

# *HR* Heather Ridge



Volume 13

Metro Matters

March 2023

Number 3



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

**HR** *Heather Ridge*  
PUBLISHER'S NOTE

**There's No Better Time Than The Present to Join One of Our Heather Ridge Golf Leagues**

Please give some serious thought to joining either the Men's or Ladies Golf Leagues this year. Players of all ages and skill levels are welcome to join in the fun. Applications for joining either of these leagues can be found on pages 10 – 14 in this month's *Metro Matters*.



For more information about golf at Heather Ridge, stop in the pro shop located in the lower level at 13521 E. Iliff Ave, then stop upstairs for a great sandwich at Noonan's.

See you on the course! (If the darn snow ever melts. . .)

**Barry McConnell**  
Editor/Publisher

**Heather Ridge Metropolitan District**  
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errol@idmybag.com  
Vice President Van Lewis  
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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 the 3rd Thursday in April and October. Email [info@HRColorado.org](mailto:info@HRColorado.org) for an invitation.

**Heather Ridge Metropolitan District**  
303-755-3550 ext. 5  
[info@HRColorado.org](mailto:info@HRColorado.org)  
[heatherridgecolorado.org](http://heatherridgecolorado.org)

**Heather Ridge Golf Club**  
13521 E Iliff Ave Aurora, CO 80014  
303-755-3550  
[www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com)

**Heather Ridge Neighborhood Watch**  
PAR Officer Patty Southwick  
303-739-1826  
[psouthwi@auroragov.org](mailto:psouthwi@auroragov.org)  
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Aurora, CO 80010  
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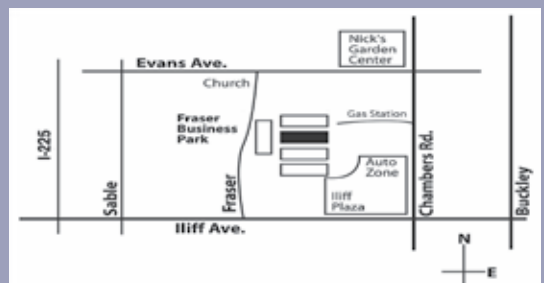


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## Home Title Theft – Is it Real?

It is real, but not as prevalent or common as commercial advertisers suggest. What happens in theory is “someone” forges your name of a title transfer document to “someone else.” It’s recorded in your county for public record. Then, that “someone else” either sells it to another, uses it to get a mortgage or line-of credit, or rents it out. You find out about this when foreclosure for non-payment starts, the new owners unload their furniture, or a tenant knocks on your door.

None of this is fun if it happens. How likely is another matter, along with insurance that may or may not covers such risks. Be careful and compare policies. Many are not what they first appear or promise to be.

The FBI’s 2021 Internet Crime Report for that year said over \$350 million was lost to real estate fraud. Most vulnerable are seniors with lots of home equity, followed by second or vacation homes that are vacant or seldom used. These properties are what criminals seek vs owner-occupied with mortgages.

Your best defense is to be proactive about your property. Check county ownership and tax records often (easily

done online), and open all mail solicitations about mortgage offers that might be a mortgage statement you didn’t know about. You might be surprised what’s hiding there!

As for buying insurance for title fraud protection, the costs and benefits may or may not be worth it to you. Your homeowner’s insurance normally doesn’t cover this kind of fraud, and nor will your HOA. Those in the know say your active awareness is needed most as described above, so checking and rechecking public title records is your best defense.

All homeowners should have purchased with title insurance. If so, please call that title company to discuss title fraud. Coverage may be included or added. Also, talk with your insurance company. The real estate industry has many warning signs and defenses against fraud, so talk to your real estate agent. If fraud happens, call your attorney, local authorities, and the FBI. Keep all documents, make a list phone calls, and save all emails. Act quickly, and be ready for costs and time to unravel identify theft, restoring your credit, and clearing your title.

**Van Lewis**



13521 E Iliff Ave, Aurora, CO  
 720-246-0309  
 NoonansSportsBar.com

### MARCH CHEF'S SPECIALS

\*\*Served from 2/27/2023 to 4/2/2023

Guinness Shepherds Pie - - - \$12.25

Bangers and Mash - - - \$10.50

Corned Beef and Cabbage - - - \$15.95

\$4 GREEN BEERS

\$6 Jameson

\$6 Guinness

\$7 Car Bombs

ALL DAY

St. Patty's



PARTY!

FRIDAY, MARCH 17TH

Irish Dancers  
7pm

Corned Beef & Cabbage

Bangers & Mash

Guinness Shepherds Pie

ALL MONTH LONG

## Easter Brunch Buffet

Sunday, April 9th

\$14.95 per person - \$7.49 for kids under 12  
 Available from 10am to 3pm

Drink Specials 10am to 5pm:

-Build Your Own Bloody Bar

-Mimosa Juice Bar

-\$3.50 Domestic Pints

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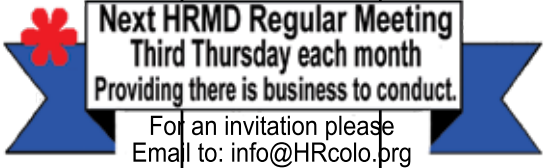





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# March 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p><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</p>			1	2	3	4
5 Next Double Tree HOA Meeting Date & Time to be Posted on Mailboxes	6	7	8 6 pm CH HOA Meeting <i>to be held virtually</i> <i>details to be sent out</i>  6:30 pm Sausalito HOA Mtg via Zoom	9 6:30 pm Ward IV Meeting Colorado Early Colleges 1400 S Abilene Aurora, CO 80012	10	11
12 	13 6 pm Cobblestone Crsging HOA Meeting via Zoom  6 pm Burgundy HOA Meeting	14	15 6 pm Fairway 16 HOA Meeting at Clubhouse 2600 S. Vaughn Way	16   6:30 pm Strawberry HOA Meeting via Zoom	17 	18 
19	20 5:30 pm CCR HOA Meeting <i>held virtually</i>	21	22	23	24	25
26	27 6 pm Cobblestone HOA Mtg via Zoom	28 5:30 pm HRS HOA Meeting at HRS Clubhouse (2811 S Xanadu Way)	29	30	31 	



Do you have questions  
about your **Medicare?**

Do you want to understand  
**your rights, options, and**  
**entitlements**  
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I'm local in the  
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## Restitution for Victims

In the few instances where we're able to catch, charge, and convict perpetrators of property crime in Aurora, the offender lacks the means to pay restitution to the people or business they harmed. Shouldn't justice make the victim as whole as possible?



