

# *JR* Heather Ridge



Metro Matters

Volume 13

November 2023

Number 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

I received a phone call from one of our Heather Ridge homeowners last week. He read me the riot act for about 2 minutes because we don't send his monthly *Metro Matters* magazine to his email. While I believe that some of our readers might prefer a digital version of the magazine, I am not sure that his feelings are representative of the majority.

If you are among those who would prefer receiving a digital copy of *Metro Matters* each month, send an email to me at [bmconn202@aol.com](mailto:bmconn202@aol.com) with your name, street address, and email address.

With over 1,100 Heather Ridge residents, building an email distribution list may take a while but, we are certainly willing to investigate this idea for viability.

You may also drop me a line if you really prefer the printed version of the magazine.

**Barry McConnell**  
*Publisher/Editor*



**Barry McConnell**  
*Publisher/Editor*

**Heather Ridge Metropolitan District**  
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Althea Zen, Double Tree  
James Cronin, ChimneyHill  
Jane Klein, Cobblestone Crossing  
Kay Griffiths, Cobblestone  
Regular Meeting Schedule: HRMD  
4:00 pm, 3rd Thursday each month at  
Heather Ridge Clubhouse, providing  
there is business to conduct, but  
always be held on the 3rd Thursday  
in April and October. Email [info@HRColo.org](mailto:info@HRColo.org)  
for an invitation.

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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**

## **Hot Issues Facing HOAs – Insurance, Rentals, Monthly HOA Fees**

**Annual Budget:** Insurance cost is the biggest financial issue confronting most HOAs today. If you haven't heard about the skyrocketing premium problems (some call it a crisis), then you will have a very rude awakening renewing your HO-6, let alone car insurance. HOAs are facing monumental challenges to keep their budgets sane and reasonable, but property insurance premiums for now and into 2024 have doubled in some cases; and in other instances, insurance companies want payment in full up front!

How will HOA boards fund these tsunamic insurance costs? In the past, with reasonable premium amounts or increases, HOAs would have funded the insurance premium through monthly or quarterly payments while replenishing their Reserves by increasing monthly fees. Nowadays, many insurance carriers are demanding or "incentivize" payment in full of the annual premiums that could stress HOA budgets.

If there's sufficient money in an HOA's Reserves, then premium payment may be funded while annual budgets and monthly fees are changed accordingly. But if there's insufficient money, will that bankrupt or make the HOA insolvent? If that happens, what's next?

Some HOAs are calling for a special assessment to fund shortfalls, or getting commercial loans secured by their ability to assess homeowners (see your declarations for details). At this time, Colorado has a program as "lender of last resort" but it's not operational yet. It will provide loans at market rates, but be careful for what you might wish for. Affordability is not a consideration, only availability.

### **Community Living Conditions – Rentals, Parking, Landscape, Etc.**

A community's appearance and maintenance operation goes to the heart of its real estate values. The number of rentals is a constant question as to, "How many is too much?" And, "Are landlords monitoring their tenants to conform to HOA rules?"

As for parking, when Heather Ridge was created in the 1970s, all HOAs were engineered on the basis that most owners would have one car per person – maximum. Today, one person with two cars is not unusual. . . or illegal. However, too may vehicles "stress" available parking spaces, especially when there are many adult drivers in

one unit. Many HOA parking areas appear "overflowing" with vehicles now parking on public roadways.

Along with rental issues and parking comes the recent upswing in owners renting out rooms or parts of their unit to tenants. Generally called sub-letting, this may further stress available parking let alone demands on a community's features and services.

### **Monthly HOA Fees; Other Issues**

The costs of home ownership include monthly HOA fees to fund annual budgets. Almost all HOAs use monthly fee payments to budgeted operations. However, if fees become too high, that will directly affect ownership affordability as well as resale values.

Boards and owners benefit from each other. That may seem strange to some residents who view boards as the "enemy," and some board members who think residents are the problem. Both are wrong! Better communications between boards and owners means better living for everyone.

The burden to communicate with residents falls mostly on boards – monthly newsletters or articles, websites, and email blasts. By announcing when monthly meetings are held promotes attendance and involvement. But at the same time, owners have a responsibility to keep informed about issues and participate whenever possible. All boards must be owners in good standing, so getting involved is an investment in your own future as well as the community's.

If an HOA is addressing new or ongoing issues such as budget funding, capital improvements, or deferred maintenance, all public discussions are recorded in its meeting Minutes. This becomes important to owners and others who have an interest in an HOA's solvency or operating costs. Lenders may submit written requests to imanagement company for a status report on expenses and community issues. If community expenses and issues appear to be expanding or threatening to home affordability, lenders may deny loans.

Boards need to manage their discussion of issues to reduce confusion or misinterpretations by others. This is where property managers come into play if they record the Minutes. The board must approve all Minutes, so reviewing monthly Minutes before signing is time well spent.

**Van Lewis**



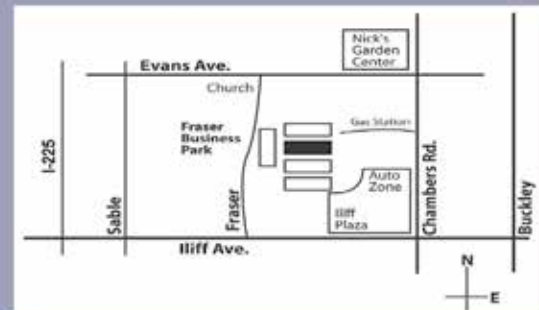
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# November 2023

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  <p>Native American Heritage Day</p>	2	3	4
5 	6 6:30 pm Double Tree Annual HOA Meeting December 3 Zens' home 13121 E Yale Ave	7  <p>Election Day</p>	8 6 pm CH Annual HOA Meeting <i>Noonan's Ballroom</i> <i>HR Golf Clubhouse</i>  6:30 pm Sausalito HOA Mtg via Zoom	9 6:30 pm Ward IV Meeting Colorado Early Colleges 1400 S Abilene	10	11  <p>VETERANS' DAY</p>
12	13 6 pm Cobblestone Crossing HOA Meeting via Zoom  6 pm Burgundy HOA Meeting	14	15 5:30 pm HRS HOA Meeting at HRS Clubhouse  6 pm Fairway 16 HOA Mtg at Clubhouse	16  <p>6:30 pm            Strawberry Annual            HOA Meeting via            Zoom</p>	17	18  <p>METRO MATTERS            DEADLINE            11-16-2023            FOR            DECEMBER            2023 ISSUE</p>
19	20	21	22	23  <p>Thanksgiving Day</p>	24	25
26	27 5:30 pm CCR Board HOA Meeting - Zoom  6 pm Cobblestone HOA Mtg via Zoom	28	29	30		



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**Hello Heather Ridge!** I hope you're all doing well and ready for the holiday season! Here's some news you can use.

### **Housing, Habitability, and Landlord Compliance**

Many of you have talked to me about poorly maintained properties that bring vermin and other issues to our neighborhoods, lackadaisical property management in apartments and townhomes that disrupt your quality of life, and little to no recourse available to ameliorate these matters. After months of stakeholder meetings, I have introduced an ordinance to create a Landlord Compliance Program.



