



HR Heather Ridge

Metro Matters

Volume 14

October 2024

Number 10

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

HR Heather Ridge

PUBLISHER'S NOTE

The winner of the Men's Club Tournament of Champions is Travis Sargent. The 18-Hole Ladies Club Champion is Lindsay Morgan. Women's Golf 9-Hole League Club Champion is Kathy Curtis.



Fall and the Winter Holiday season is right around the corner. Please shop with, dine with, and patronize our local advertisers whenever possible. Their advertising dollars and the Heather Ridge Metro District make *Metro Matters* possible. **Jus Grill** is a long-time advertiser and a great place for casual dining, and it is hard to find a better place to watch a "Buffs" or "Broncos" game than **Noonan's Sports Bar & Grill** at the golf courses clubhouse. Noonan's also has a large event space for those considering holiday parties or special events.

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

Barry McConnell
Publisher

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

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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@*
HRColorado.org for an invitation.

Heather Ridge Metropolitan District
303-755-3550 ext. 5
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HR Heather Ridge

METROPOLITAN DISTRICT

Your Property Taxes

In May this year, our legislature passed **Senate Bill-24-233** building on **SB-22-238**, a tax relief measure from 2023. **SB-24-233** “does not lower property taxes but slows the pace at which they are climbing” with an estimated \$1.3 billion in relief for residential tax years 2024-2025. The exact amount of homeowner relief will be a function of various residential assessment rates and the funding of budgets through politically created mill levies.

The bill capped annual local government property tax revenue growth at 5.5%. It also continues rate reductions for tax years 2023 into 2024 by reducing the assessment rate for residential (non-multi-family), from 7.15% to 6.7% with up to a \$55,000 per home discount before assessment rates. In 2026 and beyond, that discount goes to

\$70,000 based on 10% of property actual value.

Not everyone was happy with **SB-24-233**. The passed bill was immediately challenged and threatened with two property tax ballot measures (to be known as **Initiatives 50 and 108**) for this November’s election. **Initiative 50** would cap property tax revenue increase at 4% vs 5.5%, and **108** would cut residential assessment rates to 5.7% for homes and 24% for commercial.

If one, let alone both passed, then Colorado would be mandated to use the General Fund to “backfill” revenue losses to the approximately 4600 state wide entities using property tax revenue to operate. Such an expense was estimated to be \$3 billion or more from the state’s



budget (\$38.5 billion for 2024).

To the rescue, or “hostage compromise” said some legislators, was **House Bill-24B-1001**, which was the result of a special legislative session called by our governor. **HB-24B-1001** is an amendment to rather than a replacement of **SB-24-233**. The legislature had to act fast to pump this bill out, otherwise **Initiatives 50 and 108** would go to the voters this November with a decent chance of passing. Many viewed that as a catastrophe in the making.

The specific changes to **SB-24-233** by **HB-24B-1001** for residential properties are:

- In 2024, carrying over the assessment rates and actual values subtractions from 2023 property tax year (SB-22-238) into 2024. The assessment rate will be 6.765% changed from 7.15%. Also, the value exemption to be subtracted from actual value before the tax assessment rate was changed to \$55,000 from \$15,000. Property tax revenue growth will be capped at 5.25%, not 5.5%.
- In 2025, the residential assessment rate for local governments will remain 6.25%

HOA Boards Be Careful When Selecting General Insurance

HOA boards need to be very careful in selecting their general insurance deductible rate – 5 or 10%. Choosing a 10% deductible to save on premiums and monthly HOA fees may have unintended consequences.

Recently in two Heather Ridge communities with 10% deductible insurance, three mortgage lenders denied buyer loans because the community was deemed “unwarrantable” for Fannie Mae and Freddie Mac loans. This may include VA and FHA loans as well.

This situation severely hurts all

home owners wanting to sell. The available pool of normal-loan buyers quickly evaporates leaving only cash buyers or buyers using “non-warrantable” loans if available. Such loans can be two or more points above market rates along with fees. This hurts home sales and refinancing until the insurance is replaced by 5% or less deductible coverage.

For questions, please contact your HOA’s insurance carrier/broker for more details. If you contact mortgage lenders about this, please know that not all lenders are versed on this matter.

unless statewide actual growth exceeds 5% from 2023 to 2024, and then reduced to 6.15%. Plus, 10% of the property's actual value, up to \$70,000, is subtracted from actual value before the assessment rate is applied.

- In 2026, the residential assessment rate for local governments is 6.8% unless statewide actual growth exceeds 5% in 2024 to 2025. In that case the rate is 6.7%. ALSO, 10% of the property's actual value, up to \$70,000, is subtracted from actual value before the assessment rate is applied.
- In 2007 and thereafter, "the bill continues the lower assessment rates for residential property."
- The total property tax savings for residential owners is \$1.554 – \$1.6 billion vs \$1.3B.

Also to be noted in 2025 and thereafter, different assessment rates

will be used for local governments, school and fire districts, and other property tax funded entities. This a change from the previous concept that one assessment rate fits all properties.

Three concluding observations: Colorado has the third lowest property tax levels in the nation, but the rate of tax increases here raised strong objections about affordability and living costs. It found an audience in the legislature.

Secondly, property tax savings for the metro Denver area based on a \$625,000 property will be approximately \$230 for 2025, and \$310 for 2026. Savings means you will spend less than if no property tax relief bills.

Lastly, rescinding the Gallagher Amendment in 2020 made things worse for property tax payers given the unforeseen "Covid Housing

Bump" that blew home prices and property taxes out of the water. Removing Gallagher was thought to be the answer to "property tax fairness," but little did voters know what was coming in 2020. In the jargon of decision making, these unintended consequences are known as "unk-unks" – unknown unknowns – you don't know what you don't know.

