



HR Heather Ridge



Metro Matters

Volume 15

March 2025

Number 3

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

Heather Ridge

PUBLISHER'S NOTE

The 2025 golf season is right around the corner, if you haven't signed up yet there is still time to do so and get your name in the directories.

Spring banquet for the Men's Golf Club will be Thursday, April 3rd and the first tournament will be held on Saturday, April 5. The 18-Hole Ladies' Golf Spring Luncheon will be held on April 26, first Tournament will be held Wednesday, April 30. You still have time to join a league, the Men's Golf Club application can be found on page 11; 18-Hole Ladies Golf application is on page 13 and the Women's Golf Association 9-Hole League application is on page 14 — come on out and enjoy the sun and camaraderie.



Barry McConnell
Editor/Publisher

Heather Ridge Metropolitan District
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errol@idmybag.com
Vice President Van Lewis, HRS
van@vanlewis.com
Treasurer Charlie Richardson,
Sausalito
Althea Zens, 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
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Heather Ridge Golf Club
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80014
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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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If you live alone, *please don't die alone*

Sorry for the “in-u-face” headline, but there are more and more reports of people dying alone in their homes not to be discovered for days, weeks, or longer. This is nothing new, but with the increasing number of Baby Boomers entering the “fourth quarter and the red-zone” of life, this discussion is appropriate.

People who are socially or family connected rarely die alone. They have a network of daily contacts that check-in with each other often, so when someone goes silent the alarms go off.

If you are a single person living alone, this is where planning becomes important for those who will follow you putting everything to rest. The first issue is calling for help and getting into your home:

- Voice activated help systems – “First Alert” or “Alexa” type systems
- Keys for your home – who has them?
- Lockbox for keys – where and who has the code?
- Fail-safe plans – scheduled contact plans and fallback options

Secondly, plan for your “departure” by making it easier for those that loved you. . . or didn't know you, to wrap things up. Consult with an attorney about estate planning, especially if you are at odds with family members. It's never too late to reconcile and to consider the following:

- Beneficiary's deed or other real estate needs, practices, or procedures
- Wills and Trusts – never leave home without one; and where is it?
- Burial requests, funds, and a written plan – spell it out for others
- Names – info of family, friends, business, health, others – have a list
- And never buy green bananas, time is short

This is where professional help pays off the most, so please reach out to others before it's too late.

Socializing for good health – making it happen

Some people ask others who are living alone, “When do you take your first alcoholic drink of the day?” Another question might be, “When do you turn on your TV?” *

Solitary events have their place, like going to the bathroom, but life is better when you are engaged with others. Above all, please try to have some fun. Sometimes it's work getting to know others, but you will never know unless you try.

One of the joys of community living is getting to know your neighbors. HOA volunteers may create events at their clubhouses or a resident's' home for “game board night” or “light dinners,” or “community coffee and donuts” on Saturday mornings. Even “TV night” with others is better than watching *Hulu* re-runs alone (that assumes you know how to download the app?).

What makes this happen is community leadership by someone. Isn't that always the case? To attract others, it takes infectious energy to get the ball rolling.

For example, Dorothea Smith in Heather Ridge South (dorotheasmith@hotmail.com) wanted to contribute to her community. As a renter, she couldn't become a board member; but she volunteered to make things happen. She is supported and funded by her HOA board for a much attended and fun monthly coffee clutch at HRS's clubhouse. She's also headed up summer pool parties (vs ones in the winter – ha ha), as well as leading HRS's “Welcome to the Community” program for new residents.

In the Burgundy community, they are having a “Fun Night” on March 26, 6-8 pm at their clubhouse. It is a BYOB, snacks, and board games kind of night, with the idea of coming together and having fun. If you have any questions, please email burgundyboard@gmail.com.

As for the larger picture of leadership and what it can do, please look no further than saving the Heather Ridge golf course from development 2005-2009. Many, many people were involved, but at its heart and center was Errol Rowland – who spent countless hours and years helping others gain success “saving the open space best used as a golf course.” If not for their efforts, today’s open space would be filled with apartments. People can make a difference.

So, make a difference like Dorothea, the Burgundy HOA, and Errol Rowland. Please be inspired for a greater cause. Your community may help, so go to your HOA board with ideas – you might be pleasantly surprised!

*For a warm and contrasting view of watching daytime TV, see Tom Lamont’s WSJ article of 2-15-2025. He writes about his dying father and how TV became a companion, not an escape. Find it www.heatherridgerealestate.com; go to page Good to Know and dated 2-15-2025.

Van Lewis

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MONDAY, MARCH 17TH
Irish Dancers
7pm

March 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcold.org</p>						1
2		4	5	6	7	8
9	 <p>10 6 pm Burgundy HOA Mtg Community Clubhouse 6 pm Cobblestone Crossing HOA Mtg via Zoom</p>	11	12	13	14	15
		<p>6 pm CH HOA Board Noonan's</p>	<p>6:30 pm Sausalito HOA Mtg via Zoom</p>	<p>6:30 pm Strawberry HOA Mtg via Zoom</p>		<p>METRO MATTERS DEADLINE 3-16-2025 FOR THE APRIL 2025 ISSUE</p>
16	<p>17 5:30 pm CCR Board Mtg on Zoom</p> 	18	19	20	21	22
			<p>6 pm Fairway 16 HOA Mtg Clubhouse</p>			
23/30	24/31	25	26	27	28	29
	<p>6 pm Cobblestone HOA Mtg Noonan's</p>		<p>5:30 pm HRS Board Mtg Clubhouse</p>			



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Hello Dear Friends!

