



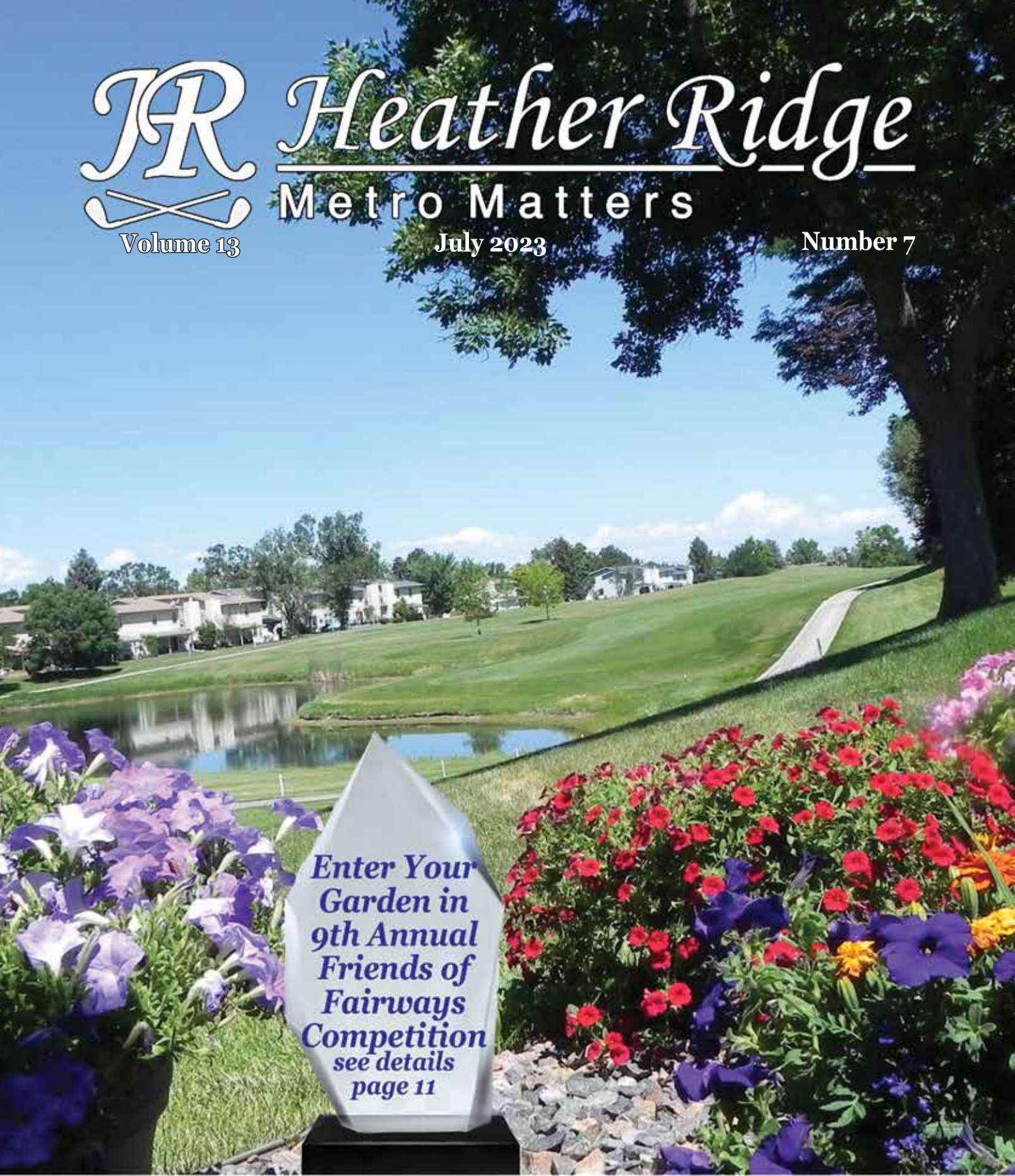
Heather Ridge

Metro Matters

Volume 13

July 2023

Number 7



*Enter Your
Garden in
9th Annual
Friends of
Fairways
Competition
see details
page 11*

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

Heather Ridge Flower Gardeners
It's that time of year again!

Friends of the Fairway judges will be making their rounds in July again this year. As in previous years Nick's Garden Center & Farm Market will provide gift certificates for our winners.

If you would like to nominate your flower garden or a neighbor's flower garden for this year's competition, please submit their name and address to: Bmconn202@aol.com before July 10th, 2023.

This year's winners will appear in the August *Metro Matters*.



Barry McConnell
Editor/Publisher

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errol@idmybag.com
Vice President Van Lewis
van@vanlewis.com
Treasurer Charlie Richardson
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
303-755-3550 ext. 5
info@HRColor.org
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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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Heather Ridge

METROPOLITAN DISTRICT

This article is addressed to Heather Ridge needs only, and will focus on HO-6 and 4 coverage and no single-family coverage. Readers are asked to consult with their insurance agent before making any insurance decisions and to not rely on this article. This article is for general information only.

HO-6: HO-6 policies are designed as insurance for condo and Planned Unit Development (PUD) owners.

Every condo or PUD association has different insurance policies and levels of protection. As an owner, you have the right to review the insurance policy the association has in place. Make sure you examine the policy before purchasing insurance for your unit – you don't want to purchase too little coverage or to have coverages that overlap.

Condo-PUD owners need an HO-6 policy to cover the parts of the building that they own – namely the walls of their unit and everything within. Sometimes a condo association is only responsible for common areas of the building, landscaping and the bare walls, floor and ceiling. An HO-6 policy is especially important in that circumstance. **It is extremely important that owners consult with their insurance agents to review HOA insurance coverage to proposed HO-6 coverage.**

HO-4: Commonly referred to as “renters insurance,” this policy form covers personal property in a rented home or apartment. The landlord's insurance minimally covers the rental structure in the event of the 11 perils covered by an HO-1, but it does not cover tenant belongings. For that reason, tenants need an HO-4 policy form to cover personal property, as well as any part of the apartment they might own. For example, if a policyholder installed new kitchen cabinets, the cabinets would be covered as their possessions.