I've spoken with Arapahoe/Douglas Works, Judge Day, and leaders in education and skilled trades about creating an alternative sentencing structure where perpetrators of nonviolent crime in our municipal court system are sentenced to education and/or vocational training. This is a carrot-and-stick approach with the goal of providing a juicy carrot (with traditional sentencing acting as the stick) that will provide an avenue to repair financial harm done while addressing the root causes of most criminal behavior, dramatically reducing the perp's likelihood of reoffending.

I'll have more information to share on this initiative next month after stakeholder meetings are held.

## Charter Review Underway

We've begun the process for public feedback on several proposed charter amendments for the 2023 ballot, on topics ranging from moving municipal elections to coincide with state and federal elections to changing the form of our government. Our first public hearing on these items will be held on Saturday, March 18th at 10 am in council chambers with a hybrid option for participation. The city will soon begin a media campaign advertising these meetings with more details on how to participate, so stay tuned!

## Ward IV Meeting

Our next Ward IV meeting will be held on Thursday, March 9th at 6:30 pm at Colorado Early Colleges (1400 S. Abilene, Aurora, 80012). We'll be having a presentation from our Housing and Community Services department on the state of housing in Aurora, the city's Housing Strategy, and what our challenges and opportunities are to provide the housing our residents desperately need. I hope you can join us for this important conversation!

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

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Pete Traynor  
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## Now, More Than Ever – Van and Pete

### *Our Different, But Good Real Estate Market*

If you’ve been reading headlines recently, you might think the metro economy is struggling – “Ending 2022 Median Home Price Same as Year’s Start at \$600K,” or “Big Job Layoffs Coming for RE Industry and Others.” However, metro-Denver homes are selling, jobs and hiring are good, and home prices are relatively stable. What’s the real story?

The first story is the battle with inflation. As rates went up last year, there was a sudden rush “to catch the housing train” before it left the station. Starting in January 2022, that rush ran strong until early summer, then buyers started backing off as rates cracked 5% and then 6%. It almost hit 7% in the fall but backed down. Today, rates are at 6.5%.



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

Metro-Denver for sale home inventories jumped to almost 8,000 last October, but subsided to today’s relatively low 4,120 homes. Our historical average for the end of January is 12,350 (1985-2021), which means our home supply is reasonably small and stable. That’s good.

The second story is home owners are not rushing to sell as they did during the *Great Recession* of 2007-2009. Now, unlike then, there’s no recessions and job layoffs are being quickly absorbed. Also, many owners do not want to let go of their low interest mortgages and to shop and do battle with other purchasers. Retirees are even more reluctant to move if their homes are paid off. That’s good, too.

However, today’s mortgage rates are relatively high compared to falling rates back then. In the *Great Recession*, there was a glut of homes for sale, home prices were crashing, and unemployment exploded. That’s not the story today.

Skyrocketing home prices is a major component in today’s inflation, so the Fed will stay-on-course with high rates until “core inflation” cools. The good news is more and more buyers are “wrapping their heads” around higher rates as the new reality. . . and buying. Sellers who offer or negotiate “mortgage buy downs” are getting top dollar and faster sales. Called a “concession,” it’s a one-or-two percentage seller expense based on the buyer’s mortgage amount, not the sales price. It works!

### **What does all of the above mean if you want to sell today?**

For Heather Ridge owners, that means realistically evaluating your home’s value and condition in today’s market – not yesterday’s. Buyers are smart and learn quickly about market changes, so make the needed improvements to add value without going overboard. That’s why the right Realtor, not a home buyout company, puts more money in your pocket. Realtors work for you! Buyout companies work for themselves.

Because Pete and I are so active in today’s real estate market, that allows us to see and know more about it than others. With almost 50 years each listing and selling metro Denver homes, our knowledge and experiences are yours by contacting us today. It’s just that simple. And yes, it works!

**Van Lewis**

**Call today for a friendly and professional visit. Pete and Van listen first. They give written marketing plans and estimates of what’s best for you and your budget. They are offering an exclusive program that could fund your home improvements for resale.**

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



**Homes Pending as of February 16, 2023**

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Cobblestone Crossing	\$309,900	1969	S Xanadu Way	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$335,000	13674	E Evans Ave	2 - 2	1,344	1 Gar, Att	2 Story
Burgundy	\$345,000	2625	S Xanadu Way E	2 - 2	1,314	1 Gar, Det	2 Story
Fairway 16	\$349,000	2588	S Vaughn Way E	4 - 4	1,650	2 Gar, Att	2 Story
ChimneyHill	\$375,000	13627	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$395,000	2407	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Double Tree	\$465,000	2623	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story
Double Tree	\$475,888	2661	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story

**Homes Closed from January 16, 2023 to February 16, 2023**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$280,000	2465	S Xanadu Way D	2 - 2	1,091	Cash	\$0	Individual
Strawberry I	\$280,000	13629	E Yale Ave B	2 - 2	1,153	Conventional	\$0	Individual
Strawberry II	\$310,000	2461	S Xanadu Way B	2 - 2	1,091	Conventional	\$15,000	Estate
Strawberry II	\$317,000	2445	S Xanadu Way A	2 - 2	1,091	Conventional	\$1,500	Individual
Cobblestone	\$333,000	2053	S Worchester Ct	4 - 3	1,512	VA	\$13,000	Individual
Heather Ridge South	\$335,000	2846	S Wheeling Way	2 - 2	1,462	Conventional	\$0	Individual
Sausalito	\$345,000	2459	S Worchester Ct A	3 - 2	1,273	conventional	\$4,500	Individual

**Active Homes for Sale as of February 16, 2023**

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$289,900	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$310,000	2678	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Sausalito	\$390,000	2468	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$484,900	2804	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story



**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.**



# Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

## Heather Ridge Golf Club News

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

### HR Men's Club Golf News

"Well, it may be hard to believe, but the snow will melt eventually and we will be playing golf again!! Avoid the rush and get your application and check mailed in **Now** for the Heather Ridge Mens Club!!! We're going to have a great season in 2023 and you won't want to miss out on the fun!!!"

