



# *HR* Heather Ridge


Metro Matters

Volume 13

September 2023

Number 9

**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

Heads up! Its back-to-school time. If you have school age children at your home, remind them that the golf course should not be used as a short cut to and from school. Golf balls travel at over 100 miles per hour. It may take a couple of extra minutes, but using the city sidewalk is a much safer choice. The "No Trespassing" signs around the golf course apply to all residents and their children.



**Barry McConnell**  
Editor/Publisher

The *heatherridgerealestate.com* website is a nice addition to our community, and a great source of information about "all things Heather Ridge". Please take a minute to check out.

**Barry McConnell**  
Editor/Publisher

**Heather Ridge Metropolitan District**  
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James Cronin  
Jane Klein  
Kay Griffiths

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@HRColor.org* for an invitation.

**Heather Ridge Metropolitan District**  
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info@HRColor.org  
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# *Heather Ridge* METROPOLITAN DISTRICT

## Heather Ridge Trespassing on Private Property – *Could that be you?*

Trespassing happens innocently enough every day in the Heather Ridge Metro District (HRMD). Many HOA boundary lines are unclear or difficult to recognize. And there are constant activities going on – golfers, mowing machines, walkers with or without dogs, repair and maintenance people, and children being children. At what point are people trespassing? Could you be a trespasser?

The HRMD has 10 HOAs and 1127 units within its boundary. Woven throughout the District is its signature 18-hole golf course with pay-to-play customers on 92 acres of private land open to the public. All of Heather Ridge is private property subject to laws and trespassing enforcement.

Aurora operates under a City Code legal system – and guess what? – Heather Ridge is in Aurora! If you haven't read the code, don't feel bad. It's thorough but long; unless you have a specific issue, it's legal writing as it should be – cut and dry. Concerning trespass, it's found in Section 94-71 under *Offenses against Property Rights* and reads in part as follows:

- It is unlawful to commit trespass in Aurora. Private property includes property where the public is a business invitee. HOAs are usually private property open to the public as invitees only.
- Where property is visibly posted with “no trespass” signs or you are ordered off but don't leave by an owner so empowered or a party responsible for its care, that's trespassing.
- Refusal to leave any private property by lawful order (police officer or firefighter) is trespassing.
- If you enter or remain in or upon enclosed or fenced areas designed to exclude intruders, that's trespassing.
- After trespassing, that person may be prohibited from returning.
- “Premises” mean real property (land), buildings, and other improvements thereon.

According to Colorado Revised Statutes (CRS – the law), CRS 18-4-504, private property trespass is a Class 3 misdemeanor (petty offense) if the property is not enclosed or fenced. Conviction could impose up to 10 days in jail and/or up to \$300 in fines.

The Aurora Police Department prioritizes its resources for balanced officer responses. Trespassing golfers looking for their ball, or a dog walker holding a poop bag might not get a SWAT team response, let alone officers “escorting” violators off private property. Individual HOA owners might be empowered to order trespassers off, but given circumstances (alcohol, concealed weapons, golf clubs), the risk-reward should be evaluated. Owners need to know their HOA's trespass policy.

If and when trespassers are confronted, remember that not everyone is familiar with our local customs and laws, let alone fluent in English. Please think of yourself as an ambassador for your community and Heather Ridge; and keep in mind the *Golden Rule*.

HRMD and HOA boards need to discuss their trespassing policies and whether owners should confront violators. Aurora has said that the absence of or a limited number of “NO TRESPASSING” signs may preclude using their police powers to help. Also, Boards need to weigh the costs of signs and maintenance to enforce no trespassing. Boards, like the police, need to prioritize resources as well as keeping owners informed. That's why *Metro Matters* exists to help. **This article is not legal advice, so please contact an attorney or the Aurora Police Department as appropriate.**

**Van Lewis**

**Required Notice Pursuant to  
House Bill 23-1105 –  
Metropolitan District Homeowners’  
Rights Task Force**

House Bill 23-1105 created the HOA and Metropolitan District Homeowners’ Rights Task Forces to examine certain matters in communities that are governed by these entities. The Metropolitan District Homeowners’ Rights Task Force will be created by the State of Colorado and will review, among other matters, tax levying authority and practices, foreclosure practices, communications with homeowners and governance policies. A requirement of the new law is that the Heather Ridge Metropolitan District No.1 (HRMD) notify its residents of the creation and existence of the State’s Metropolitan District Homeowners’ Rights Task Force prior to the Task Force’s first meeting. If you have any questions about the Metropolitan District Homeowners’ Rights Task Force, please reach out to the Colorado Department of Regulatory Agencies or visit their website at <https://dora.colorado.gov>.

The HRMD ([www.HRColo.org](http://www.HRColo.org)) website has been updated regarding the State’s Metropolitan District Homeowners’ Rights Task Force.



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# September 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
	 <b>Next HRMD Regular Meeting</b> <b>Third Thursday each month</b> <b>Providing there is business to conduct.</b> For an invitation please Email to: info@HRcolo.org					1	2
3	4	5	6 6:30 pm Double Tree HOA Meeting Next meeting will be held Wednesday September 6	7	8	9	
10	11 6 pm Cobblestone Crossing HOA Meeting via Zoom  6 pm Burgundy HOA Meeting	12	13 6 pm CH HOA Meeting to be held virtually details to be sent out  6:30 pm Sausalito HOA Mtg via Zoom	14 6:30 pm Ward IV Meeting Colorado Early Colleges 1400 S Abilene	15	16 	
17	18 5:30 pm CCR HOA Meeting held virtually	19	20 6 pm Fairway 16 HOA Meeting at Clubhouse 2600 S. Vaughn Way	21  6:30 pm Strawberry HOA Meeting via Zoom	22	23	
24	25 6 pm Cobblestone HOA Mtg via Zoom	26 5:30 pm HRS HOA Meeting at HRS Clubhouse (2811 S Xanadu Way)	27	28	29	30	



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Hello Heather Ridge! I hope you're all doing well and ready for the fall. Here's a quick peek at what we've been up to.



Juan Marcano  
Council Member,  
Ward IV  
City of Aurora  
O: 303.739.7015  
M: 720.634.6927

### **Speed Camera Pilot Program Enforcement**

Our neighborhood-focused speed camera enforcement pilot program is finally underway. I've had many of our neighbors ask for APD to place it at their local school or along popular residential streets that connect to major arterial roads. If you have a place that you'd like to see us enforce with this program, please send me an email or a text message (contact information below) and I will get that over to APD.

### **Sidewalk Gaps**

The sidewalk gap along Dam West is finally being filled! I hope you're all as happy as I am to see better connectivity for our neighbors to The Point at Nine Mile, and we're not done yet. Funding was secured earlier this year for a sidewalk on the south side of Yale between Xanadu all the way down to Peoria. This will provide access to four bus stops for our neighbors with mobility aids and reduce street crossings along Yale, making it a safer route for all our residents. We have a lot of work to do city-wide to close all our sidewalk gaps, but I'm happy to report that we're moving in the right direction.

### **September Ward IV Meeting**

Our next Ward IV meeting will be on Thursday, September 14th at 6:30 pm at Colorado Early Colleges (1400 S. Abilene, 80012). We'll be joined by Carlie Campuzano to discuss Vision Zero for Aurora, and by Molly McKinley with the Denver Street Partnership to discuss human-scale development, best practices for bicycle and pedestrian safety, and how to make streets safer for all users.

As always, if you have any questions, comments, or need assistance with city services I can be reached at [jmarcano@auroragov.org](mailto:jmarcano@auroragov.org), 720-634-6927 (text preferred), on Twitter or Instagram @marcano4aurora, and on Facebook at [facebook.com/marcano4ward4](https://www.facebook.com/marcano4ward4).

*In solidarity,*  
**Juan**



**Friday, Sept.  
15, 22, 29 &  
Oct. 6  
5-7 p.m.**

A personal fire pit to roast the perfect s'more while listening to music on the beach shore of the Aurora Reservoir for a night of tasty fun with your toes in the sand.

Once registered, pack up your blankets and head to the Aurora Reservoir on your event day! When entering the reservoir, continue past the entry gate (fee will be waived) and turn right to the "lower parking lot" where you will see flags and a tent to check-in. S'mores materials, a firepit and chairs are provided for this event.