The HO-4 policy form also provides coverage for additional living expenses in the event the residence becomes unlivable due to a covered peril. Unlike other policy forms, HO-4 does not always include liability protection, which you can and should add to the policy for an additional cost. Liability coverage is an important part of home-

8 Home Insurance Policies

HO-1 Single Family

HO-2 Single Family

HO-3 Single Family

HO-4 Renter/tenant

HO-5 Single Family

HO-6 Condo-PUD

HO-7 Single Family

HO-8 Single Family

owners and renters' insurance and protects the insured from potentially catastrophic financial burdens.

Homeowners' Association (HOA) Insurance: This insurance policy form is designed to cover the common property of complexes where one or more buildings have tenants that own their unit. Since the needs of every homeowner's association are different, these policies can vary greatly. All of them typically have some combination of business property insur-

ance coverage against perils; liability coverage for accidents, mistakes and injuries on common property; and business crime insurance in the event of vandalism, robbery or board member dishonesty.

In selecting any insurance coverage for condo property, the insuring company will want to review your HOA's Declarations and governing documents. Reading declarations, especially older ones, can be difficult due to “old language” and changing regulations and policies. Owners should contact their HOA/Management company to see if the board has updated controlling documents by board resolutions or amendments. Coverage for losses or damages by or to an owner may conflict with governing HOA documents and its insurance coverage, so please read carefully! Please ask for explanations or “HOA policy” statements if language, coverage, or responsibility is unclear.

Remember, water damage due to overflow of plumbing, HVAC or household appliances is not the same as flood damage. Flooding is defined differently than water damage due to overflow and requires flood insurance.

Sewer water damage from backups or flooding need to be clearly understood vs. other forms of water damage. Not all water damage is coverage by insurance, so owners need to know their liabilities.

Deductible payments vary greatly, so when selecting a payment don't use the Eastwood's "Dirty Harry" standard of choice – “Well, do you feel lucky today?” And choose wisely!

Van Lewis



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July 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <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>						1
2 6:30 pm Double Tree HOA Meeting Next meeting will be held September 5 at 6:30 pm	3	4 	5	6	7	8
9	10 6 pm Cobblestone Crossing HOA Meeting via Zoom 6 pm Burgundy HOA Meeting	11	12 6 pm CH HOA Meeting to be held virtually details to be sent out 6:30 pm Sausalito HOA Mtg via Zoom	13 6:30 pm Ward IV Meeting Colorado Early Colleges 1400 S Abilene	14	15 
16	17 5:30 pm CCR HOA Meeting held virtually	18	19 6 pm Fairway 16 HOA Meeting at Clubhouse 2600 S. Vaughn Way	20  6:30 pm Strawberry HOA Meeting via Zoom	21	22
23/30	24/31 6 pm Cobblestone HOA Mtg via Zoom	25 5:30 pm HRS HOA Meeting at HRS Clubhouse (2811 S Xanadu Way)	26	27	28	29



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Hello Heather Ridge!

Remember, *we need the moisture*. Here is a look at what we're working on and some news you can use.

Drought Ends

Since June, Mother Nature has been kind enough to help us out of drought! As I write this our total system storage is at 75%, meaning that we can lift our Stage 1 drought declaration. This does not mean our water woes are solved, so I encourage you all to keep conservation in mind – we still use **44%** of our water to irrigate lawns. Let's hope the rain keeps up as the summer heats up.



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

Strong Mayor Petition Deception

I've heard from many Aurorans who feel they were tricked by the people gathering signatures to move Aurora to a "Strong Mayor" form of government. If you'd like to have your signature removed, you can email the City Clerk's office at CityClerk@auroragov.org to get on their notification list for once the removal process is finalized.

Slumlords

I was invited to meet with Aurorans living in a property that was, to put it very mildly, not suitable for habitation. The landlord of this property is treating the residents in a fashion that I believed to be criminal. After filing my council request on this property, the City Attorney's office agreed, and the landlord is being charged criminally for their gross negligence of the property. This is not the only property in Aurora in such awful condition, and these conditions create public health and safety concerns for all Aurorans. I'm bringing forward an ordinance to adopt the International Property Management Code and to protect tenants from retaliation by slumlords so that we can proactively crack down on bad actors across our city.

July Ward IV Meeting

We will be meeting at 6:30 pm on Thursday, July 13th at Colorado Early Colleges (1400 S. Abilene, 80012). Our topics will be a presentation from our Open Space Board on the importance of preserving nature within our city, followed by a recap of the Congress of the New Urbanism's 31st annual gathering that I attended last month.

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

In solidarity,
Juan

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Pete Traynor
303-877-9538
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What a “No Fed Rate Change” Means to Real Estate

The Fed’s June meeting did not change its rate. . . it stayed at 5.1. No change is a big change from the Fed’s almost 18 months stretch of increasing its Discount Rate from 0.5 to 5.1. What does this mean for real estate?

The Fed’s decision means nothing now, but a month from now that could change. If the Fed keeps or lowers its rate the home resale market will definitely speed up – and it’s pretty fast now. In real estate parlance, “speed” refers to how fast homes sell. Traditional time or “days on market” for metro Denver is 45 days. Right now, it’s 29 days. In early 2022, days on market approached five days or less.



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

If rates start to drop gently, then home buyers sitting on the sidelines will consider buying. Buyers already out looking will see more competition for existing inventory. If rates start to fall fast and there’s no commensurate increase in inventory, a feeding frenzy could erupt. If this happens, then home prices will skyrocket again.

The monthly inflation report is strongly influenced by housing costs. If dropping interest rates feed more home buyers into the market, then home prices will start increasing again. Unless home inventory increases, a stronger demand will cause prices to significantly rise, resulting in more inflation. If strong inflation returns due to housing, the Fed has promised to “stamp it out” by raising rates again. That will dampen demand followed by dropping home prices.