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

The purpose of this legislation is to crack down on slumlords operating in our city through regular random inspections, with costs to bolster Code Enforcement's capacity covered in part by modest fees which range from \$25/yr. to \$500/yr. determined by the number of housing units in a property. This will impact *all* rental properties, from single-family homes to multi-family developments, and will increase the frequency of proactive inspections by our Code Enforcement officers. It will also require the city create a list of certified inspectors to avoid "inspector shopping" (finding friendly/lenient inspectors) on the part of landlords as we've seen in other cities. And finally, the fee schedule for violations will be updated so that allowing living spaces to deteriorate is no longer a cost of doing business.

This is an issue that impacts all Aurorans, and I believe these measures will improve the quality and upkeep of housing throughout our city.

### **SAVE is Underway**

The Standing Against Violence Every Day (SAVE) program is now underway in Aurora. This is a "focused deterrence" program designed to reduce youth violence by direct intervention with high-risk youth wrapped with supportive services. We are the first city in Colorado to enter this program with the DoJ's Public Safety Partnership initiative, and I am confident that this approach will help us reduce youth violence – especially gun violence – in Aurora. If you'd like to know more about the program, you can head over to [auroragov.org/save](http://auroragov.org/save).

### **Thank You**

My term as your Ward IV council member ends on December 4th, and I want to thank you for allowing me the honor of representing you at city hall. I've gotten the chance to know many of you, help you with issues from animal control to zoning, and I'm grateful to you all for sharing little bits of your lives with me. We don't have any more ward meetings until the new Ward IV council member is sworn in, but I'm still your guy until then. You can reach me at [jmarcano@auroragov.org](mailto:jmarcano@auroragov.org) or at 720.634.6927 (please text) until then.

*In solidarity,*  
**Juan**

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*Happy  
Thanksgiving*



# No Recession or Housing Crisis



So much for last month's interest rate predications calling for rates to ease as the Fed's rate remained unchanged. As of Oct 16, rates have exceeded to 8% to now float in the upper 7% range. This is affecting home sales, but not as dramatically as in the past.

The two reasons we are NOT in a recession or housing crisis as the Fed fights inflation are: Employment and incomes remain strong at the local and national levels; home for sale inventory remains relatively low compared to past markets because many owners don't want to let go of their low interest loans. Higher mortgage rates affect home affordability, so buyers have lowered their expectations and prices to pursue less expensive homes, albeit at a slower pace.

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

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

In Heather Ridge for the past 4-5 months, the number of Active and Pending homes has remained relatively consistent. From July to October, the number of Active monthly listings has slowly grown from 8 to 13 homes as of the 16th of each month. Pending sales for each month have remained relatively constant at 8 except for October at five homes. For the foreseeable future that housing trend will continue.

For the past year and more, monthly statistics locally and nationally for the number of closed home sales has been declining. This makes sense since fewer homes are coming to market and higher rates have slowed sales.

The relationship between the number of Active vs Pending inventory is a key indicator for housing markets. During the ecstatic post-Covid real estate market, 2020-2022, Heather Ridge might of had three Active listings and ten or more Pending on a monthly basis. As of Oct 16, 2023, Heather Ridge had 12 Active and 5 Pending sales.

During the Great Recession, those numbers would have been in the range of 20 Active and 4 Pending. On average, that ratio lasted from 2007 to 2009 as well as yearly prices falling 3-5% on average.

## Current Market Report

So how good, bad, or price sensitive is the Heather Ridge market? Pete and I just listed a beautiful remodeled home in Heather Ridge South for \$527,500. It went under contract in six days after two purchase offers. It had value beyond its price! Last year, 2022, there were just four sales over \$500,000, and Pete and I were involved in three of them. This listing will be the first 2023 Heather Ridge closing over \$500,000. Another recent listing sold in a week at 2723 S Xanadu Way. Priced at \$440,000, its golf course location and remodel interior showed again that value and price go hand-in-hand when selling in every kind of market.

If you are looking to sell your home and would like our opinions on value, marketing, and optimum pricing, please give us a call. With almost 50 years each in real estate, **Please don't leave home without us!**

Van Lewis





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

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$270,000	2642	S Xanadu Way C	1 - 1	973	1 Carport	2 Story
Sausalito	\$355,000	2407	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$385,000	2448	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Heather Ridge South	\$440,000	2723	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Fairway 16	\$449,000	2680	S Vaughn Way B	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$527,500	2833	S Xanadu Way	3 - 4	1,633	2 Gar, Att	2 Story

**Homes Closed from September 16 to October 16, 2023**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone	\$378,795	2152	S Victor St F	2 - 2	1,392	Conventional	\$0	Individual
Cobblestone Crossing	\$380,000	13462	E Asbury Dr	3 - 2	1,392	FHA	\$11,000	Individual
Country Club Ridge	\$415,000	2210	S Vaughn Way 203	3 - 2	1,693	Conventional	\$0	Individual
Double Tree	\$420,000	13101	E Yale Ave	3 - 3	1,919	Conventional	\$0	Individual

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$255,000	2668	S Xanadu Way D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$317,000	2429	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
ChimneyHill	\$367,000	13622	E Evans Ave	3 - 3	1,512	1 Gar, Att	2 Story
ChimneyHill	\$384,900	13657	E Evans Ave	2 - 2	1,344	1 Gar, Att	2 Story
ChimneyHill	\$385,000	2071	S Worchester Way	2 - 3	1,344	1 Gar, Att	2 Story
Cobblestone Crossing	\$385,000	13344	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Cobblestone	\$395,000	2121	S Victor St A	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$400,000	13636	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$410,000	2500	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Sausalito	\$419,900	2405	S Worchester Ct B	4 - 3	1,512	1 Gar, Att	2 Story
Heather Ridge South	\$529,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

**RE/MAX Alliance**

**Van Lewis**  
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 van@vanlewis.com

**RE/MAX PROFESSIONALS**

**Pete Traynor**  
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Please remember don't leave home without them.

Contact me

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 News

Well, the season is over and we had a blast!!! Here are the results of our last tournaments of the year. **Be on the look-out for our 2024 Application and Schedule, they'll be coming to you soon!!!!**

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

#### Club Championship

##### Championship Flight

###### 1st Gross and Club Champion Trent Daum 145

1st Net: Ben Barnes 138      2nd Net: Chris Caldwell      3rd Net: Bruce Larson      4th Net: Mike Coppens

###### 1st Flight:

1st Gross: Austin Richard      1st Net: Giles Mead      2nd Net: Jim Murray      3rd Net: Max Blair

###### 2nd Flight:

1st Gross: Kirk Thomson      1st Net: Driss Graoui      2nd Net: Wayne Sartori      3rd Net: Terry Bade

###### CTP's:

1st Day:      #5 Costa      #8 Harmon      #10 Dawson      #14 Harmon  
2nd Day:      #5 Cole/Purinton tied      #8 Richard      #10 Richard      #14 Daum

##### 4 Man Best Ball

1st Place Team: Schmidt, Harbison, Lockwood and Travis      \$300  
2nd Place Team: Larson, Mead, Dawson and Andersen      \$210  
3rd Place Team: Willey, Harmon, Blair and Blind Draw      \$80

###### CTP's:

#5 C Caldwell Team      #8 C Caldwell Team      #10 Blackwell Team      #14 Blackwell Team

##### 2 Man Scramble

###### Flight 1:

1st Place: Blackwell/Blair      Net 52      \$180  
2nd Place: Smith/Harbison      Net 54      \$85

###### Flight 2:

1st Place: Andersen/Sartori      Net 51      \$180  
2nd Place: Jamison/Blosser      Net 53      \$85 (score card playoff)

###### CTP's:

#5 Blackwell Team      #8 Jamison Team      #10 Blackwell Team      #14 Blair Team

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# 18-Hole Ladies' Club News

We had a great turnout for our final tournament of the year on September 30 with five foursomes playing a gross shamble. Lots of laughs were had by all.