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



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

## “May you live in interesting times” Heather Ridge YTD Real Estate Report

“Golden Handcuffs” aside (that’s another story), Heather Ridge home sales are doing well this year, albeit at lower “average” prices and increased costs. Here’s the lowdown on closed sales Year-to-Date, thru 7-31-2023:

- Number of closed sales is 52 – we are on track for 100+ this year. In 2022, 113 closed; in 2021, 129
- Range of closed prices – from \$255,000 to \$490,000. (In 2022, we had 4 sales above \$500K, and Pete and Van sold 3 of ‘em. So far in 2023, no sales above \$500,000.)
- Average closed price is \$352,283 (in 2022, \$363,259; in 2021, \$325,076)
- Concessions paid to buyers by sellers in 24 of the 52 closed sales totals \$127,152 YTD, on average, \$5,298 per concession sale. In 2022, 44 sellers of 113 sales paid on average \$3,487 per concession sale (\$153,407 total for year).
- Concession amounts per sale ranged from \$300 to \$15,400
- Of the 52 closed sales, 10 were cash, 31 conventional, 8 FHA, and 3 VA.

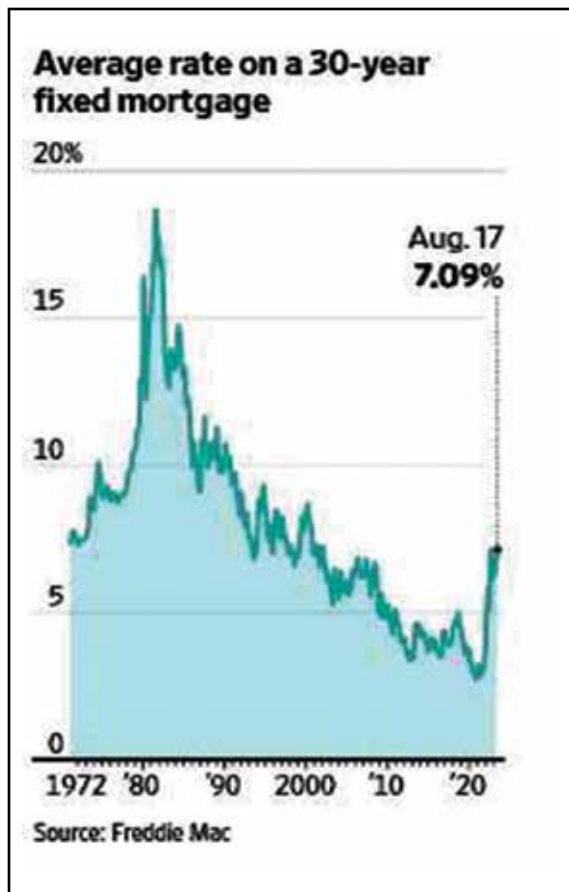


Van Lewis  
Heather Ridge South  
303-550-1362  
van@vanlewis.com

What does the above mean to Heather Ridge owners? Before you list your home for sale, please get an opinion from Pete or Van on prices, market conditions, and home improvements. If you aren’t using them, at least talking with them will confirm or challenge what other agents are saying. As for home improvements, doing them can return two, three or more times value than their costs. We have the facts to back it up. And we can finance the work at no interest. As the saying goes, “Don’t leave (your) money on the table.”

### Golden Handcuffs

“Golden Handcuffs” might be the reason for no recession and our strong economy. Many owners (mostly Boomers) with paid off or “low mortgage rate” homes are not selling – because they are thankfully “handcuffed” to their homes. They and others face 6-to-7% mortgage replacement costs and a low-inventory market with strong prices (almost two-thirds fewer homes for sale than historical average)!



In the Great Recession of 2007-2009, the crashing U.S. housing market was made worse by too many homes coming to market. . . and too few buyers due to job and income losses. Today’s economy and housing market is “stable and economically solid” due in no small part to the low- inventory housing market. The next time you see a Boomer, please say “thank you” and offer them a cookie.

Last month, Pete and I reported on low mortgage rates as a percentage of all home ownership, and the numbers were sobering – 62% had loans at or below 4%. Pending dire reasons, most home owners will hold onto their biggest asset until things change. This is especially true for people over age 60 and retired. This also means home prices will continue rising when they shouldn’t due to higher rates. The good news is that more and more buyers are “wrapping their heads” around the higher rates and buying. This further supports market values.

Please call us for a friendly visit. We listen first, then talk. As Heather Ridge neighbors, we have sold homes here since the early 1980s. . . and going strong today. **“Please don’t leave home without us.”**

Van Lewis



### Homes Pending as of August 17, 2023

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$315,000	2694	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$339,500	2449	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$339,900	2469	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Sausalito	\$364,000	2407	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Cobblestone	\$378,795	2152	S Victor F	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$390,000	2477	S Victor St B	3 - 2	1,273	2 Gar, Att	2 Story
Cobblestone	\$395,000	2122	S Victor St E	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Sausalito	\$398,900	2512	S Worchester E	3 - 2	1,282	2 Gar, Att	2 Story

### Homes Closed from July 17 to August 17, 2023

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$265,000	13613	E Yale Ave D	1 - 1	843	Conventional	\$0	Individual
Strawberry I	\$317,000	2652	S Xanadu Way A	2 - 2	1,153	VA	\$3,000	Individual
Strawberry II	\$320,000	2431	S Xanadu Way D	2 - 2	1,091	Cash	\$0	Corp/Trust
Strawberry II	\$333,000	2489	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Corp/Trust
Cobblestone Crossing	\$375,000	13386	E Asbury Dr	2 - 2	1,392	Conventional	\$3,000	Individual
Heather Ridge South	\$375,000	2702	S Xanadu Way	2 - 2	1,462	FHA	\$5,000	Individual
ChimneyHill	\$385,000	13590	E Evans Ave	2 - 2	1,344	VA	\$0	Individual
Country Club Ridge	\$431,000	2250	S Vaughn Way 201	2 - 2	1,476	Conventional	\$2,000	Individual

### Active Homes for Sale as of August 17, 2023

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Burgundy	\$375,000	2691	S Xanadu Way D	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$399,000	13344	E Asbury Dr	2 - 2	1,392	1 Space	2 Story
Heather Ridge South	\$400,000	2792	S Wheeling Way	3 - 3	1,633	2 Gar	2 Story
Cobblestone Crossing	\$400,000	13462	E Asbury Dr	3 - 3	1,392	2 Gar	2 Story
Country Club Ridge	\$425,000	2210	S Vaughn Way 203	3 - 2	1,693	1 Gar, Att	2 Story
ChimneyHill	\$425,000	13636	E Evans Ave	2 - 4	1,344	1 Gar	2 Story
Strawberry I	\$430,000	13101	E Yale Ave	3 - 3	1,919	1 Carport, 1 Sp	2 Story
Fairway 16	\$437,800	2558	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$449,000	2680	S Vaughn Way B	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$450,000	2578	S Vaughn Way A	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$499,000	2610	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story

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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.com

## Heather Ridge Golf Club News

### 18-Hole Ladies Club

A reminder that our final tournament this year will be Saturday, September 30, and will be a team event with prize money paid from the treasury.

Our Annual Meeting/Awards Luncheon will be Saturday, October 7, at a venue yet to be determined. Watch your emails for further information on this.

Results from the Club Championship (August 26/27) will appear in next month's issue.

**Teresa Anderson**  
Publicity

***“In a medical emergency at the Heather Ridge Golf Course, there are AEDs available to “jump start” unconscious victims of heart stoppage.”***



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8/31 (Thurs) - 6:00PM		10/21 (Sat) - TBD
9/9 (Sat) - 10:00AM		10/28 (Sat) - TBD
9/16 (Sat) - 5:00PM		11/4 (Sat) - TBD
9/23 (Sat) - TBD		11/11 (Sat) - TBD
9/30 (Sat) - TBD		11/18 (Sat) - TBD
10/6 (Fri) - 6:00PM		11/24 (Fri) - 10:00AM

## HR 9-Hole Ladies Group

The 9-Hole Ladies Group held their Fun Day Luncheon on July 18. First Place Team in the Modified Scramble was Liz Clancy, Stacey Visentin, Sally Simon and Joyce Scott. Second Place Team was Kathy Curtis, Katie Borgmann, Sherri Cooper and Raquel Harrington. Third Place Team was Suzy Koch, Cathy Carter, Patti Hatfield and Sally Purcell.



