.

Monthly HOA Dues Increase: If you are having problems connecting and paying the new dues through your banking system, or Westwind's, please contact Janelle at Westwind. She will put you in touch with the

right people. If you are charged a late fee or missed payments due to banking issues, it needs to be resolved quickly to prevent future problems. With the two increased HOA fees this year (caused *EXCLUSIVELY* by insurance costs), some owners have asked if future HOA fees will decrease if insurance costs come down? The answer is yes to the degree they go down and other costs don't change. Our Annual Budget is composed of many factors, not the least of which is insurance.

Remember, the Cubhouse is Yours to Rent: It's a great place for large gatherings and family affairs. Please contact Westwind about terms, dates, and usage. Enjoy!

Pool Season Almost Here: Please find and use your electronic key card to verify it works at the pool gate. The best way to do that is before using the pool. Once the swim season starts, Memorial Day Weekend, please swing by it to swipe your card. If the gate doesn't open, please contact Westwind as noted above. Card entry problems are correctable during business hours only, not holidays or weekends. Plan ahead. Lost cards are easily and inexpensively replaced.

Van Lewis



S'mores on the Shore

Friday, April 26

Tickets available beginning April 8

3:30-5 p.m. & 5:30-7 p.m.

Aurora Reservoir, 5800 S. Powhatan Rd.

email [Jessica at jboles@auroragov.org](mailto:jboles@auroragov.org)
or call at 303.739.7170

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. The cost is \$15 per fire pit, which covers up to six people.

Fairway 16

Property Manager at Advance HOA

Lauren Gerbholz

303-482-2213 ext. 243

lauren.gerbholz@advancehoa.com

After Hours Emergency Maintenance 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be Wednesday, April 17, 2024.

Fairway 16 HOA in the Works:

- Sewer Cleanout project in progress
- Assessment of community sewer lines
- Completion of roofs on final six buildings is in progress.

Aging Sewer Pipes and Flushing:

Please be aware of what you are flushing down the toilet. Our sewer lines are obviously old and we need to be mindful of what is being flushed down the toilet, toilet paper only, please. No facial tissues, cotton balls, pads, cotton swabs, hair, dental floss, baby wipes, personal hygiene products (that claim to be “flushable” but they absolutely are not). Also please be aware of what you put down the drains and garbage disposal. Scrape food, oil, and grease into the trash (not your garbage disposal). If oil and grease are liquefied, please empty them into a sealable container and dispose of in the trash.

Insurance Coverage: Please confirm with your homeowner insurance provider that you have adequate coverage, including the HO-6 (condo) coverage. Also confirm, if you do have coverage, that it is adequate should there be a need for a special assessment. Your Insurance Agent can guide you to what would be adequate. If you have not filed an insurance claim for the recent special assessment, you may wish to do so if you have coverage as several homeowners have been reimbursed.

Clubhouse Rental: The Fairway 16 Clubhouse is available to rent. Please contact Advance HOA for rental guidelines, procedures, and pricing.

Note to Owners: It is the owner’s responsibility to communicate community policies and procedures to their renter. Also please provide

Advance HOA with name and contact information of your renters.

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. ***This effort is still in process, and will be subject to approval by 67% of homeowners.***

Your Personal Vehicle Parking Spaces:

Each homeowner or renter has 4 parking spaces for their use including two spaces inside of your garage, and the two directly outside of your garage in your driveway. *Additional vehicles and commercial vehicles must be parked on the street. Parking vehicles in guest parking long term will result first in a warning and then having your vehicle towed.*

Guest Parking Spaces: The guest



parking spaces located around the property are for **short term guest parking only**. These are not for your extra cars, cars that need repairs, or commercial vehicles that you drive home. Owners of vehicles in violation of Fairway 16 guest parking guidelines are subject to fines and or having their vehicles towed at the owner’s expense.

Reminder:

Outdoor Lighting: For security purposes we encourage you to have lights on the outside of your home illuminated from dusk to dawn.

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:

Donna Govern, Board Secretary
Ryan Brand, Board Member At Large



Cobblestone Crossing

HOA Budget Meeting: Our HOA Annual Budget Meeting took place March 18th at Heather Ridge Golf Course. The primary focus of the meeting was to discuss and approve the 2024 budget. Thank you to all that attended, we truly appreciate all your input and comments. Several questions and concerns were addressed. Per previous communications, several factors have contributed to this rate increase. It was primarily driven by an 83% rise in the cost of property insurance premiums. The marketplace in Colorado since January 1, 2023, has been challenging, with unprecedented shifts in rates and carriers entering and exiting the state. Landscaping, building/common area maintenance and water expenses also all contributed to this increase. A copy of the proposed budget was sent via email, mailed via USPS mail, and provided at the meeting. As a result, dues will increase by 25% starting April 1st.

