

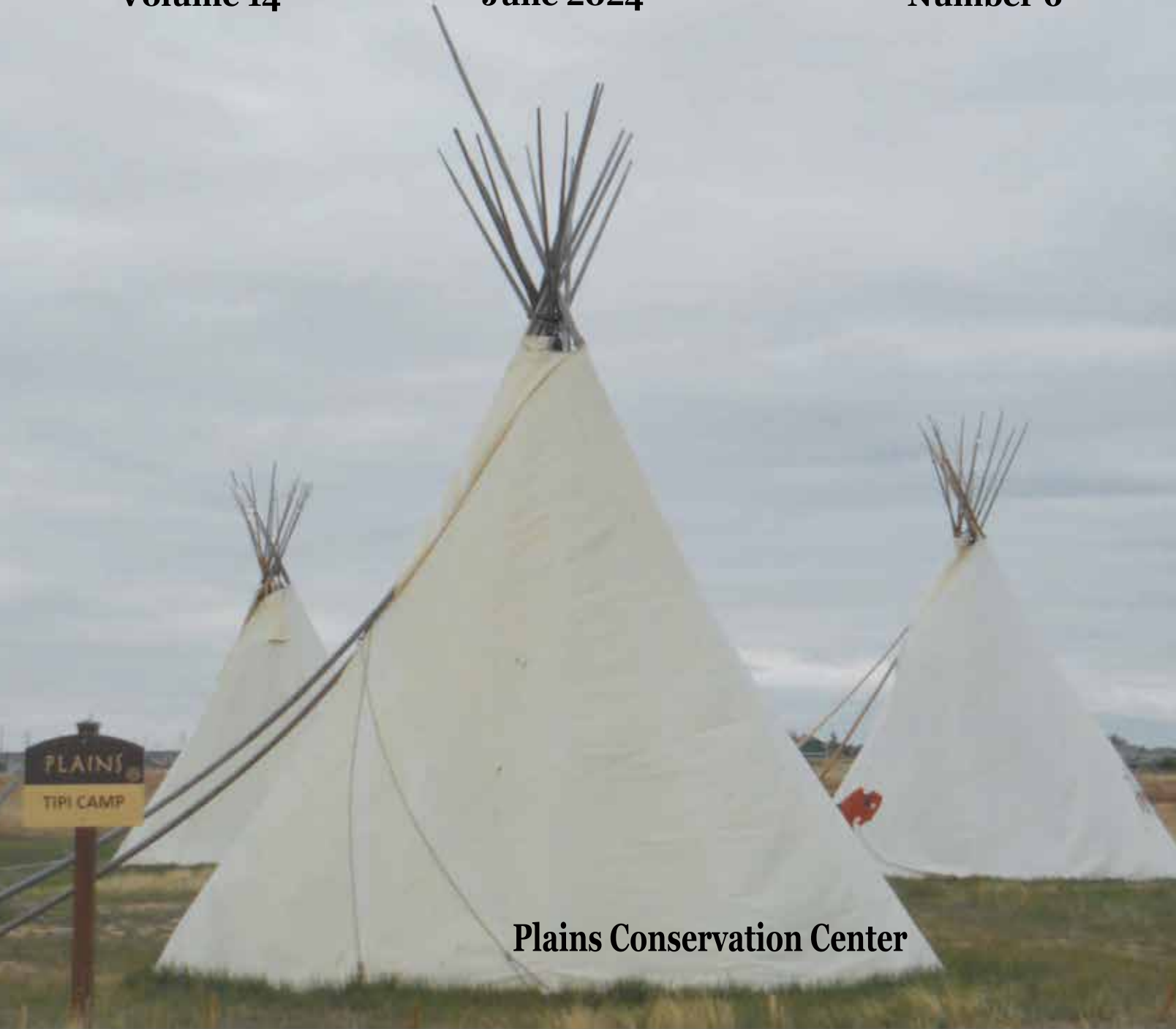
HR Heather Ridge

Metro Matters

Volume 14

June 2024

Number 6



Plains Conservation Center

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

HR Heather Ridge

PUBLISHER'S NOTE

Thank You to the Cobblestone Homeowner who wrote in to say how much they appreciated the Metro Matters Service Directory advertisers. Noted below their comments.

Kudos to Metro Matters advertisers. I had a very pleasant experience with Looking Glass Window Cleaning. Now, I've got clean, shiny windows inside and out for a very reasonable cost. I'll continue to check Metro Matters advertisers for future tasks.
 — Cobblestone Homeowner

If you have had a similar experience please let us know so we can let our advertisers know — it is very important to them and *Metro Matters*.



Barry McConnell
 Publisher/
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Heather Ridge Metropolitan District
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 errol@idmybag.com
 Vice President Van Lewis, HRS
 van@vanlewis.com
 Treasurer Charlie Richardson,
 Sausalito
 Althea Zen, Double Tree
 James Cronin, ChimneyHill
 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
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 info@HRColo.org
 heatherridgecolorado.org

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 13521 E Iliff Ave Aurora, CO
 80014
 303-755-3550
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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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JR Heather Ridge

METROPOLITAN DISTRICT

Taxes on the Sale of Your Home – It Could Happen!

“Selling your home (primary residence) is now so profitable that many more Americans are getting hit with an unexpected tax bill,” says Veronica Hagher in her recent WSJ article, 5-6-2024. She reports that 8% of 2023 home sales nationally over the \$500,000 limit for couples were taxed, more than double the rate in 2019.

However, as home prices and inflation have dramatically increased in the past three years, the limit on how much profit is exempt from taxes has remained unchanged since 1997. For example, the “couples” \$500,000 tax threshold in 1997 would now have to be \$954,000 for the same benefits. That hasn’t happened, and homeowners are paying more long-term capital gains taxes than ever before.

Colorado is in the top six highest home value states that pay 68% of all capital-gains taxes for primary residence sales (California pays 37%; and together NY, NJ, MS, FL, and

CO pay 31%). Although Heather Ridge residents are generally below taxing levels at \$500,000 for their primary residents, those selling rental properties will have tax consequences. More on that coming up.

Called the “home-sale exclusion,” the purpose of this IRS rule is to promote home ownership and protect equity from excessive taxes when selling a primary residence. To qualify, “sellers must have lived there 24 months in the past five years leading up to the sale. For married couples, only one spouse needs to satisfy the ownership rule, but both spouses must meet the residency test.”

“If the net gain on the home sale exceeds exemptions, the balance owed may be taxed up to 20% (long-term capital gains).” If the home has been owned less than one year, the gain will be taxed based on your personal tax rate. Think of it as ordinary income.

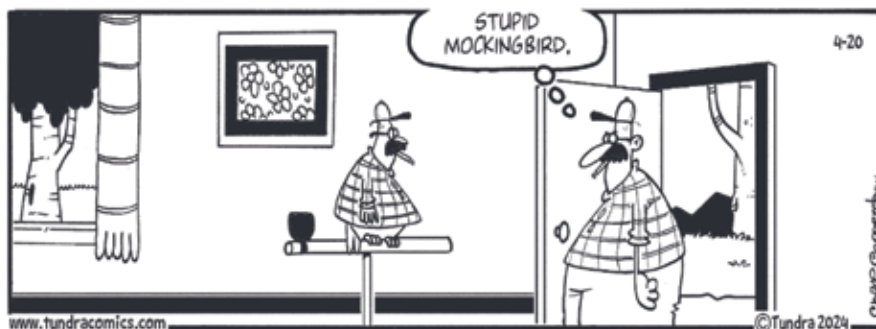
“If the net gain on the home sale exceeds the full exemption, the excess may be taxed up to 20% if you have owned the home over one year. The taxable gain is the difference between the selling price and the adjusted basis – what owners paid for the house, plus any renovations or other capital improvements and certain selling expenses such as commissions or closing closes for buyers.”