The City Council has been working diligently this first quarter, closely monitoring legislation at the Capitol and its impact on home rule authority. With over 600 bills in play, there are several key pieces of legislation we are keeping a close eye on. I have also provided testimony at the State Capitol regarding a statewide initiative aimed at ensuring drivers comply with licensing requirements and keep their plates and tags up to date.



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

I currently serve on The Transportation Committee, Safety Committee and the FISR (Federal, State & Intergovernmental Relations Committee). Most meetings are held virtually and are open to the public for viewing. https://www.auroragov.org/city_hall/mayor___city_council/policy_committees

Newest Council Member

Amsalu Kassaw was elected by the City Council to fill the remaining term of Dustin Zvonick as an At-Large Council Member. He is the first Ethiopian immigrant elected to the council. A naturalized American citizen, he has lived in Aurora for the past 17 years and is an active and engaged member of the community. He has already gotten to work by serving on the **Public Safety Committee, Transportation Committee, and Housing Committee.**

I recently had the opportunity to join Council members Curtis Gardner and Amsalu Kassaw, along with dozens of volunteers, in serving our veterans by distributing food bags and fresh vegetables. **Soldiers' Angels** is an incredible organization that provides essential food supplies to veterans and their families, offering this service once a month. If you are interested in volunteering, be sure to sign up today! <https://soldiersangels.org/>

Additionally, I was honored to speak at St. Andrews Village, recognizing two remarkable Living Legends: Lt. Col. Martha Baker (Air Force) and Col. Alberta Nelson (Army). Both of these incredible women, now 97 years old, served as nurses both stateside and overseas. In the 1950s, they faced discrimination and were not always appreciated for their contributions. They received the long-overdue recognition they deserve as true trailblazers.

Changes Coming Soon

Exciting changes are coming to Utah Park! The basketball courts are getting a much-needed makeover, with new lighting, fresh paint, and upgraded hoops set to be



Aurora Mayor and members of Aurora Council join St Andrews Village resident in celebrating "Living Legends".

ready in time for summer recess. Looking ahead to 2026, the tennis courts will also see improvements, along with the addition of brand-new pickleball courts. Stay tuned for more updates!

Council Meetings

Recently, City Council meetings have experienced disruptions, interruptions, and outright disrespect, leading us to temporarily hold meetings virtually. However, our intention is to return to in-person meetings at the Municipal Center, with some agenda adjustments to ensure actual City of Aurora residents have the opportunity to provide input, voice concerns, and offer feedback.

Rest assured, the City Council remains committed to addressing crime, homelessness, and attracting new businesses to our beloved community.

Your Turn to Speak Out

Mark your calendars! My next Town Hall will be on April 10 at **Noonan's Sports Bar & Grill, 13521 E Iliff Ave, Aurora, CO 80014**. My special guest will be APD Chief Todd Chamberlain. I look forward to seeing you there!

Need Assistance?

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). You can also go online to the customer portal https://www.auroragov.org/city_hall/online_services for a wide range of services.

Remember, Positive change starts with you.

Your Citizen Servant,

Stephanie Hancock
Council Member Ward IV
Cell: 720-767-0386



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

The real estate market is alive, but seeking a direction

Metro and national home sales started falling last September as mortgage rates headed up. How could that be given the Fed lowered its rate three times? The answer is the Fed doesn't control mortgage rates – it's bond investors and their "yield" buying them.

Last year bond investors became seriously concerned about inflation, deficit spending, and the federal budget. So concerned that they demanded greater "yield" or rates of returns buying government bonds, especially the 10-year Treasuries. Their concerns are still valid and strong.



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

Mortgage rates in mid-September hit a low of 6.08%, and then started upwards before anyone was elected, ending 2024 bouncing around 7%. Today, the rates are heading in the right direction – down – but without conviction or merit getting home buyers to act. . . an ineffective 6.87%. Buyers are demanding better!

As listing agents specializing in Heather Ridge homes, Pete and I have seen a marked slowdown in showings and sales here. So slow that Heather Ridge ended 2024 with only 60 closed sales, less than half the closings in 2022. This matches metro Denver sales down at levels not seen since the 1990s.

When a home doesn't sell, what should an owner do? Increase value? Lower the price? Change agents? Take it off the market? The answer is found in understanding value, price, market conditions, seller's motivation, and buyers:

- **Value** is what buyers see in your home. . . or not. And **price** is the "trigger" they pull to get it. For example, a bar of gold priced at \$5 will sell all day long and more because its intrinsic value is so much higher. The opposite happens priced at \$100,000. In selling a home, you need to know its relative value to market prices.
- **Know your market** – is it a sellers' or buyers' one? What are mortgage rates doing? Is there a "good" economic "vibe" out there or not? Understand home affordability.
- **Your motivation** for selling. Are your reasons clear? Is your timetable reasonable? Know the difference between your needs and goals, and price accordingly. Above all, be realistic.
- **What do buyers want?** They want the American dream – a home. That will never change, but the tangible and intangible "triggers" do change: affordability, economic security, housing options, the cycle of life, urgency, etc. Sellers need to understand buyers, because buyer understand them in making offers or not.

Pete and I have been Realtors for over 50 years each, seeing markets come and go. Although no two markets are the same, two facts always remain the same – sellers want to sell, and buyers want to buy.

Let's make that happen together. Give us a call for a friendly, low-key, professional visit in your home. **Remember, "Please don't leave home without us."**

Van Lewis

RE/MAX Alliance

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

RE/MAX
PROFESSIONALS

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



Contact me

Please remember don't leave home without them.