**First Place Team:** Liz Clancy, Stacey Visentin, Sally Simon and Joyce Scott.



**Kathy Curtis, Katie Borgmann and Sherri Cooper. Raquel Harrington not available.**



**Suzy Koch, Cathy Carter, Patti Hatfield and Sally Purcell.**



## 9-Hole Ladies Group

# HR Men's Club Golf News

It's been a great year of golf with the Heather Ridge Men's Club. We've had great turnouts for our tournaments so far and look forward to finishing the season strong!!! Here are the results from our latest tournaments.

**Darrel C. Vanhooser, SR/WA**  
**President, HRMC**  
*www.heatherridgemensclub.com*  
**303-875-4768**

## Member/Member Member/Guest — July 15

### Flight 1

Day 1: Day Money

1st Mead/Van Brunt                      2nd Barnes/Thibodeaux

### Flight 2

Day 1: Day Money

1st Bernstine/Graoui                      2nd Dawson/Black

### Flight 1:

Tournament Winners:

1st Weeks/Gary Johnson      2nd Barnes/Thibodeaux      3rd Blosser/Jamison      4th Mead/Van Brunt

Calcutta Winners:

1st Weeks/Gary Johnson      2nd Barnes/Thibodeaux

Horse Race Winners:

1st Chris Caldwell/Doherty      2nd Blackwell/Burke

### Flight 2

Tournament Winners:

1st Bernstine/Graoui      2nd Bade/Greg Johnson      3rd Hansen/Traynor      4th Hinson/Hornstra

Calcutta Winners:

1st Bernstine/Graoui      2nd Bade/Greg Johnson

Horse Race Winners:

1st Blair/Huntington      2nd Brandon Caldwell/Wallace

**CTP's:** Day 1: #5 Richard Team      #8 Doherty/Costa Teams      #10 Ollila Team      #14 Doherty Team  
 Day 2: #5 Ollila Team      #8 Thomson Team      #10 Willey Team      #14 Van Brunt Team

## Individual Gross/Net — July 29

**A Flight:** 1st Gross Costa 76                      1st Net Richard 66                      2nd Net M. Smith 68                      3rd Net Murray 71  
**B Flight:** 1st Gross Lyle 87                      1st Net South 68                      2nd Net Bade 70                      3rd Net Blair 72  
**C Flight:** 1st Gross Thomson 86                      1st Net Andersen 70                      2nd Net Sartori 71                      3rd Net Behling 73  
**CTP's:** #5 Richard                      #8 Coppens                      #10 Cole                      #14 Richard

## 2 Man Point Par — August 12

**Flight 1:** 1st C Caldwell/Harmon 39 Points                      2nd Barnes/Blackwell 36 Point  
**Flight 2:** 1st Harbison/Svenby 45 Points                      2nd Dawson/Weeks 42 Points  
**Flight 3:** 1st Lockwood/Lacey 35 Points                      2nd Canavan/Meeks 34 Points  
**CTP's:** #5 Bade Team                      #8 Daum Team                      #10 Triplett Team                      #14 Agyarkwa Team

## 2023 HR Men's Golf Club Schedule

Date	Tournament	Format / Notes
9-2-2023	Four Man Best Ball (2 scores per Hole from Team)	(Computer draw) A, B, C, D Players
9-9-2023	6-6-6, Two Man Team	Pick Your Partner (must be within 10 strokes)
9-30-2023	Tournament of Champions/ Non-Winners Tournament	Groups set by computer
10-5-2023	Men's Club Fall Banquet	Member plus guest
10-7-2023	2 Man Scramble	Flighted – Pick Your Partner (must be within 10 strokes)

BALLOTS ARRIVE IN OCTOBER! RETURN YOURS BEFORE 7 PM ON NOVEMBER 7.

**JUAN MARCANO**  
 DEMOCRAT  
 AURORA MAYOR



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# HR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone

*By all these lovely tokens, September days are here. With summer's best of weather and autumn's best of cheer.*

— Helen Hunt Jackson

Labor Day marks the unofficial close of summer. It's the bookend to Memorial Day. Sending good wishes to everyone as you celebrate this holiday weekend!

#### Updates:

Pool season wraps up this year at the end of the Labor Day weekend. The pool will be closed after Labor Day in order to winterize pool equipment.

**Insurance Coverage:** Making it a priority to evaluate your homeowner's insurance coverage annually is good practice. Homeowners who live in their unit need to obtain



*Rudbeckia*

an HO6 (homeowner's insurance) policy. Check with your insurance company to ensure that you have adequate loss assessment coverage. Loss assessment applies if you are assessed by the association for an underinsured covered claim or the deductible portion of a claim. The cost for this coverage is minimal. Yet, it is extremely valuable should it be needed.

The current Certificate of Insurance for Cobblestone is posted in Town Square under the Documents tab. If you have questions after reviewing it, please submit them through the Request tab in Town Square.

**HOA Board Election:** During the Cobblestone HOA annual meeting held in November, one

of the agenda items includes the nomination and election of board members. Cobblestone's HOA board has positions for five members. Our current board comprises four individuals with one open position.

In looking ahead to this year's annual meeting, the Board wants to ensure that homeowners are aware of how to indicate a desire to serve on the HOA Board as well as to understand time commitments and duties. To learn more about the process, please review the Board Interest Form posted on Town Square under Forms or ask questions of any current board member.

Prior to the annual meeting, there will be a call for board member nominations; however, sometimes

these commitments require time for discernment. Please take some time now to consider whether contributing to the Cobblestone community as an HOA Board member might be right for you at this time. New HOA Board members will begin their service starting January 2024.

HOA meetings occur on the fourth Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Invitations for these virtual meetings are sent to all homeowners by email and through the News & Events section of Town Square.

**Sharon Taylor**

# Strawberry

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

**Board Members:** Sonja Mooney, President, [sonja.strawberry.hoa@gmail.com](mailto:sonja.strawberry.hoa@gmail.com); Ersin Sulukioglu, Vice President, [strawberryhoa.sulukioglu@gmail.com](mailto:strawberryhoa.sulukioglu@gmail.com); Karen Myers, Treasurer, [karen.strawberryhoa@gmail.com](mailto:karen.strawberryhoa@gmail.com); Faith Gillis, Secretary, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com).



**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>.

**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.

Summer is coming to an end, but we can look forward to the beautiful

Colorado Fall season. The pool will be closing for the season at the end of the Labor Day weekend, so enjoy it while you can!

### **Beautification Project on Xanadu Way:**

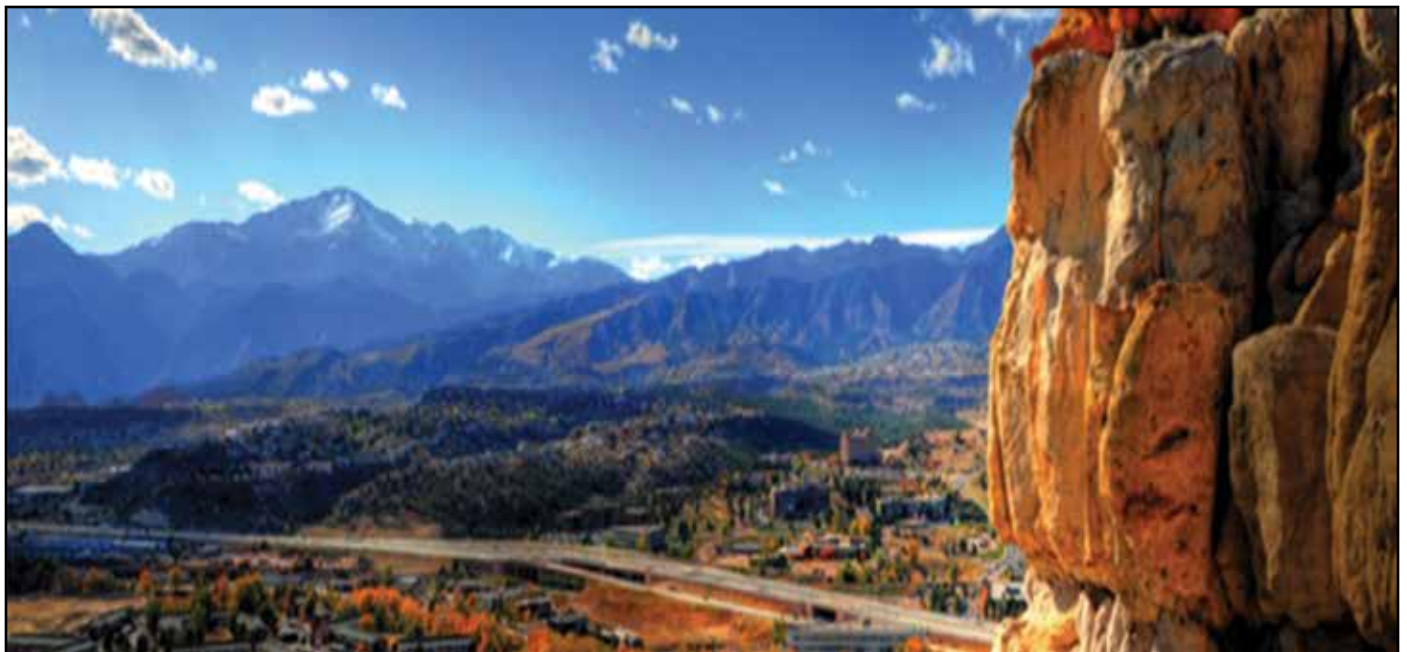
Many thanks go out to Terry B., Strawberry Phase 2, who initiated the process for improvement to Xanadu Way, next to I-225. Terry started this project approximately 2 and 1/2 years ago with Councilman Juan Marcano. Juan's support for the improvements was crucial for implementation of the xeriscape plan to become a reality. Terry, thank you for your persistence and dedication to this very important improvement for Strawberry and the