Darrel Vanhooser  
HRMC President  
303-875-4768

<https://www.heatherridgemensclub.com/>

### 2023 HR Men's Golf Club Schedule

Date	Tournament	Format / Notes
4-6-2023	Men's Club Spring Kick Off	Banquet – Members Only
4-8-2023	Member/Member – Member/Guest	Four Man Scramble – A, B, C, D Players, 80% of HCP
4-22-2023	Point Par	Groups set by computer (A Flight plays from blue tees)
5-6-2023	Two Man Teams	9 Holes Best Ball/9 Holes Aggregate Pick Your Partner (must be within 10 strokes)
5-20-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
5-31-2023	End of Match Play – Round 1	Match must be completed by 5-31-2023
6-3-2023	Two Man Best Ball	Pick Your Partner (must be within 10 strokes)
6-17-2023	Men's Club/Women's Club Mixer	Shamble (computer draw)
6-30-2023	End of Match Play – Round 2	Match must be completed by 6-30-2023
7-1-2023	Red, White, Blue	4 Man Scramble computer draw HNDPC 80%
7-14-2023	Member/Member – Member/Guest	3 Days – Horse Race pm, Sat – Sun Tournament (must be within 10 strokes) 100% HNDPC
7-15/16-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
7-29-2023	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)
8-19-2023	6-6-6, Two Man Team	Pick Your Partner (must be within 10 strokes)
8-30-2023	End of Match Play Championship	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
9-16-2023	Club Championship	2-Day Tournament. Groups set by computer (A Flight plays from blue tees)
9-17-2023	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)

## Heather Ridge Men's Club Golf Association 2023 Membership Application

This year the HRMC will continue a schedule of 15 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off is April 6, 2023, and our first tournament will follow on April 8, 2023. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMC website *www.heatherridgemensclub.com* (contact info for members/ tournament signups, results, and other HRMC info).
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (bring your significant other, but there will be a charge for them, amount TBD).
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes. (The Member/Member—Member/Guest will have a total fee of \$100.00/player.)

**PLEASE PRINT CLEARLY AND LEGIBLY.**

**Name:** \_\_\_\_\_ **Emergency Contact Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Preferred Phone Number:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

***By signing, you agree to be bound by the Player Code of Conduct furnished to you with this application.***

### **New Members Only:**

List the name of the Men's Club member who suggested that you join HRMC, so they can get their \$20 Finder's fee bonus \_\_\_\_\_

**Do you have a recent or current USGA handicap? Yes** \_\_\_\_\_ **GHIN #** \_\_\_\_\_ **No** \_\_\_\_\_

**If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event.**

USGA handicap index \_\_\_\_\_ Name of previous club \_\_\_\_\_

***You must have an active handicap in order to play in any tournaments or match play.***

**THE FIRST 25 APPLICATIONS SUBMITTED WILL RECEIVE A SLEEVE OF PRO V's!!!**

Make checks payable to: **HEATHER RIDGE MEN'S CLUB GOLF ASSOCIATION**

**Membership\*** \$155.00      \$ \_\_\_\_\_

**Match Play**    \$ 25.00      \$ \_\_\_\_\_

**TOTAL DUE**      \$ \_\_\_\_\_      **Date Submitted:** \_\_\_\_\_

\* HRMC memberships are non-refundable

\* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2023 season. All members are automatically entered in pool.

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

# Heather Ridge Women's Golf Association



Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2023 season. We have a fun filled golf season with different tournaments play each week from May through September.



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

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before April 1, 2023.

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

I hope you will join us for the 2023 golf season.

Please feel free to call me with any questions (303-520-0529).

**Wendy Traynor**  
**President, Heather Ridge Women's Golf Association**

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# Heather Ridge Women's Golf Association Application

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and is included in the dues. (Note: the CGA Handicap Fee for 2023 is \$43.00.)

**Benefits of membership:**

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

**To join Heather Ridge Women's Golf Association.** **Membership dues are \$80.00**  
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

## 2023 Heather Ridge Women's Golf Association Membership Application

(If received by April 1, 2023 will be included in the roster book)

**Name** \_\_\_\_\_ **Spouse's** \_\_\_\_\_  
Last First First

**Address** \_\_\_\_\_  
Street City Zip

**E-mail Address** \_\_\_\_\_

**Phone Number** ( ) \_\_\_\_\_ ( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
(For Roster) Home Cell Work

**Birthday** Month \_\_\_\_\_ Day \_\_\_\_\_ **GHIN#** \_\_\_\_\_

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

# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2023 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

## Benefits of Membership:

- ♦ Preferred tee times
- ♦ Prizes in each Flight
- ♦ Directory of Members
- ♦ Meet new golf partners

**To join**, complete the bottom of this form and mail it with a check payable to "9-Hole Ladies Golf Association," mail to:

**Sherri Cooper**  
**2457 S. Victor Street, Unit E**  
**Aurora, CO 80014**  
**Phone 720-434-1370**

**DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2023**



Cut Here

Cut Here



## Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2023 Membership Application

**Dues are \$57.00 PLUS a \$43.00 computer fee for GHIN (Golf Handicap Index Number) Services**

Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name \_\_\_\_\_ Husband's Name \_\_\_\_\_

Home Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell # \_\_\_\_\_

Birthday (Month & Day) \_\_\_\_\_ GHIN Number \_\_\_\_\_

Email address \_\_\_\_\_

# Norman Rockwell

Presented by Kathleen Arnold

In the latest installment of our education series, join us as Kathleen Arnold discusses the life and work of one of America's greatest and most prolific popular painters, Norman Rockwell.

**February 23, 2023 • 1:30PM**  
**RSVP TO 303-873-2038**

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2. Schedule Service Online



# HR Heather Ridge

## ASSOCIATION NEWS

### 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:** Alpine Waste & Recycling, 303-744-9881.
- **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.lcmpmpropertymanagement.com/Account/Login/48233/](http://www.lcmpmpropertymanagement.com/Account/Login/48233/).

**Spring is Coming:** It is an exciting time of year. Looking forward to warmer weather and longer days. This is a good time to review the Rules and Regs in regards to flowers, planting and exterior items.

**Landscape:** Epic Landscape will be taking care of the landscape and sprinklers again in the 2023 season. The first work will be Phase 2 of the sprinkler adjustments.

**Pools:** Neptune Pools will be taking care of the pools again in the 2023 season. This season the Worchester pool will have the late opening and late closing. The Victor pool will open on Memorial Day Weekend.

**Security:** Garage doors are to be closed except when in use. If you see anything suspicious, please contact 911 first. Randy Brown, our security patrol, contact info is listed above for general security questions. Please stay safe and contact a professional on any security concern.

**Snow Parking Reminder:** Please do not park cars in the Visitor Parking Spaces during snow storms. These spaces may be needed to put snow and for the ability to clear the spots.