The Heather Ridge Market: If the above narrative makes your head spin, then you are not alone. Pete and I have almost 50 years each in real estate, and we carefully monitor today’s home market, in particular Heather Ridge. Our goal is to help owners here maximize what is probably their great asset – their home!

Since the first of this year, we have been advising home sellers to be more aggressive about pricing. Recent closed sales have seen closed prices above and beyond their asking prices, and in many cases significantly higher. If those homes in question had been priced higher to begin with, would they have generated greater profits? We say, “Yes!”

To find out how your home fits into today’s market, please give us a call. Pete and I are “senior” agents meaning we have seen and done a lot in our careers. When we visit owners thinking about selling, we listen first. Yes, we listen! That means hearing your reasons to sell or not, your life experiences, and your needs above everything else. We view home sales as a team effort – you and us!

Remember, *“Please, don’t leave home without us.”*

Van Lewis



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



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



Contact me

Please remember don’t leave home without them.

Homes Pending as of June 16, 2023

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Cobblestone	\$300,000	2121	S Victor St E	2 - 2	1,392	1 Gar, Det	2 Story
Strawberry II	\$306,000	2443	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	\$310,000	2669	S Xanadu Way B	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Strawberry II	\$325,000	2481	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Cobblestone	\$355,000	1975	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$375,000	13570	E Evans Ave	2 - 3	1,512	1 Gar, Att	2 Story
ChimneyHill	\$385,000	13590	E Evans Ave		1,344	1 Gar, Att	2 Story
Cobblestone Crossing	\$394,500	13414	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Country Club Ridge	\$429,900	2250	S Vaughn Way 201	2 - 2	1,476	1 Gar, Att	2 Story
ChimneyHill	\$429,900	13552	E Evans Ave	3 - 3	1,512	2 Gar, Att	2 Story
Fairway 16	\$450,000	2426	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story

Homes Closed from May 16, 2023 to June 16, 2023

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$274,700	2469	S Xanadu Way C	2 - 2	1,091	Cash	\$0	Individual
Strawberry II	\$305,623	2489	S Xanadu Way D	2 - 2	1,091	Cash	\$15,400	Individual
Cobblestone	\$340,000	1913	S Xanadu Way	2 - 2	1,208	Conventional	\$0	Individual
Cobblestone Crossing	\$361,000	13282	E Asbury Dr	2 - 2	1,208	FHA	\$5,100	Individual
Cobblestone	\$365,000	1955	S Xanadu Way	2 - 2	1,208	Conventional	\$500	Agent Owner
Sausalito	\$395,000	2488	S Victor St F	3 - 2	1,273	Conventional	\$0	Individual

Active Homes for Sale as of June 16, 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	2 Story
Strawberry II	\$335,000	2473	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Sausalito	\$375,000	2407	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Country Club Ridge	\$429,000	2210	S Vaughn Way 203	3 - 2	1,693	1 Gar, Att	2 Story
Heather Ridge South	\$524,900	2824	S Wheeling Way	4 - 4	1,633	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

HR Men's Club Golf News

Well, we are going strong into our season and having a blast chasing old man par!! Here are the results from our latest tournaments.

Darrel Vanhooser, SR/WA
President, HRMC

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

April 29 — Point Par

Flight 1: 1st Harmon 30 points	2nd Schmidt 26 points	3rd Murray 25 points	4th Weeks 22 points
Flight 2: 1st Stachowski 24 points	2nd Hansen 24 points	3rd Harbison 24 points	4th Svenby 16 points
Flight 3: 1st Lockwood 27 points	2nd Janulewicz 20 points	3rd Andersen 18 points	4th Greg Johnson 17 points
CTP's: #5 Costa	#8 C. Caldwell	#10 Harmon	#14 Harmon

May 6 — 2-Man Best Ball/Aggregate

Flight 1: 1st Barnes/Schmidt 98	2nd Coppens/Costa 101	3rd Hinson/Vanhooser 103	
Flight 2: 1st Graoui/Lacey 99	2nd Canavan/Stachowski 105	3rd Greg Johnson/Sartori 106	
CTP's: #5 Lyle Team	#8 Van Brunt Team	#10 Harmon Team	#14 Barnes Team

May 20 — Individual Gross/Net

Flight 1: 1st Gross Daum 75	1st Net Larson 68	2nd Net Coppens 69	
Flight 2: 1st Gross Harbison 76	1st Net Mead 64	2nd Net Sargent 68	3rd Net Harmon 69
Flight 3: 1st Gross Svenby 84	1st Net Graoui 70	2nd Net Bade 70	3rd Net Andersen 72
CTP's: #5 Cole	#8 C. Caldwell	#10 Daum	#14 Daum

June 3 — 2-Man Best Ball

Flight 1: 1st Place C. Caldwell/Harmon 60	2nd Place Barnes/Triplett 62	3rd Place Blackwell/Mead	
Flight 2: 1st Place Thomson/Van Brunt 61	2nd Place Sargent/Stachowski 64	3rd Place Knaub/Wallace 66	
CTP's: #5 Sargent Team	#8 Harbison Team	#10 Larson Team	#14 Harbison Team

2023 HR Men's Golf Club Schedule

Date	Tournament	Format / Notes
7-1-2023	Red, White, Blue	4 Man Scramble computer draw HNDPCP 80%
7-14-2023	Member/Member – Member/Guest	3 Days – Horse Race pm, Sat – Sun Tournament
7-15/16-2023		(must be within 10 strokes) 100% HNDPCP
7-29-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
7-31-2023	End of Match Play – Round 3	Match must be completed by 7-31-2023
8-12-2023	Two Man Point Par	Pick Your Partner (must be within 10 strokes)
8-26/27-2023	Club Championship	2-Day Tournament
8-30-2023	End of Match Play Championship	Groups set by computer (A Flight plays from blue tees) Match must be completed by 8-30-2023
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)

9th Annual "Friends of the Fairways" Competition

It's time to think about submitting your nominees for our Annual "Friends of the Fairways" competition, sponsored by Nick's Garden Center & Farm Market. Nominate your garden or your neighbors. Send your nomination to Publisher Barry McConnell, email Barry at bmconn202@aol.com. Barry, along with a few highly skilled and unbiased flower garden judges, will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens.