surrounding communities. We all benefit with the curb appeal of the Beautification Project!

### **Trash Disposal Issues**

We continue to experience problems with consistent trash disposal. Please report any missed pick-ups to Kyle, Accord Management, so he can address them immediately. Kyle is diligent with ensuring the trash doesn't become an issue like last year, so the sooner he knows about it, the better. Thank you for your patience and understanding!

**Faith Gillis**



# Burgundy

## Monthly Board Meeting

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

**Board Members:** President: Vacant, Vice President: Lori Foster, Secretary: Nathan Mendel, Treasurer: Vacant, Member at Large: Andrew Malkoski

*"Burgundy is a Covenant Controlled Community"*

## Management Contact Information

**Website:** [www.westwindmanagement.com](http://www.westwindmanagement.com)

**Email:** [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com)

**Phone:** 720-509-6074 and 303-369-1800 (Main/Emergency)

## Burgundy in the Works

1. Reviewing bids to fix some asphalt areas throughout community
2. In process of Budget Planning
3. Community Insurance Review

## General Reminders

**Insurance:** Make sure your Homeowner's Insurance includes HO-6 Assessment coverage. Keep an eye out for a letter with coverage once your contract has been renewed.

**Garages:** Garages are not for household storage, storing hazardous material, doing vehicle repairs, etc. Electrical for garages is for Garage Door Openers **Only**. Any other items plugged into garage electricity is a fire hazard and could cause damage to other residents' cars. This could be a very costly mistake if fire is traced back to your item plugged in. Check *Article IV- Garages, in the Decs and Bylaws*. Garage owners are responsible for their upkeep to include door repair/replacement/asphalt.

## Parking and Parking in Fire

**Lanes:** Parking in areas that can obstruct a fire truck or Emergency Vehicle from accessing where they need to go is a huge danger. Please park in designated areas (your allocated parking spot, garage or for Visitors, Visitor Parking with parking pass, or along the street). You can expect to be towed immediately if you are an offender. **Our towing company is Maxx Auto Recovery, 303-295-6353. Remember, Visitor Parking is for Visitors Only for 24 hours only!** Homeowners are never

allowed to park in the Visitor Parking, even if displaying a pass. Please obey all parking rules.

**Clubhouse Rental:** The clubhouse is available for rental. Please check with Westwind Management Company for Rental Guidelines and Procedures.

**Landscaping:** Fall upkeep will be starting. Please start thinking Snow, yes, it can snow in September! Remember to remove your hose and store before Cold weather to avoid costly water damage inside your home. Also do your own fall cleanup with your plants and store your planters away and out of site.



**Trash Pick-Up:** South Waste picks up on Monday, Wednesday and Friday. Large items are not to be dumped around the bins or disposed of in the trash bins. **Please call South Waste at 303-909-9500 or email [southwasteservices@outlook.com](mailto:southwasteservices@outlook.com)** for pickup of large waste items, (mattresses, furniture, TVs, tires, appliances, etc.). You can be billed for items if the HOA is billed extra by South Waste for your dumped items.

Architecture:

**Anything on the Outside (Studs Out)** must have Board approval i.e., windows, doors, A/C, electrical panels, solar panels, outside lighting, patio fence/wall, satellite dish, vents, skylights, holes placed in the outside walls, concrete, etc. Submit a "Design Improvement Form" found at [www.Westwindmanagement.com](http://www.Westwindmanagement.com), attach photos if possible. Please allow a minimum of a 30-day window for approval or denial and plan accordingly when scheduling your project and when it will start. Do refrain from starting project until Approval of ACC request has been given. Notify the Management Company when the project is completed. If project does not match what plan was approved and items added that was not approved, Owners/Renters may be forced to make alterations or remove unapproved alterations at Owners' expense.

**BBQ Grills and Fire Pits:** BBQ Gas Grills, using anything other than the 1 lb. tanks, and BBQs using charcoal are prohibited in multi-unit housing without overhead





sprinkler systems per Aurora City Code, which Burgundy does not have. In August, Westwind Management did forward a letter to Burgundy Owners from the City of Aurora regarding the substantial fines that an owner could incur if they are found in violation of this City Code, even if the grill is not being used but is still on the property. The Fire

Department and City are actively checking for violations and sending out letters of violations to individual owners so please comply to avoid a hefty fine. For more information see [www.auroragov.org](http://www.auroragov.org).

**Pets:** Individual fenced-off areas for pet confinement are not allowed on Burgundy property. Pets are not

allowed to be tethered to units, patios or anywhere on Common Grounds. Pets must always be on a leash when outside of the home and in the presence of their owner.

**Beverly Valvoda  
Lori Foster**



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# 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. 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: Suzanne Lopez, 303-221-1117 x 123, [slopez@lcmpm.com](mailto:slopez@lcmpm.com), Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto: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
- **Work Orders and Questions:** Log onto the [lcmpm.com](http://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/>

**Pool Closings:** The summer has gone by too fast! The Victor pool will have the first closing after Labor Day weekend. The Worchester pool will close on Sept 18.

**Annual Meeting:** Wednesday, August 9, 2023 was the annual



meeting. It was held at the Victor pool. The elections results were Linda Chaisson and Frazier Hollingsworth were reelected to the board. We wish the reelected members well and thank them for their willingness to continue to serve.

**Keeping the Sewer Pipes Clear:** An important reminder that the clay sewer pipes need to have extra care. The complex is over 40 years old. It is up to all of us to preserve what we have with only flushing the minimum amount of toilet paper as possible. No other products can be flushed especially **No Flushing of Flushable Wipes!**

**Welcome Committee:** If you have a new neighbor, homeowner or renter, the Welcome Committee would like to give them a Welcome Packet if they have not received one. Please have them contact the property manager or Kelly Bailey at [kelly@kellybailey.com](mailto:kelly@kellybailey.com).

**Architectural Approvals:** The HOA is required to approve changes to windows and doors, adding solar panels, satellite dishes, hot tubs and for the complete list refer to the Rules & Regs. It is always best to check if any exterior home improvement requires an approval.



**Landscape:** We appreciate residents letting the property management company know of any broken sprinkler heads or any damage areas so it can be reported to the landscape company.

**Security & Parking:** Please keep your garage doors closed at all times for your safety as well as the whole community. This helps keep our community look less tempting for theft. Also keep your car free of any tempting items in sight when parking on the street.

**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 Forms:** A reminder that all changes or updates to the exterior must be submitted to the Board through the Architectural Control 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.

**September Homeowner Checks:** You can perform some on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance.

It's a good time to lubricate the garage door, have chimney inspected and check window seals with the cooler weather coming.