Homes Pending as of February 16, 2025

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$289,900	13609	E Yale Ave A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry II	\$290,000	2441	S Xanadu Way	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Heather Ridge South	\$339,000	2702	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Cobblestone	\$365,000	2181	S Victor St D	2 - 2	1,208	1 Gar, Det	2 Story
Fairway 16	\$380,000	2518	S Vaughn Way B	4 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$405,000	2820	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story

Homes Closed from January 16, 2025 to February 16, 2025

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$237,500	13645	E Yale Ave A	1 - 1	856	Conventional	\$5,900	Individual
Fairway 16	\$375,000	2400	S Vaughn Way C	2 - 2	1,365	FHA	\$15,000	Individual
ChimneyHill	\$390,000	13637	E Evans Ave	4 - 3	1,344	Conventional	\$0	Individual
Heather Ridge South	\$492,500	2824	S Wheeling Way	4 - 4	1,633	Conventional	\$5,000	Individual

Active Homes for Sale as of February 16, 2025

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$235,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$255,000	13619	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$279,500	2644	S Xanadu Way A	1 - 1	843	1 Carport, 1 Sp	2 Story
Strawberry I	\$280,000	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$280,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$289,000	13651	E Yale Ave C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$289,900	2451	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$291,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$295,000	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Burgundy	\$331,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Cobblestone Crossing	\$345,000	1993	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$364,000	2152	S Victor St F	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$364,900	13304	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Sausalito	\$382,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Cobblestone Crossing	\$390,000	2142	S Victor St C	2 - 2	1,208	1 Space	2 Story
Fairway 16	\$400,000	2466	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$450,000	2761	S Xanadu Way	2 - 2	1,365	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	\$475,000	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story



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 Golf Club News

Ok guys, the 2025 season is fast approaching!!! Get your application and check into the pro shop or mailed to the address on the bottom of the application. The HRMC kick off banquet will be April 3rd and our first tournament will be April 5th.

Part of your membership is a sleeve of 2025 Pro V1x balls with the HRMC logo and the balls are in!!! Don't miss out on all the rest of the fun we will have this year, get those apps in soon!!!

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

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

2025 HRMC Tournament Schedule

DATE:	TOURNAMENT NAME	FORMAT / NOTES
04/3/25	MEN'S CLUB SPRING KICK OFF	BANQUET - MEMBERS ONLY
04/5/25	MEMBER/MEMBER-MEMBER GUEST	FOUR MAN SCRAMBLE – COMPUTER DRAW- 2 FLIGHTS
04/19/25	INDIVIDUAL STABLEFORD	FORMERLY CALLED POINT PAR
05/03/25	TWO MAN TEAM	9 HOLES BEST BALL/9 HOLES AGGREGATE PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)
05/17/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/31/25	MATCH PLAY – ROUND 1 COMPLETED	MATCH MUST BE COMPLETED BY 5/31/23
05/31/25	TWO MAN BEST BALL	COMPUTER DRAW (PARTNERS WILL BE WITHIN 10 STROKES)
06/14/25	MEN'S CLUB/WOMEN'S CLUB MIXER	SHAMBLE (COMPUTER DRAW) 2 FLIGHTS
06/28/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
06/30/25	MATCH PLAY – ROUND 2 COMPLETED	MATCH MUST BE COMPLETED BY 6/30/23
07/12/25 07/13/25	MEMBER/MEMBER - MEMBER/GUEST	SAT - SUN TOURNAMENT (MUST BE WITHIN 10 STROKES) 100% HNDPC
07/26/25	INDIVIDUAL RED/WHITE AND BLUE	GROUPS SET BY COMPUTER
07/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 7/31/23
08/09/25 08/10/25	CLUB CHAMPIONSHIP	2-DAY TOURNAMENT GROUPS SET BY COMPUTER (A FLIGHT PLAYS FROM BLUE TEES)
08/23/25	INDIVIDUAL STABLEFORD	GROUPS SET BY COMPUTER
08/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 8/30/23
09/06/25	TOURNAMENT OF CHAMPIONS/NON-WINNERS TOURNAMENT	GROUPS SET BY COMPUTER
09/18/25	MEN'S CLUB FALL BANQUET	MEMBER PLUS GUEST
09/20/25	2 MAN BEST BALL	PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)

Heather Ridge Men's Golf Association 2025 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 3, 2025, and our first tournament will follow on April 5, 2025. 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: _____ Emer. Cont, Name/Number: _____

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 2025 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 2025 season. All members are automatically entered in pool.

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

Heather Ridge Women's Golf Association

Dear Women Golfers,



I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2025 season. We have a fun filled golf season with different tournaments played each week from May through September, as well as a Member-Member/Member-Guest Tournament and a Men's Club Mixer in June.



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

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 15, 2025.

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

I hope you will join us for the 2025 golf season.

Please feel free to call me with any questions (720-935-3840).

Sincerely,

Christi Clay
President, Heather Ridge Women's Golf Association

18-Hole Ladies' Club News

Looking forward to a fun 2025 season. Here are some important dates to remember:

SPRING LUNCHEON
FIRST WEDNESDAY PLAY DAY
FIRST SATURDAY PLAY DAY
MEN'S CLUB MIXER
MEMBER-MEMBER/MEMBER-GUEST
CLUB CHAMPIONSHIP
FALL LUNCHEON

SATURDAY, APRIL 26
WEDNESDAY, APRIL 30
SATURDAY, MAY 3
SATURDAY, JUNE 14
WEDNESDAY, JUNE 18
SATURDAY/SUNDAY, AUGUST 23 & 24
SATURDAY, SEPTEMBER 27

Some tee times for "practice rounds" will be available on Wednesdays (April 2, 9, 16 and 23) and Saturday (April 5, 12 and 19).

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).

Teresa Anderson
Publicity



HAPPY SPRING



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 or HRWGA) to Teresa Anderson, 2438 South Victor Street, Unit C, Aurora, CO 80014, OR you can Zelle your payment to FirstBank to Leigh Anderson using my email address of ltanderson2438@comcast.net and note in the memo line it is for 2025 dues and THEN send me your completed application form by mail or pdf.

