



HR Heather Ridge

Metro Matters

Volume 15

April 2025

Number 4

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

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

It's been just over 16 years since the Heather Ridge Metro District was formed, and things around the district couldn't be better. Please take time to read President Errol Rowland's annual "State of the District" article on pages 4 & 5.



Bob Knutson, Heather Ridge Grounds Superintendent, will be stepping over to allow Carter Burks to take the reins as HR Grounds Superintendent. Bob has dedicated his life to making the Heather Ridge Golf Course look superior and has taught Carter the ropes. If you see these two gentlemen around the course, please tell them "Thank You" and "Congratulations".

Barry McConnell
Publisher

On the Cover

Castlewood Canyon State Park
Additional information page 7.

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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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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.

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heatherridgecolorado.org
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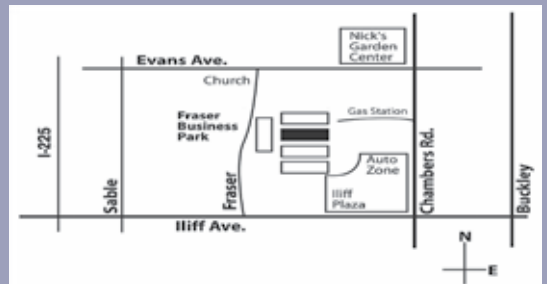
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HR Heather Ridge

METROPOLITAN DISTRICT

Heather Ridge Metropolitan District (HRMD) – 2025 State of the District

Fifteen years ago on December 1, 2009, our community through the HRMD (formed by the HR community majority vote in 2006) bought the open space/golf course. HRMD encompasses 90 acres, 1,127 homes in the ten HOAs. Despite the 2020 COVID-19 pandemic, thanks to the management of HR Golf Club, Noonan's Sports Bar & Grill, the dedication of the HR Management Team (HR Team) and many others, HRMD is in strong operational and financial condition. Golf operations are brisk, with 49,426 rounds of golf in 2024.

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

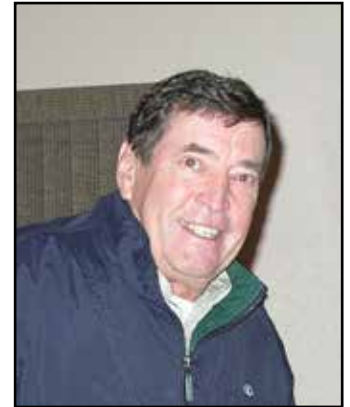
HR Mission – Preserve the open space; protect our property values and maintain our way of life.

2024 Update

- **Preserve the open space, best maintained as a golf course** – We continue to get positive feedback from the community with the success attained in saving our open space best maintained as a golf course. The **\$6.2m** bond now has a **\$4.690m** balance (mortgage) with a fixed **3.4%** interest rate. The bond is scheduled to be paid off in **December 2039**. Unlike most tax districts, the HRMD property tax rate/mill levy has been reduced 3 times since 2009. Property taxes have increased due to property value appreciation, not because of any HRMD action. In 2019 the directors asked the question: "What catastrophic event could lead the district to become financially strapped?" The answer was, "One of our four water wells will fail." Water is the life blood for the open space/golf course success. When we bought the open space, the golf course water delivery systems had been neglected and our primary water well was failing. We had to drill a new water well, 1,600 feet deep. The cost

in 2010 was \$750k. Today to drill that well would most likely cost \$1.5 million. When (not if) the next well fails, we do not want to assess the resident's additional tax, so HRMD started a Catastrophic Reserve Fund. Contributions from the HRMD and GCat (golf operations) will continue to share in building this reserve. The increase in golf activity has enabled us to attain this Catastrophic Fund

balance to \$1.243m. Many enhancements continue to be planned and implemented on the grounds: dead/dying trees being replaced with new trees, shrubs and landscaping improvements, cart paths, rebuilding deteriorating ponds, relief stations, signage, etc. are on schedule. 2024 Golf Revenue Budget \$1.640m | Actual \$2.252m / Expense Budget \$1.405m | Actual 1.393m. = \$.858m Profit. Golf patrons are happy; offering positive feedback and return because of the improvements they see, not to mention the friendliness of the golf operations staff.



*Errol Rowland
President HRMD*

- **Protecting our Property Values** – Property values of our Heather Ridge homes continue to be strong, increasing higher than published Metro Denver values. Heather Ridge values have more than tripled since 2011 when the average unit sold price for that year was \$115k (69 sales). The average sold price for 2024 was \$355k (60 sales); and prospects for 2025 continue to look strong. Only 4 of the 1,127 homes in the HRMD were listed for sale in mid-January. Thank you, Pete Traynor and Van Lewis for keeping the community informed with their real estate updates in *Metro Matters*.
- **Sustaining our Way of Life** – Thank you and your neighbors for attaining a safe community, keeping