Because most Heather Ridge sales are generally below \$500,000, “couples” selling may see little if no tax consequences. However, this is not the case for single owners under the \$250,000 home-sale exclusion. Also, things change when a couple buys a home and one dies. In that case, there are very strict rules and time limits to sell under the \$500,000 threshold vs. the \$250,000 one.

In the case of selling rental property, it is taxed like the sale of stocks and other assets. However, there could be two taxing elements involved: long-term capital gains; and recaptured depreciation. The long-term capital gains tax is presently at 20%; but the recaptured depreciation is computed and taxed differently.

In all real estate sales, a primary residence and/or a rental-investment property, owners are strongly advised to seek qualified and trusted tax advice before selling. This article is not tax advice, but is an outline of generally known and accepted tax consequence when selling real estate. Please consult with a CPA or qualified financial planner before selling real estate.

TUNDRA: By Chad Carpenter



Van Lewis



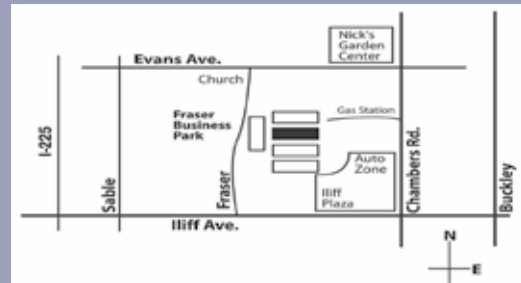
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June 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct.</p> <p>For an invitation please Email to: info@HRcolo.org</p> </div> 						1
2	3	4	5	6	7	8
9	10 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	11 6-8 pm ChimneyHill HOA Mtg at Noonan's upstairs conference room	12 6:30 pm Sausalito HOA Mtg via Zoom	13	14 	15 <div style="background-color: red; color: white; padding: 5px; text-align: center;"> <p>METRO MATTERS DEADLINE 6-16-2024 FOR JULY 2024 ISSUE</p> </div>
16 	17 5:30 pm CCR Board HOA via Zoom	18 <div style="background-color: yellow; padding: 5px; text-align: center;"> <p>Wednesday, June 19</p>  <p>JUNETEENTH</p> </div>	19 6 pm Fairway 16 HOA Mtg in Clubhouse	20 6:30 pm Strawberry HOA Meeting via Zoom 5:30 pm Double Tree HOA June 20 at 5:30 pm at Aletha Zens' home.	21	22
23/30	24 6 pm Cobblestone HOA Mtg Noonan's	25	26 5:30 pm HRS HOA Monthly Meeting Clubhouse	27	28	29



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Hello Dear Friends,

Since stepping into my Council seat, I've been deeply engaged in fulfilling my pledge to you, focusing on the critical issues while also diving into exciting new ventures in Ward VI.

Tackling Aurora's Crime Problem

Addressing crime continues to be my focus as I am currently working on 2 legislative initiatives addressing expired license plates and tags and abandoned/stolen shopping carts. Stay tuned for more specifics.

The council recently passed measures bolstering our camping ban, adopting a "tough love" stance. We're installing No Trespassing signs in areas hit hardest by repeated camp abatements. Violators will face immediate consequences, including tickets and potential arrest. Moreover, our specialized HEART Court is expanding to provide holistic support for those grappling with homelessness and addiction, offering access to vital rehabilitation services with sentences suspended upon program completion.

Empowering Adult Education

Colorado's First Tuition Free In-Person Adult High School opens in Ward IV in August. The Excel Center sponsored by Goodwill Industries, is the first of its kind in Colorado targeting adults 22 and older offering a High School diploma, career services, transportation, child care and more.

Diversifying Housing Opportunities

I took a hard hat tour of our newest Habitat for Humanity community under construction in Ward IV. The Mountain View community will be home for 20 qualified and deserving families featuring beautiful 3 and 4 bedroom homes thoughtfully designed to blend into the existing community. These families have the opportunity to own a



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

place to call home. We welcome these new families as they become engaged stakeholders in the American dream.



Welcoming New Ventures

Ward IV continues to thrive with the addition of Nana's Dim Sum and Dumplings, and the Xfinity Store by Comcast, both nestled in the bustling Havana Gardens Plaza at 2495 Havana. With over 100 restaurants and bars, Ward IV is undeniably the culinary hub of the metro area.

Progress in Transportation Connecting Aurora

The city has extended its deadline to May 31 for online and in-person feedback, following a series of community open houses in April. Paper surveys are available at all Aurora Public Libraries and a self-guided online open house survey in 11 languages and other input opportunities available at EngageAurora.org/ConnectingAurora.

Your Turn to Speak Out!

Please join me for my next Quarterly Town Hall meeting on July 11, 6:30 at the Colorado Early College on 1400 S. Abilene. I will be joined by City Council Member at Large Dustin Zvonek. Drop by to share your ideas, feedback and how YOU will be a stakeholder in your community.

Get Involved

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

Need 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,





HR Real Estate Sales –

A wide range in prices for the same model homes

When the same two exact models in Heather Ridge sell for tens of thousands or more from each other, what’s going on? Are listing agents misreading sales data? Are sellers ill-informed about market conditions? The correct answer is simple – the forces of value and market activities are at work. And it’s the agent’s job to know this.

Knowledgeable, experienced, and mature agents are the keys to unlocking your home’s value. The following sales will show why Van and Pete are Heather Ridge’s top agents:



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

Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

In the Chimney Hill community of Heather Ridge, there are two home models – a 1344 sqft with one-bedroom on the top level, and a 1512 sqft with two bedrooms on top (basement sqft not included). Recent sales for the one-bedroom model shows a \$105,000 price spread between highest and lowest sold prices along with corresponding days on market (one day vs 89).

The most recent one-bedroom sale was for \$435,000 – which was \$15,000 above its asking price. That property went under contract in one day! In contrast, the lowest selling one-bedroom in the past six months closed for \$330,000 after many price reductions (\$60,000) and three months of marketing.

Another recent closing was in the Double Tree community – it sold after 168 days on the market for \$421,500 and a \$5000 concession on top of that to the buyer. That net sale was \$105,000 less than its sold price of \$519,900 in 2022. The market in 2022 was blistering hot, and buyers were making offers up to 15% above asking prices to beat out others. In the recent Double Tree sale, the realty of today’s market vs. 2022 came home to roost.

The last example of a high-value sale happened in Heather Ridge South (HRS) in 2023. This three-bed 2-story sold for \$523,500 in five days after multiple offers. That sale reflected the “true value” of a remodeled home in comparison to other homes marketed in “as-is” condition.

When the \$523,500 sale closed, there were similar properties for sale in HRS and Fairway 16. Most of those sales were near or below \$400,000 along with concessions. Sellers’ concessions are happening more frequently now in ever increasing amounts. A recent Fairway 16 sale had a \$24,000 concession. About 27% of all metro Denver home sales include concessions.