The fall luncheon, annual meeting and awards banquet was held on October 7 at the Rendezvous Restaurant at Heather Gardens. Elections at the annual meeting resulted in Christi Clay being elected President, Dantha Stewart being elected Vice President, Jean Marie Gross being elected Secretary, and Teresa Anderson being elected Treasurer.

Awards were presented to the winners of the Ringers competition: **A Flight:** First – Lindsay Morgan; **Second**

– Teresa Anderson; **Third** – Tayler Guntert. **B Flight:** First – Kathy Curtis; **Second** – Kristi Schmidt; **Third** – Sara King. **C Flight:** First – Liz Clancy, **Second** – Faith Moronn, **Third** – Jean Marie Gross. **Most Chip-ins** went to Liz Clancy with 5. **Most Rounds Played** on Wednesday, Saturday, and total for the season went to Teresa Anderson. The season results for our **B Team** was *first low net*. **C Team** finished *fourth gross and third net*. Congratulations to all the winners! And a big congratulations to **Megan Smith** for winning *Most Improved Golfer of the Year!*

**Teresa Anderson**  
**Publicity**



Left to right: Kim Larson, Faith Maronn, and Patti Enright-Harris.



Left to right: Joyce Scott, Jean Marie Gross, Christi Clay and Dantha Stewart.



Left to right: Stacy Visentin, Norma Bisdorf and Teresa Anderson



*Left to right: Brooke Layman, Wendy Traynor, Alena VanBrunt and Marcy Green*



*Left to right: Kim Larson, Patti Enright-Harris and Joanne Carpenter.*



*Left to right: Joyce Scott, Jean Marie Gross, Alena VanBrunt, Kim Larson, Patti Enright-Harris, and Dantha Stewart.*



*Left to right: Liz Clancy, Kathi Millner, Stacy Visentin, Maureen Pacheco, Patsy Hyde, Kathy Curtis, and Norma Bisdorf*

**HR 9 Hole  
End of Season Gathering**

**Top right photo (left to right): Sally Simon – Club Championship and 2023 President Kathy Curtis.**

**Bottom right photo (left to right): Stacey Visentin – Most Improved and 2023 President Kathy Curtis**

**Bottom left photo (left to right): Judy Albrecht – 2024 New President and 2023 President Kathy Curtis.**

**Photo opposite page: HR 9-Hole Ladies Club**



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*Photo at left: Sonja Mathew, Judy Straayer, LuAnn Ross, Sherri Cooper, Linda Chaisson and Sandy Finney.*

*Photo below: Entire Heather Ridge 9-Hole Ladies End of Season Gathering*



# JR Heather Ridge

## ASSOCIATION NEWS

### 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, [strawberryhoa.sulukioglu@gmail.com](mailto:strawberryhoa.sulukioglu@gmail.com); Karen Myers, Treasurer, [karen.strawberryhoa@gmail.com](mailto:karen.strawberryhoa@gmail.com); Faith Gillis, Secretary, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com).

**HOA Meetings:** 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>. If you are not comfortable with an online meeting, you can call at the phone number listed to join the meeting. No HOA meeting for December.

**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.

**Annual HOA Meeting:** The 2023 annual meeting will be held via Zoom on Thursday, November 16 at 6:30 pm. The link to the Zoom meeting is located on the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call at the phone number listed to join the meeting.

Attending the Strawberry HOA Annual Meeting is important for owners to keep up to date with budget issues, upcoming increased costs for community management

and any community issues we will be facing in the future. We encourage you to attend, so your questions can be answered, and any concerns you have can be heard. We need to work together to keep our community a nice place to live. We look forward to seeing you there!

**Clubhouse Flower Bed:** Many thanks to Amy R. and Glennie for beautifying the clubhouse flower bed this past Spring and Summer. In a previous issue, I mistakenly mentioned Karen and Glennie for taking care of the garden, but in fact it was Amy R. and Glennie (Karen and Glennie did it last year). Thank you, Amy R, for taking the lead on this ongoing project. We look forward to next Spring's beautiful blooms!

**Contractor Debris Disposal:** Please email Kyle at [kyle@accordhoa.com](mailto:kyle@accordhoa.com) if you see contractors disposing of construction debris in our community dumpsters. Vendors provide an invoice with costs to include debris removal, however, some contractors have disposed debris in the community dumpsters. Excessive debris can potentially cause dumpster overage charges. Let's work together to keep our operating costs down, so if you see something, say something!

**Double Tree by Hilton Hotel:** The Double Tree by Hilton Hotel at 13696 E. Iliff Avenue property backs up to South Xanadu Way across the street from Strawberry Phase 2. The area has become an eye sore spot for our community. There has been a violation issued by the City of Aurora for the property to be cleaned up, weeds pulled, new sod, removal of dying trees along with tree trimming. The property is obtaining bids for installing new landscaping and has been given an extension by the City of Aurora, until Spring of 2024 to complete installation. Many thanks go out to Terry for being vigilant with representing the best interests of the Strawberry community and surrounding areas. Your efforts are very much appreciated!

**Cold Weather Preparations:** The sprinklers have been blown out for the winter season. Please remember to disconnect garden hoses from outdoor faucets to prevent freezing pipes. Cleaning fireplaces of soot is necessary to prevent fires. Consider hiring a professional chimney sweeper to clean and inspect your fireplace to ensure that wood burning is safe.

**Trash Dumpsters:** Republic Services continues to miss trash pickups and the HOA Board of Directors





is considering the search for a new vendor for trash disposal. Please keep Kyle informed of any missed pick-ups, so Republic Services can be notified immediately.

**Dog Reminders:** Please be mindful of picking up after your dogs and always keeping them on leash. It is a public health hazard to leave dog excrement. Your dog may be friendly and obedient to you, but not all dogs within our community are receptive to unleashed dogs approaching them. For the unsuspecting owner walking their dog on a leash it can be very surprising. I am speaking from the experience of being jumped on by an approaching dog that attempted

to jump on my dog. The owner was present and allowed their dog to approach me and my dog. I did not report the incident, but wish I had because my back was hurt by the jolt of the dog jumping on me. It is a City of Aurora ordinance that dogs are always leashed. Please be considerate of your neighbors. People are watching, just so you know! A citation from the City of Aurora Animal Control and a Strawberry HOA violation can be issued to dog owners not adhering to the leash law and not picking up after their dogs.

Aurora Animal Control may be reached at 303-326-8288, option 6. After hours for emergencies,

303-627-3100 (the on-call officer will contact you back to assess the situation. Dial 911 if it's a life-threatening situation).