2025 HEATHER RIDGE WOMEN'S GOLF ASSOCIATION
MEMBERSHIP APPLICATION
(if received by 3/15/2025 will be included in the roster book)

Name _____ Spouse's _____
Last First First

Address _____
Street City Zip

E-mail address _____

Phone Number () _____ () _____ () _____
(for Roster) Home Cell Work

Birthday (Month) _____ Day _____ GHIN# _____

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

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 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, 2025



Cut Here

Cut Here



Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 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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HR Heather Ridge

ASSOCIATION NEWS

Cobblestone

In the spring, I have counted 136 different kinds of weather inside of 24 hours.

– Mark Twain

Colorado weather seems to fit Mark Twain's observation. Some may recall the 2003 blizzard that began on St. Patrick's Day and ended three days later. Our pictures this month offer a reminder.

Updates:

Monthly Assessment Increases March 1: Homeowners have been paying the 2024 amount on their monthly assessment for January and February. The 2025 increase begins with the March payment. Associa sent an email to all homeowners with a letter detailing what the new payment will be.

One way to ensure that your monthly assessments are paid on time every month is to set up an ACH direct



Left to right: Karen Klemm, Kay Griffiths, former Cobblestone resident



March 2003 Blizzard

debit. The process for setting up this monthly debit is easy and it's free. The ACH Direct Debit form was included in the email from Associa; however, it can also be found on Town Square under Documents and then Forms.

It must be completed and submitted prior to the 20th of the month for the following month's payment. Another free option for automatic payments is to use your bank's online bill pay feature.

If you are accustomed to using a coupon book to make your payments, you will need to contact M.Morales@associacolorado.com to order one. Coupon books are not being mailed to everyone because most homeowners use ACH direct debit or other online bill pay methods.

Reminders:

Speed Limit 10 MPH: Here's your reminder to watch your speed. The aftermath of spring snowstorms and the many blind corners in our community make it difficult to see residents with their dogs and children who play along some areas that are relatively narrow. The road through our community isn't lengthy. Wait until you reach South Vaughn to pick up speed. Please be mindful of everyone's safety.

Thin Ice on Ponds: While keeping your dog on a leash is one of our community's rules, it's particularly important during the winter and early spring. The ice-covered golf course



ponds are tempting for some pets and almost every year, a call is placed to rescue a dog that fell through the ice. For everyone’s wellbeing, please keep your dogs on a leash.

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

A Broom & A Bucket

(303) 667-3536

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intake@withlaw.com EMAIL

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Christy Kyle
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 Senior Mortgage
 Consultant,
 The Kyle Team, LLC
 303-437-4208
 cell; [Christy@
 TheKyleTeam.com](mailto:Christy@TheKyleTeam.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 and Felecia Smith, Members at Large.

HOA Meetings: 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

Emergency Preparedness – A Guide for HOA Residents

As Aurora continues to grow, it's more important than ever to be prepared for a range of emergencies that may affect our homes and neighborhood. From winter storms to wildfires and floods, understanding how to safeguard yourself, your family, and your property can make all the difference in an emergency. Here's a guide to emergency preparedness, with a focus on issues specific to Aurora's climate and geography.

Prepare for winter storm – Aurora's winters can be harsh, with heavy snowfalls and freezing temperatures, which can lead to power outages, icy roads, and snowdrifts. It's essential to be ready for winter weather and its potential disruptions.

- Stock up on essentials – Make sure you have at least 72 hours' worth of food, water, medications, and other necessities like batteries and flashlights.
- Winterize your home – Check your home's insulation, windows, and pipes to prevent freezing
- Drive safely – In case of snowstorms, ensure your car is winter-ready with proper tires, antifreeze, and emergency supplies like blankets and a shovel.
- Clear sidewalks and driveways – Prevent slip-and-fall accidents by

keeping walkways clear of snow and ice. This is especially important for seniors and neighbors with mobility issues. Notify Accord Property Management if sidewalks are not shoveled sufficiently by our snow removal vendor. Remember, trigger points for sidewalks is 2 inches and drives 4 inches for shoveling.

Be Ready for Flooding – Aurora, like many Colorado communities, is at risk of flooding, especially during spring and summer months when heavy rainfall or rapid snowmelt can overwhelm drainage systems. Areas near creek beds, streams, or even low-lying neighborhoods are more susceptible to flooding. Know your flood risk.

- Check your home's location on FEMA's flood map to see if you live in a flood-prone area.
- Create an evacuation plan – If you live in a flood-prone area, know the safest routes to higher ground and have a plan in place for family members to evacuate quickly.

Wildfire Awareness and Preparedness – Though not as common in Aurora itself, wildfires are a growing concern in the broader Denver metro area. Winds can easily spread flames, making it important to prepare, especially during the dry summer months.

- Maintain at least 30 feet of defensible space around your home by clearing dry brush, leaves, and other flammable materials.
- Have a go-bag ready – Keep an emergency kit with essentials like a first-aid kit, masks, and important documents in a safe place, ready for a quick departure if necessary.
- Stay informed – Sign up for local

alerts and warnings through the city of Aurora's emergency notification system. Monitor local news for fire conditions and advisories.

- Create defensible space – Keep decks and porches free from debris, leaves, combustible items, i.e., cardboard boxes, trash, etc.

Severe Thunderstorms and Tornadoes – Colorado experiences severe thunderstorms, often accompanied by high winds, hail, and the occasional tornado. While tornadoes are less frequent than in the Midwest, it's still important to understand how to react when one occurs.