The above examples show why Heather Ridge owners thinking of selling should talk with Pete or me. We are very very active in today’s market, especially knowing why Heather Ridge sales can fluctuate so dramatically. Heather Ridge is our specialty market, one that Pete and I, along with our wives and families, have been a part of since 1985. Take the mystery out of today’s pricing and marketing – call us. We know there are many “agent choices” out there, but having served our clientele for over 49 years, nothing says success like success. Please find out why. And most importantly, we listen first before talking!

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



Please remember don't leave home without them.

Homes Pending as of May 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$255,000	2644	S Xanadu Way D	1 - 1	843	1 Carport	2 Story
Burgundy	\$285,000	2699	S Xanadu Way C	1 - 2	942	1 Gar, Det	2 Story
Sausalito	\$376,989	2468	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	\$390,000	2151	S Victor St A	2 - 2	1,208	1 Gar, Det	2 Story
Fairway 16	\$415,000	2558	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$435,000	2446	S Vaughn Way F	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$435,000	2810	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story

Homes Closed from April 16, 2023 to May 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$333,000	2676	S Xanadu Way A	2 - 2	1,153	Cash	\$0	Individual
Strawberry II	\$340,000	2445	S Xanadu Way D	2 - 2	1,091	Conventional	\$10,000	Individual
Sausalito	\$378,500	2450	S Worchester St A	3 - 2	1,273	FHA	\$0	Individual
ChimneyHill	\$388,100	13625	E Evans Ave	2 - 2	1,344	Conventional	\$0	Individual
ChimneyHill	\$390,000	2071	S Worchester Way	2 - 3	1,344	Conventional	\$9,266	Agent Owner
Sausalito	\$397,000	2522	S Worchester St B	3 - 2	1,282	VA	\$15,000	Individual
Sausalito	\$398,000	2419	S Worchester St C	3 - 2	1,230	Cash	\$850	Individual
ChimneyHill	\$405,000	13623	E Evans Ave	2 - 3	1,344	FHA	\$6,500	Individual
Double Tree	\$421,500	2663	S Vaughn Way	4 - 4	1,919	FHA	\$5,000	Corp/Trust
ChimneyHill	\$435,000	2094	S Worchester Way	3 - 3	1,337	Conventional	\$0	Individual
Country Club Ridge	\$440,000	2270	S Vaughn Way 102	3 - 2	1,722	Cash	\$0	Individual

Active Homes for Sale as of May 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$259,000	2608	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$320,000	2431	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$327,500	2631	S Xanadu Way B	2 - 2	1,162	1 Gar, Det	2 Story
Strawberry I	\$330,000	2415	S Xanadu Way A	2 - 2	1,091	1 Gar, Det	2 Story
Sausalito	\$335,000	2419	S Worchester Way D	3 - 2	1,230	2 Gar, Att	2 Story
Strawberry I	\$339,900	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	2 Story
Cobblestone Crossing	\$350,000	13444	E asbury Dr	2 - 2	1,392	2 Gar, 1 Sp	2 Story
Cobblestone	\$375,000	2191	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Country Club Ridge	\$385,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Det	2 Story
Sausalito	\$385,000	2468	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$499,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

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

RE/MAX Alliance

RE/MAX
PROFESSIONALS

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

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

Fun was had by all at our ladies' club luncheon at Rosie's. Everyone ordered and paid for what they wanted and Rosie's did a fantastic job serving us. The food was yummy!

Be sure and sign up for the Men's Club Mixer on Saturday, June 15. It's always such a fun time. Sign-ups, entry fee and lunch information will be sent by email the week before. The gals always enjoy playing with the guys!

Last day to sign up for the Member-Member/Member-Guest Tournament being held on Wednesday, June 19, is June 12. The committee is planning lots of fun games and getting door prizes. If you want to donate a door prize or sponsor a hole, contact Dantha as soon as possible. The theme this year is The Fabulous 50's, and, as the flier says, "Dress in your best sock hop outfit!"

**Teresa Anderson
Publicity**

18-Hole Ladies' Club News



Left to right: Colleen Ripe, Judy Albrecht, Kristi Schmidt and Brooke Layman.



Left to right: Joyce Scott, Cindy Bolton, Wendy Traynor and Norma Bisdorf.

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Left to right: Patti Enright-Harris, Debbie Holscher and Megan Myers



Left to right: Robyn Tuttle, Ginny Lewis and Stacy Visentin.



Left to right: Alena VanBrunt, Sara King, Sunny Choi and Marcy Greene.



Left to right: Faith Maroon, Maureen Pacheco and Brooke Layman.



Left to right: Dantha Stewart, Audrey Romero, Christi Clay and Kim Larson.



Left to right: Christi Clay, Kim Larson and Teresa Anderson.

Photo at right, left to right: Kathi Millner, Lindsay Morgan and Jean Marie Gross.



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9-Hole League News

The 9-Hole Ladies Golf held its Spring Potluck on May 14. The tournament was held prior to the potluck. Winners of the tournament are shown below.

Ginny Lewis
Vice President
9-Hole League



Second Place Winners, left to right: Dianne Barnes, Sally Simon, and Anne Habeger.



Tournament Winners, left to right: Audrey Romero, Marj Copland, Kathy Bonham, and Judy Ahlbrecht.



Third Place Winners, left to right: Suzy Koch, Kathy Curtis, Cyndi Carfrey, and Peggy Coppens.

2024 Tournament Schedule Heather Ridge Men's Club

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



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2. Schedule Service Online





Plains Conservation Center

21901 E. Hampden Ave.
Aurora, CO 80013
Phone: 303.326.8380
nature@auroragov.org

Plains Conservation Center Hours

March 1 to Oct. 31
Monday through Thursday
6:30 a.m. to 4:30 p.m.
Fridays
6:30 a.m. to 6 p.m.
Saturday and Sunday
8 a.m. to 6 p.m.

Visitor Center Hours (hours subject to change)

Wednesday through Friday
Noon to 4:30 p.m.
Saturday and Sunday
9 a.m. to 4:30 p.m.
Monday and Tuesday Closed

Take a quick trip to Colorado's high plains to experience life on the prairie then and now. The Plains Conservation Center is a nature preserve and educational center with replicas of a homestead village and tipi camp that showcase pioneer and plains Native Americans life in the late 1800s. The center encompasses over 1,100 acres of short grass prairie with breathtaking views of the Rocky Mountains.

Come into the visitor center before you head out on the trails to pick up a map and learn about the history of the site. Visitors can hike along rolling trails and are likely to see bald eagles, prairie dogs, pronghorn, coyotes and red-tailed hawks.

It's free to come in, hike the trails, explore the visitor center and check out the tipis and homestead village. *There is a fee to attend any guided programs.*

Art in Nature: Poetry Writing on the Prairie

June 2, 1:00 pm

Tap into your creativity and enjoy the wonder of the written word! Admire and learn about the prairie's beauty and power while you create your own unique nature poetry. We'll travel around prairie's summer scenery and work our way to a sod home to finish our works.

Presented and Managed by the City of Aurora

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013.