HOA Dues Autopay will Need to be Updated Manually: If you utilize our new online payment system via the portal, we kindly ask that you log in and modify the monthly assessment to correspond with the new 2024 figures. The portal will direct you to the associated (pull based) banking system where the amount can be updated. If you use the bill pay service with your bank, please contact your bank and have them update the amount on the check to the new 2024 figures.

HOA Monthly Board Meeting: The monthly Board 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 >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

Reminder

Owners and Renters: The new Homeowners Association (HOA) Portal has been launched. We are excited about this new addition, as it will streamline announcements, communication, and online payments. If you have not received the registration email or if you have had issues registering, please contact Alec with Accord Property Management. He can be reached via email at alec@accordhoa.com. Once you are registered, the Portal can be accessed through the accordhoa.com website by clicking on *Client Log In*. 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 current contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

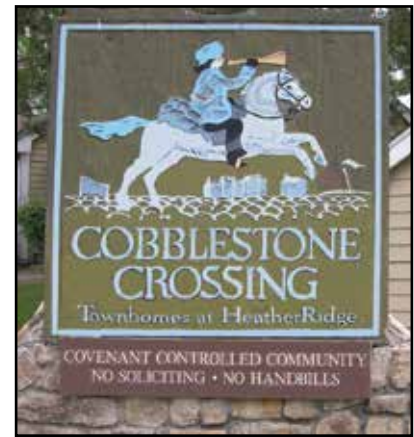
Trash & Recycling Reminder: All trash must be placed in bags and placed completely in dumpster. *No mattresses, furniture, or appliances.* It is the resident's responsibility to dispose of large items that do not fit in the dumpsters. Please call *Republic Waste at 303-277-8727* to arrange for a large item pick up.

Recycling: *Our community has recycling dumpsters in C, D and E.* Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters. **What should not be put in the recycle dumpster?**

*Styrofoam *Window glass and mirrors *Electronic waste (TVs and computers) *Motor oil containers *Yard waste *Chemical containers *Shredded paper *Plastic bags *Ceramics or dishes *Food waste *Scrap metal *Monitors

Time to Think About Conserving Water in 2024: We continue to experience increases in our HOA monthly dues. Water is one of the largest expenses we have as a community. Here are some practical tips for water conservation in your home.

- *Mindful Water Use:* Turn off the tap while brushing teeth or washing dishes, only run the dishwasher, and washing machine with full loads and take shorter showers to conserve water.
- *Install Water-Efficient Fixtures:* Consider installing low-flow showerheads, faucet aerators, and dual-flush toilets to reduce water usage without



sacrificing performance.

- *Fix Leaks:* Leaky faucets and pipes can waste a significant amount of water. Regularly check for leaks and repair them promptly.
- *Water-Smart Landscaping:* Opt for native plants that require less water, use mulch to retain soil moisture, and water your garden during the cooler parts of the day to minimize evaporation.

By adopting water-saving habits and advocating for responsible water management practices, we can all contribute to safeguarding this precious resource for current and future generations. Let's work together to conserve water and build a more sustainable future!

Sewer Line Cleaning Recommendation: Maintaining a clean and functional sewer system is essential for the well-being of our community. Blocked sewers not only cause unpleasant odors but can also lead to costly repairs and environmental hazards. To help ensure our sewer system remains in top condition, here are some recommendations for effective sewer cleaning.

- *Regular Inspections:* Schedule routine inspections of your sewer lines to identify any potential issues early on. This proactive approach can prevent major blockages and damage.
- *Professional Cleaning Services:* Consider hiring professional sewer cleaning services at least once a year. These experts have the tools and expertise to thoroughly clean your sewer lines and remove any buildup or debris.
- *Proper Waste Disposal:* Be mindful of what you flush down your drains and toilets. Avoid disposing of items such as grease, oil,

paper towels, feminine hygiene products, and non-biodegradable materials, as they can contribute to blockages.

- **Use Bio-Clean Products:** Bio-clean products contain natural enzymes and bacteria that break down organic waste, helping to keep your sewer lines clear and odor-free. Regular use of these products can prevent buildup and clogs.
- **Install Drain Screens:** Place drain screens over your sinks, showers, and tubs to catch hair, food particles, and other debris before they enter your sewer lines. This simple measure can significantly reduce the risk of blockages.
- **Educate Residents:** Spread awareness about the importance of proper sewer maintenance within our community. Encourage residents to report any signs of sewer problems promptly, such as slow drains, gurgling noises, or foul odors.