Nick's Garden Center & Farm Market will once again provide gift certificates to our winners.

- ★ 1st Place — \$200.000 Nick's Garden Gift Certificate
- ★ 2nd Place — \$100.00 Nick's Garden Gift Certificate
- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ Off Fairway Winner — \$50.00 Nick's Garden Gift Certificate



Past Winners

18-Hole Ladies' Club

Our Member/Member-Member/Guest Tournament on June 15 entitled "Margaritas & Mulligans" with its fiesta theme was a great success and the weather cooperated. A big thank you to Christi Clay and her team for putting together a great tournament! Some pictures are included in this issue.

Coming up in August is the Club Championship on August 26 and 27. Be there or be square!

**Teresa Anderson
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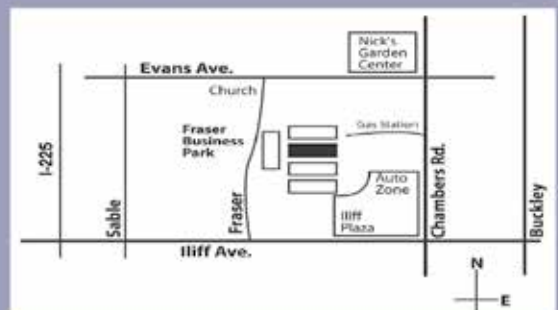

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Cobblestone

The summer night is like a perfection of thought.
— Wallace Stevens

Wishing everyone happy and safe 4th of July celebrations!

Projects

Summer Clean-Up Week

Plans were delayed for delivery of a roll-off dumpster to collect oversized items. As soon as specific dates are determined, a notice will be shared via email and through Town Square in News & Events.

SHE Leads Purse Project 2023

Since 2020, SHE Leads Group members have collected and

donated new and gently used purses filled with personal care and hygiene items for homeless women of the Denver metro area. SHE Leads Group members deliver these purses to shelters across the Denver metro area. Some shelters are women residences and other shelters are drop-in. More information about this group and their annual purse drive can be found at <https://www.sheleadsgroup.com/networking-events/she-leads-purse-project/>

This project inspired Cobblestone homeowner Paula Olsen to volunteer as our community contact for this purse drive. If you have a purse(s) that you'd like to donate, Paula will collect them along with personal care items through July 31. Please contact Paula at 319-269-0899 for more details.

Reminders: *Pick up after your pets.* Cobblestone HOA does not hire a service to remove pet waste. Three pet-waste-bag stations located throughout the community are supplied with bags to make it easy to clean up after your pet. Please be mindful of where you walk your

dog. There's ample common area for dog walking purposes besides directly in front of someone's home. Be the responsible pet owner and be sure to pick up after your pets.

Feeding Squirrels and Other Wildlife:

Our community is fortunate to be in an area with a wide array of wildlife. Nature provides them with plenty of food. As noted on the City of Aurora's website, "Feeding squirrels creates unhealthy, problem animals; ones that are more likely to bite someone, destroy property or die an unpleasant death." Please do not feed squirrels and other wildlife around our community.

Parking Spaces: Please be mindful of where you park your car. Parking spaces marked as reserved are for specific residents. Spaces marked guest are for those visiting the community.

ARC Request Forms: Remember, that any project planned for the exterior of your home requires the



Geraniums

submittal and approval of a completed Cobblestone ARC (Architectural Review Committee) Form. This form can be located in Town Square (<https://www.townsq.io/>) under Tools – Documents – ARC Request.

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; Ersin Sulukioglu, Vice President, ersinsulukioglu@gmail.com; Karen Myers, Treasurer, karen.strawberryhoa@gmail.com; Faith Gillis, Secretary, faithstrawberryboard@gmail.com.



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>.

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.

July is already here, how time flies! What a fun time of summer with friends and family gatherings. Celebrating July 4th can be tons of fun for most of us, but for those who have experienced war, or have been a victim of gun violence, this time can be troubling. Please be considerate of your neighbors and refrain from setting off illegal fireworks. Please leave it to the professionals!

Criminal Activities

We continue to see many residents have their vehicles vandalized, broken into, and stolen at Strawberry over the past few months, causing costly repairs and replacements, not to mention the toll it leaves behind.

Suspicious Activity: We cannot always prevent some of these crimes from happening in society today, but we can be on the lookout for suspicious activity within our community. Immediately call, **Front Range Patrol 24/7 Dispatch, 303-591-9027**. Front Range Patrol are usually close in the area and can usually get

here quicker than Aurora Police. It is not recommended to personally approach the person because it can put you in a dangerous situation. A lot of times, these criminals work in pairs; one person drives closely behind another person who is on foot checking for vehicle contents and unlocked doors. Criminals will not hesitate to break your vehicle windows to get to your valuables. Do your best to deter criminals by not leaving valuables in your vehicle, always lock your doors, and you can add a steering wheel lock, or tire wheel lock. There are more expensive alternatives like installing kill switches, so your vehicle will not start, or professionally installed alarm systems. Strawberry HOA has installed some brighter lighting in a few carports and will continue to install more lighting in different phases throughout our community. Law enforcement is stretched to the limit, so we need to help ourselves to deter some crimes from happening to us. Stay safe and be aware of your surroundings!

Parking Reminders

With the nicer weather, parking seems to be more of an issue. Signs with "Fire Lane" parking restrictions are there for emergency services, so please do not park there even momentarily. All numbered parking spaces indicate the spot belongs to a specific resident. Strawberry Phase I does have some unnumbered spots available for additional resident and visitor parking. If you are a resident of Strawberry I (both Phase I and II) and you require household repair services, i.e., plumbing, electrical, etc., please instruct the service person to visitor parking. Unfortunately, Strawberry Phase II does not have vacant spots for visitor parking. All parking spaces are assigned to a specific person(s). All visitors of Strawberry Phase II must park on the street. We appreciate your assistance with only parking in spots that belong to you and letting your visitors know where they can park.