Van Lewis

2024 property tax articles and changes. Visit
heatherridgerealestate.com



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October 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
 <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org</p>						
5	7 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	8	9 6:30 pm Sausalito HOA Mtg via Zoom	10	11	12
13	14 	15 6-8 pm Chimney Hill HOA Mtg at Noonan's upstairs conference room	16 6 pm Fairway 16 HOA Mtg in Clubhouse	17 6:30 pm Strawberry HOA Meeting via Zoom	18	19 
20	21 6 pm Cobblestone HOA Mtg Noonan's	22	23 5:30 pm HRS HOA Monthly Meeting Clubhouse	24	25	26
27	28 6:30 pm Annual CCR Board Meeting in person at Noonan's	29	30	31 		



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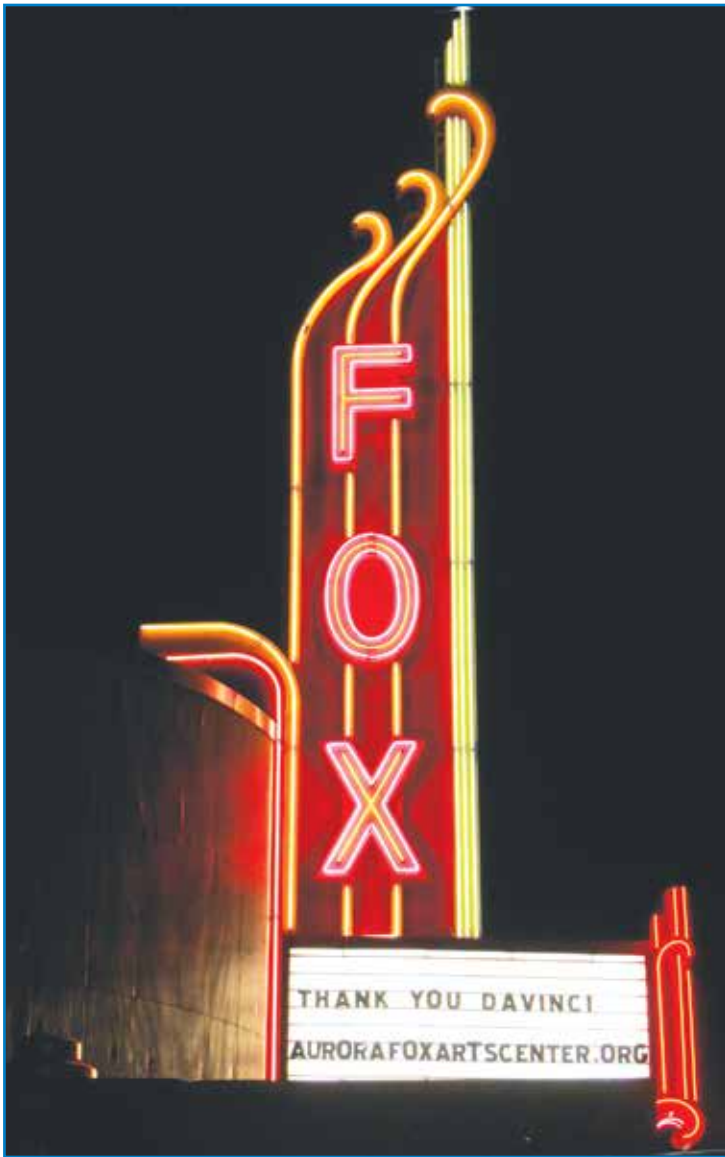
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The Aurora Fox Presents

40th Anniversary Season Announcement Celebration

The Aurora Fox Theater recently presented its upcoming 40th Anniversary Season. The upcoming season which begins in February 2025 will include Gee's Bend, The Curious Incident of the Dog in the Night-time, Little Miss Sunshine, Schoolhouse Rock Live!, Lizzie, and The Farndale Ave Housing Estate Townswomen's Guild Dramatic Society's Production of "A Christmas Carol". Current performances include Around the World in 80 Days in October and Evenezer Scrooge's Big Aurora Fox Christmas Show.

The Aurora Fox Arts Center's neon sign has long been a visual landmark along East Colfax Ave. For decades, the sign's pink and turquoise color scheme evoked the 1980's. This summer the Aurora Fox unveiled the "new" sign, restored to its original 1946 colors by DaVinci Sign Systems.



Top left: New sign which was restored to its original 1946 colors. Bottom left:

Attendees at 40th Anniversary Celebration.

Top right: Main Stage Theater, Bottom left: Pink and turquoise Fox sign from the 1980's.



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Present Market Conditions



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

At the end of August, metro Denver's for sale inventory (10,724) was at its highest level since 2014. Historically, there are 15,439 homes for sale in August, so we are below that level but climbing. Since 2023 when the Fed got serious about inflation, for sale inventory has been steadily rising along with mortgage rates – yet home prices have remained good rising 2-4% annually. However, closed monthly sales and pending ones have been decreasing since 2023. This means affordability issues.



Van Lewis
Heather Ridge South
303-550-1362
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Mortgage rates are now below 6.4% vs 7%+ with the financial world waiting for the Fed's September 19 rate cut. . . or not. Almost everyone thinks a rate reduction will happen given recent "troublesome" economic reports. If the Fed's rate drops by a quarter point, mortgage rates won't move much because the mortgage industry has already

factored that into today's rates. If the rate drops a half point, then that could jumpstart a "sellers' market" luring buyers back before homes prices take off. We shall see.

Heather Ridge's for sale inventory reaching 25 units on Sept 13 – an all-time high since the Great-Recession 2007-2009 period. Also, units are on the market longer, 27 days+, along with increasing sellers paid concessions to buyers. This means sellers need their value to equal or exceed other prices.