Your cooperation will be greatly appreciated.

**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.

**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!

**March 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.

Check for leaks in faucets, installing water saving faucets, remove old bird and insect nests when possible, check windows for broken glass and ripped screens. Remember Do Not Flush Flushable Wipes!

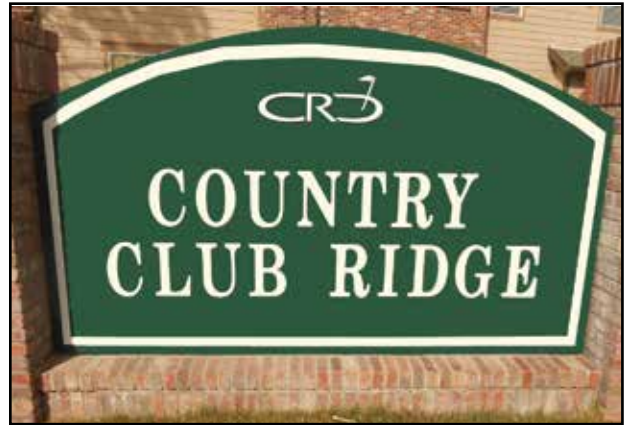
**Patty Robinson**



# Country Club Ridge

The calendar says Spring is on the way, but we know March usually holds a snowstorm or two. Please continue to use your garages for primary parking.

If a snow event is forecast, do not park on the property. Snowplows need to remove snowfall and store the snow in the designated parking spots. Vehicles may be towed if they are parked near snow storage areas. There are ice melt buckets in the cul-de-sacs near each building. This is for your use if walkways or driveways are icy. Please report to our Community Manager if the supply is low or out. Some of our buckets have



disappeared. If you have one, please return it.

Continue to use Handicapped Parking for short-term parking if you have a valid Handicapped Sticker or license plate. If you have a vehicle that is not being used, find other parking arrangements. No vehicle may be parked on the property without being used more than seven days.

Country Club Ridge has experienced vandalism and theft during the last month. If you witness any unusual or harmful activity within the community, report it immediately

by calling 911 and also calling the property management office at 303-309-6220. If your call is at night or on a weekend, the emergency number is provided in the message.

The Board of Directors encourages you to participate in monthly Board meetings held the third Monday of each month at 5:30 p.m. Except for the Annual meeting in October, the meetings are held online. You receive an email invitation to the meeting from Metro Property Management every month. Click on the link to join the conversation. There is a homeowner forum during the meeting

where you may voice concerns, offer suggestions, and get to know about your community. The next meeting is 5:30 pm, Monday, March 20th.

Have you changed your phone number or email address? Please keep your contact information up-to-date by emailing Dan Anderson with changes and additions at [DAnderson@MetroPropertyMgt.com](mailto:DAnderson@MetroPropertyMgt.com).

Thanks for being a good neighbor.

**Judie Maurelli**  
Board of Directors



**Please stay off the ice.  
Call 911 to report an emergency.  
Call Front Range Patrol at  
303-755-0665**

# 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. Our Association Business Manager is Shantelle Esquivel, and our Community Administrator (CA) is Jordan Cade.

**Creating New Declarations for HRS:** In the February issue of *Metro Matters*, the topic of new declarations for HRS was brought

up again. Replacing the old ones in 2023 depends on two things – the creation of new declarations and voter approval (between 67% and 75% of all HRS owners depending on what will be changed). Both are challenging prospects, but work is in progress.

Our old declaration is just that – old. . . and outdated. Its creation in 1972 reflected the emerging housing industry for “common interest communities” (CIC), but that term didn’t exist then. In many cases it was called “townhome,” “planned unit development” or “condo” living with confusing-conflicting legal descriptions. That’s our declarations.

Today, the term “common interest community” (CIC), reflects almost 85% of all existing residential housing built since the early 1980s. In the last 25 years, almost all newer communities operate under some form of declarations or covenant controls (aka *Declarations of Covenants, Conditions, and Restrictions – CC&R*). The more

recent documents are much better written and organized for owners, buyers, sellers, lenders, insurance, management companies, and HOA boards. Above all, the newer documents bring clarity, and from that transparency, for all topics.

In the coming issues of *Metro Matters* for HRS, new declaration topics will be discussed along with reasons for a new declaration. For March, 2023, the topic is transparency.

**Transparency is critical.** Before transparency, we need clarity to understand all our documents. Clarity means better organization and understanding by using simpler words, concepts, and topics. Our old declaration lacks clarity, which is a major reason why our R&Rs (Rules and Regulations document) is so large. People engaged in the real estate business as well as those simply living here need to easily know how HRS operates, what the HOA does and doesn’t do, and their exposure to risks (expenses and liabilities). At present, that’s not the case.

Transparency means disclosing as much information as possible for users to make informed decisions. This means no hidden agendas, no “superfluous” language, and no topics that aren’t linked to facts. Everyone needs to easily find, read, and understand the boundary line between the HOA and owners about responsibilities and expenses.

Transparency means officials are accountable to update and inform people about changes to policies, budget and billing practices, and community activities. New declarations would help current and future boards better navigate transparency with clear language about its Articles and Sections.

The old declarations, 28 pages and one amendment, has 14 Articles and 74 Sections; the new one, 40 pages and two exhibits, has 11 Articles and 101 Sections. The old Declarations has no index; the new one does. The old one has a small Definition’s Article; the new one has an extensive one. The old one poorly organizes topics, the new one doesn’t. And most importantly, the new one has clarity.

These are but a few of the reasons and examples why we need new declarations. See you next month!

**Ice and Snow:** Be careful out there and report hazardous conditions or maintenance issues to [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com) or call 720-509-6067 to leave a message. As snow and ice melts and refreezes, walks and driveways may need extra attention by owners and our maintenance crews. Please let us know.

**Dorothy Carpenter  
Heather Ridge South Resident**

Dorothy Carpenter, a longtime resident of Heather Ridge, recently passed away at the robust age of 99. She and her husband John originally moved to the area in 1979 (John passed in 2006). Until the last year when she moved to assisted living Dorothy could often be seen walking through the neighborhood with her trekking poles and dog treats at the ready as she enjoyed visiting with people and especially their dogs.



**Van Lewis**

# Cobblestone

March 4th, the only day that's also a sentence.

— John Green

## Spotlight on Town Square Communication Feature:

When exploring Associa's Town Square (<https://www.townsq.io/>), it becomes obvious that there are more features available to our community than past portals have offered. This month, the spotlight is on communication. To find this section, simply select the *Communication* heading in the left navigation bar and a drop-down menu opens with several options.