Faith Gillis



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. You should get a response notice within 24 business hours. Our Association Business Manager is Janelle Mauch, and our Community Administrator (CA) is Jordan Cade.

HRS Parking: It is essential for us to keep our community’s internal roads and driveways clear for resident use and access for emer-

gency vehicles. Please prioritize use of garages for the parking of vehicles. Storage should be considered a secondary purpose of garages, with parking of the residents’ vehicle(s) as the primary purpose.

We ask that all residents, their guests, and their service providers (e.g. plumbers, carpet cleaners, mobile dog groomers, etc.) refrain from parking in areas labeled as “no parking” or “fire lane” or in areas blocking neighbors’ driveways. If additional parking is needed on any given day for a unit, visitors need to utilize that unit’s driveway, the

HRS parking lots, or the city streets (i.e. Wheeling Way or Xanadu Way). Internal HRS roadways need to be kept clear for both vehicle and foot traffic. Please note that commercial vehicles owned by residents cannot be parked in units’ driveways; they need to be parked on the city street.

And as a reminder, the HRS parking lots are meant for temporary parking. They are not to be used long-term. Please comply with posted signs in these parking lots.

City Street Parking:

Our board is aware that there have

been some parking issues on the Aurora city streets in our community. There have been abandoned cars, unlicensed vehicles, or vehicles with flat tires.

Some parking concerns fall in to the category of handling homeless encampments instead of code enforcement; this differentiation seems to depend on whether it appears the vehicle could be being used as a shelter. If deemed a shelter, the situation will probably take a little longer to handle.

We have been told that the City of



Aurora is committed to a compassionate and care-focused approach to balancing the needs and security of those experiencing homelessness with the concerns of community members and the need to maintain the safety and health of the city. The city is working hard to address the high volume of abatement requests (camp cleanups) as quickly as possible with the resources available, including an outreach team formed by community partners to help address homelessness in the community. The city has a process for abatements on public property and there are agreements in place to assist with abatement on property that belongs to other agencies, such as the Colorado Department of Transportation (CDOT).

Our board cannot handle issues that arise on City of Aurora streets. Please go to auroragov.org and report concerns you might have about city streets. It is possible that the more they hear from members of our community, the quicker concerns will be addressed.

Getting Your Email Blasts from Westwind: More and more, HRS is

relying on email blasts to get “real-time messages” out to its residents. If you are not getting email notices, then you are missing critical information that might have real-time consequences – sewer problems, trash service, crime-police action, street work and closures, water shutoffs, weather-storms, and landscaping-maintenance issues (recent gutter cleaning and downspouts). See the above intro to this HRS article on how to contact Westwind Management.

Recent Mailed Notices to Owners about Maintenance and Appearance Issues: For any questions or concerns, please contact Westwind as noted above. A compliance walk-through is planned for July. Inspections by the Architecture Control Committee (ACC) will occur up to four times annually to address safety, maintenance, and appearance concerns. Per HB-1137, all HOAs must follow strict procedures given notice of violations and follow up.

Meg Gose

Abandoned Cars

Cars below have been abandoned in the Heather Ridge South community:

*Left to right:
Towed car by City of Aurora, was on S Xanadu
Towed Honda by City of Aurora, was on S Xanadu
White van on S Xanadu is to be towed soon
Wooden trailer on S Xanadu is to be towed soon*



Van Lewis



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 July 19th at the clubhouse at 2600 S. Vaughn Way starting at 6 pm. We have several new homeowners in our community, and we look forward to seeing you all there.

2023 HOA Assessment Increase – Update

As we highlighted last month, the consensus from the May meeting was to increase HOA fees rather than issue a “special assessment” to replace the funds depleted by our recent 82% insurance premium increase. Going forward our HOA Fee will be \$600.00/month for the rest of the year (July through December). Homeowners should already have received information from Advance HOA regarding the new budget. This is a temporary fee increase and will be reviewed again in November for the 2024 budget. Let’s all hope Insurance costs will go down next year since that is our largest expense after the record increase.

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, starting March 2nd.

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:

Due to the record rain in May which has continued into June, the irrigation system start-up was delayed until late June. The City of Aurora has mandated that our watering schedule is restricted to two days a week. (Tuesday & Friday).

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 com-



mon 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.

Donna Sovern
Board Secretary

Chimney Hill

Water Conservation: The string of daily thunderstorms in May carried over into June, even throwing a blast of hail on one day, providing historic levels of precipitation across the Front Range. However, the increases have only eased, not ended the historic drought levels, so water conservation standards are still in force. The community is now participating in the Aurora Water Large Property Water Variance Program, and the first reports show that our water usage is below the required levels. Congrats to all residents helping to preserve our vital water usage.



Pool Season: The string of rain storms may have upended some residents hope to enjoy the opening of the pool season, but some residents did find time between storms to take a dip. Hopefully, warmer July weather will bring more residents out to enjoy the summer swim season. Make it a good experience by continuing to follow the listed pool rules and be considerate to community neighbors near the pool by keeping noise levels at a low and cheerful level. Here is to a safe and joyful pool experience.

ACC Requests: The cold winter and spring rains may have enticed some homeowners to consider some exterior connected improvements. It is important to remember to complete and submit an ACC request before starting a project with an exterior

connection, even a simple outer door or window replacement. This will assure that the replacement will fit within the conformity standards of the community, as well as prevent potential damage issues to the interconnected structural framework of the community units. Protecting the community for all homeowners and residents is important.

The June HOA board meeting will be held virtually on Wednesday, July 12. 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

HOA Monthly Board 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 >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

HOA Annual Meeting: The HOA's annual meeting is scheduled for Monday, August 14th. The meeting will take place in a conference room at the Heather Ridge golf course. Insurance costs continue to rise, please anticipate another increase this year. Additional information about the possible increase and meeting will be forthcoming from Accord Property Management.

Asphalt Repair: The Board approved a proposal for Front Range Asphalt to repair the most egregious potholes in the driveways and a proposal for

re-stripping. Repairs will be completed in the upcoming weeks.