Housing inventory fluctuates all the time, but important market forces are at play here given recent reports: interest rates, job creations-unemployment, incomes, and housing affordability. Is there a recession in our future? This is why working with Realtors who stay on top of such issues and more makes for better home sales.

Another Heather Ridge observation is the growing price gap between remodeled vs. "as-is" homes for sale. This "gap" is common in older neighborhoods when owners don't update or remodeled their homes before selling. The gap in Heather Ridge is approaching \$150,000.

What can be done about this "gap" problem? One solution is education about the market as Pete and I do in Metro Matters. Secondly, sellers need to balance remodeling costs vs market values. Sometimes you can "over remodel" as well as "under remodel" losing money. Only Realtors with lots of "hands-on experiences" can confidently analyze those options, so please call Pete and me for a visit. For over 50 years each, this isn't our first rodeo. Sellers benefit more with experienced agents.

Consider Estate Planning for Your Home

More and more, Pete and I are listing homes with family members added to the title to avoid probate or other issues. When this happens and the property is sold, more than likely there is a tax bill that could have been easily avoided. Also having "others" in title created possible liabilities. For example, if such a family member in title incurs legal or other problems, all the assets of that person, including your home, are subject to judgments, liens, seizure, or a forced sale. This is where legal advice is necessary. Please contact your attorney or those advertising herein to learn about estate planning. Pete and I can refer you to counsel we have worked with, so please call.

Van Lewis

RE/MAX Alliance

Van Lewis
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van@vanlewis.com

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Pete Traynor
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Please remember don't leave home without them.

Contact me

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.

Homes Pending as of September 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$249,900	2608	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$299,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$315,000	2455	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Chimney Hill	\$366,000	13651	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Fairway 16	\$380,000	2406	S Vaughn Way C	2 - 2	1,365	2 Gar, Att	2 Story

Homes Closed from August 16 to September 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$312,000	2431	S Xanadu Way C	2 - 2	1,091	FHA	\$11,500	Individual
Chimney Hill	\$384,900	13697	E Evans Ave	3 - 3	1,512	Conventional	\$10,000	Individual
Cobblestone	\$400,000	2122	S Victor St B	2 - 2	1,392	VA	\$11,000	Individual
Double Tree	\$408,000	2673	S Vaughn Way	3 - 3	1,919	Conventional	\$1,550	Individual
Heather Ridge South	\$454,900	2816	S Wheeling Way	2 - 2	1,365	Cash	\$0	Individual

Active Homes for Sale as of September 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$280,000	2435	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$284,900	2608	S Xanadu Way A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$285,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$298,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$299,900	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$305,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$309,000	13609	E Yale Ave A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry I	\$310,000	2415	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$341,400	2680	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Country Club Ridge	\$350,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
ChimneyHill	\$363,000	13609	E Evans Ave	2 - 2	1,344	1 Gar, Att	2 Story
Burgundy	\$350,000	2665	S Xanadu Way	2 - 2	1,162	1 Gar, 1 Sp	2 Story
Sausalito	\$365,000	2490	S Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
Burgundy	\$365,000	2639	S Xanadu Way B	2 - 2	1,314	1 Gar, Det	2 Story
Heather Ridge South	\$380,000	2724	S Xanadu Way	3 - 3	1,633	2 Gar, Att	2 Story
Sausalito	\$385,000	2500	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$385,000	2477	S Victor St A	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone Crossing	\$389,900	13504	E Asbury	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$400,000	2828	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$408,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$424,500	2820	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$450,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$495,000	2876	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$499,000	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story
Double Tree	\$539,900	2621	S Vaughn Way	3 - 4	1,919	2 Gar, Att	2 Story

HG Women's Golf 9-Hole League



Left to right: Sharon Warembourg, Cyndi Carfrey, Judy Straayer, and Dianne Barnes



Left to right: Ginny Lewis, Suzy Koch (Flight A 1st Low Net), and Liz Clancy (Flight B 1st Low Net)



Left to right: Joyce Scott, Kathy Curtis (Club Champion), Sherri Cooper (Flight A 1st Low Gross) and Donna Underwood (light B 1st Low Gross)



Left to right: Judy Straayer (Flight C 1st Low Gross), Dianne Barnes (Flight C 1st Low Net), and Liz Clancy (Flight B 1st Low Net).

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18-HOLE LADIES' CLUB NEWS

**Club Champion
Lindsay Morgan**

We had a great turn out for our Club Championship held August 24 and 25. **CONGRATULATIONS TO OUR 2024 CLUB CHAMPION, LINDSAY MORGAN!**

Flight winners were:

A Flight:

- 1st Low Gross Alena VanBrunt
- 1st Low Net Tayler Guntert
- 2nd Low Net Norma Bisdorf
- 3rd Low Net Diana Doyle

B Flight:

- 1st Low Gross Audrey Romero
- 1st Low Net Colleen Ripe
- 2nd Low Net Dantha Stewart
- 3rd Low Net Kathy Curtis

C Flight:

- 1st Low Gross Jeanne Marie Gross
- 1st Low Net Patsy Hyde
- 2nd Low Net Kathi Millner
- 3rd Low Net Marcy Greene

**Teresa Anderson
Publicity**



Left: Christi Clay and Lindsay Morgan



Above left to right: A flight winners are Alena VanBrunt, Tayler Guntert, Norma Bisdorf and Diana Doyle



Below left to right: B flight winners are Dantha Stewart, Audrey Romero, Colleen Ripe and Kathy Curtis



Above left to right: C flight winners are Marcy Greene, Jean Marie Gross, Kathi Millner and Patsy Hyde

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HR Men's Golf Club News

Our 2024 season is complete — it was a great season for all the golfers to come out to play. ***Congratulations to our Tournament of Champions Travis Sargent!***

***Darrel Vanhooser, SR/WA
President, HRMC***

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



Tournament of Champions

HRMC President Darrel Vanhooser (left) with the 2024 Tournament of Champions Travis Sargent.