Phone: 303-326-8380

Audience: 14 and older

Price: \$5 per person

Sunset Wagon Tour at Plains Conservation Center

June 7, 6:30 pm, June 20, 6:30 pm, or June 28, 6:30 pm
Get to know the prairie in a whole new way. On our ride across the plains, participants watch for wildlife in the

landscape, from prairie dogs to pronghorn antelope and birds of prey, beneath the great stretching sky while learning about the short grass prairie ecosystem along the way. With stops at the sod homes and Cheyenne camp, your group will discover what it was like to be a homesteader and a Cheyenne Indian living on the prairie in the 1800's.

Tours are scheduled to coincide with the spectacular sunsets at the Plains Conservation Center. Please note: Tours are weather dependent. If a tour is cancelled due to weather, you will be contacted.

Location: Plains Conservation Center, 21901 E Hampden Ave Aurora, CO 80013 (Entrance is at the corner of E Hampden Ave and S Picadilly Road)
Audience: Family all ages
Price: \$10 per person

Family Workshop at Plains Conservation Center: Homestead Gardening

June 8, 12:00 pm
Get your hands dirty in our homestead garden and plant a mini garden of your own, then head inside the sod house to whip up some fresh herb lemonade.

Family Workshops at Plains Conservation Center offer families a fun, hands-on guided opportunity to learn about the prairie and the people, plants and animals that live or have lived on the prairie. Workshops include a guided exploration of the topic and a project for adults and children to create together. This workshop is designed for families with children ages 5-10.

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013
Audience: Families with children ages 5-10
Price: \$10 per person

Prairie Homestead Harvest: Raising Farm Animals and Gardening in the 1800's

June 9, 9:00 am or July 14, 9:00 am
Join us for an interactive educational program that immerses participants into the world of 19th century gardening and homesteading. With hands-on activities including feeding farm animals and harvesting garden

produce (when available), participants will gain insight into the challenges and triumphs of rural life on the high plains in the late 1800's.

Presented and Managed by the City of Aurora
Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013
Phone: 303-326-8380
Audience: Ages 6 and older
Price: \$5 per person

Introduction to Wire Work at Plains Conservation Center

June 14, 5:00 pm
Join experienced jeweler, Haley Boon, to create a beaded bracelet using handmade wire links for a totally unique style. In this class you will learn proper tool handling, creating a secure bead link, making your own clasp and designing charms and fancy links to make your own wearable art.

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013
Audience: ages 15 and older
Price: Members \$15; Non-members \$20

Sunday Morning Stroll

June 16, 9:00 am
Immerse yourself in the beauty and history of high plains shortgrass prairie through a guided nature hike along the rolling trails of the Plains Conservation Center. Relax, catch some breathtaking views and learn all about the resident flora and fauna.

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013
Phone: 303-326-8380
Audience: Ages 6 and older
Price: \$5 per person

Prairie Pup Adventures at Plains Conservation Center

June 18, July 9, July 23,
Prairie Pup Adventures at the Plains Conservation Center

Continued on page 16

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Plains Conservation Center

Plains Conservation Center Programs

Prairie Pup Adventures – Continued from pg 15

offers a fun way for preschool aged children to learn about the animals, plants and people who call the prairie home. Each week we will investigate a topic using hands on science, art and nature explorations. For children ages 3-6 with their accompanying caregiver.

**This class includes a snack-tivity containing dairy and gelatin. Please email pccinfo@botanicgardens.org with allergy concerns and we will make accommodations.*

Location: Plains Conservation Center, 21901 E Hampden Ave Aurora, CO 80013 (Entrance is at the corner of E Hampden Ave and S Picadilly Road)

Audience: Recommended for children ages 3-6 years.
Program Fee: \$8 per preschooler; one adult per child is admitted free of charge. Additional adults and non-participating siblings (children over the age of 6 years) are \$5 each. Non-participating-Infants (children under the age of 18 months) are free.

June 18, 2024: Birds

Time: 9-10a.m



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What makes birds different than other animals? Join us to learn all about birds on the prairie by looking at bird parts, dissecting owl pellets, taking a safari ride to look for birds, and making a bird themed craft.

Family Workshop at Plains Conservation Center: Farm Animals

June 15, 12:00 pm

Come visit our old-fashioned farm and learn about various farm animals. We will talk about where our food comes from, explore how to care for animals, and harvest some vegetables in the garden!

Family Workshops at Plains Conservation Center offer families a fun, hands-on guided opportunity to learn about the prairie and the people, plants and animals that live or have lived on the prairie. Workshops include a guided exploration of the topic and a project for adults and children to create together. This workshop is designed for families with children ages 5-10.

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013

Audience: Families with children ages 5-10

Price: \$12 per person

Registration Instructions: Pre-registration is required. Program registration will not be available onsite.

Full Moon Hike

June 21, 8:15 pm

Discover Aurora's true nature under the light of the full moon and learn a little about its history with this guided nature hike.

Presented and Managed by the City of Aurora

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013.

Audience: Ages 8 and older

Price: \$5 per person

Sunset Prairie Hike at Plains Conservation Center

June 30, 7:30 pm or July 14, 7:30 pm

Watch the sunset, hang where the pronghorn play and discover one of the most scenic destinations in Aurora. With an elevation slightly higher than Denver, the Plains Conservation Center offers one of the most panoramic views of the plains and mountains along the front range. Sunset is also one of the best times to encounter Aurora's resident wildlife on this guided evening nature hike.

Presented and Managed by the City of Aurora

Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013

Phone: 303-326-8380

Audience: Ages 8 and older

Price: \$5 per person

To register for all programs please call or visit:

Phone: 303-326-8380

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JR Heather Ridge

ASSOCIATION NEWS

Cobblestone

I wonder what it would be like to live in a world where it was always June.

— L.M. Montgomery

June marks the official entry into the summer season. Whether it takes you away for vacation fun or just encourages some lazy afternoons, here's hoping this summer is your best one yet.

Updates:

Pool House Refresh: Just in time for this year's pool season, the pool house received a refresh, making its use a more pleasant experience. The bathrooms were upgraded to include new toilets, sink, light fixtures and painted flooring. The



exterior shower received a facelift. Storage area improvements included new shelving to allow for better organization and access to materials. These items name only a few of the improvements. A celebration open house will be held so that you can stop by to see the upgrades first hand. Watch your email or check Town Square announcements for details about the open house.

June HOA Board Meeting:

With the onset of COVID 19, HOA Board meetings moved to a virtual environment via Zoom. The monthly meetings continued in this manner since; however, now the board is wondering whether there's an appetite for homeowners to attend meetings held in person. Please note that the June 24th HOA Board meeting will be held in a room across from Noonan's at 13521 E. Iliff Avenue starting at 6 pm. Light refreshments will be provided. The board looks forward to seeing many of you there.

Spring Clean-Up Week Completed:

Thank you to everyone who used the roll-off dumpster to collect oversized items. The

community is charged an additional fee when these items are placed in the trash dumpsters. Using the roll-off dumpster during clean-up week helped to minimize these fees.

Metro Matters Classified Ads:

In case you've wondered about trying some of the services offered in Metro Matters classified ads, here's a testimonial from a happy customer in our community.

Kudos to Metro Matters advertisers. I had a very pleasant experience with Looking Glass Window Cleaning. Now, I've got clean, shiny windows inside and out for a very reasonable cost. I'll continue to check Metro Matters advertisers for future tasks.

— Cobblestone Homeowner

Reminders:

Details Matter: Remember that any project planned for the exterior of your home requires the submittal and approval of a completed Cobblestone ARC Form. This form is located in Town Square in the Documents folder.