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 continues to improve, please consider staining the fences to help decrease wood rot.
- It's hail season, so check with your insurance agent to ensure you have adequate coverage.

Landscaping/Broken Branches:

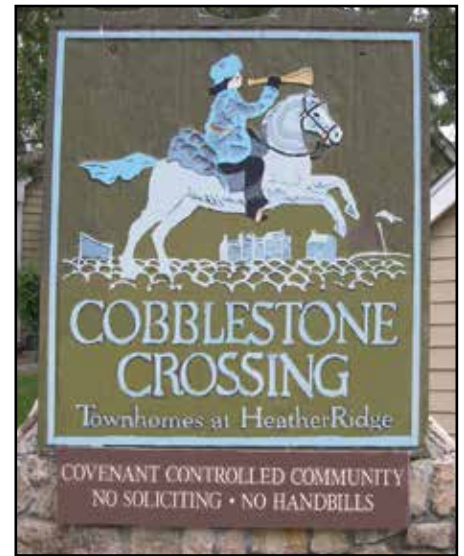
Eco Cutters did perform Spring clean-up and spaying for weeds. Due to the Spring rain, the sprinkler system activation was delayed. As a reminder, please do not engage the workers with specific requests. Please report broken branches to Accord Property Management. If there are questions or concerns regarding their activities, please contact Alec with Accord Property Management.

City of Aurora Water Restriction:

Restrictions: Effective May 1, Aurora's water availability status is Stage I. Under Stage I status, watering is permitted no more than two-days-per-week. From May 1 to September 30, watering is not permitted between 10 am and 6 pm. Tuesday and Friday watering schedule implemented for HOAs, we will adjust accordingly. **Aurora Water's Landscape Watering Rules for 2023** – between 10 am and 6 pm, watering vegetable or flower gardens by hand is allowed. Use a hose nozzle and shut-off valve when watering your garden. 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. Please help us by *reporting any broken sprinkler head issues as soon as possible 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.

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 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.



Pet Owners: Please help keep the property looking its best. Be a responsible pet owner by picking up and disposing of your pet's waste immediately. . . this applies to *All pets large or small!* It is not fertilizer and we are having to pay **\$600 per month to have pet waste picked up by a third-party service.** Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. *Do not store the waste in a container outside or in waste bags on your porch or patio – please take it to the dumpster.* Please also remember per the Rules and Regulations, pets are to be on hand-controlled leashes, not to exceed 16 feet in length.

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. 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.

Security Reminders and Safety

Tips: If you see anything suspicious, please call 911, they have Emergency and Non-Emergency lines. Also, please contact Alec with Accord Property Management to report.

HOA Recommendations: Remove

any items of value from your car, always lock car doors, and please notify the Aurora Police Department as soon as a break-in is discovered. If you are traveling, remember to lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your residence while away. Pick up packages as soon as possible to avoid porch pirates. Lastly, while there is exterior lighting throughout the community, we also recommend leaving front and back porch lights on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn. There are also dusk to dawn light bulbs available.

Trash/Recycling: A reminder, it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call GFL at 303-744-9881 to arrange for a large item pick up. There are recycling dumpsters in C, D and E. 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. Please remember anytime we dispose of large items in the trash or contaminate the recycling we are **charged an additional fee \$\$\$.**

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

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.

Owners and Renters: 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 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

Message from Community Manager

As you may have noticed during the past several weeks, many approved contractors have been on site, working on buildings, painting buildings plus taking care of landscape maintenance tasks. It has been reported others have been seen on the property who are not associated with these HOA approved contractors. The Association does not provide Security Services. Please always be aware of your surroundings plus keep your garage doors closed when not in use. If you see something or someone who looks suspicious, please call the Aurora Police Department at 303-739-6000. If you see a crime taking place, please call 911.

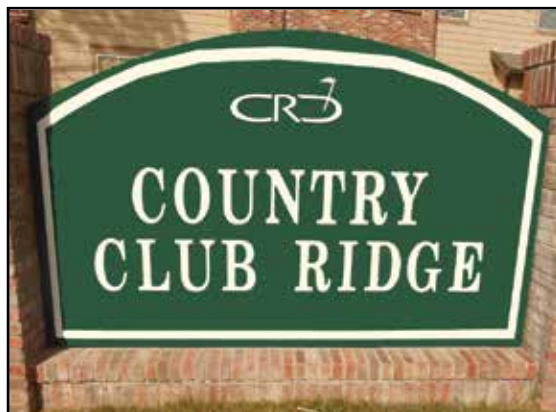
Dan Anderson II
Metro Property Management Services

Exterior Painting Completed

Take a look as you walk by... Buildings 2260 and 2270 have been completely painted even though extremely rainy conditions prevailed in June. All other buildings have had "touch ups" as necessary and garage doors fully painted. Exterior painting is done on

a rotating schedule of 2 buildings per year.

Judie Maurelli



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

Email: burgundyinheatherridge@westwindmanagement.com

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

General Reminders:

- **Insurance:** *Make sure your Homeowner's Insurance includes HO6 Assessment coverage.* Keep an eye out for a letter with coverage once your contract has been renewed.

- **Lawn Maintenance** is scheduled every Monday by JBK and we are allowed only 2 days of sprinkler watering per week per Aurora's watering restrictions. Please refrain from self-watering grassy areas, walkways, or patios and only water plants and flowers in your individual pots only.

- **Garages** are not for household storage, storing hazardous material, doing car repairs, painting etc. They are for parking your car in *Only* per **Article IV – Garages**. Please refrain from such actions inside the garage. Garage doors should be kept closed and locked at all times, not only for the sake of our community's appearance, but also out of consideration to those sharing the garage building. An open door invites problems, such as theft, vandalism, and personal liability from someone being injured. Fines may be imposed against violators of this Declaration ruling. Absolutely

No appliances (i.e., freezers, refrigerators, lathes, battery chargers, automotive tools, etc.) should be plugged in and running in the garages. The electrical outlets are to be used for garage door openers *Only*. The electricity in the garages is billed to the HOA, not individual garage owners.