August 24th

666 Tournament:

Flight 1

1st Jamison/Blosser ***2nd*** Blair/Blackwell ***3rd*** Swanson/Swanson ***4th*** Cole/Harbison

Flight 2

1st Sartori/Andersen ***2nd*** Travis/Larke ***3rd*** Thomson/VanBrunt ***4th*** Lyle/Harmon

CTP's

#5 Jamison/Blosser ***#8*** Larke/Travis ***#10*** Larson/Trego ***#14*** VanBrunt/Thomson

September 7th

Tournament of Champions/Non-Winners:

Congrats to Travis Sargent, our 2024 Tournament of Champions Winner!!!

Champions Flight

1st Sargent ***2nd*** South ***3rd*** Agyarkwa ***4th*** Barnes ***5th*** Travis ***6th*** Coppens

Non-Winners Flight:

1st Jackson ***2nd*** Hinson ***3rd*** Sarace ***4th*** Lockwood

CTP's:

#5 Richard ***#8*** Blackwell ***#10*** Kevelighan ***#14*** Pels



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ASSOCIATION NEWS

Fairway 16

Property Manager at Advance HOA – Susan Lange – 303-482-2213 x 228 or susan.lange@advancehoa.com
After Hours Emergency Maintenance – 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be Wednesday, October 16, 2024.

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 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.

Note to Owners: It is the owner’s responsibility to communicate community policies and procedures to their renter. Also please provide Advance HOA with the name(s) 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.

Ryan Brand

Wondering about
New property tax
legislation? Visit:
heatherridgerealestate.com

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; Ersin Sulukioglu, Vice President; Faith Gillis, Secretary; Tina Lockman; Felicia Smith.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go to your unit's Accord Property Management website. 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. If you receive a voicemail, please leave a message; they will get back to you. Security patrol may not respond at once, but a report will be made of the incident.

Emergencies Call 911: All non-life-threatening emergencies, please contact the Aurora Police Department (APD) Non-emergency line, 303-627-3100. Unfortunately, not all calls received are responded to due to priority calls, such as domestic violence and shootings. When reporting a crime to APD, if asked if

you would like a follow-up call from APD, please allow a call back. You may unknowingly have information about the crime that may be helpful. **We encourage owners to attend the monthly board meeting to stay up to date with our community projects and upcoming changes. This is the place to voice concerns, get answers to your questions and keep informed about future projects.**

Topics of concern need to be brought directly to the board during the monthly meeting.

Access Aurora: You can report non-life-threatening issues to Access

Aurora online at access@auroragov.org, or download the Access Aurora app for your cell phone. You can report anonymously, or you can create an account to be informed of the status or outcome of your request. Your information is kept confidential. The office is open Monday – Friday 9:00 am to 4:00 pm and can be reached on 303-739-7000.

Neighborhood Traffic Calming Program: The petition for the program can be signed by contacting Sonja Mooney, sonja.strawberryhoa@gmail.com. Specifics regarding the program, can be found in previous *Metro Matters* editions, or by contacting Sonja directly.



Heather Ridge
JR
Golf Club

PRIVATE PROPERTY
NO TRESPASSING
STRICTLY ENFORCED

Heather Ridge Residents

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

Stay safe and stay off of the golf course.

Report golf course trespassers to:

Front Range Patrol at

303-755-0665

WARNING

THIS PROPERTY
PATROLLED BY

FRONT
RANGE
PATROL

CRIMINAL TRESPASS IS
STRICTLY ENFORCED

303-755-0665

Heather Ridge South

Harriett (Hattie) McGuire 1926-2024

Long-time residents in Heather Ridge had the privilege of knowing Hattie and her husband Ray as “original homesteaders” in 1974 at Heather Ridge South. Both were “leaders” in their own right, bringing much service, friendship, and accomplishments to others and the community.



Hattie was born January 10, 1926 in Tonopah, NV, located in the middle of nowhere between Reno and Death Valley, CA. She grew up in Reno, married her high school sweetheart, Ray McGuire, on VJ Day (Victory over Japan), September 2, 1945, and had two children, Sandra and Michael. Hattie passed away this September 5 in Loveland, CO with her son Mickey by her side.

Hattie served many roles in our Heather Ridge community. She served on the HRS HOA board of directors and was its president for many years. Both she and Ray were avid golfers in leagues here. She was deeply involved in the League of Women Voters, the Covenant Presbyterian Church, and the Tamarac Optimist Club.

As a wife, mother, grandmother, and friend to everyone she met, her passing will be celebrated as “a life well spent.” In her final act to educate and help others, she, like her husband, donated her remains to the Anatomical Board of the State of Colorado for research and biomedical training.

My wife and I considered Hattie and Ray as good friends and neighbors, so here’s a great story to remember her by:

Ray, an accomplished man of education and letters, had deduced through study and observation that white cars retained their value better than other colors – so they always owned white cars. Shortly after Ray’s passing, Hattie bought a beautiful blue KIA that she loved and drove until her grandchildren took it over. Hurray for Hattie!

A celebration of life for Hattie will be held October 26, 11:00 am at Covenant Presbyterian DTC (5400 S Yosemite St, Greenwood Village, CO 80111)

Westwind Property Management: The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. The Community Administrator is Audrey Brown, 720-509-6067. Email: Heatherridgesouth@westwindmanagement.com. Please direct all initial questions, needs, reports to Audrey during business hours. For emergencies, call Westwind at 303-369-1800. During business hours, follow the prompts to reach Audrey or Brook. After hours, follow the prompts for on-call manager. If you leave a message and no return call within 15 minutes, call again. Keep notes of your calls.