Under the *Forum* heading, you can place classified ads. It's also the way to reach out to other residents who may share common interests. At one point, some were looking for a way to connect with others to start a bridge club. This is the place for that type of communication.

Under *News & Events*, you will find any announcements that have been sent to the community.

Under *Requests*, you can ask questions of our HOA community managers. Categories in this section include how to *request architectural approval* for any change you want to make to the exterior of your unit or to the surrounding landscape, maintenance and security questions, and a place where you can make suggestions for improving our community.

Town Square is fairly intuitive and easy to use. You are encouraged to

explore all that's provided through this site.

### Reminders:

**Speed Limit 10 MPH:** As the weather warms up, more residents are out walking dogs and children are playing. Please watch your speed as there are many blind corners within the community. Let's make sure that the spring and summer seasons are safe.

**Pick Up After Your Pets.** The three pet-waste-stations within the community are stocked with bags as a courtesy for the community and to make it easy to pick up after pets. Cobblestone HOA does not hire a service to remove pet waste. This task remains dog owners' responsibility. Remember, pets are to be on a leash and are not to be tied to any objects, such as trees, light posts, stakes, etc.

**Break down boxes** before adding them to the recycling dumpsters.

Taking this simple step maximizes the space for items that can be recycled.

**HOA meetings** occur 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



## Attention Metro Matters Readers

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# Chimney Hill

**Ice Melt Buckets:** The groundhog may have predicted six more weeks of snow, but the wintry weather in February was still a lot milder than the earlier subfreezing blasts that started out this year. Still, the opportunity for the occasional snow front and chill can be expected as we head into spring. The community buckets of ice salt provide an important resource for residents to keep the walking areas safe from slips and falls, so it is helpful when residents report back to property management when the buckets appear to be near empty. It is also helpful that residents remember to return the buckets back to the proper locations after using them for the benefit of all residents in the community.



Here's to walking and driving safe in the community.

**Architectural Requests:** As the start of spring augments better times to tackle home renovation projects, it is important to remember that any project which affects the building exterior and adjoining common area will require consideration and approval by the HOA architectural committee, in order to assure the project does not adversely affect common area access, structural concerns, or community equality. Any homeowner with a potential external architectural project should sign into the Westwind Management website for the community and access the ACC form to complete and submit for approval. Reasonable creativity is honored and respected by the architectural committee.

**Homeowner Survey:** The HOA board has been considering and discussing the urgency and importance of future community projects and has sought a means to gain homeowner feedback of what is most pressing to be handled. Homeowners should be on the alert for an upcoming email with a survey link that will provide valuable information to the board of the concerns of all homeowners in our community. We are all in this together.

The March HOA board meeting will be held virtually on Wednesday, March 8. 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](mailto: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**

Heather Ridge



Golf Club

PRIVATE PROPERTY  
NO  
TRESPASSING  
STRICTLY ENFORCED

## Heather Ridge Residents

The golf course is for golfers who have paid a fee to play on it.

**Stay safe and stay off of the golf course.**

Report golf course  
trespassers to:

Front Range Patrol at  
**303-755-0665**

**WARNING**

THIS PROPERTY  
PATROLLED BY

**FRONT  
RANGE  
PATROL**

CRIMINAL TRESPASS IS  
STRICTLY ENFORCED

**303-755-0665**

# Burgundy

## Monthly Board Meeting

Second Monday of the month at 6:00 pm, we'd love to see you there! We are also beginning to incorporate guest speakers in the meetings, suggestions welcome!

**Board Members:** President: Josh Ryines, VP: Lori Foster, Secretary: Jasmine Ehrlich, Treasurer: Vacant, Member at Large: Vacant.

*\*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

## General Reminders

- **Ice melt** buckets are provided at each unit for your use! If you don't have one or need it refilled, please let our management company know so they can inform our snow removal company.
- Grills that can accept a 25-gallon propane tank are no longer allowed due to new fire codes. Please keep this in mind and have a plan for your grill.
- Please remember to take all your valuables inside instead of leaving them in your vehicle! Avoid a break-in, don't give thieves a reason to get into your car.
- Our snow removal company this year is **Fernandez Paving**, they will be out to clear snow in walkways and in the drives when the snow reaches a depth of 2 inches. If they missed a spot or you have a complaint, please email [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com) to report it.
- **Dog Poop** must be picked up **Immediately**. If the dog stations are running low on bags, please contact management who can contact JBK for refills.
- 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 or visitor parking with pass) or along the street.

- Visitor parking is for visitors only – you should have a pass that you can give your visitor to display on their dashboard.

*\*If you do not have a parking pass, please email Westwind (via our community email) and they will send you one\**

**Landscaping:** We have seen how badly the sod and gravel have taken a beating this winter with the snow removal company – Fernandez Paving is committed to working with us on the sod, tree, and gravel damage done during snow removal this winter. We will be working with JBK to continue to make our community a beautiful place to live while being conscious of water conservation efforts.

**Architecture:** **Anything (Studs Out)** must have Board approval: patios, windows, light fixtures, front doors, unit numbers and letters, etc. Submit a "Design Improvement Form or ACC Request" found at [www.westwindmanagement.com](http://www.westwindmanagement.com).



[westwindmanagement.com](http://westwindmanagement.com) to the new email listed above.

## 2023 Projects:

- Burgundy is pending three homeowner signatures to finalize the annexation. Our lawyers are contacting the homeowners for response. Once annexation is complete, we can truly review and update our Decs and Bylaws, Rules and Regulations, and establish an Architectural Standard.
- A Squarespace website account is being set up for our community for homeowners to access forms and the community calendar! Once it is live, there should be an update sent out through your email.

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

**Jasmine Ehrlich**



# 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](http://www.accordhoa.com) >> *Associations* >> *Cobblestone Crossing* >> – the link and multiple phone # options to access the meeting will be there.

**Pet Owners:** Please help keep the property looking its best. Be a responsible pet owner by **picking up and disposing of pet waste immediately**. . . this applies to **All pets large or small!** It is not fertilizer, and **we are paying an additional fee \$\$\$ each month to have pet waste picked up by a third-party service.** Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. **Do not store the waste in a container outside or in waste bags on your porch or patio – please take it to the dumpster.**

**Snow Removal:** March is normally one of our snowiest months. Please remember, sidewalks will be cleared when two inches of snow accumulates, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow and make sure not to park in the guest spots that are designated for snow. Larry continues to try to keep the entrances and sidewalks as clear as possible but with the continued melting of ice it's a never-ending project. Please continue to pay special attention in north facing areas that do not get much sun.