**Faith Gillis**



## Chimney Hill

October started off warm and mild, but colder weather began to snap out as autumn colors began to pervade around the community. With the end of daylight savings time arriving at the beginning of November, the earlier sunsets will bring darker commutes from work, so driving safely in the community at the 10 mph speed limit when reaching home will help protect pedestrians and dog walkers getting a late stroll. Time to get comfortable for the upcoming winter.

This year's annual HOA meeting will be held on Wednesday, November 8 at 6 pm, in person at the Noonan's ballroom in the Heather Ridge Golf Course clubhouse at Iliff and Xanadu. The



annual meeting will start out with a budget ratification section, followed by the election of candidates to fill the open positions on the board. Besides the three board positions whose terms will be up for election, the recent resignations of two other board members will bring five open board positions available to be filled at the meeting. Hopefully, all homeowners who want to be considered for a board position will have sent in a bio candidacy request to the management company to have their names put on the proxy ballot that will be mailed out to all homeowners prior to the meeting. The three candidates that receive the most votes through proxy or in meeting voting will be elected to the three full term seats on the board. The two candidates receiving the next highest votes will be elected to the partial term seats that are open due to the recent resignations. Executive positions will be decided

by the new board in a post-meeting board meeting. Prior to the meeting, if any homeowner has not received the financial advisory letter, budget, or the board ballot, reach out to our property manager, Roxanne, and request a replacement before the meeting. This is the time for homeowners in our community to gather and express concerns and positives about the condition of our community. As the homeowners express their thoughts during the homeowner forum, the board will be able to update the homeowners on some of this year's achievements and goals for the community in the upcoming year. Here's to having a positive meeting, which will be a good lead-in to a happy Thanksgiving and wonderful holiday season.

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**

# 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

Manager: Roxanne Chaparro

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

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

Phone: 720.509.6074 and 303.369.1800

## Burgundy HOA in the Works:

1. Annual Homeowner Board Meeting, November 13, 2023 at 6:00 pm
2. New Burgundy Community Sign
3. Sewer Lines Semi-Annual Cleaning through November
4. Gutter Semi-Annual Cleaning through November
5. Discussions on revising the Decs & Bylaws and the Rules & Regulations
6. Fixing the walls around the Trash Bins

is in good condition and the gates can be opened and closed easily. Many gates around look like they may not be able to handle a large amount of snow.

- Remove hoses from water spickets and cover, if possible, store properly.
- Clean up patios storing items neatly and out of sight, throwing away old planters or stacking them properly.

## New Snow Removal Company:

BrightView, 303-288-2701, snow removal will start when 2" are on the ground. Please leave ice buckets by your doors.

## New Towing Company:

Tri-County Auto Recovery, 5430 W. 56th Ave., Arvada, CO. 80002

**Storage Facilities:** 5430 W. 56th Ave. Arvada, CO 80002; 6712 Federal Blvd. Denver, CO 80221

\*\*Thank You to **J&M Asphalt & Concrete** for the resurfacing and restriping of the Burgundy parking lot! Great Job!

## Homeowner Winter Checklist:

- Inspect your windows and doors for any broken seals or glass panes. Please submit an ACC request when replacing windows and doors and provide dimensions and pictures. It is ideal to try and replace all at the same time. It will improve your property and the overall assessment of our neighborhood.
- Have your chimney inspected and cleaned before starting the wood fireplace.
- Check your garage doors to make sure they are working properly.
- Check patio fences making sure the structure



**Storage Fee:** Impound Fee: \$228.01, Daily Storage Fee: \$43.80, Admin Fee: \$75.00 (charged on 2nd day), and you could be towed per mile.

Things you can be towed for:

1. Parking in a Fire Lane
2. Parking in another Homeowners assigned spot (Owner can call for the tow and must provide your Deed or Lease)
3. Residing in visitor parking without a visitor pass properly displayed and for more than 24 hours in a week.
4. Homeowner's parked in visitor spots
5. Not having license plates or valid plates

## Aging Sewer Pipes and Flushing:

Please be aware of what you are flushing down the toilet. Our sewer lines are obviously old and



we need to be mindful of what is being put down them. Lessening the amount of toilet paper used will also assist in keeping the sewer lines in better shape.

**Do Not Flush the following:**

- Facial Tissues
- Paper Towels
- Dental Floss
- Cotton Balls or Swabs
- Baby Wipes or Diapers
- Feminine Products
- Hygiene Products
- Wipes of any kind even if they state they are “flushable”

\*\*Also be aware of what you are putting down your garbage disposal as this too can cause issues. No coffee grounds, no oils or grease, etc. if you don't know if it can go down the disposal then put it in the trash.

**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 and that it will help cover special assessments.

**Clubhouse Rental:** The clubhouse is available to rent for those holiday parties coming up. Please contact Westwind Management for rental guidelines and procedures.

**Trash:** Pick-up is moving to Monday 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@](mailto:southwasteservices@)

[outlook.com](http://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 with Propane Tanks and 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](http://www.auroragov.org) of what is allowed and what isn't.

**Lori Foster**  
**Vice President – Burgundy**

## Country Club Ridge

Our 2024 Budget has been created by the Board of Directors and our management company. This is the second year we have had a substantial increase in our monthly dues.

Even though none of us want to spend more, there are several reasons why this is necessary. First and foremost, costs of goods and services have increased dramatically in the last two years. This is a fact none of us can deny! General maintenance – lawn care, snow removal, trash collection, water for home use and lawns – is more expensive.

New FHA regulations which began in January, 2023 require increased coverage for wind and hail damage. This has increased cost of property insurance over 30% annually.

The Board is following the recommendations of the Reserve Study done in 2021. This includes painting 2 buildings per year on a rotating schedule, while maintaining landscaping, asphalt, concrete, and lighting. In addition, money

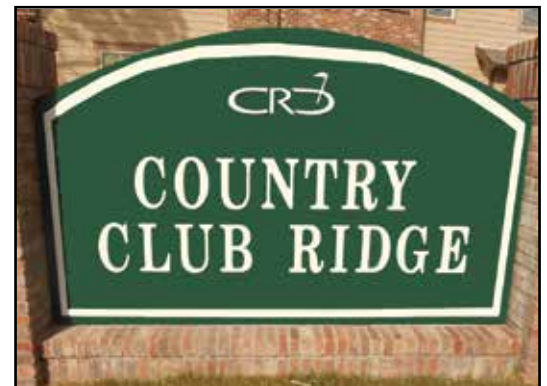
is deposited each month into a reserve fund that is used for major repairs or a catastrophic event. This fund prevents the need for special assessments.

Your participation in monthly Board meetings is encouraged. These meetings are held on Zoom at 5:30 pm, the third Monday of the month. The Board welcomes your ideas and wants to address problems that arise in the community. Notice of

each meeting is sent to you by email with a Zoom link. Please be sure Dan Anderson, Community Manager, has your current email address on file. Call 303-309-6220 or email him at [DAnderson@metropropertygmt.com](mailto:DAnderson@metropropertygmt.com).