- Know where to shelter – In case of a tornado warning, go to the basement or an interior room on the lowest floor of your home, away from windows.
- Create an emergency kit – Have supplies that will last for at least 72 hours in a safe and accessible location.

Community Connections – In times of emergency, knowing your neighbors and building a strong community network can be lifesaving. In Aurora's diverse neighborhoods, working together ensures everyone, especially those who may be elderly, disabled, or without transportation, has the support they need.

- Get to know your neighbors – Join neighborhood associations, attend HOA meetings, and share contact information with nearby residents.
- Organize an HOA emergency response group – Work with your HOA to establish communication plans and support systems.
- Volunteer – Help with community efforts like organizing emergency kits, special needs of residents, etc.

Create a Family Emergency Plan

– Having a clear and effective emergency plan is vital. Know how to communicate, where to meet, and what steps to take in various emergency scenarios. This is especially important in an area like Aurora, where severe weather or natural disasters may require quick thinking.

- Develop a communication strategy
- Establish a family emergency

contact person who lives outside the area in case local communication systems are down.

- Practice evacuation routes – Plan and rehearse evacuation routes from your home and community, especially if roads are blocked or if certain areas are inaccessible due to flooding or fire.

- Update your plan regularly – Review your emergency plans yearly and make sure all family

members are familiar with them.

Emergencies may be unpredictable, but by preparing now, we can ensure that our community is resilient and able to handle whatever comes our way. Whether it's a winter storm or a wildfire, being proactive with emergency preparedness can save lives and property.

Faith Gillis

Heather Ridge South

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.

Trash Talk: When you pay your monthly HOA fees, please



recognize that the costs of regular and recycle trash are included. Our annual budget includes \$46,000 for regular trash and recycle. Also know the HOA is charged for “additional pickups” should there be more than one garbage container, or bags piled next to trash contains. Remember, when it comes to trash there is no free ride.

Our trash is picked up every Friday between 7 am to 6 pm. Please put your trash out no sooner than 6 pm the night before, and bring it in before 6 pm the day of pickup. This includes regular trash every Friday, and recycle every second week (please visit the trash calendar at www.heatherridgesouth.org or the one mailed to you at the start of each year).

If you do not separate your recycling then all of it goes to a landfill rather than China (and other places). This is a waste of your HOA assessment, so please participate by getting a recycle bin from the trash company. This is not a program for individuals to opt-in or out of – it's all aboard on none.

Please read the recycling company's requirements for categories of recycled trash. A significant requirement is to flatten all cardboard containers. The re-cycle people may or may not take your “stuff” if you have too much of it, the wrong materials for recycling, or it's not properly “bundled” for pickup.

There needs to be care about where trash cans are located for pickup. In the summer months, be careful to **not** sit it on the lawn or near sprinkler heads. In the snowy winter months, our sidewalks and driveways need to be plowed, so please place it off to the side and **not** on pavement. In all cases and seasons, remember there critters are out there in search of food. Plastic bags with food **MUST** be in secured containers.

Final report sewer line repair project: At the Board's February 26 HOA meeting, it approved a final *After-Action Report* for the recent sewer line preventive maintenance repairs on S Xanadu Way. For a copy of that report, it is available upon

request through Brook Ramirez at Westwind Management.

Closing out 2024 Budget: As of Feb 16, the close out is expected at the February 26 HOA meeting. Details will be reported in the April edition of *Metro Matters*.

Snow, Parking, and Plowing: Please contact Brook at Westwind Management to refill ice melt buckets. Also, it is critical that owners remove their vehicles parked in their driveways for plowing right after each storm ends. Vehicles will be towed for plowing. Email blasts as reminders will be sent, so please check to see if Westwind has your current email and cell phone info. The HOA isn't towing vehicle to be a jerk or a pain in your backsides. Plowing is a significant budget and safety issue that's in the best interests of the community. Please help save dollars and improve safety by parking in your garage or along Xanadu and Wheeling Ways when it snows. Any questions, please reach out to Brook at Westwind.

Van Lewis

Burgundy

Burgundy is a Covenant Controlled Community

Monthly Board Meeting: Second Monday of the month at 6:00 pm, at the Burgundy Clubhouse

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, CMCA

Website: www.westwindmanagement.com

Email: burgundyinheatheridge@westwindmanagement.com

roxanne@westwindmanagement.com

Phone: 720-509-6074 (Office) or 303-369-1800 (x150)



Burgundy HOA in the Works:

1. Sewer line replacement ongoing discussions working toward a plan.
2. The Decs and Bylaws Committee awaiting return draft from Legal.
3. Spring/Summer landscape discussions.
4. Pool contract discussions.

Homeowner Reminders:

- **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 \$10.00 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!
- **Snow Removal Company:** BrightView, 303-288-2701. Snow removal will begin when there is a trigger depth of 2" (two inches) on the ground. Please do not remove stakes on the property so they know where not to put the snow. Please leave ice buck-



ets at your door and do not move to other locations (i.e.: the mailboxes). Brightview will however shovel sidewalks along Xanadu per the city ordinance.

- **Ice Melt Buckets:** Please keep them at your residence as we are always at risk for Spring snowstorms in Colorado. Please do not throw the ice melt in the trash bins.
- **Trash:** Pick up will now be 3 days a week (Monday, Wednesday, and Friday).

- **Confined Pets, Pet Waste, and Off Leash Pets:** It is an Aurora City Ordinance to have your pets on a leash and to immediately pick up pet waste from a common thoroughfare, street, sidewalk, play area, park, or any other public or private property. Let's keep our community waste free. Pets must also be on a leash at all times when outside of your unit and are not to be left unattended on one's patio or confined to an area in the grass of which has been constructed by fencing.

- **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 put down them. Lessening the amount of toilet paper used will also assist in keeping the sewer lines in better shape.