crime and homeless issues in check. In 2009 before forming the HRMD, we were faced with having our community increased from 1,127 homes to ~5,000 high density/low income/multi/story-multi/family apartments. **Thankfully HR residents CARE.** An 85% approval vote to take control, form the HRMD, buy the golf course and control our destiny. We are maintaining and enhancing our way of life. It is fortunate, with our cooperative relationship with the City of Aurora, Mayor and Council. Former Council Persons, Molly Markert, Sue Sandstrom and Charlie Richardson were instrumental in steering approved developments within ½ mile radius of the HR 90 acres. The last open space development, the 104 room Residence Inn by Marriott, to the south of the US Post Office on Abilene was the last residential parcel developed in 2024. We have all noticed how traffic has increased with development, creating an additional 12k traffic trips per day throughout the area. The RTD Iliff Light Rail Station with the 600-space parking spots is taking some of the sting out of this new growth and the recently installed traffic signal at Xanadu and Yale is a welcome needed safety feature. In 2023, McDonalds opened their new location at SE corner of Iliff & Blackhawk, Boston Market is being replaced by a new Sushi Bar, to the south of McDonalds. The new Texas Roadhouse will open this summer in the previous AJUUA spot. There will be no interruption in Texas Roadhouse service during this transition. Our residents are proud to live in HR. Crime is rare; and as you may know, we have 7-day security available on the golf course through our contractor Front Range Security 303-755-0665 (write that number down for any golf course issues). A few of the HR 10 HOAs have subscribed to their own security service.

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

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

HR homeowner resident volunteers are always welcome. Transparency is paramount to us tax payers. *HRColo.org* has every detail meeting minutes and financial statement since inception. You are welcome to contact any HRMD

board member or HR Management Team via email: info@HRColo.org.

A special thanks to Audrey Romero, HR Golf Operations. When COVID-19 first became an issue in March 2020, Audrey took the proactive initiative to contact the Colorado Governor's office and Tri-County Health establishing the protocol template for golf course operations in Colorado. Golf Clubs in Colorado then looked to Audrey and Heather Ridge as the model Colorado golf courses could follow when formulating their COVID-19 compliant protocols. This proactive leadership resulted in setting new HR golf operations records for rounds played, revenue and profitability since COVID-19 became an issue. Thank you, Audrey.

Please tip your hat and offer thanks to our founding HRMD Directors: Jane Klein – Cobblestone Crossing, Joan Beldock – Country Club Ridge, Mary Lou Braun – Cobblestone, Jim Bruce – Fairway 16, Vinny Roith – Sausalito, Van Lewis – Heather Ridge South and Errol Rowland – Burgundy. In addition, following board members, Patt Dodd and Aletha Zens – Double Tree, Kay Griffiths – Cobblestone, Charlie Richardson – Sausalito, and James Cronin – Chimney Hill. These directors have offered countless volunteer hours to our mission while keeping our residents cohesive and informed.

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

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

Errol Rowland, President HRMD





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April 2025

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



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Contact:
303-688-5242
castlewood.
canyon@state.
co.us

Park Hours:
Sunrise to Sunset
Office: 9:00 a.m.
to 5:00 p.m. every
day.

Entrance Fees:
Daily Vehicle Pass:
\$10
Individual Daily
Pass: \$4

Castlewood Canyon State Park is a memorable spot for outdoor activities like hiking, picnicking, rock climbing, sightseeing, photography and nature study. The park preserves 2,628 acres of the unique Black Forest region

of Colorado. Visitors will also enjoy spectacular panoramic views of the Front Range and Pikes Peak. Scenic spots like the natural amphitheater and Bridge Canyon Overlook gazebo make picturesque places for weddings and outdoor events. Climbing enthusiasts can enjoy walls up to 60 feet high, and history buffs can explore the Castlewood Dam ruins. The winding Cherry Creek flowing along the canyon floor provides wonderful rest stops. Trails along the Cherry Creek wind past the ruins of the Castlewood Dam (circa 1890). During the summer months, Castlewood Canyon is home to one of the largest turkey vulture populations in the state. More than 30 family picnic sites are available throughout the park on a first-come, first-served basis. Group picnic areas are available by reservation only.

Rock shelters in the canyon date back as far as 5,000 years. Reliable water and south-facing shelters would have made harsh, ancient winters tolerable for early North Americans. The

tradition of wintering in the canyon continued under indigenous tribes. Archaeological finds suggest the Jicarilla Apache occupied eastern Colorado from around 1200 to 1750 CE. The Comanche and Mouache Ute, among others, controlled parts of the region during this period as well.

1858: Gold is discovered at Dry Creek, and what is known as the “gold rush” ensues. State Highway 83, just outside the canyon, follows one of the oldest stagecoach lines in Colorado. This route linked both the Smoky Hill and Santa Fe trails to the goldfields outside of Denver.

Castlewood Canyon State Park protects a unique part of Colorado’s history. Remnants of geologic and local history combine when the then Castlewood Dam burst in 1933, sending a 15-foot-high wave of water into Denver. Ruins of the original ill-fated dam and the historic homestead still exist for hikers to see.

1894: 160 acres at the foot of Wildcat Canyon were purchased by Patrick and Margaret Lucas. The couple met after immigrating from Ireland to Arizona and marry in 1889 before moving to Colorado. The Lucas children and grandchildren kept up the property until a fire burned the structure in the early 1960s. Even as a ruin, the Lucas Homestead remains a feature of the park.