All monthly board meetings are planned for the fourth Wednesday each month, 5:30 pm at our clubhouse – 2811 S Xanadu Way. Always check actual dates and times by contacting Westwind.



2025 Budget Coming: At its upcoming October 23 meeting, the board will discuss the 2025 Budget. Board approval is planned for November 21 (was scheduled the 27, but Thanksgiving is on the 28). Complicating the 2025 budget formation are timing issues. . . timing to finalize insurance cost; timing to mail to owners the Annual Meeting packet (Agenda, budget, election, proxy, etc.); and timing to keep or change the Annual Meeting now set for December 3. The board wants to have final figures before presenting the 2025 Budget vs. what happened last year. The 2024 Budget had to be amended after initial approval due to insurance costs (cost was \$385,000 vs. the estimated \$250,000 in budget).

Please stay tuned for updates. Insurance is a critical expense that affects monthly HOA fees. The goal is a one-time approval of the budget and not having to amend it as was done for 2024.

Sewers: Residents are asked to be extremely careful what goes down their toilets and kitchen sinks. Personal wipes are the number 1 problem closely followed by kitchen grease. Then plastic utensils, underwear, and rocks (and recently a broom handle). Our basements were not “builder finished” when first sold, meaning that owners, not the HOA, are responsible for all water damages including sewers and floods. The HOA will “extract water” from a wet basement but will not remove wet floor materials or personal property. Please contact your insurance agent about coverage.

Maintenance, Landscape, Snow Removal Topics:

- Fall leaves and gutters will be cleared multiple times as weather permits.
- Disconnect all exterior hoses. Owners, not the HOA, are responsible for exterior faucets.
- Remove parked cars in your driveway when snow is first

plowed, or they will be towed.

- Walk around your unit looking for proper drainage, window wells needing help, sprinklers too close to your unit, etc. Be pre-emptive and email Audrey at Westwind to report issues.
- Curbs and parking areas are being painted for safety and proper usage.

New Declarations: At the board's Jan 2025 monthly meeting, the New Declarations will be on the Agenda. The board will hear opinions and vote to send the issue to our owners for approval.

Van Lewis

Cobblestone

Bittersweet October. The mellow, messy, leaf-kicking, perfect pause between the opposing miseries of summer and winter.

— Carol Bishop Hipps

October means harvest season. It's the time of Indian summer, chrysanthemums, pumpkins, jack-o-lanterns and Halloween costumes. Here's hoping your harvest festivities include a perfect balance of spooky and serene.

Reminders:

Parking: In 1978, when Cobblestone was being built, most households had one or perhaps two vehicles. That's the context under which parking needs were considered and parking areas designated.

Fast forward to 2024 and the situation is quite different in that some households may have more than two vehicles. What remains the same is the area allotted to parking. Given these conditions, it's important to remember the rules for vehicles and parking.

To raise awareness, here are two key rules that all residents need to know and follow. The rest of them can be found in Town Square in the Documents tab:



Jewell Wetland Park

1. All outside parking not designated as reserved is designated as guest/visitor parking. These parking spaces are not intended, nor will they be permitted for extended personal vehicle parking. Any vehicle parked in a guest parking spot longer than 72 hours will be subject to a warning and/or possible fine or towing.
2. Owners and tenants will be responsible for the proper parking of their guests and family members.

As a reminder, parking spaces marked as reserved are assigned to specific residents. Each home has one numbered reserved parking spot. Some homes include a garage that provides a second parking spot.

Spaces marked guest are for those visiting the community and are not intended as extra parking spots for residents. Please be mindful of where you park your car.

Keep The Lights On: Residents are encouraged to leave porch and patio lights on. This action adds to the lighting in place throughout the community and supports security efforts.

Speed Limit 10 MPH: As daylight hours begin to get shorter, it's important to watch for children playing and residents walking dogs. The 10 MPH speed limit makes sure that everyone remains unharmed. Watch your speed within the community.

Pick Up After Your Pets. The three pet-waste-stations within the community are stocked with bags as a courtesy for the community. The Board tries to ensure that these stations are stocked with bags; however, if a station is temporarily out of them, the task of picking up after your pet remains the dog owners' responsibility. Cobblestone HOA does not hire a service to remove pet waste.

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. Notices for these meetings are sent to all homeowners by email and through the News & Events section of Town Square.

Sharon Taylor

Cobblestone Crossing

Monthly HOA Meeting: The October meeting will be held in person, **Monday, October 14th at 6 pm at the Heather Ridge Golf Course – Conference Room. Address: 13521 E Iliff Ave Aurora, CO 80014.** Please join us as we will revisit the asphalt replacement conversation. We will have 3 bid proposals for review, and we hope to have the sewer line scoping results. The scoping was approved during the September meeting. The inspection will be from the main line out to the parking lot throughout the community. We will also have a new schedule proposal for the special assessment. We welcome all homeowners.

Speed Bumps: Bids for this project have been received, but we have decided to postpone the project at this time because there will be no

warranty after October 1st due to colder weather conditions. We also do not have the funds in this year's budget for the extra expense because of the increased cost of the patching of the asphalt. We will look at adding this to the 2025 budget.

Accessing the Portal and the Reserve Study: The new portal has been able to streamline announcements, communication, and online payments. The Portal can be accessed through the accordhoa.com website by clicking on HOA PORTAL LOG IN. Here you will supply your User Name and Password and then click on LOGIN NOW. Once on the Portal you can go to Documents >> Reserve Study. Here you can download the entire Reserve Analysis Report. If you have not received the registration email for the Portal or if you have had issues registering or getting onto the Portal, please contact Alec with Accord Property Management. He can be reached via email at alec@accordhoa.com 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.