Garages are legally and separately owned; therefore, garage owners are responsible for their upkeep to include door repair/replacement/asphalt.

- **Parking in fire lanes** or 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 spot, in your garage, or visitor parking with pass) or along the street. You can expect to be towed immediately. Our towing company is **Maxx Auto Recovery 303-295-6353**.



- **Trash Pick-up (correction South Waste is our Trash Service)** and pickup is Monday, Wednesday and Friday. Remember large items are not to be dumped on the side of or disposed of in the trash bins. Please call **South Waste at 303-908-9500** southwasteservices@outlook.com for a Large Item pickup (mattresses, furniture, TV's, tires, appliances, etc.). You can be billed back if the HOA is billed extra by the trash company for your dumped items.

- **Barbeque Grills, Fire Pits are forbidden** in multiple family occupancies without an overhead sprinkler system which Burgundy does not have. You can find more information at www.auroragov.org of what is allowed and what isn't.

- **Individual fenced-off areas for pets** are not allowed around the grounds or outside patios for a pets' confinement. Pets are not allowed to be tethered to units or patios or be off leash. Owners must be present with their pets on leashes at all times.

- **Visitor parking is for visitors only** – you should have a pass that you can give your visitor to display on their dashboard. Homeowners are not allowed to park in the visitor parking spots even if displaying a pass. Please obey all parking rules.

Lori Foster

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

Clean Up Day: Saturday, July 15, 2023 at 9 am is this year's clean up morning. Refreshments will be served. We are needing volunteers. Come help your community look its' best and a chance meet some new neighbors. Please contact Kelly Bailey if you are available to help at Kelly@kellybailey.com. Meet up at the Worchester pool.

Summer Reading: The little library is a good place to find a fun summer read. Take a book, leave a book or do both!

Pools: The pool hours of operation are 7 am thru 10 pm. There are no lifeguards, swimming is at your own risk. Please be respectful of the neighbors near the pools with noise levels. There are pool safety rules and restrictions posted at each pool area, review them carefully as you return to using the pool area this season. This season the Victor pool will opened on Memorial Day weekend and will close on Labor Day weekend May 27 to Sept 4. The Worchester pool will have the late opening and late closing June 17 to Sept 18.

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 thru 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.

July 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.

Please check the condition of windows and screens that they are in good repair. Remove standing water for protection against mosquitos. Please continue to help with conserving water. *Have a fun and safe July 4th!*

Patty Robinson

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 will be Tuesday, September 5 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.



Maintenance Update: The rain in May and June really helped "green up" our lawn. We didn't have to turn the sprinklers on until the latter part of June. Our lawn appreciated that, and so did our budget!

We are hoping to complete the maintenance work on the patio enclosures this month. We are waiting on the final schedule date from our contractor. We will post any updates on the mailboxes.

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 July 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.

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.**

Sewer Clean Outs: With the help of former board member, Bev Nosewicz, we were able to finally perform our sewer clean outs. The board thanks Bev for her continued assistance in helping with this major project.

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

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. Also, 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!

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.

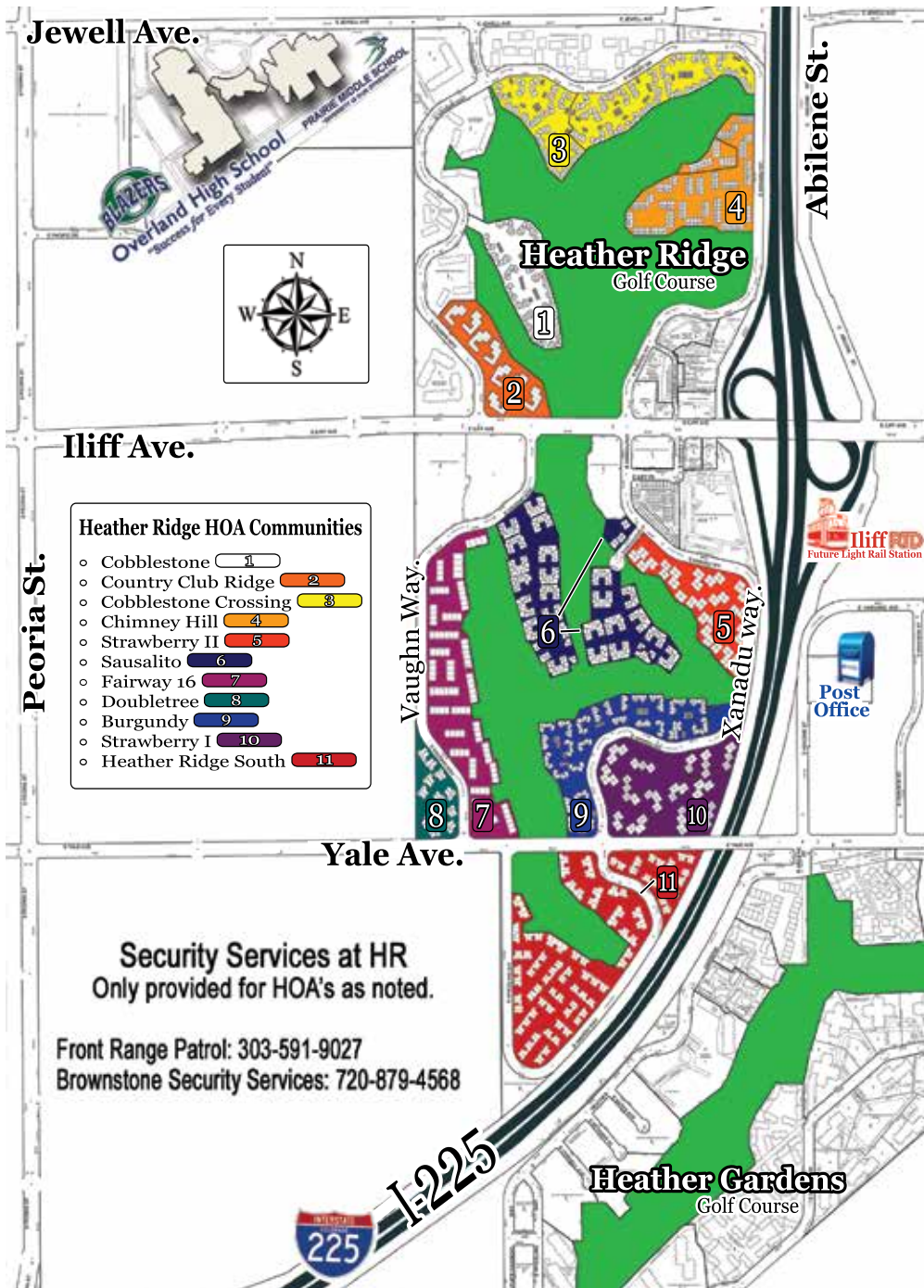
Architectural Approval: If home improvements are in your budget for spring or summer, remember you need architectural committee approval for any changes you want to make to your exterior, such as replacement windows, a new front door, or changes to your front garden area. If you have any questions, please 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), please send your email address.