**Thanks for being a good neighbor.**

**Judie Maurelli, Secretary/  
Treasurer  
Country Club Ridge  
Board of Directors**



# Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch–President, Frazier Hollingsworth–Vice President, Linda Chaisson–Treasurer, Patty Robinson–Secretary, Kelly Bailey–Member at large, Laurie Hoffman–Member at large, Hannah Herbold–Member at large. Committee Heads: Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape).
- **Property Management:** LCM Property Management, 1776 South Jackson St., Suite 300, Denver, CO 80210. Property Manager: Suzanne Lopez, 303-221-1117 x 123, [slopez@lcmpm.com](mailto:slopez@lcmpm.com). Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto:aweiss@lcmpm.com), 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape. Call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown
- **Trash Pickup:** Republic Service, 720-471-2709
- **Work Orders and Questions:** Log onto the [lcmpm.com](http://lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

**Winter is Coming:** It's time to think about getting ready for the cold and snow. Some recommendations for getting ready are to remove any hoses from the spigots. It is also suggested to put spigot covers on all outside spigots to help prevent freezing pipes. Interior spaces should always be kept at a minimum of 55 degrees. Check the seals on windows and doors. Check the smoke and

carbon monoxide alarms that they working properly. Change the furnace filters. Stock up on hot chocolate!

**Parking During Snow Events:** It is important to leave visitor parking spots empty during snow events. Snow removal crews need to clean them and use some to put snow in during large snow events. Also snow removal equipment may be in the visitor's spots.

**Little Library:** To get in the spirit of the season the little library would like to see some holiday books if you have them to share. It is looking for any other new books as well.

**Holiday Decorations:** Holiday decorations may be displayed. In the spirit of the season please be considerate of your neighbors that your displays do not have a negative effect on them such as lighting into their windows or over reaching to another unit due to our close quarters. Please have décor and lighting off by 10 pm. Your displays may not be extended to any HOA common property. We are always trying to preserve our siding, please do not attach anything to the siding. Penetrations can cause water damage. The tradition in the Denver Metro area is holiday décor and lighting is to be removed and turned off by the last day of the National Stock Show which is January 21, 2024.

**Holiday Deliveries:** Just a reminder for the security of the community packages left visible on doorways are tempting to thieves. If you are expecting packages, please

pick them up as soon as possible or ask a neighbor to help.

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

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

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

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

*Happiest Thanksgiving*

**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 date of the **Annual Meeting of the Double Tree Homeowners Association** has been changed to **December 3** to give the board more time to gather 2024 expense estimates for insurance, tree maintenance, grounds care, snow removal, etc. The location will be at Aletha Zens' home, 13121 E. Yale Avenue. The notice of the meeting, along with



the agenda, will be posted on the mailboxes. The homeowner's packet will be distributed prior to the meeting, and will include the agenda, financial statements, and a proxy package. When you get this information, please review it carefully and consider attending the annual meeting. We would love to see you in person – this is your community!

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

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on November 9 and 23. 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.**

**Maintenance Update:** In speaking with our asphalt company, we are delaying our sealcoat treatment until the spring. In the meantime, they will crack seal the asphalt to help preserve it through the winter.

Maintenance and repair for the patio enclosures was completed the end of September. You should have received your invoice by now. Please get your payment to Aletha Zens at your earliest convenience, if you haven't already.

**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 that if you *Do* have coverage, it is adequate should there be a need for a special assessment.

With the significant increase in our property values of late (reference your tax statement!), our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

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

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

**Patt Dodd**

# Fairway 16

## Property Manager at Advance HOA

Tiffany Averett

(303) 482-2213 ext. 235

[tiffany.averett@advancehoa.com](mailto:tiffany.averett@advancehoa.com)

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

**Next HOA Board Meeting:** Our Board next meeting will be the third Wednesday, November 15, 2023, at the clubhouse at 2600 S. Vaughn Way starting at 6 pm.

**Budget/Dues for 2024:** Advance HOA and the Board are still receiving bids from brokers for insurance for the coming year. Final monthly dues for 2024 and the overall budget will depend on the quotes we receive.

### Replacing the Old Declarations:

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

### Your 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. Parking vehicles in guest parking long-term will result first in a warning and then having your vehicle towed.

**Guest Parking Spaces:** The guest parking spaces located around the property are for short term guest parking only. 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.

**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.

### Amendment to Rules & Regulations established

**November 16, 2022:** A motion was duly made, seconded, and passed unanimously stating that an architectural request is no longer needed for holiday decorations, although keep in mind decorations should be promptly removed at the conclusion of the holiday. Leaving them up significantly past that point is forbidden by our Declarations and may result in warnings followed by fines.

### 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**

**Ryan Brand, Board Member**

*At Large*



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# Cobblestone

*In November, the trees are standing all sticks and bones. Without their leaves, how lovely they are, spreading their arms like dancers. They know it is time to be still.*

— Cynthia Rylant

During this season of appreciation, may we take time to reflect upon the many gracefilled moments in our lives. Wishing you all a grand and meaningful Thanksgiving holiday!

## Updates:

**Autumn Maintenance:** The irrigation sprinklers have been shut off for the winter season. It's always the signal for homeowners to make sure that they have unhooked hoses from outdoor faucets.

In addition, some trees are needing to be cleared of dead limbs and trimmed for clearance next to homes. The bidding process has begun for this action item.

**HOA Annual Meeting:** Be sure to watch for an announcement in Town Square and in your email giving details about this year's HOA annual meeting. During the annual meeting, the 2024

budget will be ratified and there will be an election of board members. Please plan to attend as a quorum is needed to ratify the budget and to elect board members.

## Reminders:

### HOA Board Members Needed:

At the end of this year, some board members will step down from their volunteer positions. Please take some time to consider whether contributing to the Cobblestone community as an HOA Board member might be right for you.

To indicate a desire to serve on the HOA Board and to understand the commitments and duties, please review the Board Interest Form posted on Town Square under Forms or ask questions of any current board member. The election of board members occurs during the HOA annual meeting.

Cobblestone's HOA board has positions for five members. New members begin their service starting January 2024.

HOA meetings occur on the fourth

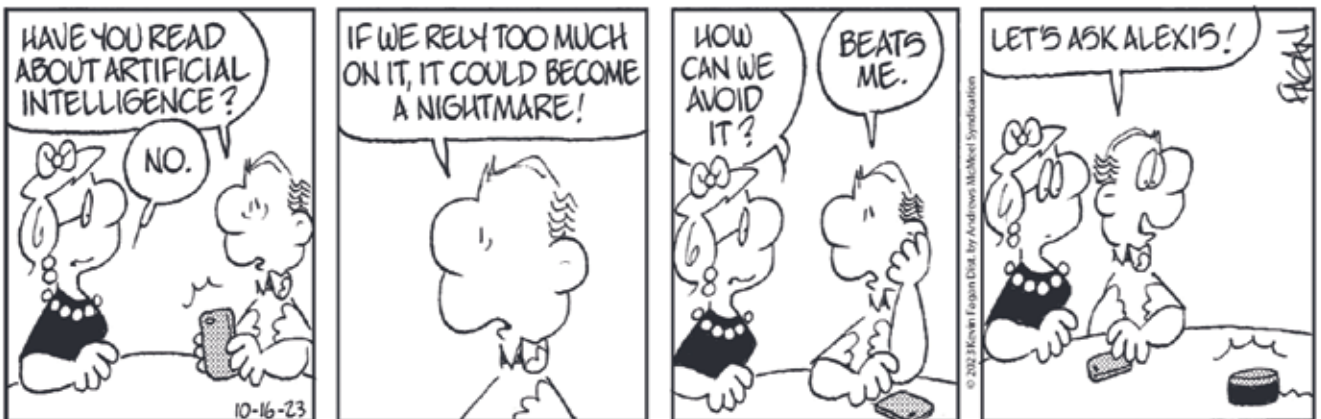
Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Invitations for these virtual meetings are sent to all homeowners by email and through the News & Events section of Town Square.