By following these recommendations, we can all contribute to a cleaner and more efficient sewer system for our neighborhood. Let's work together to keep our sewers flowing smoothly!

Architectural Forms: All changes

or updates to the exterior must be submitted to the Board through the Architectural 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.

Pet Owner: Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! 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.

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 limited to two vehicles parked on the property at all times. 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 24 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.

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



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1. Focus your phone camera on QR code and tap screen
2. Schedule Service Online







Sausalito



- **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.
- **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.
- **Board Member:** Suzy Koch—President, Frazier Hollingsworth—Vice President, Linda Chaisson—Treasurer, Patty Robinson—Secretary,

Kelly Bailey—Member at large, Laurie Hoffman—Member at large, Hannah Herbold—Member at large. Committee heads: Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape).

- **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:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Log onto the [lcmpm.com](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

Spring is Here but Stay Prepared for April Snow!: We are all anxious to see spring flowers but Colorado weather always surprises us. Please check your salt buckets and let the property manager know if it is low or salt is clumped. April is a fun month for looking forward to May's flowers but we need to get through the needed rain and snow of April.

Little Library: Bring down your summer reads to share. Almost time to be sitting on the patio with lemonade and a new book. Also note there is a black storage chest next to the house where the little library is located that has magazines and other books. Feel free to check that out too.

Plumbing: Spring is a good time to look for water leaks, such as in dishwashers, washing machines, hot water tanks, faucets and spigots inside and out. Water leaks cost every owner money. Water costs are one of the highest costs for the HOA. Keeping the costs of the HOA controlled benefit you when it comes to HOA's needs in monthly assessments. Another tip is any plumbing not used weekly such as in a second bathroom to fill tub 1/4 way and drain once a week, flush the toilet and run some water through the sink to help keep them in good working order.

Do Not Flush Flushable Wipes: Protecting the toilet plumbing of our units is also critical. Plumbing repairs can be very costly. Flushable wipes have caused many backups. Our older pipes of these units were not designed to handle these. Do not flush anything other than toilet paper down toilets. According to the HOA rules if a sewer issue it determined to be caused by a homeowner and affects other units that homeowner can be held liable for all the repairs to all the damages units.

Security: Keeping the garage doors closed when not in operation is very important for the security of the neighborhood. Also keeping delivered packages picked up as soon

as possible. If you see anything of concern, contact our security company or the police as soon as possible. Let's work together on keeping Sausalito a safe and thriving neighborhood.

Visitor Parking: Please remember there are parking restrictions including no overnight parking without permission from the Brownstone Security, 720-879-4568. No parking is ever allowed in auto courts or fire lanes. For more information, please refer to the Rules and Regs.