Pete Traynor
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PeteTraynor@ReMax.net

The First Quarter Of 2025 Home Sales

Pete and I are always looking for clues about the real estate market. For 2024, metro Denver ended flat with buyers fighting high interest rates and “affordability” issues. Inventory levels ended 2024 with 6,888 homes for sale (Record high 24,603 in 2007; record low 1,477 in 2021).

Today, March 16, about 10,000 for sale.



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

Heather Ridge sales started 2025 slowly, but have picked up their pace in the last 6 weeks perhaps for the wrong reasons. Sellers who have recently sold here made those sales happen by aggressively pricing or lowering prices AND paying concessions. They priced below their competition and offered to pay for buyers’ closing costs, rate buydown, or paying off buyers’ debt. . . yes, credit and car payment balances.

This all goes to the heart of why home sales are slower now – buyer “affordability” issues.

What can be done to switch things around? The first answer goes to knowledge. Sellers, through their listing agent, need to understand what today’s market is really like. Buyers for Heather Ridge and elsewhere have a budget based on “affordability” issues and not just a lender’s guidelines. The cost of eggs matters regardless of politics.

Seller motivation is critical for home pricing. Ranging from “If I can get my price and terms, I’ll consider an offer” to “I’ve got to be in Cleveland for a job,” or, “I need to be out of this house now.” All are valid reasons that go to understanding today’s market and pricing choices.

Home prices in Heather Ridge have softened in the past two years. Our peak market was 2021-2022 driven by low-low mortgage rates and little for sale inventory. We had just 60 closed sales last year, about half of what happened in years 2021 and 2022. As rates have gone up, sales have gone down. As other costs and factors come into play (inflation, job-income, costs of ownership [HOA fees], etc.) getting buyers to look at homes, let alone make offers, has become challenging.

So, what’s a seller to do? Call Pete or Van. Read the home page of their website, www.heatherridgerealestate.com, myHRRE.homes. Discuss your wants and needs. Ask what can be done to enhance your home’s value. Understand your needs compared to the market. You can always price a little bit higher, but if nothing happens, are you prepared to “meaningfully” lower the price?

In 2007-2009, sellers had to chase buyers. In 2000-2022, buyers chased sellers. **Today, buyers are acting like your average house cat – “What’s in it for me?”**

A conversation about this is time well spent, so call us today. We listen first. With over 50 years each in real estate, our experiences will help you understand today’s market and what tomorrow might hold. Nothing compares to tomorrow.

Van Lewis
www.heatherridgerealestate.com; myHRRE.homes



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



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



Please remember don’t leave home without them.

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

Homes Pending as of March 16, 2025 — www.heatherridgerealestate.com; [myHRRE.homes](#)

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Cobblestone Crossing	\$250,000	13254	E Asbury Dr	2 - 2	1,392	1 Carport	2 Story
Strawberry I	\$255,000	13619	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$275,000	13621	E Yale Ave C	2 - 2	1,098	1 Carport, 1 Sp	Ranch
Strawberry I	\$280,000	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$290,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Fairway 16	\$330,000	2640	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Sausalito	\$344,900	2497	S Victor St F	3 - 2	1,273	2 Gar, Att	2 Story
Cobblestone Crossing	\$360,000	1929	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	2 Story
Cobblestone Crossing	\$369,900	13504	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Fairway 16	\$380,000	2466	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story

Homes Closed from February 16, 2025 to March 16, 2025 — www.heatherridgerealestate.com; [my HRRE.homes](#)

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$287,900	13609	E Yale Ave A	2 - 2	1,153	Conventional	\$5,200	Individual
Heather Ridge South	\$332,000	2702	S Xanadu Way	2 - 2	1,462	Cash	\$0	Individual
Cobblestone	\$360,000	2181	S Victor St D	2 - 2	1,208	Conventional	\$7,000	Individual
Fairway 16	\$380,000	2518	S Vaughn Way B	4 - 3	1,650	FHA	\$10,000	Individual
Heather Ridge South	\$410,000	2820	S Wheeling Way	3 - 3	1,462	FHA	\$5,000	Individual

Active Homes for Sale as of March 16, 2025 — www.heatherridgerealestate.com; [myHRRE.homes](#)

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$229,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$249,000	13633	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$275,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$280,000	13651	E Yale Ave C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$284,900	2451	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$291,200	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$295,000	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Cobblestone Crossing	\$315,000	1993	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Strawberry II	\$320,000	2441	S Xanadu Way A	2 - 2	1,271	1 Carport, 1 Sp	2 Story
Burgundy	\$325,000	2639	S Xanadu Way B	2 - 2	1,303	1 Space	2 Story
Cobblestone	\$350,000	2101	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone	\$350,000	2141	S Victor St B	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$355,000	2504	S Victor St E	2 - 2	1,025	2 Gar, Att	2 Story
Sausalito	\$377,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Country Club Ridge	\$399,000	2210	S Vaughn Way 103	3 - 2	1,485	1 Gar, Att	2 Story
Fairway 16	\$429,000	2650	S Vaughn Way D	3 - 3	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$445,000	2761	S Xanadu Way	2 - 2	1,365	2 Gar, Att	Ranch
Fairway 16	\$445,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$459,000	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$475,000	2446	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$528,900	2823	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story

Changing of the Guard

In the late 1960s, before I-225 existed – Yale Ave and Iliff Avenues were both dirt roads. Two new developments by EDI, a Canadian company began: Heather Gardens was designed to be a senior/retirement community, while Heather Ridge (HR) was designed to be a Condo/Townhouse community targeting young up-coming citizens many of whom were airline employees, pilots/flight attendants/airline support employees working out of nearby Stapleton International Airport.