Fall Clean-up: It's close to the time of year when our plants and gardens will require cleaning up. When disposing of plants, please remember to bag up dirt and place it in the dumpster. Do not dump the dirt in the rocks and/or common area. Also, per Rules and Regs, personal property, including

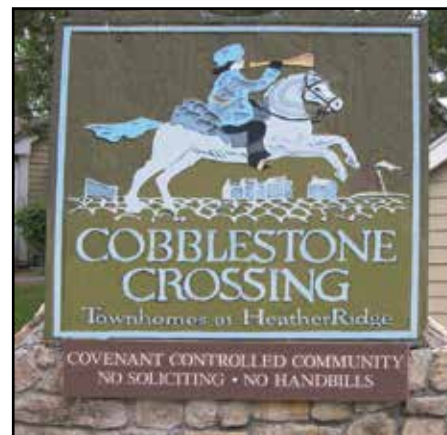
but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas.

Hoses: Please remember to disconnect the exterior hoses when a freeze is forecast. 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.

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

Trash 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.

Security Reminders and Safety Tips: 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. Pick up packages as soon as possible to avoid porch pirates.

HOA Recommendations: 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. 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. 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. There are also dusk to dawn light bulbs available.

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.

requests; questions about account balances; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Jody Bohl

*Insurance articles
about HOAs
and owners. Visit
heatherridgerealestate.com*

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



Country Club Ridge

SAVE THE DATE: Country Club Ridge Annual Meeting is scheduled for 6:30 pm, Monday, October 28th in the meeting room at Noonan's. Plan to attend to meet your neighbors, hear Board member reports, and ratify the budget for 2025.

You will receive a letter from Metro Property Management Company in a few weeks. The agenda and a copy of the proposed budget will be enclosed. If you are unable to attend, please fill out an enclosed Proxy to facilitate voting.

A quorum is necessary to do any business, so please plan to attend the meeting or send your Proxy in to help us reach a quorum.

Our Board of Directors currently consists of three homeowners. We are looking for **two additional members** to join the Board in 2025 for a two-year commitment. A Board member attends one online meeting each month that lasts about one hour and communicates by email on business throughout the month. To volunteer, please



contact our community manager, Dan Anderson by email danderson@metropropertymgt.com.

Thanks for being a good neighbor.

Judie Maurelli
Board of Directors



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 October HOA Board Meeting will be held on Tuesday, October 15th, 2024 at 6:00 pm 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**. Or after-hours emergencies only – Advance HOA after hours staff – 800-892-1423.

If you see anything that needs to be addressed around the property, please contact Ashley Thomas, the Property Manager, via email ashley.thomas@advancehoa.com. Include a photo if possible.

Heather Ridge Golf Course is still in full swing! Please keep people and pets off the golf course between 6:30 am – 7:00 pm to avoid injuries from golf balls. If you notice any suspicious activity on the golf course, contact Front Range Security at 303-591-9027.

Happy Fall to all the Residents of Chimney Hill!

We hope you are planning a terrific fall season and that Mother Nature graces us with a lovely Indian Summer! The pool closed on Labor Day and that means that things will be changing outside soon, too! It won't be long before hoses will need to be disconnected, flowerbeds and pots emptied of annuals, patio cushions stowed away for stormy weather, and general fall cleanup around your place. There are some apple trees that have dropped a *LOT* of fruit this year! We would like to organize a team to get together and pick up the fruit that has fallen in the driveways. It's messy and probably a little slippery,

too! Many hands could get it done in no time! Call or text Maureen if you would like to help with this clean-up project. 303-550-3949.

Recycling:

Reminders: Please do not place recyclable items in a plastic garbage bag. Please do not place any type of plastic bag in the recycle bin.

If **ANY PLASTIC BAGS** are in the Recycle bin, the entire load is marked as "contaminated" and we are charged extra for it. If you aren't sure if something is recyclable, then just toss it in the garbage. Another option is to check out Republic Services website and investigate all the information they have available regarding recycling! <https://recyclingsimplified.com>.

Items You Should Not Recycle:

Aluminum foil (soiled with food); pop tabs (on their own); bottle caps (on their own); razor blades; pizza boxes/any take-out boxes with food residue; any type of paint or paint container; mixed-media mail & packaging; uncontained shredded paper; wet paper; sticky notes; grocery & sandwich bags; polystyrene

foam; bubble wrap; toys; garden hoses; packing peanuts and the plastic inside cardboard boxes; milk and juice cartons that are not rinsed.

FYI: Used clothing, used books, used golf clubs, etc., are not recyclable through our Republic bin. Those types of items need to be donated to Goodwill or some other organization.

Next Meeting: Next HOA Board Meeting is **Tuesday, October 15th at 6 pm** in the Conference Room at Noonan's at Heather Ridge Golf Club. Come and see who we are and what is happening at Chimney Hill!

Thank you to all the homeowners who attend the Board meetings whenever you can. Your participation is appreciated and WELCOMED. Your input is valuable to the Board and thus to the entire Community.

Thank you for your interest, feedback, and communication,

Your Chimney Hill Board of Directors,

Toni, Susan, Maureen, Robin, and Rob



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: Shirley Forbes (Temporary Manager)

Website: www.westwindmanagement.com

Email: burgundyinheatheridge@westwindmanagement.com; shirley@westwindmanagement.com

Phone: 720-509-6074 and 303-369-1800 ext 157

Burgundy HOA in the Works:

- Temporary HOA Manager Shirley Forbes will be our manager while Roxanne is on maternity leave (see above information).
- 2025 Budget Proposals to be reviewed
- Bids on redoing community sewer lines in the works.
- Concrete bids to be reviewed.
- The Decs and Bylaws committee working on reviewing and making notes.
- Gutter cleanouts to begin November by Firehouse.
- Fall clean-up to begin October by JBK.