- **DO NOT FLUSH the following:**

Facial Tissues
Paper Towels
Dental Floss
Cotton Balls or Swabs
Baby Wipes or Diapers
Feminine Products
Hygiene Products

Wipes of any kind even if they state they are "flushable"

Also be aware of what you are putting down your **garbage disposal as this too can cause issues. No coffee grounds, no oils or grease etc., and if you don't know if it can go down the disposal then put it in the trash.

Insurance:

- **Homeowners Insurance** should include an **HO6 Policy**.
- **Homeowners Insurance** should include a Loss Assessment Endorsement Policy with a rec-

ommended 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 Spanbauer with Anderson Ban

Insurance, Inc. Dalton.anderson-ban@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

Game Night!



Come join us at the Burgundy Clubhouse once a month for game night. **March 26, 6-8 pm.** Bring your favorite game, snack, and drink along with your competitive spirit and enjoy a few hours with your Burgundy neighbors and other local Heather Ridge Metro District Community neighbors. Look for the monthly information in your email and or on the side of the mailboxes for dates and times. You can also reach out to Burgundyinheatherridge@westwindmanagement.com for more information.




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Kellstarelectric@comcast.net

Cobblestone Crossing

****Reminder** 1st installment due for Asphalt Replacement project that will be Spring/Summer 2026.**

The majority of homeowners voted to proceed with this Special Assessment to fund the full replacement of all asphalt surfaces (community roads). This will also address the drainage issue and the speed bumps. In preparation for this project, the Association must collect the necessary special assessment funds in advance. You should have received detailed payment schedule in February via USPS mail. The Special Assessment is to be paid for in four (4) equal installments. 1st installment due March 2025, 2nd installment July 2025, 3rd installment November 2025 and the final 4th installment March 2026. If you have any questions or require further clarification, please contact the Association management at alex@accordhoa.com or 720-230-7321.

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 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.

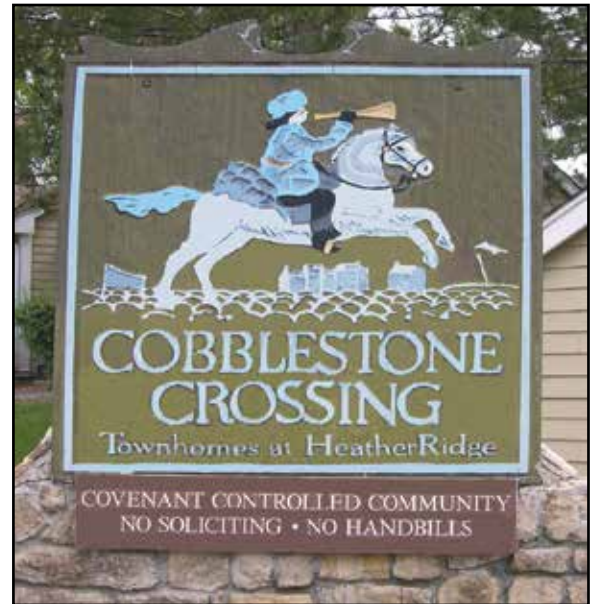
Owners and Renters: It's 2025, please make sure Alec with Accord Property Management has your up-to-date contact information, including your current email address. He can be reached via email at alec@accordhoa.com. If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your current contact information.

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 a blockage.
- **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!

Snow Removal: March is normally one of our snowiest months. Please remember the sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. Special thanks to Larry and his snow removal efforts. He has continued to use the tractor to clear the main sidewalks, clear in front of dumpsters, garages, and mailboxes. This has been a tremendous help on the smaller accumulation days when the plow does not come. Please make sure not to park in the guest spots that are designated for snow.

Ice Melt: Buckets filled with ice melt by mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.

Trash/Recycling: A reminder, it is the resident's responsibility to dispose of large items that don't fit in 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

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; and covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Jody Bohl



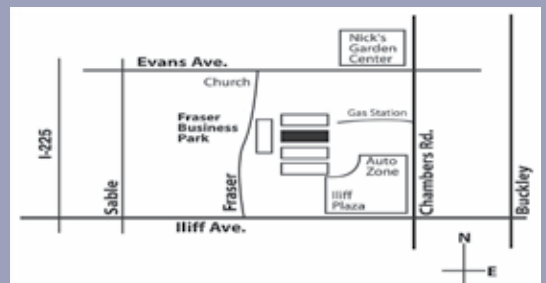
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Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd.

Property Management: Double Tree is managed by Metro Property Management (MPM). If you have any trouble making your monthly assessment payment, please contact them. Our Community Manager Jen Wyman, and 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.

Please make sure that MPM has your email address to receive community updates via email blast. Additionally, any notices that need immediate attention will continue to be posted on the mailbox.

Winter is here! Please refrain from parking in the designated snow storage area located to the east of 2661 S. Vaughn Way. As a reminder, sidewalks will be hand shoveled at an accumulation of 3 inches, and the main driveway will be plowed at 6 inches.

Please monitor the weather report reports for subzero weather. Always open the cabinet doors under your kitchen and bathroom sinks. Any damage to your home as a result of a frozen and bursting water pipe is your responsibility. Repairs can be costly, not to mention the damage to your home.

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 March 13 and 27. 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 truck's mechanical 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 (wine and liquor bottles included), plastic "tub" containers, paper, cans, and cardboard. Rinse them out before you put them in the bin. Please keep food and liquids out of your recyclables. Rinse them out before you put them in the bin. **Also, NO plastic bags; and please do not put smaller items in a plastic bag and then put it in the recycling bin. NO white "foam" packing material. It has to go in the trash.** We have determined, however, that pizza boxes are, indeed, recyclable! Just scrape away any leftover cheese before you put the box in the bin.