The Heather Ridge open space first became a golf course in 1972. Ten years later HR hired Bob Knutson for golf course grounds operations. Bob continued on at Heather Ridge eventually becoming the HR grounds superintendent. Originally designed as a private country club, over the years Bob saw many changes in ownership, most interested in making a quick buck, while neglecting the needs of the asset. As Bob needed equipment, maintenance carts, mowers, aerators, irrigation items, pumps, etc., etc., etc., Bob kept his eye for discarded items from other golf courses in the area. Talk about frugal, Bob's activities were the definition. There were many times when he had to tell his staff to



Bob Knutson



Carter Burks

hold their paychecks for a couple of weeks. Not until the HRMD (Heather Ridge Metro District) acquired the golf course in 2010 did Bob become comfortable that he would not need to be on the lookout for a more stable career. In 2010 the golf course was in dire straits, having only one operational water well that was only able to operate at 50%. That year we were able to drill a new 1,600 ft well

and since, have activated the other 3 water wells.

In my opinion, Bob Knutson is the Heather Ridge Sacred Cow. Keeping his eye out for the betterment of Heather Ridge, he is the smartest guy we have around here and we are so lucky to have him. Bob now has decided to throttle back. He has been grooming Carter Burks for the last 5 years. Carter's father was a career golf course grounds superintendent, so this is familiar turf for Carter. We are fortunate Carter now serves as the Heather Ridge Grounds Superintendent. Bob will continue to act as a consultant to Carter and will continue to oversee planned projects enhancing the golfing experience.

Bob, thank you for agreeing to continue in a consulting role and for making Heather Ridge the successful operation that it is.

Errol




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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 _____

18-Hole Ladies' Club News

Our kick-off luncheon and opening meeting is **Saturday, April 26**, in the back room at Rosie's Diner, 14061 East Iliff Avenue, Aurora, starting at 1:00 pm. The luncheon follows our opening tournament (weather permitting). Ladies, please order when you arrive and our season opening meeting will begin as soon as everyone has arrived. As we did last year, we will have separate checks

and payment is your responsibility (please be sure to tip your server).

The invitation to the luncheon will accompany the sign-up on Golf Genius for the opening tournament, so please respond if you are playing golf only, having lunch only, or doing both.

Teresa Anderson
Publicity

18-Hole Ladies' Club Schedule

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



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APRIL CHEF'S SPECIALS

**Served from 3/31/2025 to 4/27/2025

Mac N Cheese Brat - - - \$9.50

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Easter Brunch Buffet

Sunday, April 20th

\$16.95 per person - \$8.99 for kids under 12
Available from 10am to 2pm

Drink Specials 10am to 5pm:

-Build Your Own Bloody Bar

-Mimosa Juice Bar

-\$3.50 Domestic Pints

Pick an Egg Giveaway!

Guests will choose an egg out of our Easter Basket.
Some contain prizes, some candy, and others.. well nothing!

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HEATHER RIDGE WOMEN'S GOLF ASSOCIATION APPLICATION

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

Benefits of membership:

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

To join Heather Ridge Women's Golf Association, Membership Dues are \$100.00.

Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association 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.

HR Men's Golf Club News

Ok guys, the 2025 season is here!!! There is still time to get your application and check into the pro shop or mailed to the address on the bottom of the application. Don't miss out on all the fun and your sleeve of Pro V1x balls!!!

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% HNDGP
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.**

Cobblestone

Fairy tales are more than true: not because they tell us that dragons exist, but because they tell us that dragons can be beaten.

– Neil Gaiman

Trees and plants are beginning to show their spring colors. They display the promise of new beginnings.

Updates:

Monthly Assessment Increase Information:

There seems to be some confusion about how the 2025 increase to monthly assessments is being calculated. The 10% annual increase is being paid over 10 months as January and February maintained the 2024 assessment amount. By the end of December, every homeowner will have paid a 10% increase on the annual assessments paid in 2024.

Associa sent an email to all homeowners with a letter detailing the new payment amount based on what you were paying in 2024. For those who pay the \$68 special assessment, this fee needs to be added to your regular monthly assessment. This special assessment is due through January 2026. If you prefer to pay the remaining amount in one lump sum, please submit this request on Town Square to learn more about this option.

Reminders:

ARC Request/Review Process:

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

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

To speed up the review process, it's important that your completed Cobblestone ARC Form provides as much detail as possible. Pictures of the item(s) or a link to where it can

be viewed online is ideal. The more information that the Architectural Review Committee has the easier it is to approve the request. Remember that you need to receive an approval for your request prior to beginning the project.