Patt Dobb



Heather Ridge Community Map



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

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

Double Tree
 Self Managed, Alison Ruger
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha 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.
 Shantelle Esquivel – 303-369-1800
 Heatheridgesouth@westwind-management.com
 # Units: 176
 HOA Meeting: 4th Tues. 5:30 pm
 HRS Clubhouse, 2811 S Xandau Way
 www.Heatheridgesouth.org
 Security: None

Sausalito
 LCM Property Management
 Susanne Lopez, Property Manager
 slopez@lcmpm.com
 303-221-1117 ext. 123
 # Units: 159
 HOA Meeting: 2nd Wed. 6:30 pm
 Heather Ridge Golf Club
 www.Sausalitohoa.com
 Security: Brownstone Security

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

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

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
 Cherry Creek HOA
 Associa
 customerservice@associacolorado.com
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Zoom
 Security: None

Strawberry II
 (Strawberry I not in HRMD)
 Accord Property Management
 Kyle, 720-230-7303
 # Units: 328
 HOA Meeting: 3rd Thurs. 6:30 pm
 Via Zoom
 Security: Front Range Patrol
 (for both Strawberry I & II)



We are excited to announce — “The Fox Interlude”

The incredible Fox staff has been reimagining how the Aurora Fox can better serve our patrons and lay the foundation for dynamic new programming options. Because the Aurora Fox is owned and operated by the city of Aurora, our first major decision was to align our season timeline to match the city’s fiscal year. This means our next official season will not begin until January of 2024.

To accommodate this shift, we’ve created “The Fox Interlude”, a line-up of entertainment playing through December 2023, specifically chosen to invite you back to the Fox and have some fun with us!

Tickets to all events listed will be sold individually. “Fox Interlude” events are not part of any season ticket package, except for “Blues in the Night” and “Motones & Jerseys: Holiday Hi-Fi”. Forever Fox FlexPass holders will be able to apply unused passes to these two shows. If you have questions, please feel free to reach out, and we will be happy to assist! We hope you enjoy “The Interlude!”



Aurora Fox Cabaret's

The Aurora Fox Cabaret’s offer a great opportunity to see and support your favorite local stars! Join us for an intimate evening of music and entertainment curated by the artists themselves.

All tickets are \$25 – General Seating

It’s Good to Be Bad

Adriane Leigh & Marco Robinson
Studio Theatre

Saturday, July 29 – 7:30 pm

Sunday, July 30 – 2 pm

Why do musical theatre villains seem to have the best songs? Denver’s darling musical theatre duo, Adriane Leigh and Marco Alberto Robinson, shed their wholesome image for a deep dive into the ever-so-juicy songs made famous by your favorite antagonists. Join them for a delightfully unique and fun-loving frolic to the “other side” of your favorite shows!





Celebrate July 4th In Aurora

Tuesday, July 4, 2023

6-10 pm

Fireworks starting at 9:30 pm

**Aurora Municipal Center
15151 E. Alameda Parkway
Celebrate the 4th of July in Aurora!**

Presented by the City of Aurora.

This event will have a variety of musical performances and large fireworks show!
Fireworks will at approximately 9:30 pm and will last 30 minutes.

Those wishing to view the fireworks can do so from the Aurora Municipal Center's Great Lawn beginning at 6 pm.

Important Safety Rules: Bags are subject to inspection. No animals allowed with the exception of service animals. No glass bottles. No unlawful devices. No illegal substances. No open carry of firearms. No outside alcohol. No unauthorized sound amplification devices.

Accessibility: If you are a person with a disability requiring assistance or accommodations at the event or venue, please contact Jessica Boles at jboles@auroragov.org.

Parking/Transportation: Free onsite parking will be available on the premises on a first come, first served basis. Event parking will be available on the east side parking lot in front of the Aurora Municipal Center building, on the west side parking lot in front of the Aurora courthouse building and in the lower south parking lot in front of the Great Lawn. There will be signage on-site to guide you on the appropriate spaces to park.

Don't want to drive? Take the Aurora R-Line! Get dropped off at the Aurora Metro Station and take a short walk up to the event site. For information email Jessica at jboles@auroragov.org or call at 303-739-7170.

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July Activities

Children's Museum of Denver

The Museum is open 7 days a week from 9 am - 4 pm. Reservations are required to guarantee entry. Those without a reservation will be admitted as space allows. 2121 Children's Museum Dr, Denver, 303-433-7444 mychildsmuseum.org

Denver Museum of Nature & Science

Wednesday, August 16, Free Night
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

Denver Botanic Gardens and Chatfield Farms
Denver Botanic Gardens — 1007 York Street, Denver, 720-865-3500, botanicgardens.org
Chatfield Farms — 8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, 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.

Free Day for York Street & Chatfield Farms:
Wednesday, July 5

Plains Conservation Center

Free Day — Saturday, July 15, 10 am-3 pm.
Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and

the City of Aurora. Advanced registration is not required. 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, July 8, 10 am-5 pm, and Friday, July 21, 10 am-8 pm.
First Friday Art Party — July 7, 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

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