**Ice Melt:** There are ice melt buckets by the mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.

**Let's Conserve Water in 2023:** This year we had a large increase in our HOA monthly dues. Water is one of the biggest expenses we have as a community. Here are some simple tips to save water daily in your home.

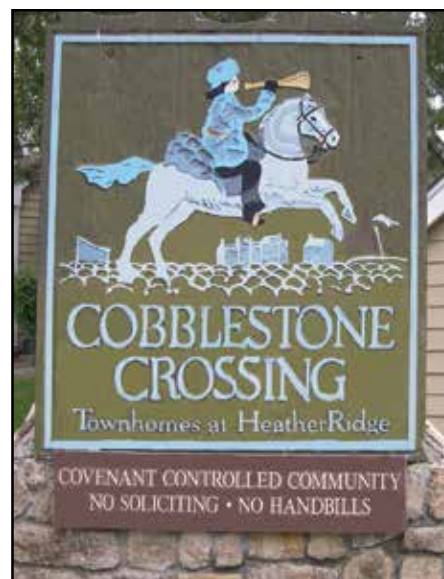
- Turn off the faucet while brushing your teeth and washing your hands.
- Only run the washing machine and dishwasher when you have a full load.
- Use a low flow shower head and faucet aerators.
- Make sure to close taps properly and fix any leaking taps, pipes and toilets.

- Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.

**Security Reminders and Safety Tips:** Theft, including car theft, car break-ins and garage break-ins, have continued to increase in the community. 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. Maintain the heat at 60 degrees throughout your home while you are away and in unoccupied rooms to prevent frozen pipes. 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.

**Common Area:** Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for spring planting. Also, per Association Rules and Regulations, nothing in the common area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, and rabbits are prohibited.

**Broken Branches:** Please report

broken branches to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Alec with Accord Property Management.

**Window Screens:** Please ensure your 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. 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.

**Parking Reminder:** *Parking decals are required seven days a week for vehicles parked in an **Open** or **Guest** parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a **Reserved** parking place.* Residents are always limited to two vehicles parking on the property. This includes parking one in your garage (if you have one) Owners are issued one parking decal that allows them to park in an *Open* space. *Open* parking spaces are on a "first come, first serve" basis for all residents and guests. Vehicles parked in an *Open* or *Guest* parking space are limited to twenty-four hours. Vehicles may not be parked in an *Open* space if a resident's *Reserved* space is vacant. *Owners* are assigned one *Guest* decal that is to be used only by a visitor or guest. Anyone who lives on the property is **Not a Guest** and should **Never park in a Guest** parking space.

**Owners and Renters:** 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

## There's Gold in Them Thar Hills

### Enjoy a day in Black Hawk at the Bally's Casino

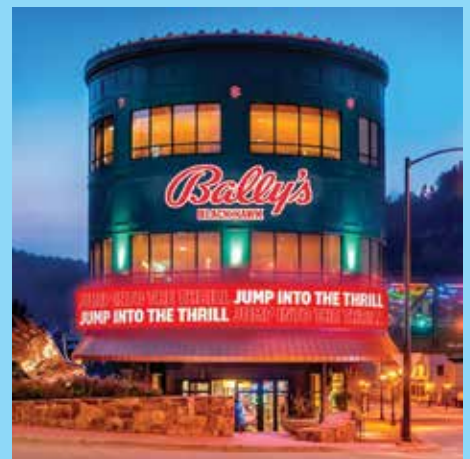
Heather Gardens has a bus that goes up to Black Hawk each month and you could ride along!

- ◆ **Next bus leaves:** Tuesday, April 11.  
The bus will leave Heather Gardens at 7:45 am and return around 3 pm.
- ◆ **Deadline to register for bus:** Friday, April 7.
- ◆ **Cost of bus:** \$20.00 per person. Register at the Heather Gardens Clubhouse, 2888 S. Heather Gardens Way, or call 303-751-1811 ext. 5

Players will receive 50 points or one hour of tracked table play and a \$15 food coupon. \$10 free slot play. (Guests will need to set up a pin number and update account information upon arrival.)

Meet at 7:45 am between buildings B243 and B244 on East Marina Drive (13931 E. Marina Drive). Park in the lot and hop on the bus! Must be pre-registered to ride bus.

**Bally's**  
BLACK HAWK



# 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. Date and time for the next board meeting will be posted on the mailboxes.

**Note to Owners:** It is the owner's responsibility to communicate the community's policies and procedures to their renter. Also, please provide Aletha Zens with name and contact information for your renters.

**Snow Policy:** As a reminder, the sidewalks will be hand shoveled



at a three-inch snow accumulation, and driveways will be plowed at six inches. Please refrain from parking in the western-most parking spot in front of 2661 S. Vaughn Way, as that location is used for snow storage when they plow (a sign indicates the spot). Check the weather reports, and refrain from parking if there's even the slightest chance we will get an accumulation. We would hate to have to tow your car.

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on March 2, 16 and 30. Remember to set your recycling out the night before, as they have been coming before 8 am. Please 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.**

**Electronics Recycling:** The city of Aurora, in partnership with Techno Rescue, is offering Aurora residents special event pricing for E-cycling from March 6-11. The facility, located at 3251 Lewiston Street #10, is open from 8 am to 4 pm Monday through Friday, and from 10 am to 2 pm on Saturday. For more information and for a list of items, not accepted, please, visit [auroragov.org/recycle](http://auroragov.org/recycle).

**Agging 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 assess-

ment 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.

**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, 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, remember you need architectural committee approval for any changes you want to make to your exterior, such as replacement windows or a new front door. 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 to [secretary@doubletreetownhomes.com](mailto:secretary@doubletreetownhomes.com).

**Patt Dodd**



# HAPPY SPRING





# 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](mailto:Kyle@accordhoa.com).

**Board Members:** Sonja Mooney, President, [sonja.strawberry.hoa@gmail.com](mailto:sonja.strawberry.hoa@gmail.com); Ersin Sulukioglu, Vice President, [ersinsulukioğlu@gmail.com](mailto:ersinsulukioğlu@gmail.com); Karen Myers, Treasurer, [karen.strawberryhoa@gmail.com](mailto:karen.strawberryhoa@gmail.com); Faith Gillis, Secretary, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com); Vickie Wagner, Member at Large, [hrstrawberryhoa@yahoo.com](mailto:hrstrawberryhoa@yahoo.com).