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

Remember that this approval process applies to any changes to the landscape. There should be no

need to add plants in the ground. Homeowners are encouraged to use containers to display flowers and plants. Containers do not need a completed ARC Form.

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



Spring colors

Country Club Ridge

Spring has arrived and there is more outdoor activity in our community. Our landscape and lawn maintenance company, Alex and Sons, are contracted to begin Spring Clean-up this month. If you notice areas that need attention after a long Winter – fallen branches, dead shrubs or sparse rock areas – contact our Community Manager, Dan Anderson. Email: danderson@metropropertymgt.com

Golfers are out on the fairway. Even though it is a beautiful open space, dog walking and playing by children and adults is not allowed. Use caution while outdoors on the golf course perimeter. Stray golf balls are



dangerous. If any of your windows are broken, it is your responsibility to repair them promptly. Check your insurance policy – usually there is a lower deductible for broken glass. Also, specific window screens have been approved by the Board if your windows are at risk. Contact the management office for more information.

If you are planning exterior home improvements such as new windows, doors, or patio refurbishing, the HOA Board needs to approve before the project is begun. There is a form available that can be emailed to you.

Some patio surfaces are in need of replacement. The Board has recently approved a new tile to replace poured concrete. It has been installed on one second-floor patio. If you are planning this improvement in the future, this product may be a good solution for you. Check with Dan for more information.

Water use has improved slightly in the past month. Two buildings have made good progress. Thank you!! At the present time usage in **2 buildings has gone up again.** Every property owner has been

contacted with a request to monitor usage and check for drips and leaks. If self-monitoring doesn't correct the problem, a professional plumber will be hired to check each unit. Help us keep costs down by repairing dripping faucets and running toilets.

Hope you are enjoying Spring!

Thanks for being a good neighbor.

**Judie Maurelli
Board of Directors**

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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; Members at Large: Tina Lockman; Felicia Smith.

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 **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.

to due to priority calls, such as domestic violence and shootings.

back from the responding officer. You may unknowingly have information

Happy Spring!

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

When reporting a crime to APD, if asked if you would like a follow-up call from APD, please allow a call

about the crime that can be helpful. Reported crime with follow up from the responding officer are tracked on the APD district map, which will indicate to APD that additional patrols are needed in the vicinity.

Aurora Neighborhood Watch Meeting April 3rd

The next meeting will be held via Zoom

When: Thursday, April 3, 2025
Time: 6:00 PM – 8:00 PM MT
Where: Online (Zoom Platform)
<https://us02web.zoom.us/j/85869802246?pwd=rXjEAJNlq6RbTB1sa90a9tE33blQpL.1>
Meeting ID: 858 6980 2246
Passcode: 979205
Dial-in Option: (346) 248-7799

Meeting Agenda:

Crime Trends in Aurora – Updates on recent patterns affecting the community

Open Q&A – Engage with Community PAR Officers and address your concerns

Special Guest: Officer J. Valdez – Community PAR Officer, District 2

- Understanding the call-for-service process
- How to effectively make a call for service
- Behind-the-scenes: What happens after a call is placed
- Factors influencing response times
- Actions you can take while waiting for assistance

This is a valuable opportunity to get your questions answered and gain a deeper understanding of how our local law enforcement operates.

Trash Dumpsters: Please do not use Strawberry dumpsters for large pieces of furniture, couches, recliners, drywall, wood boards, screen doors, entry doors, etc. Be considerate of your neighbors who also need space in the dumpsters. Please go through the appropriate process as indicated on the signs at every dumpster for disposal of large items. Placing large cardboard boxes in the dumpsters takes up a lot of space, please break down boxes before placing them in the dumpsters. If you miss the dumpster, please pick it up and discard it appropriately. Remember, we live in proximity of others, so being considerate of your neighbors is necessary at the Strawberry community.

Pet Care and Safety Reminders:

Residents at Strawberry cannot leave dogs unattended on outside decks or patios per HOA Rules and

Regulations. Dogs can be tethered outside only if the resident is outside with them. Dog excrement is a violation of HOA Rules and Regulations and Aurora Animal Control Code Enforcement. Decks and patios must be free of dog excrement, including urine. Please

discard immediately to prevent the spread of disease and to keep the area odor free. Remember we live near other residents and your neighbors do not want to be exposed to health hazards that can easily be prevented. Members of your community can report this to

the HOA and Aurora Animal Control where violations can be issued. The unit owner may receive an HOA violation and the tenant who is the dog owner may receive an Aurora Animal Control violation.

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.



Why HOA Permission is Needed for Certain Things:

HRS is a condo community. That means the HOA is responsible for common elements maintenance, repairs, and replacements. Owners, however, are responsible for interior unit features and others (windows, kitchens, doors inside and out, etc.). Then there are limited common elements such as driveways, porches, patio, garage floors, etc.

Please review your *Rules and Regulations* handbook before doing anything – inside or outside of your unit. If you have any questions or concerns, please, please, please contact Westwind Management before starting. You might save money and time by asking first vs. arguing after the fact.