**Patty Robinson**

---

## Chimney Hill

**Pool Closing:** A very wet June, a record-breaking heated July, and an up-and-down August presented a challenging pool season, but an early Labor Day weekend presents the last chance to dive in before the pool closes for the year. Hopefully, the weather will be mild enough to allow residents a final cool and relaxing swim to wrap up the summer before the fall equinox.

**New School Season and Community Speed Limit:** The new school season is ramping up, and community students will enjoy heading back to in-person classes. Driving safely at the posted 10 mph speed limit within the community will be

important to keep our young students safe as they head out and return from school. This is the time to encourage them to be excited to learn everything necessary to enjoy a productive future life of knowledge and creativity.

**New Dog Waste Stations:** Pet owners from our community and neighboring communities will still enjoy the opportunity in the emerging fall season to walk their precious dogs around landscaping paths in the neighborhood. Unfortunately, some will allow their dogs to relieve their poop in the open spaces without picking up after them. In order to remind pet owners while giving them assistance in picking up their dog's poop, the HOA has installed two dog waste stations with plastic bags to pick up and dispose of the poop properly.

One station has been installed near the pool shed, while the other has been installed next to the trash bin enclosure between the roundabout and the third cul-de-sac. Residents who notice pet owners walking their dogs around our community can help direct these pet owners to either of the installed dog waste station.

The September HOA board meeting will be held virtually on Wednesday, September 13. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager is Roxanne Chaparro, joined by our community administrator, Jordan Cade, on the team. Sierra Purcell is our accounting assistant,



providing account and assessment assistance. In order to make contact easier for the community homeowners and residents, a community email address, *ChimneyhillInHeatherridge@westwindmanagement.com*, and a dedicated community phone number, 720-509-6071, has been set up for a streamlined process. Owners can also send requests and get general community information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

**Kerry Reis**  
with input from the  
**Chimney Hill HOA Board**

# Cobblestone Crossing

**Annual HOA Meeting:** The HOA's annual meeting took place on Monday, August 14th. Highlights from the meeting included a review of the accomplishments, plans, and comments/questions from residents. The biggest discussion topic was around the fixing of the asphalt and details around the potential cost per homeowner. We also discussed staining of the retaining wall replacement pieces, landscaping, insurance increases and irrigation. We had a great turn out, *Thank You* to all the residents that attended and sent in their proxies. We were able to re-elect Kim Thornberry and elected new board member Colleen Sanderlin — **Welcome** 😊 Current Board members include Ralph Stevenson, Jody Bohl, Venus Veroneau, Larry Ransford, and Debbie Flynn.

**Monthly HOA Meeting:** The 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](http://www.accordhoa.com) >> Associations >> Cobblestone

Crossing >> – the link and multiple phone # options to access the meeting will be there.

**Pool:** The last day for the pool this season is Monday, September 4th. It will re-open Memorial weekend in the Spring. See you then!

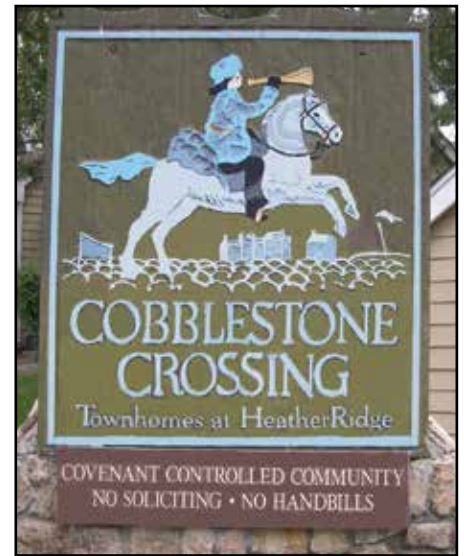
**Recycling Review / What Can I Recycle: Our community has recycling dumpsters in C, D and E.** From GFL, courtesy of their website. When it comes to recycling, awareness is key. Contamination is the biggest issue impacting successful recycling practices today, when people throw in items they shouldn't, such as grease-soaked cardboard, plastic bags, or paint cans. This is why it's important to know what you can recycle and what you can't.

- **Usually Accepted:** *Plastic recycling* includes all *Cleaned* plastic bottles and jars #1 to #7; soft drink bottles, milk jugs, detergent bottles, *Flattened cartons*, etc. Check the bottom of the container. If you see the recycling symbol with a #1, 2, 3, 4, 5, 6, or 7 in the center, it is acceptable.
- **Usually Accepted:** *Metal recycling* includes aluminum cans, pie and baking pans, tin cans, steel food containers, *Empty* aerosol cans, and lids. *Metal* beverage cans, baking tins, foil, and food containers are also included in this material category.

- All items must be *Clean of Food*.
- **Usually Accepted:** *Cardboard recycling* includes corrugated cardboard, shipping boxes, cereal and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, and paper towel/toilet tissue rolls. *All boxes Must be Flattened* for proper disposal.
  - **Usually Accepted:** *Paper recycling* includes newspapers, inserts, labels, magazines, catalogs, paperback books, manila folders, letterhead, notebook paper (no backings), computer paper, envelopes (with windows), coupon books, index cards, calendars, and brown paper bags.
  - **Sometimes Accepted:** *Glass recycling* items usually include bottles and jars – lids must be *Removed* and separated and the item must be *Cleaned* of all food and liquid waste before being placed inside the container.

## What can't I recycle?

- \*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.



**Trash/Recycling:** A reminder, it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Anytime we dispose of large items in the trash or contaminate the recycling we are **charged an additional fee \$\$\$**. Please call GFL at 303-744-9881 to arrange for a large item pick up. Please remember, **plastic bags Do Not go in the Recycling dumpsters**. Also, please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

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

**New Residents:** When you see new residents moving in, stop by to introduce yourself and welcome them to the neighborhood. While new owners receive a copy of the Association's Rules and Regs prior to closing, in the craziness surrounding moving they may not have time to read them, so do them a favor and provide a heads-up regarding parking

regulations and requirements for tags in Open and Guest spots.

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

**Jody Bohl**



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# Double Tree

**Board of Directors:** Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and member-at-large Sharon Grimes. The next board meeting has been pushed back a day and will be Wednesday, September 6 at 6:30 pm. A meeting notice, along with the proposed agenda, will be posted on the two mailboxes.

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



Aletha Zens with name and contact information for your renters.

**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 September 14 and 28. 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.

**Recycling Refresher:** You can recycle glass and plastic bottles, plastic "tub" containers paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. Also, **No plastic bags or plastic-bagged recyclables, and No white "foam" packing material.**

**HOA Dues:** Your monthly assessment is due on the first of the month and is late and subject to a late fee after the tenth. If you mail your check,

please mail it early enough to ensure that it arrives on time. You also have the option of dropping your check off at Aletha's. You also have the option of paying Aletha quarterly, or even yearly. You can write out 12 different checks, she will deposit them the first of the appropriate month. Also, check with your bank and see if you're able to set up an automatic monthly payment through bill pay.

**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 you have loss assessment coverage and verify that your coverage is adequate should there be a need for a special assessment. With the significant increase in our 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!

**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.

**Architectural Approval:** Please remember you need architectural committee approval for any changes you want to make to your exterior, such as replacement windows, a new front door, or changes to your front garden area. If you have any questions, please reach out to a board member for clarification.

**Website:** If you would like access to the "residents only" section of the website ([www.doubletreetownhomes.com](http://www.doubletreetownhomes.com)), please send your email address.

**Patt Dodd**



# Garden Plaza of Aurora

Garden Plaza of Aurora residents, neighbors, community members and staff recently enjoyed an afternoon of cocktails and conversation on the beautiful patio. Enjoying the wonderful gardens and flowers.



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# Heather Ridge South



**Management Company – Westwind:** Its general number is 303-369-1800. That is also the Emergency number to call during and after business hours. Do not call Westwind (WW) for your general inquiries or requests, but instead do the following: Call 720-509-6067 and leave your message. Or, email [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com). You should get a response notice within 24 business hours. If no response in 24 hours, repeat your message and contact Janelle at Westwind. Our Association Business Manager is Janelle Mauch, and our Community Administrator (CA) is Jordan Cade.

## **HRS Townhall Meeting On Aug 16, 2023 at Our Clubhouse:**

Thanks to all who came to HRS's proposed new declarations meeting. It was a huge success! At 6 pm, there were 60+ owners ready to listen and ask great questions – and they did! The meeting ran well past its 7 pm ending with many staying to 9 pm – well past everyone's bedtime.