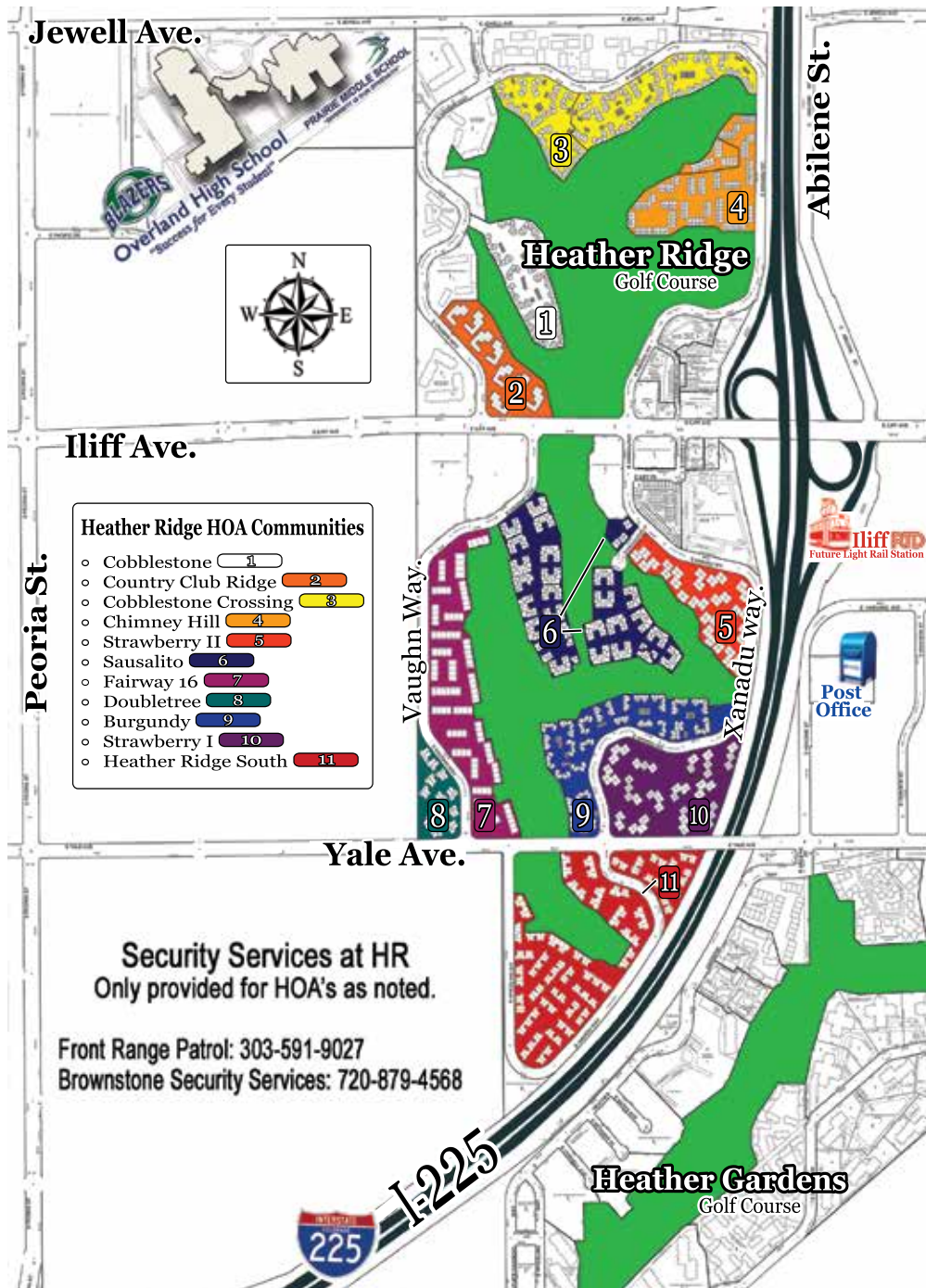
Grounds and Pets: Please help with keeping our property looking it's best. If you see some trash pick it up if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of it in your trash. Feel free to pick a weed anytime too!

Architectural Approval and Required Form: It is always best to check if any exterior home improvement requires a HOA approval. The HOA is required to approve all changes to windows and doors, adding of solar panels, satellite dishes, hot tubs and more, to see the complete list refer to the Rules and Regs along with Addendum A form.

Architectural Control Request Form is found on the website and is required to be submitted for approval before any work is to be started. Submit completed form including attaching the contractor's contract and insurance credentials to the Property Manager for board approval prior to beginning the project.

Patty Robinson

Heather Ridge Community Map



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

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

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

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

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

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Tues. semi-monthly
Contact Patt Dodd, 303-368-7713 for information
Security: None

Fairway 16
Advanced Management HOA
Tiffany Averett
303-482-2213 ext. 235
Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: None

Heather Ridge South
Westwind Management Group, Inc.
Janelle Mauch – 303-369-1800
Heatherridgesouth@westwind-management.com
Units: 176
HOA Meeting: 3rd Wed, 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: by Zoom 2nd Wed.
6:30 pm, Heather Ridge Golf Club
www.lcmpmpropertymanagement.com/
Account/Login/48233
Security: Brownstone Security

Burgundy
Westwind Management Group, Inc.
Roxanne Chaparro
burgundyinheatherridge@westwind-management.com
303-369-1800 x 150
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

Chimney Hill
Advance HOA Management
clientservices@advancehoa.com
Ashley Thomas
ashleythomas@advancehoa.com
303-482-2213
Units: 116
HOA Meeting: 2nd Tues. at 6 pm
Noonan's main conference room
Security: None

Cobblestone
Associa
customerservice@
associacolorado.com
303-232-9200
Units: 74
HOA Meeting: 4th Mon. 6 pm
Zoom
Security: Brownstone Security

Strawberry II
(Strawberry I not in HRMD)
Accord Property Management
Kyle Taizhou, 720-230-7320
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Via Zoom
Security: Front Range Patrol
(for both Strawberry I & II)

Service Directory

TABOR Refund Alert!

Colorado citizens **MUST** file a Colorado state tax return in order to receive the \$800 TABOR refund in 2024. Seniors should file for state taxes even if they have no additional income in order to receive the \$800 check. For more information call Smoky Hill Tax Service at 303-680-6794.



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- ♦ Landscaping



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Resident Rating
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Chuck
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HANDYMAN

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

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