**Sharon Taylor**



*Trees at Jewell Wetlands Park*

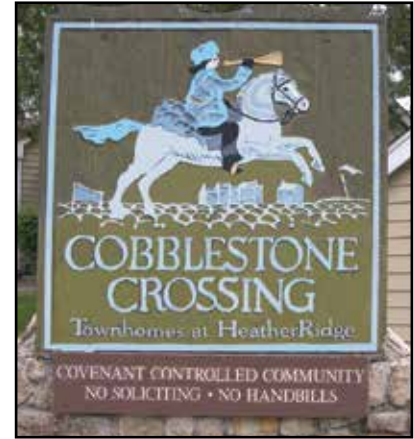
## DRABBLE: By Kevin Fagan



# Cobblestone Crossing

**HOA Financial Meeting:** We have decided to postpone the HOA Budget Meeting until the spring. We voted it will be best to wait for the renewal from the insurance company and get the actual increase amount instead of guessing what the increase will be. Last year the estimate fell short by a significant amount, and this had to be covered with our reserves. Please note we are anticipating an adjustment in assessments between 15% and 20% due to the potential rise in insurance premiums. Details were sent via USPS mail. If you have any additional questions or concerns, please reach out to a current Board Member, Accord Property Management, or feel free to attend the next monthly meeting.

**Monthly HOA Meeting:** The meeting will be held on the **second Monday of the month at 6 pm.** This will be conducted via Zoom. We welcome all homeowners. Instructions on attending the meeting are located on the Cobblestone



Crossing's homepage on the **Accord Property Management website.** Log in at [www.accordhoa.com](http://www.accordhoa.com) >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

**Fall is Here:** Temperatures continue to drop, it's time to start the plant and garden clean up. Please remember to bag up dirt, flowers, and plants before placing them in the dumpster. Do not dump the dirt in the rocks and/or common area. Also, **per Rules and Regs**, personal property, including but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas.

**Hoses:** *Thank you, Larry for taking the time to go around the property and disconnect any hoses that still needed to be disconnected for our first freeze – WE appreciate you!!*

Please remember to disconnect the exterior hoses when a freeze is forecast. If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA. You can reconnect to water plants and bushes as necessary when it warms up.

**Snow Removal:** It's time to think about snow removal. Sidewalks will be cleared when two inches of snow accumulate, 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.

**Landscaping:** We have renewed our contract with Eco Cutters Inc. Sprinklers were shut off and expected to be blown out in early November. Gutter cleaning is expected to take

place in November. Please report broken branches, damaged edging, and damaged sidewalks to Accord Property Management. Please do not engage the landscaping workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management, contact info can be found on the website.

**Thank You:** A heartfelt thank you to the residents who perform various activities around their homes, i.e., picking up trash, leaves and small branches, trimming bushes, and taking care of planter boxes. Your efforts are much appreciated.

**Reminders:** Please ensure screens are in good shape. If you notice tears please replace or remove them. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

**Parking:** A reminder that residents are not to park in guest spots at any time and are subject to a boot or tow. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review HOA Rules and Regs for complete parking regulations.

**New Residents:** When you see

## Happy Thanksgiving





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.

**Pets:** Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster. Also, dog urine is killing the grass in multiple areas throughout the community. If you are a dog owner, please make every effort to ensure you are not contributing to this ongoing problem. Please have your pet(s) use a different area each

day and there are supplements you can add to your dog's food to reduce the amount of protein in your dog's diet which reduces the amount of nitrogen in the dog's urine.

**Recycling:** Our community has recycling dumpsters in C, D and E.

**What can't I recycle?**

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

**Trash:** A reminder, it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call Alpine/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.

**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**

**NOONAN'S**  
SPORTS BAR & GRILL

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

**NOVEMBER CHEF'S SPECIALS**  
\*\*Served from 10/30/2023 to 12/3/2023

- Chicken Noodle Soup - - - \$9.75
- Open Faced Turkey Melt - - - \$12.50
- Homemade Meatloaf - - - \$14.50

**F.R.I.E.N.D.S. G.I.V.I.N.G.**  
JOIN US ON THANKSGIVING TO CELEBRATE WITH YOUR FAMILY AND FRIENDS

**Thursday**  
**November 23rd**

- WE WILL OPEN AT 6pm! ●
- \$14 domestic pitchers ●
- \$21 craft pitchers ●
- \$4.50 Smirnoff vodka & flavors ●
- 49ers vs Seahawks at 6:20pm ●

13521 E ILLIFF AVE AURORA, CO 80014  
720-246-0309 info@noonanssportsbar.com

# 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 Janelle Mauch, and our Community Administrator (CA) is Jordan Cade.

**New Declarations:** As this is being written, Oct 16, the election is nine days away. Scheduled for Oct 25 at 6 pm our clubhouse, the meeting and vote could happen given enough proxies have been received to justify it. The basis for that is “Why hold the meeting – vote when not enough proxies have been turned in to pass the issue?”

For the new declarations to pass, there needs to be 132 “Yes” votes – that’s 75% of the 176 units or votes in HRS. That’s NOT 75% of those who voted which is a lower threshold than 75% of all eligible voters.

We shall see!

The biggest change in the new declaration is a restriction on the number of rental properties. The old declaration had none. The reason to restrict rentals is based on two important factors:

- (1) Too many rentals could lower home values and HRS’s quality of life;
- (2) Prohibit mortgage loans – especially reverse mortgage for retired seniors.

The HUD/FHA threshold to insure mortgage loans is 50-percent or more owner-occupied properties – so for HRS that’s 65 rentals or less. The new declaration would allow up to 53 rentals, or 30%. That seems quite reasonable given most communities with rental restrictions use 20%. At present, there are 28-30 rentals in HRS, or 18%. That’s a far, far cry from 30%.

Other proposed changes include the HOA’s ability to enter a unit for emergency purposes such as water leakage. The old declarations included this power for the HOA, so having it in the new one seems reasonable. What the new declaration does is clarify why and how entry is made. In fact, it more clearly defines that issue with reasonable restrictions and procedures.

Over the past 30 years, the Association has had to use its entry powers only three or four times – all for vacant units with power off, frozen water lines, and water pouring through it and into neighbors.

Other changes included having one HOA fee for everyone vs two. Having two fees was in part based on the number of bedrooms per unit not including basements. Because we are defined as a condominium, all 176 units have an undivided interest in all common elements – and expenses. One fee reduces disparities over costs, better manages budgets, and improves operational transparency for buyers, sellers, and other interested parties.