Examples: *Dumpster in front driveway.* Your driveway is limited common element for exclusive use by an owner, but ultimately a HOA common element asset. Dumpsters are heavy and may crack/damage concrete driveways. That damage is an owner's liability, so if the HOA gives permission first, it limits an owner's liability given proper delivery and removal.

Another example: *Concrete floors.* All concrete floors are common

element assets, but that doesn't mean owners are free from liability. Without written HOA permission, all owners are liable for damages if they access concrete floors for whatever reason. Owners are responsible to maintain, repair, and replace certain concrete item, such as garage floors and back patios, but HOA written permission is needed to define and limit liabilities.

Damaged gutters above the garage doors: This is becoming more and more common as sellers and buyers back moving trucks up to the garages. The HOA's policy is to bill the owner for damages, so buyers and sellers need to sort out who is responsible. Costs to replace the gutter about \$1200, so this is no small expense.

Updated, New HRS Website: Almost 23 years ago, HRS launched its website to keep residents informed. It was the big fall snow storm of 2002 that showed the need to keep residents updated in real time. Back then, HRS was one of the first Heather Ridge HOAs to post a website.

Last fall, the board authorized an update seeking present technologies and practices. Effective March

16, 2025, the new website uses the WIX platform for its operation. This platform is much easier and faster than before, especially updating and loading documents, images, and links. Since the website is maintained by selected board members, this will insure future care and operation.

In particular, the new format will include drone video footage for each season of the year for HRS. This will take a year to do, but well worth it. This feature will help home owners and buyers see all our seasonal features given many trees. We live in a vision-driven world, so by highlighting our features we will be enhancing our real estate values. Also, anyone with seasonal photos is asked to submit them for posting on our website.

Is Winter Gone? No. Please keep your hoses disconnected until Memorial Day Weekend. That's also the date to plant tomatoes. As you plant flowers, remember to ask permission if you expand or create flower beds. Why? History has shown that when flower beds are abandoned the HOA must undo and return the area to its original condition.

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 2nd round draft to lawyer.
3. Spring/Summer landscape discussions.

REMEMBER when decisions are being made within the community the HOA board and the HOA management company are two separate entities. The HOA board is comprised of elected volunteers who own property in the community. The HOA management company is contracted by the Homeowners Association to help bring the community's vision to life.

cleaning the pool tile, balancing chemicals, backwashing pools filters, cleaning the bathrooms (if applicable: removing trash and replacing bags, stocking, stalls, refilling soap, sweeping/mopping floors, cleaning sinks/toilets). Also, reporting vandalism or faulty features, etc. Every service stop will be a "Do-It-All" making sure the facility is at its best.

- **Trash Reminder:** Please do not overfill the trash bins. Although we now have trash service 3 days a week if you see the trash is above the top of the bin please do not add anymore until the bin has been emptied. Breaking down boxes

will assist in lessening the trash overage. If you see someone dumping large items or an excessive amount of trash please report it to the management company.

- **Ice Melt Buckets:** Please keep them at your residence as we are always at risk for Spring snowstorms in Colorado. The ice melt buckets if they contain ice melt should never go in the trash bins. We will look to collect these at the end of the snow season and store them in the clubhouse storage area until next October.
- **Confined Pets, Pet Waste, and Off Leash Pets:** It is an

Homeowner Reminders:

- **Sewer** cleanout maintenance to be completed in April.
- **Gutter** cleaning and maintenance to be completed by Firehouse in April.
- **Pool Pros Colorado.** We have switched to a new pool maintenance company for the summer beginning May 26, 2025 through September 1, 2025. Every service stop entails straightening furniture, removing trash and replacing bags, cleaning pool (vacuum and skimming),



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.

Lori Foster

April 2025 Holiday Dates

April 1 - April Fool's Day

April 18 - Good Friday

April 20 - Easter

April 21 - Easter Monday

April 22 - Earth Day



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2. Schedule Service Online






Cobblestone Crossing

HOA Budget Meeting: Our HOA Annual Budget Meeting took place March 17th via Zoom as we were not able to secure the conference room at Heather Ridge Golf Course. The primary focus of the meeting was to discuss and approve the 2025 budget. Thank you to all that attended, we truly appreciate all your input and comments. Several questions and concerns were addressed. A copy of the proposed budget was sent via email and mailed via USPS mail. It was determined by the Board that this year would not include an increase in the association dues. Thanks to the successful repayment of our loan in 2024, careful budget management, and negotiating a reduction in our insurance premium compared to last year, the association has been able to keep expenses within the established budget. As you may know, association insurance is our largest expense, totaling \$233,811.15, and securing a lower premium this year has helped keep our financial situation stable.

The 1st installment was due for the 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@accotdhoa.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 for attending the meeting are located on the Cobblestone Crossing's HOA Portal under the Events tab. Log in at www.accotdhoa.com >> HOA PORTAL LOG IN >> Events >> The link for the zoom meeting and multiple phone # options to access the meeting will be there.

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?