Waste Management Bins: As part of our renewal agreement with Waste Management, they will be replacing trash and recycling bins as needed. Details will follow as to how this will occur.

Architectural Control Committee: Spring will be here before we know it (hopefully!). If you are planning any projects to the exterior of your home, be it windows, doors, or changes to your front patio area, remember you need approval from the ACC. Please contact Metro Property Management for the necessary form.

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 as a result of an insurance claim.

With the increase in property values of late, 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! As the TV insurance commercial says, "It's better to have it and not need it than to need it and not have it!" Yes, it's a commercial for life insurance, but still. . . !

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



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, March 19, 2025.

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.

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.

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.

Snow Parking: Please do not park your car or your guest’s car in visitor parking during a snow event. The snow crew cannot plow and clear out those parking spaces. Also, several parking spaces may be needed to push snow to.

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

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303-619-2702

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> Personal Injury > Small Business Matters
> Criminal Law > Federal Employment Law
williamsberyl@aol.com

Sausalito



Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, every other month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Patty Robinson–President, Frazier Hollingsworth–Vice President, Linda Chaisson–Treasurer, Hannah Herbold–Secretary. Committee heads: Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (landscape), Kelly Bailey (welcome), Linda Chaisson (pools) and Hannah Herbold (architecture)
- **Property Management (PM):** 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
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpmpropertymanagement.com/Account/Login/48233/>
- **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.

March is the month Spring begins! – It's fun to think we will be seeing flowers again soon. Please be a good neighbor and know the rules before planting and placing out personal exterior items. There are limitations designed for the good of the whole complex.

HOA Insurance: Rising insurance costs are a big issue across the country. Once again, the HOA's insurance increased more than expected this year but less than other HOA's in the Metro District area. The deductible did decrease this year to 5%. The insurance did come in at \$33,000 more than budgeted for. This year

that will be covered from CD interest and some reserves. It is hopeful other expenses will come in under budget to offset. This will be review again at budget preparation time.

It is very important for homeowners to carry HO6 insurance and Loss Assessment insurance on their personal policies. Please contact your personal insurance agency to find out if you have enough coverage to meet the HOA's deductibles.

Keeping Up with The Siding: Please do not penetrate the siding with any items to prolong it's life. Keep plants and other items from touching the siding. This is also a rule in the R & Rs. If you see any issues after winter, please report to the PM. Touch up paint is available please contact PM for this as well. Prolonging the life of the siding is cost saving to all residents and helps maintain the property value of your investment.

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Snow Parking: We are getting to the end of snow season please remember do not park your car or your guest's car in visitor parking during a snow event. The snow crew cannot plow and clear out those parking spaces. Also, several parking spaces may be needed to push snow to.

Little Library: Due to very limited storage for books please only leave 1 or 2 books at a time for sharing. If you have lots of used books to donate, please take those to the local library. Looking again for children's books.

Security: 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. Please do not

leave your pet waste in golf course trash containers.

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, permits and insurance credentials to the PM for board approval prior to beginning the project.

Patty Robinson

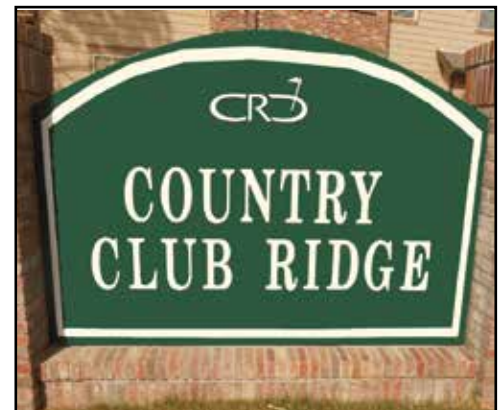
Country Club Ridge

Water usage in our eight buildings plus seasonal landscape sprinkling is one of our largest bills each month. The Board monitors this expenditure every month at its meeting and acts accordingly.

Right now, our water bill is **UP** compared to last month and compared to last year at the same time. You have received an email from our Community Manager requesting that you check all faucets for drips, toilets for constant running, and your water heater for leaks. We hope you have complied with this request and a reduction in water waste will be noticed on future statements. If necessary, the Board will direct management to schedule individual inspections by a licensed plumber.

Five buildings – that is over one-half of our community – are using 5,000 to 10,000 gallons **MORE** water per month than usual. We will follow up with residents in these buildings first. If your property is rented, it is your responsibility as an owner to forward the messages on to your tenants and/or schedule an inspection of the plumbing.

Don't let your HOA dues go down the drain!! Check for drips and leaks if you haven't done so already.



Management Information:
Dan Anderson, Community Manager
Metro Property Management
303-309-6220
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: HOA Board Meeting will be March 11, 2025 at 6 pm in the Conference Room at Noonan's

Emergencies: For life-threatening 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 Emergency 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.

The March to spring has begun. February swung between warm highs to polar colds, but perhaps the luck of the Irish will bring the milder temps sooner than the groundhog predicted. This should give community residents the time to enjoy more neighborhood walks and watch more golfers try to make par on the holes around the community.

Pet Cleanup: For residents who use the strolls to walk their pets, remember that picking up after the pet's poop will make the strolls of fellow neighbors more pleasant and keep lightly hooked golf balls clean. Two pet pickup bag stands can be found at the pool entrance and the corner of the west entrance to the Evans roundabout. If pet owners notice that a stand is out of bags, they should report it to our property manager, so that it can be replenished.

ACC Requests: As temps rise, many residents will be considering improvement projects to their units. If a project connects with exterior additions or landscaping adjustments, the homeowner needs

to remember to complete and submit an architectural request through the homeowner portal on the Advance Property Management website. The request will be sent to the HOA ACC committee to review for approval. The committee members will assure that the request matches with the current approved guidelines, as well as any potential effects of the project on neighboring units. Any projects that are started without ACC approval will be liable for an HOA fee.