Homeowner Reminders:

- **Electric:** Some lighting fixtures around the community have been changed from electric to solar and/or led lighting. With this change we are hoping to address some of the rising costs of the community electric bills. Please do not alter any lights on the light poles or garages.
- **Pets:** Please have your pets leashed at all times around the community. This is an Aurora City ordinance as well. NOTE: having a confined area around your unit for your pet is also against the HOA rules.



- **Parking:** Homeowners are not allowed to park in visitor parking spots. A visitor pass must also be displayed in the vehicle and is subject to the visitor parking space sign rules. We have also had a few stolen cars dumped in our visitor spots recently. Please be on the lookout for suspicious activity.
- **Owners Who Rent:** please make sure your tenants understand and follow HOA rules and know who to contact in case of an emergency. Please inform Westwind Management of the tenant's information for contact purposes.
- **Water:** It's one of the largest expenses the HOA has every month. Please be conscious of the amount of water you are using in and around your home. Take steps to help the HOA lessen this expense.
- **Emergencies:** Please call 911 if you have an emergency. For non-emergency situations please call the non-emergency line at 303-627-3100

Pepperoni Lasagna Cups

Serves: 12

Ingredients:

3/4 cup ricotta cheese
10 ounces Recipe Beginnings Chopped Spinach, thawed and squeezed dry
2 cups Italian cheese blend, divided
1 large egg, beaten
1/2 teaspoon garlic powder
24 wonton wrappers
1 cup marinara sauce
48 pieces sliced Pepperoni



Directions:

Step 1: Preheat the oven to 375°F. Spray 12 muffin cups with non-stick cooking spray.
Step 2: In large bowl, combine ricotta, spinach, 1 cup Italian cheese blend, egg and garlic powder.
Step 3: In each muffin cup, place 1 wonton wrapper. Inside each wrapper, layer about 1 tablespoon cheese mixture, 1 teaspoon marinara sauce, 2 slices of pepperoni, 1 tablespoon cheese mixture, 1 teaspoon marinara sauce and 2 more slices of pepperoni. Top with remaining Italian cheese blend.
Step 4: Bake for 10-15 minutes, until golden brown around the edges.

Lori Foster

HOA and
Metro District
articles.
Visit

heatherridgerealestate.com

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, 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)
- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager (PM): Suzanne Lopez, 303-221-1117 x 123, slopez@lcmpm.com. Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM 303-221-1117, Option 2.
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brown-stone 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 website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

Autumn Color: This is a beautiful time of year in Sausalito! Kicking leaves around, seeing the fall colors and going in for hot cider. I hope you enjoy a walk around to see all the different trees showing off a bit!



Time to Winterize: It's hard to believe but it's that time again. Time to turn the spigots off and remove outdoor hoses from the spigots and place insulated covers over the spigots to help keep pipes from freezing. It is



recommended that any interior space never drop below 55 degrees to keep pipes from freezing too. This is a good time to check the caulking around doors and windows, putting a cover over the AC units, get your furnace checked and change furnace filters.

Fall Contractors: Soon the tree service will be doing fall trimming of trees. Also, there will be concrete repairs starting as well. Please keep clear to allow these contractors to get their work done as efficiently as possible.

Security: Always use extra caution as the days get shorter. It is extra important to keep your garage doors closed except when actively entering and leaving. Keep your vehicles lock and personal items out of sight in your car. If you ever see something suspicious or feel threatened, please contact the police first followed by our security company. Never approach a questionable situation.

Lighting: The days are getting shorter and lighting becomes even more important. Please check your exterior light to see if it is going on at dusk and going off at dawn. If you have any issue with the light, please contact the PM to review. It is helpful if you are able to give the light a gentle cleaning to get the best lighting possible. Also, if any of the post lights are not working, please let the PM know as well. We will get someone out to change that bulb.

Landscaping: Fall cleanup will be occurring including trimming bushes and trees. Please remove any personal items that would interfere with this process. Give the landscapers plenty of room to work. Homeowners are responsible for all trimming of landscape including trees in their unit's patio. No landscape should be touching roofs, siding or fencing. Please cut back at least 12" away from any HOA property. The unit owner is responsible for any damage done by their landscaping.

Touch Up Paint: As we get ready for the colder weather, please look at your exterior siding inside and outside your patios. Touch up paint is available from PM for those small jobs. Please help keep our units protected from weather damage by painting any problem areas. If it is a bigger problem or you are not able, please contact the PM for a review of your problem area.

Security: As all over Denver metro

area there is a transient issue. Please be on alert if you see anything suspicious report it to our security company and/or police. 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. Pets must always be on leash when outside the unit.

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 & 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 and to the PM for board approval prior to beginning the project.

Patty Robinson

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

Savings vary. In most states, prices vary based on how you buy. Subject to terms, conditions & availability. Allstate Fire and Casualty Ins. Co., Allstate Property and Casualty Ins. Co., Allstate Vehicle and Property Ins. Co. & affiliates. 2775 Sanders Rd Northbrook IL 60062. © 2021 Allstate Insurance Co.

Everyone's insurance needs are different. And I'm here to help you find the coverage you need with the savings you deserve. That way, you can have peace of mind knowing that everything from your car to your identity is protected. Contact me today to learn more.

Personalized service.
Trusted advice.



17697486

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. The next regularly scheduled meeting of the HOA Board of Directors was scheduled after this publication went to press. The date, meeting time, location, and agenda will be posted on the mailboxes. If you have provided the management company with an email address, you will also receive the notice via email.