It's important that your 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. Homeowners must receive an ARC Form approval before beginning work on the project.

HOA Meeting: 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



Strawberry

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

Board Members: Sonja Mooney, President; Ersin Sulukioglu, Vice President; Faith Gillis, Secretary; Tina Lockman; Felicia Smith.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go to the Accord Property Management website <http://www.accordhoa.com>.



[accordhoa.com](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.

We are pleased to announce and welcome Strawberry board members Tina Lockman and Felicia Smith! Tina and Felicia bring professionalism and a positive mindset to our board. The board is committed to making sure Strawberry continues to be an enjoyable place to live. We encourage owners to attend the monthly board meeting to stay up to date with our community projects and any upcoming changes.

Access Aurora: Access Aurora is an online system for contacting the City of Aurora regarding non-emergency concerns, questions, comments, or requests for service, i.e., street parking, homeless encampments, weed overgrowth, etc. Unfortunately, the Strawberry HOA does not have the authority to address these problems. It is up to citizens of Aurora to report these problems to the city. This service is available for your phone, please visit your app store and search for Access Aurora to download. You can easily report code violations or other issues and get information about the

city in a few simple steps by using Access Aurora app on your phone, email Access@Auroragov.org, or you can call **303-739-7000**. When filing a report, please include the approximate location, cross streets, and as much information as possible about the issue, or question. Aurora residents can create an account in the Access Aurora app to be kept up to date with the status of the report, or a report can be anonymous.

Pool Reminders: Before accessing the pools, please read posted rules and **Do Not Open the Gate for Anyone** for entry if they do not have their key. Please refer them to the Accord Property Management website to request a key. Gate entry keys are \$50 each, so do not lose your pool key. Both swimming pools are for Strawberry residents only, so making sure you have your key before you go to the pool is necessary!

Neighborhood Traffic Calming Program: Sonja Mooney, Strawberry HOA Board, has requested the City of Aurora Public Works (PW) to assess South Xanadu Way for speed deterrents. Traffic is consistently going much faster than the posted speed limit of 25 mph. Sonja is in the preliminary stages of working with PW to establish Xanadu's eligibility for the program. If approved by PW, notices go out to residents of the area regarding the project and what it will entail. Sonja will need as many residents as possible to sign the petition to help with keeping Xanadu Way a safer residential street. As the request is going through the eligibility process, we will keep you informed of the status in future publications. If you are a registered voter, and you agree with this measure, we need you! When the petition is available, you can reach out to Sonja via email: sonja.strawberryhoa@gmail.com. Sonja can bring the petition to you for signature.

Faith Gillis



Burgundy

Burgundy is a Covenant Controlled Community

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

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

Management Contact Information

Company: Westwind Management Company

Manager: Roxanne Chaparro

Website: www.westwindmanagement.com

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

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



Burgundy HOA in the Works:

1. Spraying gutter cleaning completed by Firehouse

2. 100% compliance with Annual Fireplace Inspections

3. 2 trash enclosures will get a facelift (Drive D and E)

4. Possible community Food Truck Day, Community Dumpster and Shredding Events

5. Bids on redoing community sewer lines

6. Concrete and landscape work to begin

need to dispose of any of these items and or take them to the dump or a recycling center (call Techno Rescue 303-482-2207).

4. Securely bag all trash.

- **BBQ Grills:** Per Burgundy's Fireplace, Grill and Chimney Inspection Policy established January 16, 2024 and the City of Aurora's BBQ Grill policy – it is prohibited to have open-flame cooking devices on unprotected patios and balconies closer than 10 feet from your unit structure which includes charcoal grills, propane (LP-gas) grills with a fuel tank capacity exceeding 2.5lb water capacity (camping size tank), wood pellet grills, and smokers using a field source other than electricity alone, and any other open flame burner using solid fuel or accepting a propane fuel supply greater than 2.5lb water capacity. Fire-pits are also not allowed.

- **Owners Who Rent:** Please make sure your tenants understand and follow HOA rules and know who to contact in case of an emergency. Please inform Westwind Management of the tenant's information for contact purposes.

- **Architecture and ACC Requests:** Anything (Studs Out) must have Board approval: Patio fences, windows, doors, satellite dishes, AC Units, exterior light fixtures, security cameras, unit numbers and letters, pergolas, etc. Submit a "Design Improvement Form

or ACC Request" found at www.westwindmanagement.com to roxanne@westwindmanagement.com, burgundyinheatherridge@westwindmanagement.com

Provide as much information about your project as possible (specs, pictures, brochures, diagrams, type of material being used, copy of the bid for the work, etc.)

- ACC approval does not constitute approval of the local City/County building departments and a Building Permit may be required (patio fencing is just an example)
- Submission of an ACC Request does not constitute approval. Please refrain from beginning any work until your request has been approved.
- Note if your project is not completed as per the Approved ACC Request you can be asked to remove/redo it.
- Residents (Owners/Renters) who make alterations to the exterior without ACC Request Approval may be forced to restore the property to its original condition at Owners expense.
- You should alert the Management Company when your project is completed.
- Please allow a minimum 30-day window for an approval or denial and plan accordingly to when you think your project might start. If your ACC Request requires more information the timeline starts over on the revised submission of the request.

Lori Foster

Homeowner Reminders:

- **Swimming Pool:** Now Open for the summer! Please follow the pool rules to keep everyone safe this season. No Glass containers, No Pets, and No Pets inside the gates of the pool. You must be a Resident or Tenant or accompanied by a Resident or Tenant to use the Pool and have a key. Please keep an ID with you at all times while on the premises. Rules are posted at the Pool and if disregarded, privileges can be revoked. Please keep the Men's and Women's bathrooms clean and if any issues call Westwind Management Company.

- **Front Range Connections:** 720-675-9615, trash pickup is Monday and Friday each week. Things to note regarding trash:

1. Break down boxes before putting them in the trash bin.
2. No Large Dumping if caught we can and will fine the homeowner.
3. Things not allowed in or outside the trash bins: furniture, mattresses, computers, TV's, printers, monitors, etc. Please call for a large item pick up if you

Chimney Hill

Management:

Advance HOA Management – 303-482-2213

Maintenance and General Requests – Clientservices@advancehoa.com

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

Monthly Meeting: The June HOA board meeting will be held on Tuesday, June 11, 2024 at 6:00 pm at Noonan's in the upstairs conference room. Thank you to all the homeowners who attend every month!

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

If you see anything that needs to be addressed around the property, please contact the Property Manager via email with a photo if possible. Please **Do Not** report issues verbally to board members. They cannot report problems for you.

Sewers: Our clay pipe lines leading to the main lines are aging. Please **Do Not Flush Any type of Wipes**, even if the package says they are flushable. **They Will Clog The Mainline.**

Please Keep Pets Off the Grass and Decorative Rock Areas as our landscapers have aerated and applied fertilizer and weed killer on it.

Golf Course is in full swing now! Please keep people and pets Off the

golf course between 6:30 am – 7:00 pm to avoid any injuries from golf balls. Report any suspicious activity on the golf course to Front Range Security.

Reminders:

Trash Bins: Please keep trash area clean and cover Closed to avoid attracting rodents.

The trash company will **Not** pick up our trash if they see commercial/construction waste. No large items allowed in the trash bins. Household garbage in plastic garbage bags only.