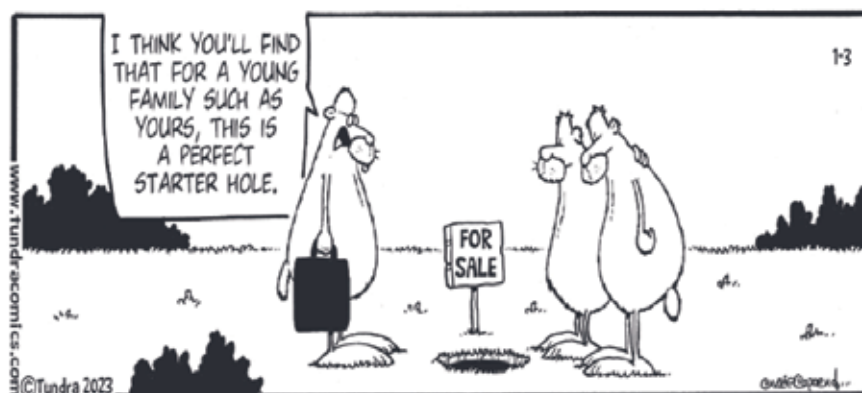
Another change is working capital originally used 50 years ago to build HRS’s Reserve account. The formula for it is now outmoded calling for six months’ worth of fees based on fees used 50 years ago. The new declaration calls for only three months using current fees. Working capital in a home sale is usually a buyer’s expense that’s negotiated.

The last change concerned special assessments. The old declaration permitted the board to assess up to \$5000 without a vote. That has been changed now requiring a majority vote at specially called meeting. The only exception is insurance claims and policies that the board may assess without a community vote. This includes Hail and Wind Deductible for catastrophic events as well as unbudgeted general insurance premiums. Unbudgeted means unexpectedly large premium costs compared to what the Association usually budgets.

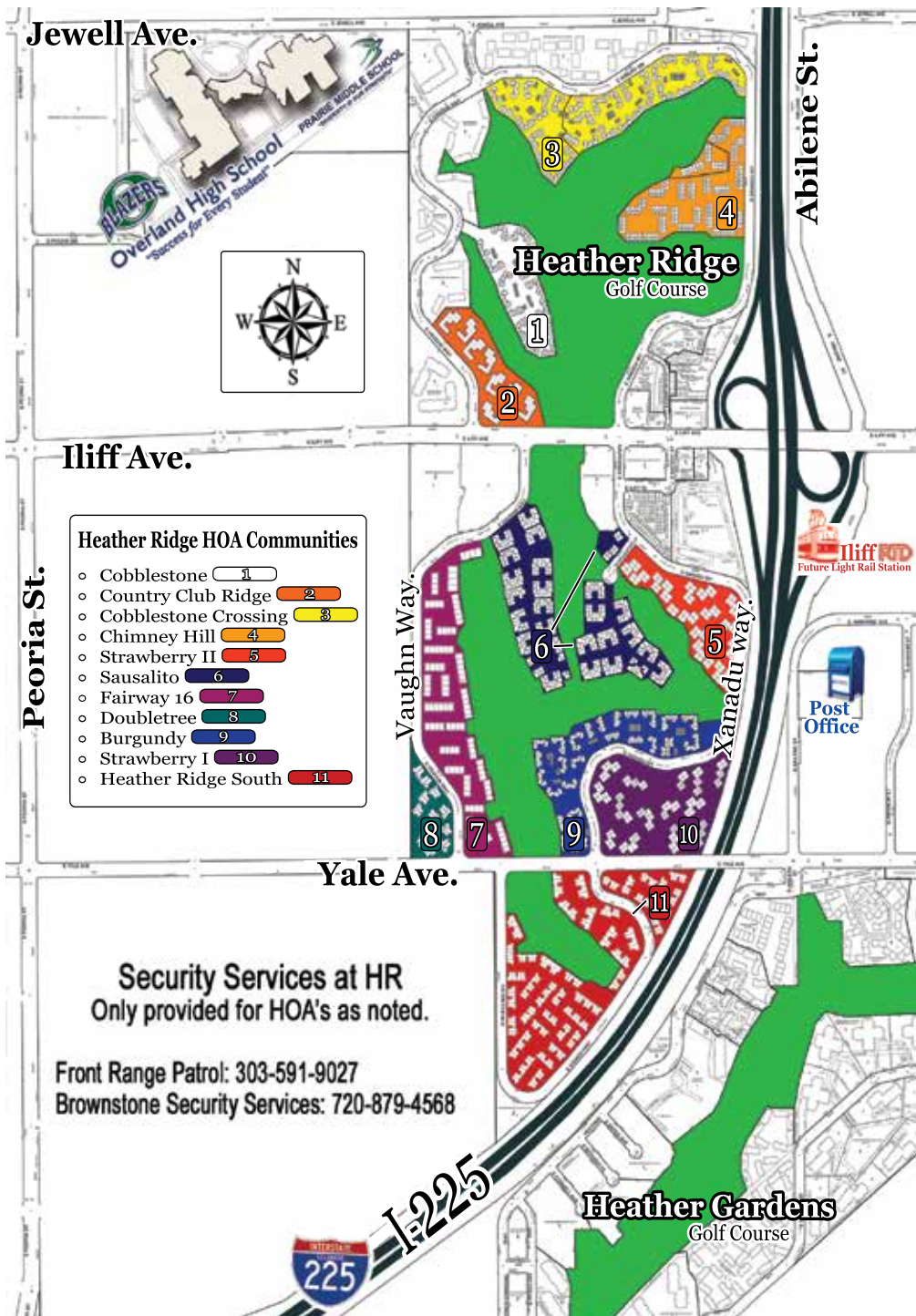
Thanks to all the volunteers and community members who worked on this project for the past year. Also, thanks to all the owners who attended the work-study and townhall meetings along with monthly board meetings.

**Van Lewis**

TUNDRA: By Chad Carpenter



# 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 Tues. semi-monthly  
 Contact Patt Dodd, 303-368-7713 for information  
 Security: None

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

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Janelle Mauch – 303-369-1800  
 heatherridgesouth@westwind-management.com  
 # Units: 176  
 HOA Meeting: 3rd Wed, 5:30 pm  
 HRS Clubhouse, 2811 S Xandau Way  
 www.Heatherridgesouth.org  
 Security: None

**Sausalito**  
 LCM Property Management  
 Susanne Lopez, Property Manager  
 slopez@lcmpm.com  
 303-221-1117 ext. 123  
 # Units: 159  
 HOA Meeting: by Zoom 2nd Wed.  
 6:30 pm, Heather Ridge Golf Club  
 www.lcmpmpropertymanagement.com/  
 Account/Login/48233  
 Security: Brownstone Security

**Strawberry II**  
 (Strawberry I not in HRMD)  
 Accord Property Management  
 Kyle Taizhou, 720-230-7320  
 # Units: 328  
 HOA Meeting: 3rd Thurs. 6:30 pm  
 Via Zoom  
 Security: Front Range Patrol  
 (for both Strawberry I & II)

**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.  
 Roxanne Chaparro  
 burgundyinheatheridge@westwind-management.com  
 303-369-1800 x 150  
 # Units: 120  
 HOA Meeting: 2nd Mon. 6 pm  
 Burgundy Clubhouse  
 Security: None

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

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



## Rocky Mountain Arsenal

The Rocky Mountain Arsenal National Wildlife Refuge is located just 10 miles northeast of downtown Denver, where you can step into nature and see the native wildlife that call the Refuge home. Bison, deer, raptors, songbirds, waterfowl, prairie dogs, and coyotes to name just a few of the animals you will see on your visit. Take a nature escape and discover the variety of wildlife and outdoor recreational experiences waiting for you. Visiting the Refuge is free!