Annual Meeting: Materials for the annual meeting will be emailed and/or hand-delivered to resident homeowners and mailed and/or emailed

to the non-resident owners. Your packet will include all information needed regarding the date, time, and location, along with minutes from last year's meeting, proxy materials, and agenda. When you get these materials, please mark your calendar and plan to attend. If you are unable to attend, please return your proxy to a board member so that a quorum may be established and the business of running the community can move forward.

Property Management: Double Tree is managed by Metro Property Management (MPM). Homeowners now have the option to use ACH (Automated Clearing House) for their monthly payments, automatically deducting your monthly dues from your checking account. If you would like to use this method, please contact MPM. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your monthly statement from MPM. Or, you can send a check directly to Metro Property Management at 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014. Please contact our Community Manager Jen Wyman with any questions or issues. Her phone number is 303-309-6220.

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. Please contact MPM for login information.

Home Improvements: You will need approval for any changes you

want to make to your windows, front doors, patio doors, patio enclosures, and changes or improvements to your front garden area. Please contact Metro Property Management for an Architectural Control Committee Approval form.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on October 19 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.

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. It has to go in the trash.**

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!

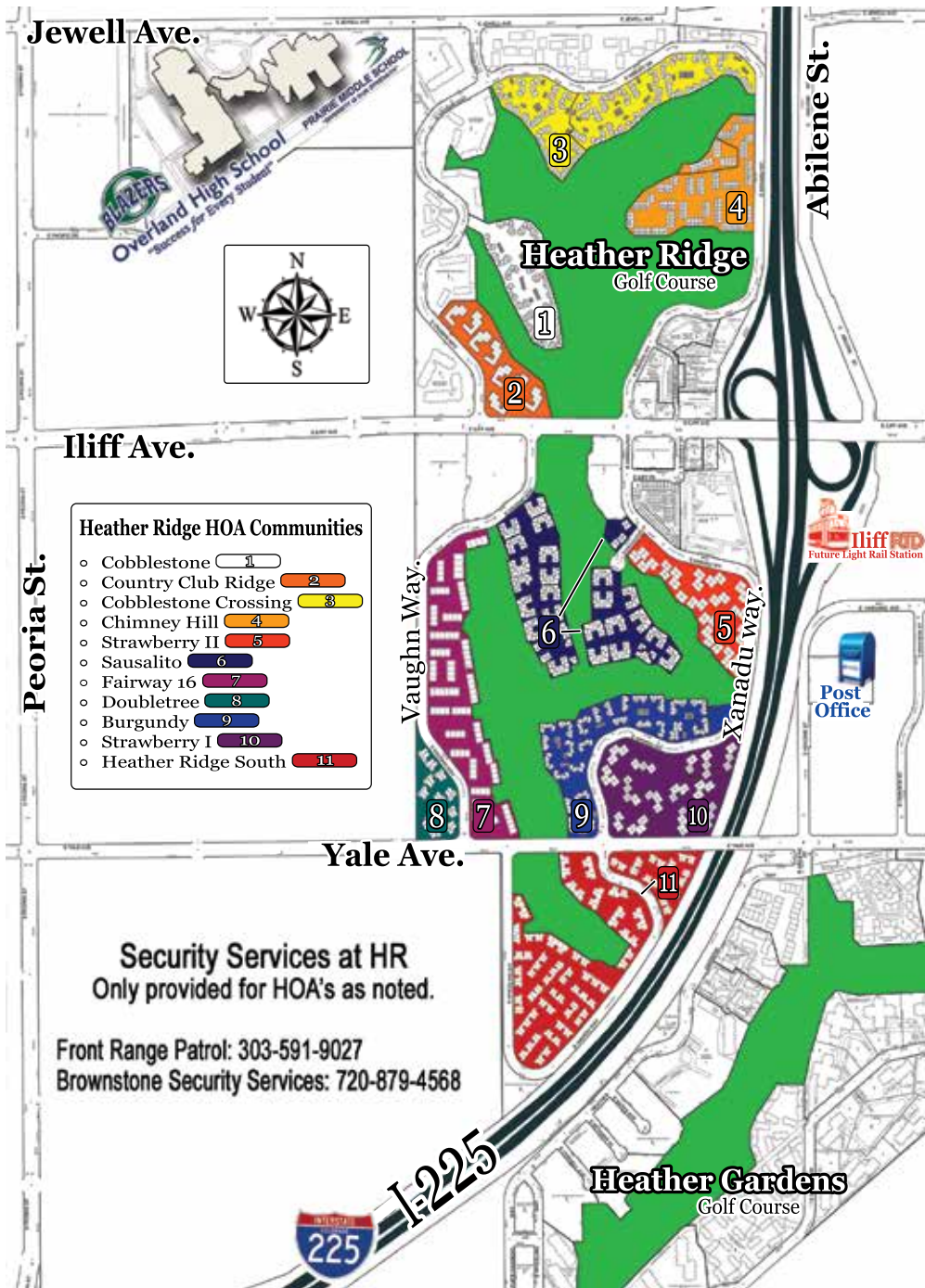
Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claimed to be "flushable" because they 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 extended periods of time.

Patt Dodd

*Current
real estate
articles-reports: Visit
heatherridgerealestate.com*

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
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 - 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
Metro Property Management
Units: 24
HOA Meeting: Sept 29, 2024
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.
Brook Ramiez, 303-369-1800 x 152
Heatherridgesouth@westwind-management.com
Units: 176
HOA Meeting: 4th 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

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)

Burgundy
Westwind Management Group, Inc.
Roxanne Chaparro
burgundyinheatheridge@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
ashley.thomas@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
Noonan's
Security: Brownstone Security



Nick's Garden Center & Farm Market recently held it's Annual Chile Fest! Several members of the community joined Nick's for an exciting day of food, entertainment and games.





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See ad
pg 15

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