We are being charged extra each month due to homeowners that continue to abuse our trash bins. This effects our annual budget negatively.

No Large Items Allowed in the Dumpsters or on the ground next to the dumpsters! **They Will Not Be Picked Up!** Contact Ashley.thomas@advancehoa.com to arrange for a personal large item pickups.

Parking Lots: These lots are for short-term parking during the day

for guests and vendors. Parking passes are required for All vehicles parked overnight in parking spaces between the hours of 6 pm to 6 am. We have issued new parking passes to homeowners who qualify for them. **Throw away the old passes, they are no longer valid.**

Committee Members Needed:

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

Architectural Improvements: All exterior improvements need to have an Architectural Control form submitted Prior to any work being started. Improvements or replacements include: windows, screen doors and front doors, patio fences, skylights, solar tubes, satellite dishes, security cameras, air conditioners, furnaces, hot water heaters, pergolas, shades, weather stations and landscaping your retaining wall gardens.

The Chimney Hill Board of Directors



Photo by Susan

Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and Member-at-Large Sharon Grimes. The next regularly scheduled meeting of the HOA Board of Directors will be June 20 at 5:30 pm at Aletha Zens' home. The date, meeting time, location, and Agenda will be posted on the mailboxes.

Property Management: Double Tree is managed by Metro Property Management (MPM). Homeowners now have the option to use ACH (Automated Clearing House) for their monthly payments, automatically deducting your monthly dues from your checking account. If you would



like to use this method, please contact MPM. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your monthly statement from MPM. Or, you can send a check directly to Metro Property Management at 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014.

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.

It is MPM's goal to make the transition from as seamless as possible. Please bear with us, as we may experience a few hiccups. You may contact our Community Manager Jen Wyman with any questions or issues. Her phone number is 303-309-6220.

Maintenance Update: Our landscaper turned the sprinklers on mid-June and repaired the broken sprinkler heads. The City of Aurora has asked us to keep our watering scheduled to twice a week during the month of June. We can up that to three times a week for the months of July and August, dropping back to twice a week for the month of September. Hopefully, Mother Nature will help us out with some good rainfall!

The Board is reviewing bids from tree companies for spring maintenance.

Home Improvements: As a reminder, you will need approval for any changes to windows, front doors, patio doors, patio enclosures, and changes or improvements you

want to make to your front garden area. Please contact Metro Property Management for an Architectural Control form.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on June 6 and 20. Feel free to put your bins out the night before. And, make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around. Waste Management has asked us to remind you to separate your two bins by three feet to allow their automatic truck arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

As a reminder, you can recycle glass and plastic bottles, plastic "tub" containers, paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. Also, **No plastic bags or plastic-bagged recyclables, and No white "foam" packing material.** It has to go in the trash.

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

With the significant increase in our property values of late (reference your tax statement!), our insurance agent has advised us to all check that we have adequate coverage on

our individual homes. You sure don't want to be under insured, should anything happen!

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

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

Patt Dodd



Fairway 16

Property Manager at Advance HOA
After Hours Emergency Maintenance 800-892-1423

Our Next HOA Board Meeting

Our next meeting will be Wednesday, June 19, 2024.

Fairway 16 HOA in the Works:

- Sewer Cleanout project in progress
- Assessment of community sewer lines

Aging Sewer Pipes and Flushing: Please be aware of what you are flushing down the toilet. Our sewer lines are obviously old and we need to be mindful of what is being flushed down Toilet paper

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

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

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

Note to Owners: It is the owner’s responsibility to communicate community policies and procedures to their renter. Also please provide Advance HOA with name and contact information of your renters.

Replacing the Old Declarations: The Declarations is a document

which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with current Colorado state law governing common interest communities. The Board voted to pursue replacement by working with our attorneys. The initial cost for creating a new document will be around \$ 6,000. There may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. ***This effort is still in process, and will be subject to approval by 67% of homeowners.***

Your Personal Vehicle Parking Spaces:

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

Guest Parking Spaces:

The guest parking spaces located around the property **are for short term guest parking only.** These are not for your extra cars, cars that



need repairs, or commercial vehicles that you drive home. Owners of vehicles in violation of Fairway 16 guest parking guidelines are subject to fines and or having their vehicles towed at the owner’s expense.

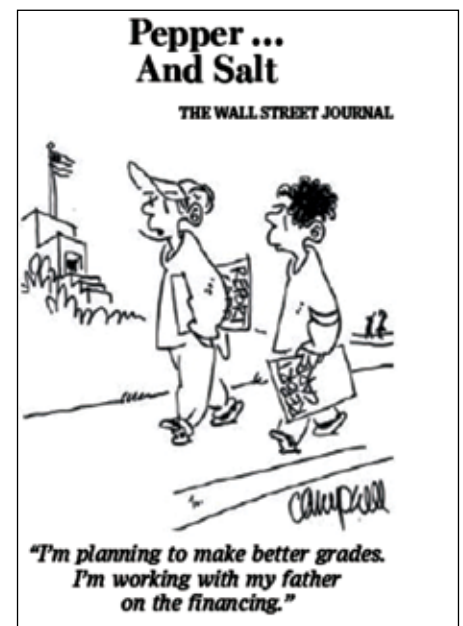
Reminder: Outdoor Lighting

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

Board members and committee volunteers wanted.

If you have an hour or two a month to contribute to your community, please consider serving on the Board. Great communities like Fairway 16 are the result of engaged homeowners.

Ryan Brand



Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch – President, Frazier Hollingsworth – Vice President, Linda Chaisson – Treasurer, Patty Robinson – Secretary, Kelly Bailey – Member at large, Laurie Hoffman – Member at large, Hannah Herbold – Member at large. Committee heads: Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape).
- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager (PM): Suzanne Lopez, 303-221-1117 x 123, slopez@lcmpm.com. Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** 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 website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

Spring Clean Up! Spring Clean Up morning is Saturday 6/1/24 at 9:00 am meeting at the Victor pool. Come out and help even if you haven't signed up, many volunteers make quick work of this important task. Come out and get some coffee and treats with your neighbors and do a good deed! Any questions please contact Kelly Bailey at fitz2503b@



3. **Sewer/Drain Backup Coverage:** Sewer/Drain Backup Losses are common within multifamily communities. Sewer/drain backup coverage limits should never be less than the association's standard property deductible. (Higher limits are strongly recommended!)

It is not the responsibility of the HOA's Community Manager, the HOA's Insurance Agent, nor the HOA's Board of Directors to tell owners how much insurance to buy. Please contact your insurance agent for more information.

Wildlife: As tempting as it is to give treats to the squirrels that scurry around us, please do not feed the squirrels. The HOA has received many notices of damage from wildlife. These repairs cost the HOA money. Many people, including wildlife experts, don't think it's a great idea, for a variety of reasons.

First, the United States Department of Agriculture (USDA) says that human food just isn't good for wild animals, and they can survive just fine on their own. Wild animals have specialized diets, and they can become malnourished or die if fed the wrong foods. Squirrels and mice are also attracted to bird food. Please control these feeders to discourage unwanted dinner guests.