**HOA Meetings:** HOA meetings are held via Zoom the third Thursday of every month, 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.

**Emergency Contact 911:** All non-life-threatening emergencies, please contact the Aurora Police Department Non-emergency line, 303-627-3100.

Hopefully, March will be a little bit warmer and less snow than January and February! It would be nice to have some of this snow melt, before another storm arrives. I bet everyone is looking forward to warmer weather, so we can go on walks and enjoy it instead of freezing every time we go outside. I don't know about you, but I am feeling a little bit of cabin fever!

## **Criminal Activities:**

Residents have had their cars vandalized, broken into and stolen over the past few months, causing costly repairs and replacements, not to mention the emotional toll that it leaves behind. Although, we cannot prevent some of these crimes from happening in society today, we can be vigilant with looking out for suspicious activity within our community. If you have a whistle, blow it, make some sort of sound that interrupts the intruders' actions. 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 following

closely behind the other person who is on foot checking for unlocked car doors. Do your best to deter criminals by not leaving valuables in your vehicle, always lock your car doors, and add a steering wheel lock, or tire wheel lock. There are more expensive alternatives like installing kill switches, so your car will not start, or professionally installed alarm systems. Law enforcement needs our help to prevent some crime from happening. Be safe and stay aware of your surroundings!

## **New Trash Vendor:**

The HOA board listened to the community and voted for a new trash vendor. Republic Services will replace GFL Environmental Services; the transition should be complete by the first week in March. GLS will remove their dumpsters and shortly thereafter, Republic Services will bring their dumpsters for replacement. Republic Services is scheduled to pick up twice per week. Reach out to Kyle, Accord Management, if you experience any problems with a specific trash area being missed, so he can address it

right away with Republic Services. Please be patient with Accord Management, GLS Environmental Services and Republic Services during the transition. Strawberry residents can now look forward to a bright new future with reliable trash pick-up!

## **Clubhouse Swimming Pool Updates:**

The clubhouse pool heater has now been replaced, so we will have a heated pool for the upcoming summer season. The next required project for this area is to resurface the swimming pool. Replastering and sealing the pool will happen sometime in the spring. It takes approximately 12-14 weeks to be placed on the schedule with the pool repair vendor. We are hoping that the pool repairs will be complete by Memorial Day weekend, but it's not a guarantee. We will keep you updated in future publications with the schedule dates the work is to be completed, and what to expect while repairs are being made.

**Faith Gillis**



# Fairway 16

## Property Manager at Advance HOA

Tiffany Averett

(303) 482-2213 ext 235

tiffany.averett@advance.hoa.com

**Our Next HOA Board Meeting:** Our next meeting will be March 15th 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 Reminder:** Remember that

our 2023 HOA fee has increased by \$26.00 to \$373.00 per month starting January 1, 2023. If you are using a bank bill pay service, please be sure to adjust your scheduled payment to \$373.00.

## 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 pickup 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:** We have had four

major sewer-line back up issues last 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.

**Snow Removal Guidelines:** Our snow removal team is instructed to shovel the sidewalks only when snow depth reaches two inches and plows the main driveways when snow depth reaches 4 inches. On heavy snow days or prolonged snowstorms, they may have to plow the property twice. Please help them by putting your car in the garage so they can plow the property more efficiently.

**Landscaping & Trees:** The irrigation system was turned off November 1. If you have new trees or shrubs close by, please remember to give them a good drink of water once or twice a month over the winter.

**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.

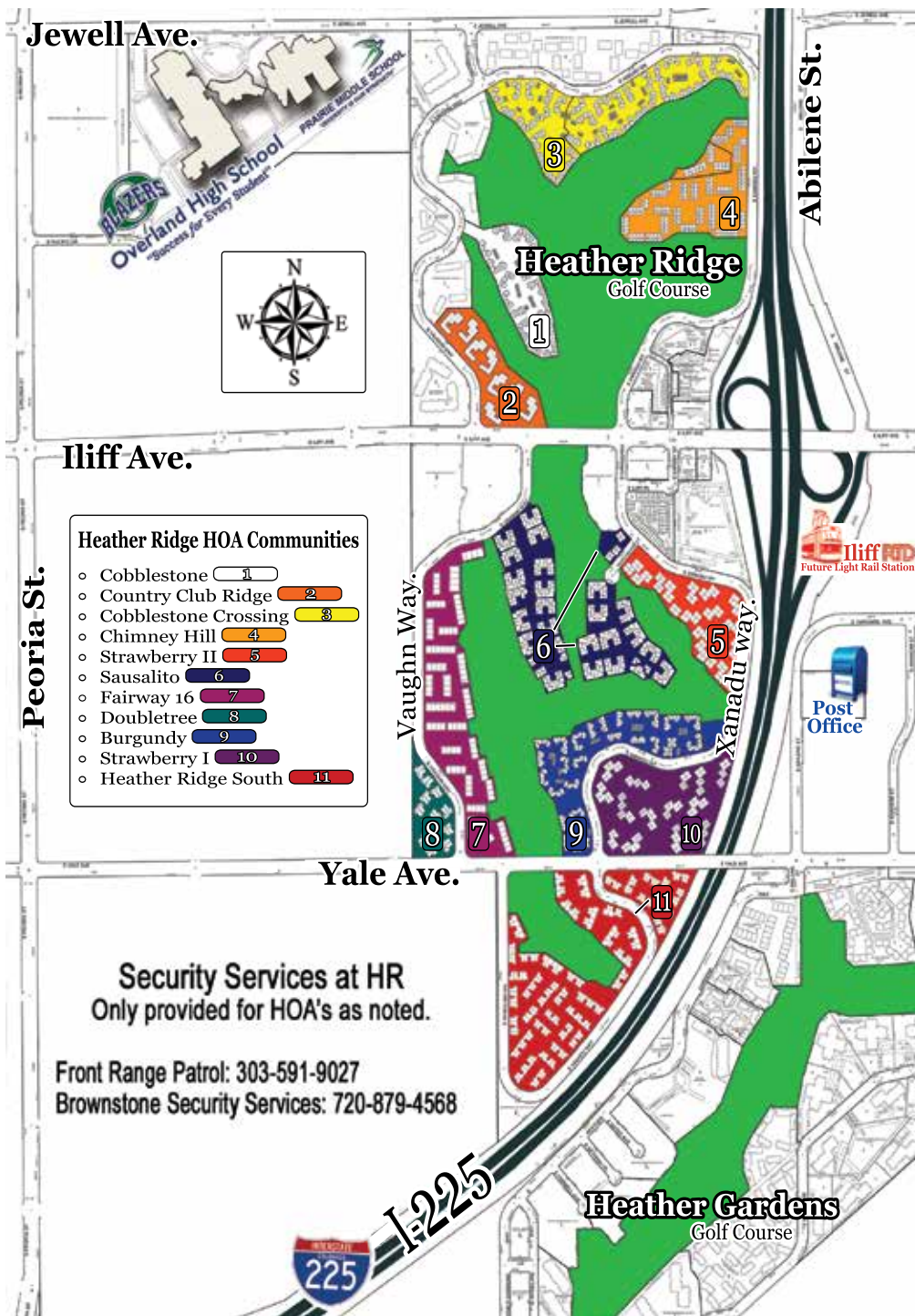
**Architecture:** Any modification to the outside of your home "Studs Out" requires an architectural request and review by the Board. The land around your property is part of the common space of the HOA. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, 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:** Advance HOA After Hours Emergency Maintenance 800 892 -1423.