Open Board and Committee Member Positions: The February HOA board meeting was held on one of the coldest days of the month, which may be one reason that potential volunteers for the open board and ACC committee positions did not show up for consideration. There are two positions open on the board and one position open on the ACC committee. At the board meeting, creating two other volunteer committees was also presented on the agenda, which would need a few more volunteer homeowners to join up. The first committee is to overview community landscaping and snow removal issues, checking and discussing potential adjustments

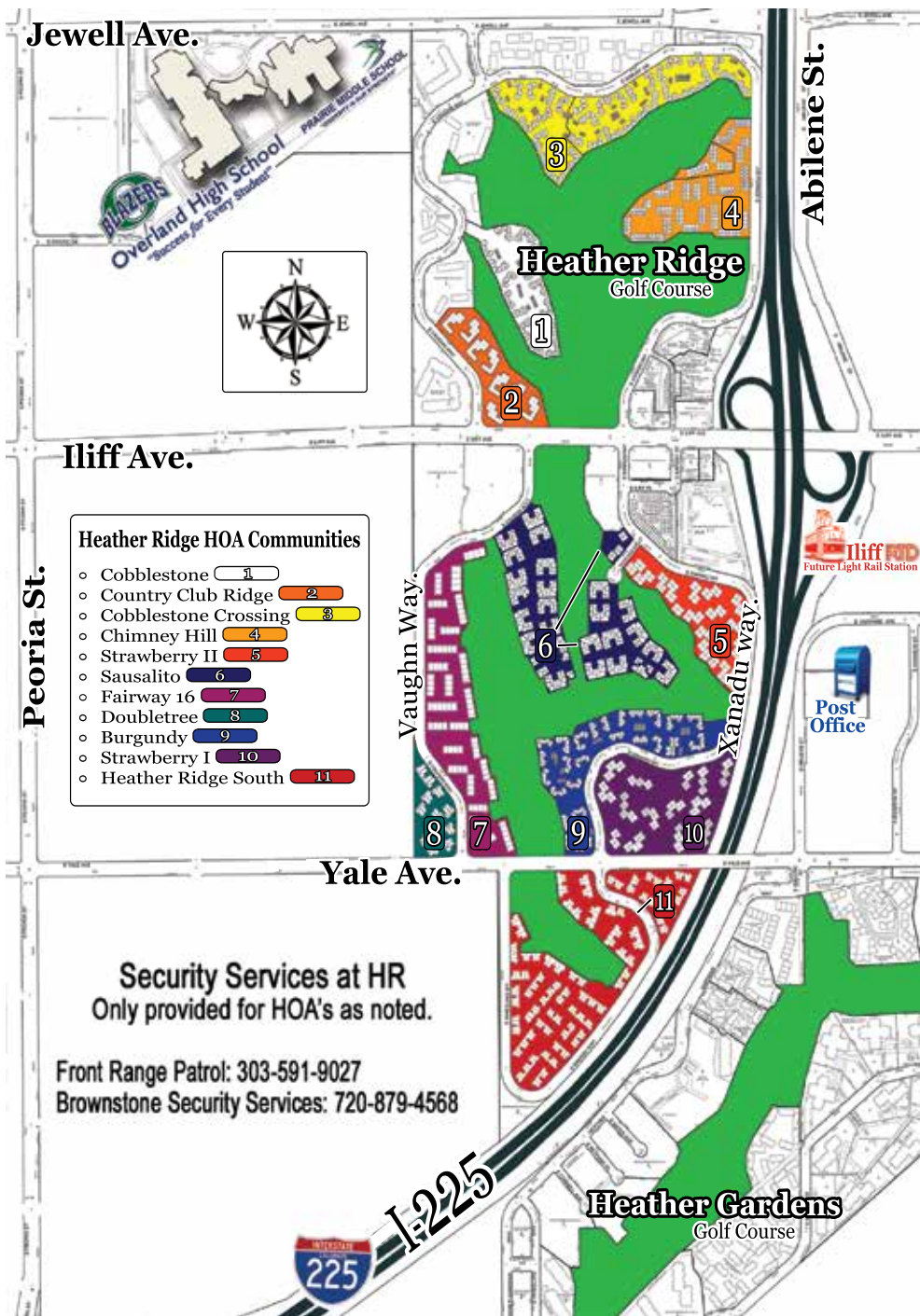
to our contractors' maintenance of the community open areas. The second committee is to consider and present future adjustments to the HOA's spending and budget on major projects. Any homeowner that is interested in any of the open positions presented for the board or one of the committees should send a consideration request with appropriate background information in an email to property manager Ashley Thomas for the board to consider at a future meeting. Homeowners who send in a request should be prepared to attend the next board meeting for consideration. Serving the community makes a difference.

The next board meeting is scheduled for Tuesday, March 11 at Noonan's conference room at 6 pm. Homeowners are encouraged to attend, express concerns during the homeowner's forum, and keep up to date on the issues and projects the board is handling.

**Kerry with input from
Chimney Hill Board,
Matthew*Maureen
*Robin*Jarred**

***Statistical History of
Heather Ridge Real Estate.
Visit heatherridgerealestate.com***

Heather Ridge Community Map



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

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

Double Tree
 Metro Property Management
 # Units: 24
 HOA Meeting: TBD
 Contact Jen Wyman, 303-309-6220 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.Heatheridgesouth.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

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

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

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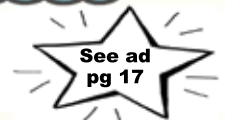
Scott or Mike 720-244-4166

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Metro Matters Magazine**

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