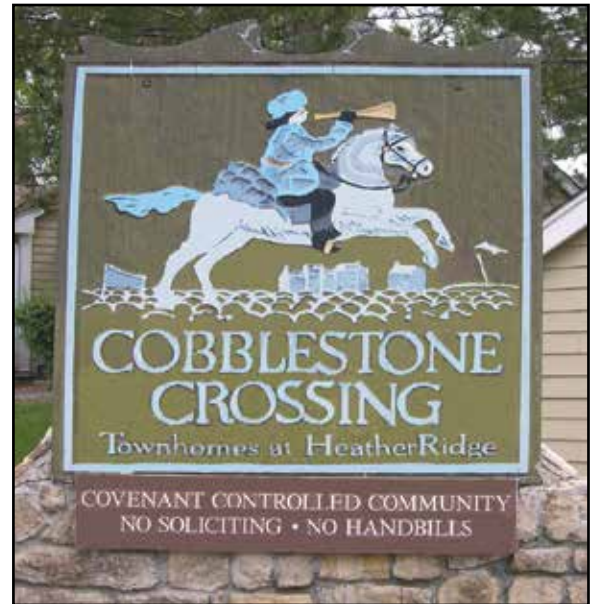
- *Styrofoam
- *Window glass and mirrors
- *Electronic waste (TVs and computers)
- *Motor oil containers
- *Yard waste
- *Chemical containers
- *Shredded paper
- *Plastic bags
- *Ceramics or dishes
- *Food waste
- *Scrap metal
- *Monitors

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!

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

Pet Owner: Please be a responsible

pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

Parking Reminder: ***Parking decals are required seven days a week for vehicles parked in an OPEN or GUEST parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a RESERVED parking place.*** Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as “RESERVED”, “OPEN” or “GUEST” Homeowners are assigned one RESERVED parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an OPEN space. OPEN parking spaces

are on a “first come, first serve” basis for all residents and guests. Vehicles parked in an OPEN or GUEST parking space are limited to 24 hours. Vehicles may not be parked in an OPEN space if a resident’s RESERVED space is vacant. Owners are assigned one GUEST decal that is to be used only by a visitor or guest. Anyone who lives on the property is **NOT a GUEST** and should **NEVER park in a GUEST** parking space.

Accord Emergency Contact Number: If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019. While the following are important, they are **NOT** emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; 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 still here. . . for at least several more weeks! As many of you know, April is one of our snowiest months. PLEASE refrain from parking in the designated snow storage area located to the east of 2661 S. Vaughn Way. In the event of a significant snowfall accumulation, we need to have a place to pile the snow. As a reminder, sidewalks will be hand shoveled at an accumulation of 3 inches, and the main driveway will be plowed at 6 inches.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on April 10 and 24. 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 plas-

tic 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.

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 "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



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, April 16, 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.

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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

- **After-Hours Emergency:** LCM 303-221-1117, Option 2

- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568

- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown

- **Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.

- **Work Orders and Questions:** Log onto the [lcmpm.com](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

April Showers Bring May Flowers: As we like to think. . . but stay cautious April can bring on snow in this area. If you can check the salt buckets one more time to make sure we are prepared if needed. We are always glad to get water in this dry

area but just not all at once as often happens.

New Neighbors: This is the time of year that many move in or out of our community. If you have new neighbors, say hello! Let them know we have a welcome committee that would like to give them info on the neighborhood if they haven't received it yet.

Landscape Season: The landscapers will be back on the property on a regular basis to upkeep the grounds. Epic will be our landscapers again this year. The spring cleaning is always a good sign good weather is coming. If you have any questions, please send them to the PM to look into with the landscapers. Please do not interrupt their work. Several times the same question is asked by multiple homeowners so best to let PM address it. As always feel free to pick a weed or random piece of debris. Help us look our best!

Rules and Regulation Changes: There will be few updates and changes made to the Rules & Regulations. They will be sent out to homeowners once attorney completes the review. These changes are meant to help keep our community looking and operating well.

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: There is good supply of general fiction and children's books. It is appreciated that magazines are no longer being dropped off but the library is always looking for some new titles to share.

Paint and Exterior: As you venture back outside, if you are needing touch up paint from some winter wear and tear, please contact the property manager. If you see a bigger issue also let the PM know so it can be inspected.

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

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ChimneyHill

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 April 8, 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.

Irrigation and Water Issues:

Welcome to an April Spring, and hopefully, nobody starts off the month getting fooled. As the weather warms up, our landscaping company will be checking and starting up the irrigation system. With a well-working irrigation system, homeowners should not need to pull out hoses and water the grass on their own. If a homeowner notices that irrigation is not operating properly near their unit, it should be reported to property management, who will pass the problem over to the landscaping company. Past dry seasons have shown that water is a precious resource that should be used sparingly. Watering little gardens should be done with light care, and cars should not be washed in community driveways. Repairs of leaks and other plumbing problems will also help maintain proper water usage in the community.

Open Board and Committee Member Positions: More homeowners showed up at the March HOA meeting, but only one homeowner expressed interest in joining one of the committees

presented at the February meeting, although the homeowner was still considering which committee to request to join. To put the word out again, there are two positions open on the board, one position open on the ACC committee, and a few positions open for two committees created by the board in February, a landscaping overview committee and a budget overview committee. The landscaping overview committee will overview community landscaping and snow removal issues, checking and discussing potential adjustments to our contractors' maintenance of the community open areas. The budget overview committee will 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.