Pool Openings: Worchester pool opened first this year on Memorial

Day weekend May 25 closing on Sept. 2. Victor pool opened 2 weeks later on June 14 closing on Sept 23. The pools have safety rules and restrictions posted. Please review them carefully as you return to using the pool area this season. If you need a replacement pool key contact the PM. Each key is \$25. A homeowner must be present with a guest. Make sure to close the gate upon entering and leaving the pool area. Never prop a gate open. The pool is to be used at your own risk and sole liability.

Security: Keeping the garage doors closed when not in operation is very important for the security of the neighborhood. Also keeping delivered packages picked up as soon as possible. If you see anything of concern, contact our security company or the police as soon as possible. Let's work together on keeping Sausalito a safe and thriving neighborhood.

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

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

Architectural Approval and Required Form: It is always best to check if any exterior home improvement requires HOA approval. The HOA is required to approve all changes to windows and doors, adding of solar panels, satellite dishes, hot tubs and more, to see the

complete list refer to the Rules and Regs along with Addendum A form.

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

Enjoy a fun filled summer!

Patty Robinson



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Cobblestone Crossing

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

Asphalt Patching Spring 2024 and Asphalt Replacement Summer 2025: As we mentioned last month, the asphalt patching proposal is approved by the board. It was determined it will be best to complete all recommendations and accept the proposal in full. Patching expected to start June. The board

received the quote for the asphalt replacement. We have agreed to accept the quote for full replacement and the current plan will be for summer 2025. More details to follow.

Aurora Water's Landscape Watering Rules for 2024: Aurora is on Normal watering restrictions. As mentioned on the auroragov.org website, we are on permanent water conservation regulations, so you can water no more than three-days-per-week. From May 1 to September 30, watering is not permitted between 10 am and 6 pm.

- Between 10 am and 6 pm, watering vegetable or flower gardens by hand is allowed.
- Hand watering (hose or manual sprinkler attachment) of grass lawns follows the same guidelines as an automatic sprinkler system. The maximum number of days per week and daytime watering restrictions outlined above apply.
- Use a hose nozzle and shut-off valve when watering your garden or washing your car.
- Water waste such as excessive runoff, pooling water in landscape or hard surfaces and spraying onto hard surfaces (sidewalks, driveways, gutters, streets or alleys) is not permitted.
- Broken sprinkler systems should be repaired or shut off as soon as possible to prevent waste. Please help us by reporting any broken sprinkler head issues as soon as possible to Accord Property Management.

Trash & Recycling Reminder: All trash must be placed in bags and placed completely in dumpster. No mattresses, furniture, or appliances.

It is the resident's responsibility to dispose of large items that do not fit in the dumpsters. Please call *Republic Waste* at 303-277-8727 to arrange for a large item pick up.

Recycling: Our community has recycling dumpsters in C, D and E. Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

What should not be put in the recycle dumpster?

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

Spring Clean-up Reminders:

- Please ensure your window screens are in good shape. If you notice tears or worn screens, please *Replace* or *Remove* them.
- It is the homeowner's responsibility for repairing/replacing damaged air conditioner pads.
- Homeowners are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.
- For residents with fences around or on your patio, as the weather improves later in the Spring, please consider staining the fences to help decrease wood rot.



Landscaping/Broken Branches: Eco Cutters will continue Spring Clean-up and the sprinkler system was activated. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Alec with Accord Property Management. Special thanks to Larry for identifying several trees that need attention due to the last storm. If you see a tree with a blue flag on it, please note we are aware of the issue and expect it to be addressed by Deyvis. They will remove broken, unhealthy, and overgrown limbs. If it is not marked already, please report the broken branches to Accord Property Management.

Pool: The pool is open. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Architectural Forms: The weather is getting warmer, and you may want to remodel. Please remember, *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.

Common Area: Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for spring planting. Also, per Association Rules and Regulations, nothing in the

common area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, and rabbits is prohibited.

Planters: If you live close to an entrance planter box, or other planter box throughout the property, please consider planting flowers in them if they are not filled with rock.

Pet Owners: Please help keep the property looking its best and be a responsible pet owner. Please pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

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

Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as “Reserved”, “Open” or “Guest” Homeowners are assigned one *Reserved* parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an *Open* space. *Open* parking spaces are on a “first come, first serve” basis for all residents and guests. Vehicles parked in an *Open* or *Guest* parking space are limited to 24 hours. Vehicles may not be parked in an *Open* space if a resident’s *Reserved* space is vacant. Owners are assigned one *Guest* decal that is to be used only by a visitor or guest. Anyone who lives on the property is *Not a Guest* and should *Never park in a Guest* parking space.

Owners and Renters – HOA Portal: Any questions, concerns, or issues regarding the portal, please contact Alec with Accord Property Management. He can be reached via email at alec@accordhoa.com. Once

you are registered, the Portal can be accessed through the accordhoa.com website by clicking on Client Log In. If you are renting your unit, it is the owner’s responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your current contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

Accord Emergency Contact Number: If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019. While the following are important, they are *Not* emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Jody Bohl

Country Club Ridge

As we move into the summer months, you will see a lot of activity on our property. Alex and Sons has been contracted to maintain our lawns and landscaping. The Board has approved a comprehensive refresh of shrubs and other plantings throughout the property. All dead material will be removed and replaced. In May, dead trees were removed. Those will be replaced in the future.

If there are areas that need attention close to your home – dead patches of grass, shrubs that need replacing, deteriorating walkways, or, possibly lighting that is not working – please contact our

Community Manager to resolve the issue.

The City of Aurora has limited watering lawns to three days per week, with no watering from 10 o’clock am to 6 o’clock pm. We are in compliance with this order.

The cost of water is one of our biggest expenses. This includes watering lawns and indoor usage. Help us save money by reporting any sprinkler

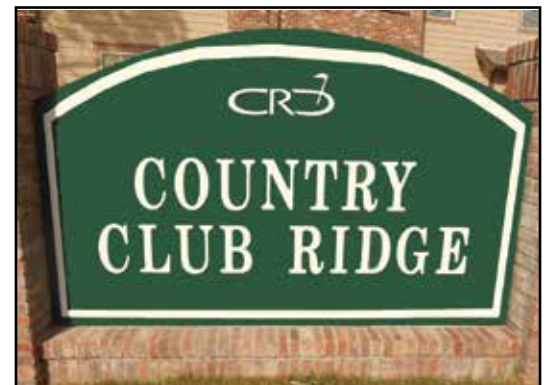
damage immediately. One broken sprinkler head can waste thousands of gallons of water in a short period of time! Also, please repair dripping faucets and shower heads quickly and watch for toilets that run. The Board monitors water usage in each building monthly.

Exterior painting will be done on two buildings later this summer. We also have the painters available

for touch-up work. Report any areas that need painting on your unit to Dan Anderson, our Community Manager. His email is DAnderson@metropropertymgt.com.

Thanks for being a good neighbor and have a great summer!

Judie Maurelli



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, 720-509-6067x117. 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.

HRS New Declarations Committee: The committee plans to meet with its attorney, David Graf, sometime in June to discuss changes to the proposed new declarations. The public meeting date and time will be email blasted to all HRS owners wanting to attend and to make comments.

The purpose of the meeting is to consider changes to the proposed declarations to get it passed by HRS owners this year. One important change will be lowering the approval threshold from 75% (132 Yes votes) to 67% (118 Yes votes) out of 176-unit owners.

To do that, at least two items must be addressed: removing any rental property restrictions not found in the Original Declarations (1973); and

returning to a two-tier monthly HOA fee allocation vs implementing just one.