Barry McConnell

# 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  
 Gabriel Lazaro  
 303-482-2213 ext. 297  
 # 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  
 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@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

**Burgundy**  
 Westwind Management Group, Inc.  
 Chaillot Lockley  
 burgundyinheatherridge@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  
 chimneyhill@heatherridge@westwindmanagement.com  
 720-509-6071  
 # Units: 116  
 HOA Meeting: 2nd Wed., 6 pm  
 Held virtually via Microsoft Teams  
 Security: None

**Cobblestone**  
 Cherry Creek HOA  
 Professionals  
 Angela Watts, 303-693-2118  
 awatts@cchoapros.com  
 # Units: 74  
 HOA Meeting: 4th Mon. 6 pm  
 Heather Ridge Golf Club  
 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)

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

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

# Plains Conservation Center



Take a quick trip to Colorado's high plains to experience life on the prairie then and now. The Plains Conservation Center is a nature preserve and educational center with replicas of a homestead village and tipi camp that showcase pioneer and plains Native Americans life in the late 1800's. It encompasses over 1,100 acres of short grass prairie with breathtaking views of the Rocky Mountains, located at 21901 E. Hampden Ave. Aurora, CO 80013.

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

It's free to come in, hike the trails, explore the visitor center and check out the tipis and homestead village. There is a fee to attend any guided programs. Programs are presented by the Plains Conservation Center unless otherwise noted. Location: Plains Conservation Center, 21901 E. Hampden Avenue, Aurora, CO 80013. To register visit [nature@auroragov.org](mailto:nature@auroragov.org) or call 303-326-8380.



## Full Moon Hike

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

Presented and Managed by the City of Aurora

Worm Moon: Tuesday, March 7, 6-7 pm

Pink Moon: Wednesday, April 5, 7-8 pm

Audience: Ages 6 and older

Price: \$5 per person

## Sunset Wagon Tour at Plains Conservation Center

March 10, 4:00 pm

March 24, 5:00 pm

Audience: Family (all ages)

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.

Price: \$10

Audience: All ages

**Prairie Birding:  
Raptors of the Prairie**

March 18, 10:00 am



The prairie is home to dozens of species of raptors from burrowing owls to bald eagles. Learn about the various species and how to identify them with a short presentation followed by a safari ride to look for resident raptors.

Presented and Managed by the City of Aurora

Audience: Ages 8 & older

Price: \$5



**Poetry Writing on the  
Prairie**

March 19, 1:00 pm

Tap into your creativity and enjoy the wonder of the written word! Admire and learn about the prairie's beauty and power while you create your own unique nature poetry to celebrate World Poetry Day.

Presented and Managed by the City of Aurora

Audience: 15 and older

Price: \$5 per person

**Family Workshop at Plains  
Conservation Center: Dusty  
Science**

March 25, 11:00 am or 2:00 pm

Dust off your curiosity and get dust on your boots! Come learn about the science of atmospheric dust on the dusty prairie. We will explore the geology and impacts of dust, and then take a wagon ride onto the prairie to look closely at different types of soil and minerals.

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.

Price: \$12 per person

Audience: Families with children ages 5-10

Registration Instructions: Pre-registration is required. Program registration will not be available onsite. [nature@auroragov.org](mailto:nature@auroragov.org)



# Service Directory

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**Wanda McConnell**

**303-881-3066**

# March 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](http://mychildsmuseum.org)

## Denver Museum of Nature & Science

Sunday, April 30 — FREE

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.

Free Day for York Street & Chatfield Farms: Wednesday, March 15

## Plains Conservation Center

Free Day — Saturday, March 11 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

Free Days — Saturday, March 11 and Friday, March 17 from 10 am-4 pm. Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center. 30 West Dale St, Colo Springs. 719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

## Denver Zoo

2900 E 23rd Ave, Denver, 720-337-1400

Denver Zoo Free Day Lottery. Free Day tickets are only available through this system, so we no longer accept walk-ins on Free Days. Here's how to enter—and what to do next!

Step 1: Check the chart for lottery open dates.

Step 2: During the 5-day lottery registration period, click the link [denverzoo.org/free-days](http://denverzoo.org/free-days) to enter the lottery. The link will be active only during the registration period.

Step 3: Winners will be notified by email, so check your inbox daily for your vouchers.

Step 4: If you win, you MUST click the link in the email to reserve your tickets and entry time.

Step 5: On your designated Free Day, bring your tickets to the Zoo—and have a great day!

### FREE DAY

Sunday, April 9

### LOTTERY OPENS

Sunday, March 26

### LOTTERY CLOSES

Saturday, April 1

### WINNERS NOTIFIED

Monday, April 3

# Classified Ads

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## ELECTRICAL SERVICE & REPAIR

Local Heather Ridge Electrician—licensed and insured. Light Fixtures, Receptacles, GFIC Outlets, Switches, Dimmers, Breaker Replacement and more. Call or email for all of your electrical needs! Kell\*Star Electric LLC. **303-590-8940**. Email: [kellstarelectric@comcast.net](mailto:kellstarelectric@comcast.net).

## I BUY VINYL RECORDS!

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## CAN'T GET TO YOUR FEET?

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. [jkkilde09@gmail.com](mailto:jkkilde09@gmail.com).

## HOUSE PET SITTING

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## SELLING YOUR HOME?

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

## 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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