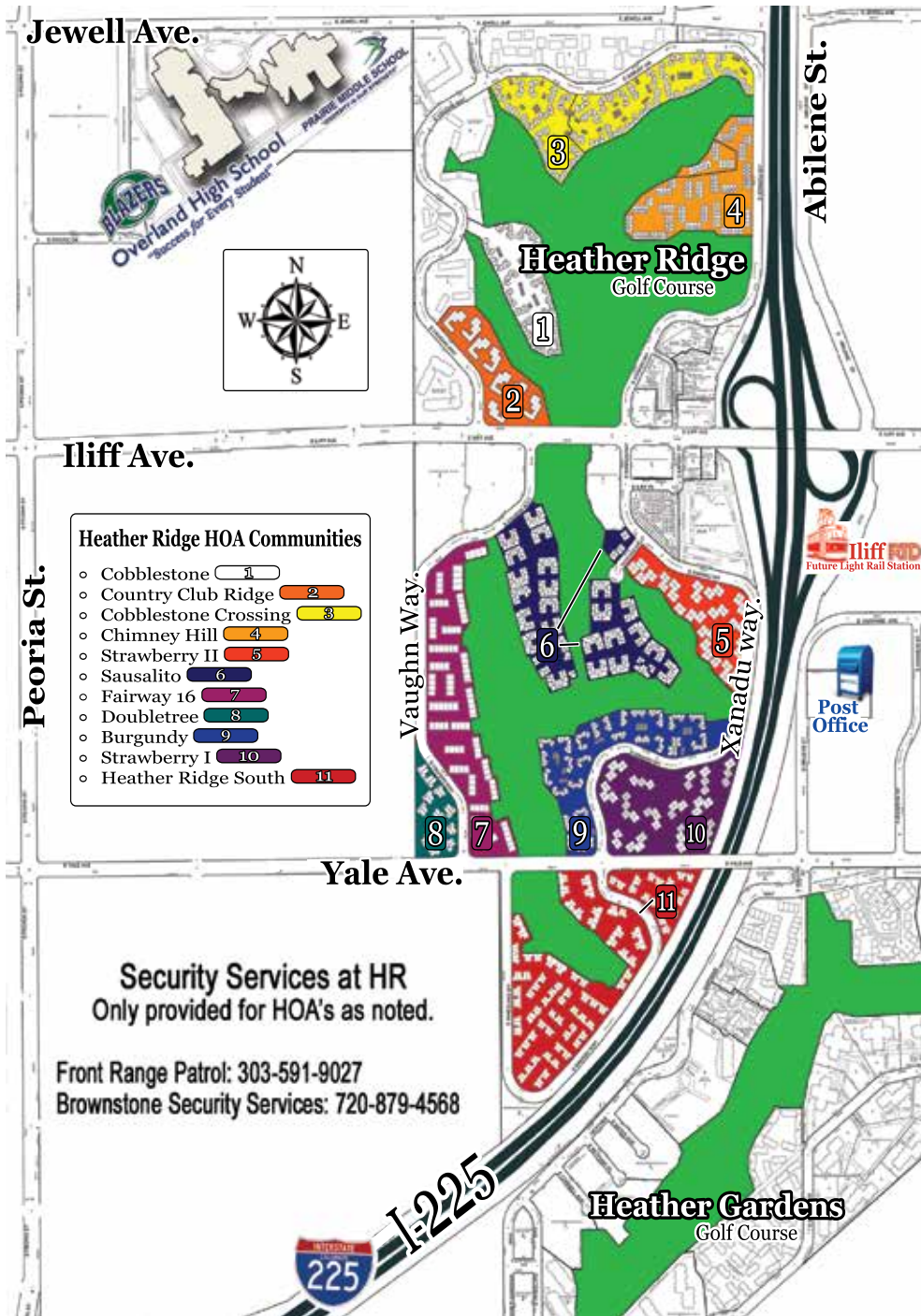
Community Advice Sharing: How many members of our community have professional advice from their careers that can guide their neighbors and the community well? Helpful information regarding subjects like insurance, fiscal guidance, health tips, home maintenance and front retaining wall gardening could bring the community together in wonderful ways. The board is open to hear professional advice during HOA board meetings and are seeking ways to let fellow homeowners get to connect to neighboring professionals who can help solve problems and issues. The goal is to unite the community in solving the concerns within the community and association. All ideas are welcome.

The next board meeting is scheduled for Tuesday, April 8 at Noonan's conference room at 6pm. 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
ChimneyHill Board,
Matthew*Maureen
*Robin*Jarred**

***Statistical History of
Heather Ridge Real Estate.
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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.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
burgundyinheatherridge@westwind-management.com
303-369-1800 x 150
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

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

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

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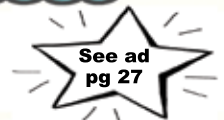
Scott or Mike **720-244-4166**

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

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