**This article was submitted to Metro Matters on August 17 before the August 24 monthly board meeting to finalize the proposed new declarations. Because of the great discussions and community spirit from the August 16 Townhall Meeting, any changes made by the Board at its August 24 meeting are not reflected herein. However, comments in "red" herein denote topics that await further board discussion.**

Listeners learned about the many problems and challenges of the old declarations, and what the new one will do to make things better. For the measure to pass, there needs to be 132 "Yes" votes (that's 75%) of 176 eligible owners. The new declaration will make reading and finding information better for everyone.

Van Lewis, the board president, kicked off the meeting with a big thank you for coming. After introductions and a brief outline of issues, he turned it over to David Graf, our long-standing attorney. For the next hour plus, David, along with

Dalton Spanbauer, our professional insurance agent, answered questions, used working examples, and gave everyone a chance to be heard.

General questions included – "Why the need for new declarations; any changes in budget and monthly ownership costs; and what changes were made from old to new declaration?" David and Dalton responded using examples of everyday experiences in HRS. This helped people to understand the direct benefits to themselves comparing new versus old declarations.

One question was why the old declaration wasn't just "red lined" for changes vs. creating a new one? When the New Declaration Committee was formed one year ago (7 volunteers), it immediately recognized that the old declaration was so poorly constructed and written that "rebuilding it" would take away from the committee's ultimate goal: creating a current and clear language document that's better organized and easily accessed using a table of contents (that can't be said of the old ones).

The proposed new declaration is not so much about technical or legal changes from the old one than it is better language and organization of provisions. However, the proposed new declarations do have three major changes that the HOA board wants owners to comment on:

1. **Use Restriction:** that non-owner-occupied Units (rentals) not exceed 20% (36 Units) of the present 176 Units in HRS;
2. That **working capital** collected at closing from new owners only to equal three (3) months of the "current" HOA monthly Unit assessment costs;
3. That the **"allocated Interest"** for monthly proration of Annual Budgets by owners be equal to each other without reference to Unit square footage, Unit "footprint," or style.

Use restriction is "capping-limiting" the number of rentals as a percentage of total Units. At present, HRS has no limit on rentals (there are now 28 rentals out of 176 Units). The idea is that too many rentals might lessen home values and change HRS's "way of life." This also has important implications for home mortgage loans. The proposal is a 20% cap (36 Units). At present, the HRS board doesn't have rental concerns, but the future is uncertain. Should rentals become a concern, then adding "use restrictions" to the Declarations now would empower the Association to act. **The Board will consider changes at its 8-24 meeting.**

Working capital is part of the old declaration, and it is very outdated. Created in 1973 to generate "cash reserves" for the HOA from Unit sales, the cost is \$258 buying a 3-bedroom 2-story, and \$246 for all other models. Those amounts reflect six months of monthly fees that existed in 1973. In the new declarations, it would change



to three months at present or future monthly fees and be deposited in the Association's capital replacement/reserve account for future needed projects. This will increase Reserves and can be paid by home buyers, not sellers. **At the Aug 16 meeting, everyone liked this change.**

Allocated interest is the concept of proportionally shared annual budget expenses among owners based on unit sizes or features. At present, there is a \$5 difference between 3-bedroom 2-story unit and all others. The old declaration has an elaborate calculation process that HRS doesn't use. For almost 50 years, a \$5 concession has been used to address "allocated interest" issue. Your board recommends changing to one same monthly fee for everyone. **Also liked by Aug 16 attendees.**

As for "expanded language" in the

new declaration about issues in the old declarations, the goal is for clearer language about the maintenance, repair, and replacement obligations/boundaries between the Association and owners. The old declaration is very difficult to use... there's no other way to say it. The new one goes into greater detail using plain language. It also consolidates topics previously spread over multiple provisions. **Our attorney will submit changes to the board at its Aug 24 meeting.**

Lastly, the new declaration has a larger definitions provision for current, new, and expanded concepts of common interest communities. Other provisions expand on ownership obligations including maintenance, repairs, and replacement of doors, windows, skylights, garage doors, etc. It also expands on the Association's duties and obligations, clarifies the need and use of owner's HO-6

insurance coverage, and amplifies the Association's general insurance coverage language.

**Next, the Vote on Sept 20 at our clubhouse, 6 pm** for owners of record in good standing only. After Labor Day, Westwind will mail owners the board's approved new declarations, an Agenda, and a ballot and proxy. There will also be a cover letter outlining events. Remember to visit [Heatherridgesouth.org](http://Heatherridgesouth.org) where the old and new declarations are posted along with "outlines" for each document.

Also expect door to door visitors from the HOA board asking for your "Yes" vote or proxy. And, all absentee owners will be contacted asked for their "Yes" vote or proxy.

**Van Lewis**

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## Country Club Ridge

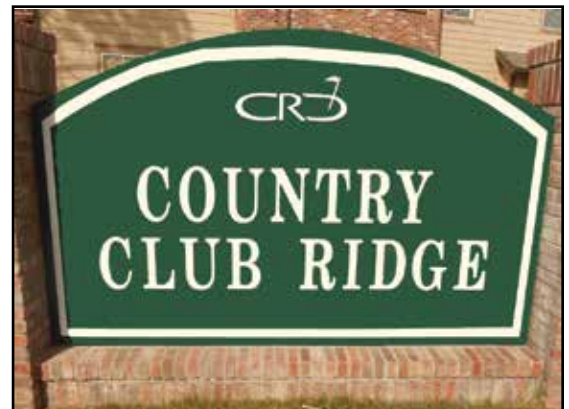
**Fence:** It seems unlikely in the summer, but high winds and heavy rains caused the fence along Iliff Avenue to topple over recently. Repair will be taking place soon. Thanks to Board members Rob Katnich and Jon Dowdle for the DIY project to keep pedestrians safe.

**Loss Assessment Endorsement:** As Molly Ryan, President of Metro Property Management, reported last month, a Loss Assessment Endorsement can be added to your HO6 insurance. Why do you need this??? The days of property insurance with flat-rate deductibles for wind and hail damage is over, especially in areas like ours

with a high probability of a loss. As of January 1, 2023 State Law requires that condominiums have a 5% deductible for Wind and Hail claims. If a loss occurred, a special assessment to every homeowner could be necessary. If you have a Loss Assessment Endorsement, your insurance would cover the cost of an assessment minus your deductible. If you Do Not have this coverage, you would pay out of pocket. The Board of Directors and Property Management Team advise you to add this coverage to your policy. Check with your insurance agent.

**Broken Windows:** The golfers have been out in full force and that means broken windows! It is your responsibility to repair any broken windows within 30 days of occurrence. If broken windows happen often, you can install special screens to protect your windows. These have been approved by the Board. Contact our Community Manager, Dan Anderson for more information.

**Board Meetings:** Our Board Meetings are held online at 5:30 pm the third Monday of every month. An agenda and Zoom link are sent



out prior to the meeting. If you are not receiving this email from Dan Anderson at Metro Property Management, contact the office and add your current email address to our list of homeowners. His email address is [DAAnderson@MetroPropertyMgt.com](mailto:DAAnderson@MetroPropertyMgt.com). Office phone number is 303-309-6220.

*Thanks for being a good neighbor!*

**Judie Maurelli  
Board of Directors**

# Fairway 16

## Property Manager at Advance HOA

Tiffany Averett

303-482-2213 ext 235

tiffany.averett@advancehoa.com

**After Hours Emergency Maintenance, 800-892-1423**

**Our Next HOA Board Meeting:** Our next meeting will be the third Wednesday in September at the clubhouse, 2600 S. Vaughn Way, starting at 6 pm.

## Waste Management Recycling Guidelines

**Rule 1** – Recycle only unbagged bottles, cans, uncoated paper, and cardboard.

**Rule 2** – No food or liquids, household items, shoes, clothes or dirty diapers.

**Rule 3** – No loose plastic or plastic bags, no bagged recyclables, no coated paper cups, no Styrofoam.

The schedule for recycling bin pick-up is every other Thursday. For more information regarding trash and recycling schedules call Waste Management, 800-482-6406.