This 15,000-acre expanse of short and mixed grass prairie is home to more than 330 species of wildlife, including bald eagles, bison, black-footed ferrets, deer, coyotes, burrowing owls, and prairie dogs. The site began as a U.S. Army base and is now managed by the U.S. Fish and Wildlife Service to protect wildlife and habitat.

Enjoy 20 miles of trails open year-

round. Please note, Upper Derby Trail and First Creek Trail have seasonal closures. Follow all posted signs and park vehicles in designated areas only.

The 11-mile self-guided auto Wildlife Drive takes approximately 1 hour to complete.

The Wildlife Drive is open to motorized vehicles; speed limit is 30 mph.

Follow the directional symbols.

Stay on paved roads and observe all posted signs such as “Stay in Vehicle” or “Area Closed”.

Stay in your vehicle when the road becomes one way only.

Always stay at least 75 feet (23 meters) away from bison.

All trails are accessible, except for portions of the Prairie, Havana Ponds, and Rattlesnake Hill Trails. All restrooms and parking lots are accessible. Equal opportunity to participate in and benefit from programs and activities of the U.S. Fish and Wildlife Service is available to all individuals regardless of physical or mental ability. For more information, please contact the U.S. Department of the Interior, Office of Equal Opportunity, [www.doi.gov/accessibility](http://www.doi.gov/accessibility)

Rocky Mountain Arsenal National Wildlife Refuge  
6550 Gateway Road – HQ  
Commerce City, CO 80022  
303-289-0232  
[rockymountainarsenal@fws.gov](mailto:rockymountainarsenal@fws.gov)  
[www.fws.gov/refuge/Rocky\\_Mountain\\_Arsenal](http://www.fws.gov/refuge/Rocky_Mountain_Arsenal)



## Cherry Creek State Park

Over 2 million visitors each year can't be wrong! Cherry Creek State Park is an oasis in the Denver metro area for boaters, fishermen, campers, bicyclists, equestrians, swimmers, hikers and picnickers alike. The recreational opportunities are unlimited at this 4,200-acre park. There's excitement on the 850-acre reservoir with water-skiers and boaters. Yet solitude can be found fishing in a cove or walking the nature trails. For the most relaxing visit, try the park on weekdays or evenings.

The views are pretty spectacular, too. During the summer, colorful masts from sailboats dot the lake against a backdrop of the Rockies. It's a unique place. It offers a fast getaway for city dwellers to unwind. It provides a place to learn about nature and a place to have a family picnic.

Then there is the unexpected – herds of white-tailed and mule deer, coyotes, foxes, pheasant, rabbits and a wonderful variety of resident and migratory birds.

The dam at Cherry Creek State Park was built in 1950 by the Army Corps of Engineers to prevent flooding in Denver. The early wagon train travelers on the Smoky Hill Trail that cuts through Cherry Creek could not have imagined that this rolling prairie studded with yucca would become such an important natural resource to the people of Colorado.

### Cherry Creek State Park Flood Recovery Work

Work on Lake View Road where the road was washed out and failed is anticipated to start this Fall. The roadway will remain closed for construction and allow crews to work without interruption and effectively make the necessary repairs. The work is projected to take 3-4 months. This projected completion timeline is subject to change with unforeseen construction delays and varying weather conditions that may delay the road construction work.

**Campground Office Hours**  
OPEN Monday – Sunday 9 am-7 pm

**Park Hours**  
24 hours a day for camping, fishing and boating only. All other activities are 5 am to 10 pm.

**Park Location**  
4201 South Parker Road  
Aurora, CO, 80014

**Shooting Range**  
303-680-5401  
**Horse Stables**  
1-888-614-6773  
**Marina**  
303-741-2995  
**Campground**  
303-693-3957  
303-690-1166

**Email**  
[cherry.creek.park@state.co.us](mailto:cherry.creek.park@state.co.us)

# Service Directory

## Hardra Plumbing

Master Plumber since 1976  
Faucets • Disposals • Toilets  
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No trip charge to Heather Ridge

**303-621-5574**

**Harry**

## In-Home Technology Assistance

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kevin@alaofco.com

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**720-435-6612**

**Gary Meschko**  
Owner



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Voicemail: 720-805-7840

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Replacement

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Call today to learn how you can inform the community of your service expertise.

**Wanda McConnell 303-881-3066**

# November/December Activities

## Children's Museum of Denver

Open 7 days a week from 9 am - 4 pm.  
Museum entry is first-come, first-served;  
reservations are no longer available. 44  
mychildsmuseum.org

## Denver Museum of Nature & Science

Monday, December 4  
Save time when you reserve your tickets online!  
Members do not need to reserve Museum  
Admission tickets. Please bring your member  
card! Guests are strongly encouraged to  
purchase tickets in advance online. A separate,  
timed ticket is also required for the Infinity  
Theater, Planetarium, or some temporary  
exhibitions -- including members. 2001 Colorado  
Blvd., Denver. 303-370-6000, dmns.org

## Denver Botanic Gardens and Chatfield Farms

Friday, November 24  
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 Please purchase or reserve  
your tickets in advance for general admission,  
programs and all events. Please arrive within  
30 minutes of your selected time. Your time is  
not limited once inside the Gardens. Tickets  
will open three months in advance and will be  
released on the 1st of the month.

## Plains Conservation Center

Saturday, November 18  
Thursday, December 7

It's free to come in, hike the trails, explore  
the visitor center and check out the tips 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

## Denver Zoo

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

In order to provide the best experience for all our guests, we're limiting the number of visitors per day. Online timed tickets are required for everyone, including Denver Zoo members (free) and children two and under (free) Online timed ticket reservations are required for entry. You will be asked to select a timed entry window during the online ticketing process. Member tickets go on sale 15 days in advance. General Admission tickets go on sale 10 days in advance. The Zoo is open daily from 10:00 am - 5:00 pm.

## Classified Ads

### SENIOR LIVING REFERRAL & PLACEMENT

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

### 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.

### HANDYMAN

Call Bert Dalton at 720-323-9678 or email him at fishingtoolman@gmail.com, Bert is located at Peoria and Yale

### 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.

### HOUSE PET SITTING

Retired man with references, will stay at your house. Will come by before sitting, reasonable rates. Pets treated as my own. I have family in the Heather Ridge community. Call Ray Lubinski at 715-299-9911 or raylubinski@yahoo.com

### SELLING YOUR HOME?

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

### TELEGRAPH HILL CONDO FOR RENT

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

### I BUY VINYL RECORDS!

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

### HELP WANTED

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

### CLASSIFIED ADVERTISING RATES

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

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