Other changes will be considered too, relative to the language used in the Original Declaration. For example, the HOA's right to enter units to perform maintenance and repairs. Other considerations will be given to Architectural Control such as too much light, sounds, or smells emanating from one unit and going to others.

In early 2023, the board addressed the need for a totally new declaration to replace the old one. That was because the old one had no table of contents, was poorly organized, was outdated by new legislation, and in many cases used incorrect or vague language describing important issues. Examples include: the legal and operating relations between the HOA and owners, clear language about general maintenance-repairs-replacement of common elements, and HOA insurance vs owner coverage and liabilities.

The need for declaration clarity has been simmering for decades. Its cloudiness has hindered home sales, caused acrimony and financial losses between owners and the HOA, and has rendered our Rules and Regulations manual outdated. These and other issues require new declarations, not updated ones.

For any questions, please

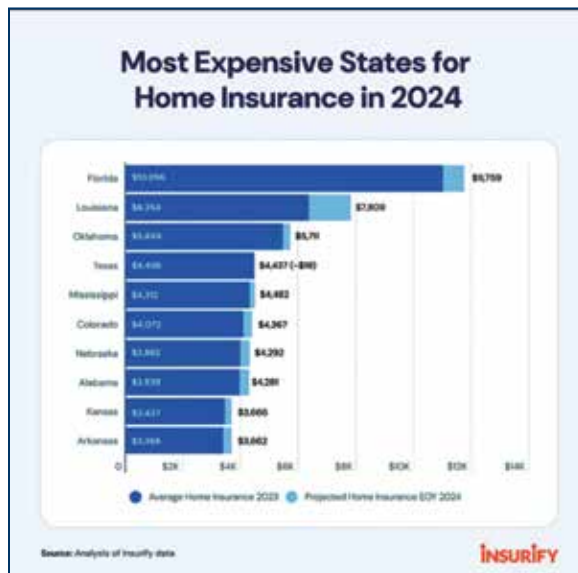
contact Brook Ramirez at Westwind Management (see contact info top of this article).

Springtime Issues: Please walk your unit's exterior to report any concerns. Call Audrey as noted above. Watch for drainage issues due to rain or sprinklers. Are your window wells covered? Screens torn or missing? How about weeds? Landscaping? Try to safely observe gutters and downspouts when it rains. Clutter or debris on your back patio? Check the front fence and gate for damages (it is owned and repaired by the HOA). Back fences are owners' responsibility. Oil stains driveway? Any questions, please call Audrey.

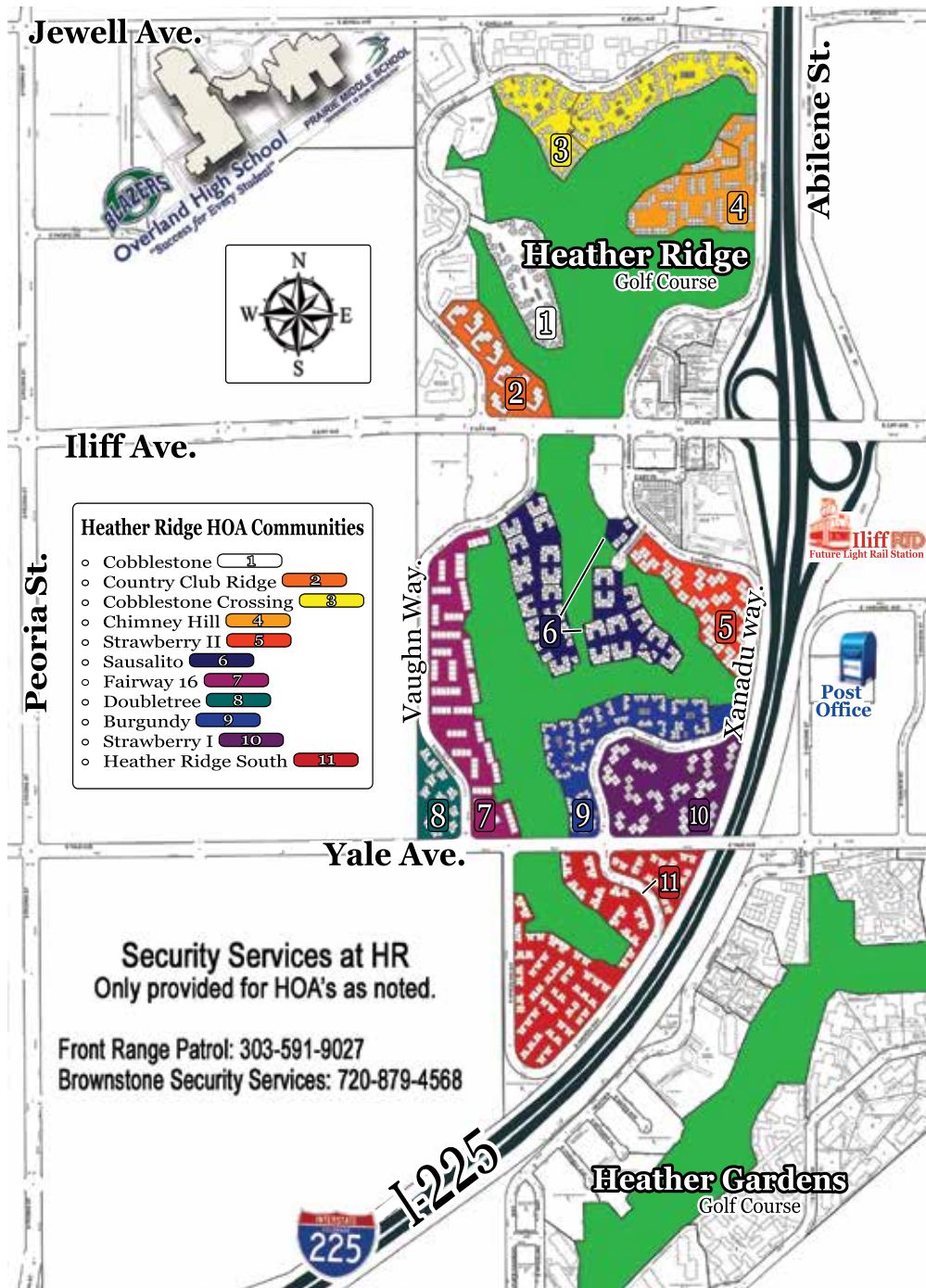
Pool and Clubhouse Usage: Please use your access card at the pool gates to see if it works before scheduling a pool visit. Your card registration might be outdated, so be prepared now. Also, please contact Audrey to reserve the clubhouse. She will coordinate that with the Clubhouse Chairperson to make your visit smooth and enjoyable.

Community Functions: Dorothea Smith, a resident, has volunteered along with others to host community functions on a limited and impromptu basis. A recent "coffee clutch" at our clubhouse was a huge success with many visitors and greetings. Dorothea will be announcing through Westwind email blasts and signs pool gathers-social events this summer, so stay tuned. Thanks to Dorothea for bringing residents together to get to know each other. That's what Heather Ridge is all about. Dorothea can be reached as follows: dorotheasmith@hotmail.com.

Van Lewis



Heather Ridge Community Map



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

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

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

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

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

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

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

Heather Ridge South
Westwind Management Group, Inc.
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

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

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)

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