## Vehicle Parking Rules

### Your Vehicle Parking Spaces

Each homeowner or renter has 4 parking spaces for their use. These are the 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.

### Guest Parking Spaces

The guest parking spaces located around the property are for short term guest parking only. They are not for extra cars you own, 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.

**Sewer Issues:** All accessible sewer lines were jetted Thursday, May 18th. We have had four major sewer-line back up issues last year, and others have hit us again this year. These issues are caused by a combination of three factors. 1) Older clay pipes, 2) tree roots, and 3) improper disposal of non-flushable paper products in toilets (baby wipes, paper towels, etc.). Please only put toilet paper in

the toilets. The HOA is responsible for clearing the pipes outside of your basement walls and cleaning up the unpleasant mess in basements that result from main sewer line backups, however the HOA is not responsible for replacing or repairing flooring, drywall, or furniture that might be damaged by these backups. Homeowners should double check their homeowner's insurance policy to ensure coverage for these types of damages. The board is working on developing new standardized policies and processes for handling these events going forward. Just a reminder, no homeowner is authorized to sign on behalf of the HOA. All work must be vetted as necessary, and the Board must do its due diligence to ensure the cost is reasonable.

### Landscaping and Sprinklers:

The City of Aurora has mandated that our watering schedule is restricted to two days a week. (Tuesday and Friday), and with the late start to watering and reduced days watering we should be able to reduce our water bill accordingly.

### 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. It is expected to be done by late 2023 subject to approval by 67% of homeowners.

**Architecture:** Any modification to the outside of your home "Studs Out" requires an architectural request and review by the Board. The land around your property is part of the common space of the HOA. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, patio fence/wall, alterations/decorations, flower gardens, satellite dishes, vents, skylights, holes placed in the outside walls, etc. Submit an architectural change request to our property management firm Advance HOA. . . attach photos if possible.

### Board Members and Committee Volunteers Wanted:

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

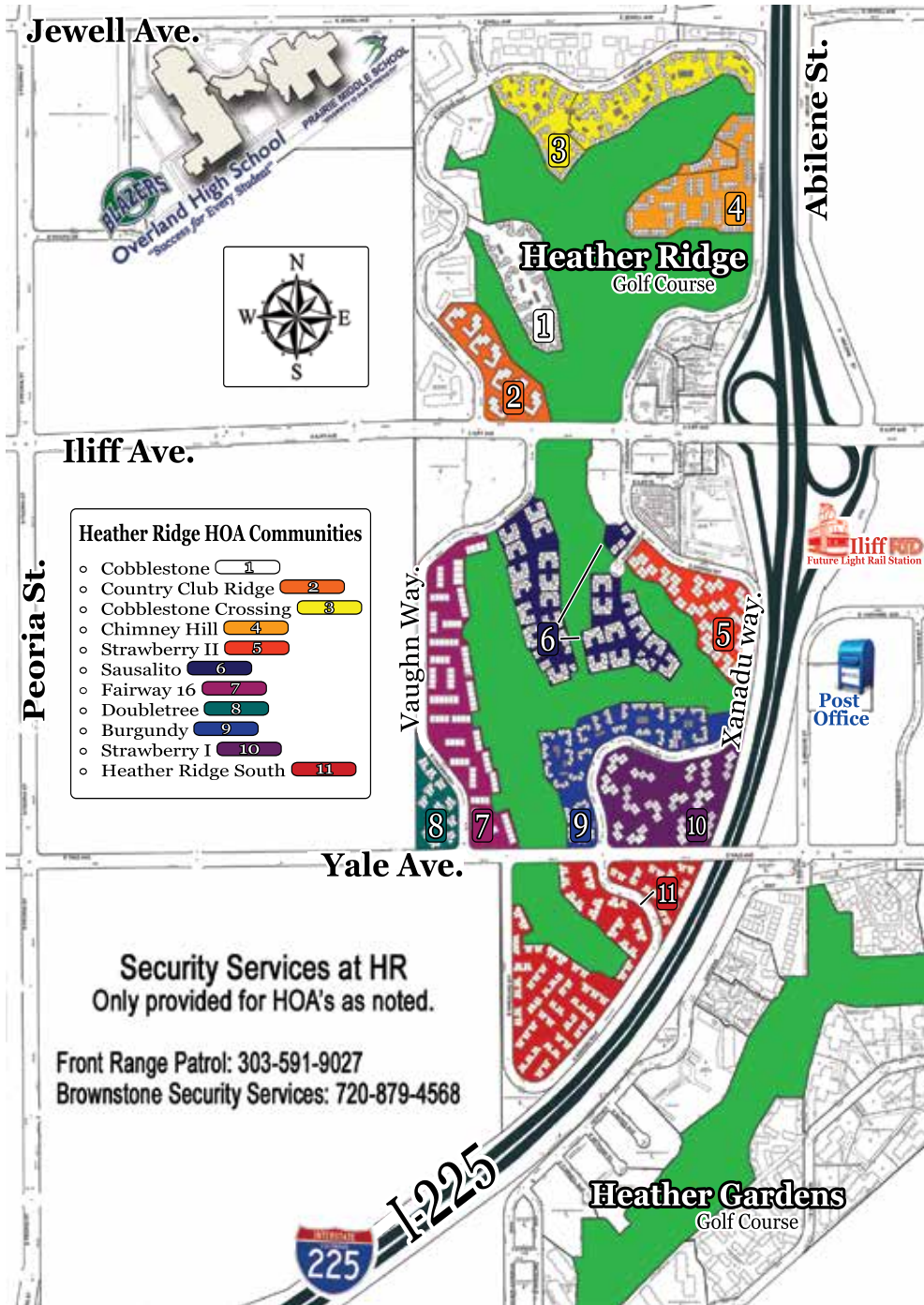
### Important Contact Information:

Advanced HOA After Hours Emergency Management, 800-892-1423.

**Randy Brand  
Donna Sovern**



# 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: Front Range Patrol

**Heather Ridge South**  
Westwind Management Group, Inc.  
Janelle Mauch - 303-369-1800  
Heatherridgesouth@westwind-management.com  
# Units: 176  
HOA Meeting: 4th Tues, 5:30 pm  
HRS Clubhouse, 2811 S Xandau Way  
www.Heatherridgesouth.org  
Security: None

**Sausalito**  
LCM Property Management  
Susanne Lopez, Property Manager  
slopez@lcmpr.com  
303-221-1117 ext. 123  
# Units: 159  
HOA Meeting: by Zoom 2nd Wed.  
6:30 pm, Heather Ridge Golf Club  
www.lcmpropertymanagement.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.  
Chaillot Lockley  
burgundyinheatheridge@westwind-management.com  
303-369-1800 x 142  
# Units: 120  
HOA Meeting: 2nd Mon. 6 pm  
Burgundy Clubhouse  
Security: None

**Chimney Hill**  
Westwind Mgmt Group, Inc.  
Roxanne Chaparro  
ChimneyhillinHeatheridge@westwindmanagement.com  
720-509-6071  
# Units: 116  
HOA Meeting: 2nd Wed., 6 pm  
Held virtually via Microsoft Teams  
Security: None

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



# Fall Nature Centers Programs

Senca Creek Nature Center\*  
 5800 s. Powhaton Road, Aurora  
 80016  
 303-326-8429  
 nature@auroragov.org  
 Hours:  
 Mon.-Tue.: Closed  
 Wed - Fri.: Noon - 4:30 p.m.  
 Sat. - Sun.: 9 a.m. - 4:30 p.m.

Morrison Nature Center\*  
 Star K Ranch  
 16002 E Smith Road, Aurora 80011  
 303-326-8445  
 nature@auroragov.org  
 Hours:  
 Mon.-Tue.: Closed  
 Wed. - Fri.: Noon - 4:30 p.m.  
 Sat. - Sun.: 9 a.m. - 4:30 p.m.

Plains Conservation Center\*  
 21901 E Hampden Ave, Aurora 80013  
 303-326-8380  
 nature@auroragov.org  
 Trail Hours  
 Mon. - Thu: 6:30 a.m.-4:30 p.m.  
 Fri.: 6:30am - 6pm  
 Sat. - Sun.: 8 a.m.- 6 p.m.  
 Visitor Center Hours  
 Mon.-Tue.: Closed  
 Wed. - Fri.: noon- 4:30 p.m.  
 Sat. - Sun.: 9 a.m. - 4:30 p.m.

\*Hours may vary due to weather and programming. Please call ahead.



## Sunset Wagon Tour at Plains Conservation Center

September 1, 5:30 pm; 8, 5:30 pm;  
 15, 5:00 pm; or 22, 5:00 pm  
 Plains Conservation Center, 21901  
 E Hampden Ave (Entrance is at the  
 corner of E Hampden Ave and S  
 Picadilly Rd)  
 Age: Family (all ages)  
 Fee: \$10

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.

**Family Workshop at Plains Conservation Center: Phenology and Climate Change**  
 September 2, 12 noon



Fee: \$2.00  
Coyotes are unique animals who have adapted to living among humans quite successfully. Learn all about their history, cultural significance, and the important roles they play in our ecosystems. We'll head out for a hike on the Star K Ranch trails to look for signs of coyotes and discuss when and where

to try and spot them.

**Evening Nature Bike Ride #71235**  
September 15, 6:00 – 7:30 pm  
Age: 10+  
Senac Creek Nature Center, Aurora Reservoir  
Fee: \$5.00  
Discover wildlife, warm air and a gorgeous sunset on this bike ride around beautiful Aurora Reservoir. Bring your own bike or borrow one of ours. Helmets also available upon request.

**Agriculture Festival at Plains Conservation**  
September 16, 10:00 am – 4:00 pm  
Fee: \$5.00 per vehicle, pre-registration required  
Celebrate food, nature and agriculture! Join us for an agriculture festival and learn about where your food comes from and how you can support healthy environments with regenerative agriculture. Enjoy wagon rides, 1880's homestead village and tipi camp tours, farm animal interactions, food trucks, sustainable eating  
For more information visit [AuroraGov.org/PlainsCenter](http://AuroraGov.org/PlainsCenter)

**Seneca Painting**  
September 17, 1:00 – 3:00 pm  
Senac Creek Nature Center, Aurora Reservoir  
Fee: \$5.00  
Tap into your creativity and unwind by the water at Aurora Reservoir! Observe the beauty of nature and learn about the flora, fauna, and landscapes of the reservoir. Create your own painted masterpiece to hang up

**Fall Equinox Walk #71198**  
September 22, 6:30 – 7:30 pm  
Ages:  
Star K Ranch/Morrison Nature Center  
Fee: \$2.00  
Discover Aurora's true nature as we celebrate the official change of summer to fall with an evening walk. Let this yearly event help you welcome in the new season and give a new glimpse of Aurora's natural beauty.

*Information and photos: [Auroragov.org](http://Auroragov.org)*

Age: Families with children ages 5-10  
Plains Conservation Center, 21901 E Hampden Ave  
Fee: \$12 per person, pre-registration is required  
Come learn about plant life cycles through games, activities and field work. We will explore the prairie for plants in various phenophases to take observations using magnifying glasses and microscopes, then upload them to the BudBurst database.

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. No registration onsite.

**Coyote Tales**  
September 8, 6:30 pm – 7:30 pm  
Ages: 5+  
Star k Ranch/Morrison Nature Center

**Morning Bird Walk at Star K Ranch #71163**  
September 9, 8 – 10 am  
Ages 8-90  
Star K Ranch/ Morrison Nature Cntr  
No Fee  
Research supports the notion that birds are good for the brain, so



come test the theory with us as we leisurely stroll our local trails looking and listening for birds. Don't know the difference between a crow and an airplane, no worries, we can help you with that as this bird walk program is for all birding abilities. Leave feeling rejuvenated by the fresh air and excited about your morning observations.

# Service Directory



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Voicemail: 720-805-7840

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**720-435-6612**



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# September Activities

## Children's Museum of Denver

The Museum is open 7 days a week from 9 am - 4 pm. Museum entry is first-come, first-served; reservations are no longer available. Joy Park Free Nights: Joy Park is open for free from 4:30 - 8 pm (or dusk) on September 15. Aside from the restrooms, the inside of the Museum is closed. 2121 Children's Museum Dr, Denver, 303-433-7444 [mychildsmuseum.org](http://mychildsmuseum.org)

## Denver Museum of Nature & Science

Wednesday, September 6, Free Night

Monday, September 18

Satisfy your science curiosity during our SCFD Free Days and Free Nights. No need to reserve your Free Day or Free Night ticket ahead of time online. Walk up anytime during Free Days or Free Nights and gain access to the Wildlife Halls or our permanent exhibitions. Feel free to reserve an online ticket if you'd like to visit

a temporary exhibition, the planetarium or Infinity Theater (separate ticket required for each experience). 2001 Colorado Blvd., Denver. 303-370-6000, [dmns.org](http://dmns.org)

Denver Botanic Gardens and Chatfield Farms  
Denver Botanic Gardens — 1007 York Street, Denver, 720-865-3500, [botanicgardens.org](http://botanicgardens.org)  
Chatfield Farms — 8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, [botanicgardens.org/chatfield-farms](http://botanicgardens.org/chatfield-farms) Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Tickets will be available three months at a time (on a rolling basis) and the tickets will be released on the 1st of the month.

## Plains Conservation Center

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. Join us for wagon rides on the prairie to see resident wildlife, tours of the 1880's tipi camp and homestead village, and presentations by HawkQuest with live eagles, owls, falcons and more. Hours: Mon-Thurs 6:30 am-4:30 pm, Fri 6:30 am-6 pm, Sat-Sun 8 am-6 pm. 720-865-3500

## Fine Arts Center Museum

Colorado Springs

Museum Free Days — Saturday, September 9, 10 am-5 pm, and Friday, September 15, 10 am-8 pm.

First Friday Art Party — Friday, September 1, 5-8 pm. Advance reservations, class registration, or ticket purchase are required to visit the Fine ArtsCenter. 30 West Dale St, Colo Springs. 719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

## Classified Ads

### SENIOR LIVING REFERRAL & PLACEMENT

A Free Service! I help people find the most suitable senior living communities for their loved ones, or themselves. Independent Living, Assisted Living, and Memory Care options. Kevin Grierson 303-888-8472. [kevin@alaofco.com](mailto:kevin@alaofco.com).

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### HANDYMAN

Call Bert Dalton at 720-323-9678 or email him at [fishingtoolman@gmail.com](mailto:fishingtoolman@gmail.com), Bert is located at Peoria and Yale

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IN YOUR Home Manicures and Pedicures. Yes, I come to you. 28 years experience. Reasonable Rates. Specializing in Senior Care. Call or text Jeanine@303-886-4028. State Licensed. [jkilde09@gmail.com](mailto:jkilde09@gmail.com).

### HOUSE PET SITTING

Retired man with references, will stay at your house. Will come by before sitting, reasonable rates. Pets treated as my own. I have family in the Heather Ridge

community. Call Ray Lubinski at 715-299-9911 or [raylubinski@yahoo.com](mailto:raylubinski@yahoo.com)

### SELLING YOUR HOME?

Attention Heather Ridge Homeowners! Thinking of selling your home? Call us. . . we are cash buyers. 303-501-6967

### TELEGRAPH HILL CONDO FOR RENT

Iliff and Peoria, 2 Bedroom, 2 Bath, 1100 + sq. ft. \$1600 plus utilities, monthly. \$1000 security deposit. 3rd Floor, No Pets, Non-Smoker. Washer and Dryer in Unit. Call Kyle for more information at 970-520-2969.

### I BUY VINYL RECORDS!

Do you have any vinyl records you are looking to get rid of? A large collection or just a few? I will come to you, appraise, and offer a fair price. Contact Dave at 303-726-9758 or [david\\_ruderman@msn.com](mailto:david_ruderman@msn.com).

### HELP WANTED

Advantage Security is looking for customer service-oriented individuals for FT/PT positions in the Denver metro area. Retirees welcomed/no experience necessary. Apply online at [www.advantagesecurityinc.com](http://www.advantagesecurityinc.com) or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

### CLASSIFIED ADVERTISING RATES

\$10. Maximum 40 words. 2 Month Minimum. Write your ad and deliver with a check payable to HomewoRx Publishing, 350 Oswego Ct., Aurora, CO 80010. Publication does not imply endorsement. Call Wanda, 303-881-3066, [ensley53@aol.com](mailto:ensley53@aol.com)

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Metro Matters Magazine**

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Aurora, CO 80010

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