

# *HR* Heather Ridge

**Metro Matters**

Volume 13 August 2023 Number 8



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

Those of us who have the privilege of enjoying the view of the open space when looking out of our patio doors, know that living on a golf course has lots of plusses: No noisy traffic, occasional migratory birds, foxes', rabbits and other wildlife, and increased property values. However, living on a golf course also comes with a few minor irritations, like an occasional errant golf shot bouncing off of our roof, or landing in our flowerpot.



**Barry McConnell**  
Editor/Publisher

Please see the article on page 17 for a brief explanation of the course boundaries and rules that both golfers and homeowners should know.

By the way. . .

Since Covid 19, *Metro Matters* has lost several of our neighborhood advertisers. Please mention *Metro Matters* to your service providers and merchants in the neighborhood. *Metro Matters* is made possible because of the support of local advertisers and the Heather Ridge Metropolitan District.

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James Cronin  
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Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct, but always be held on the 3rd Thursday in April and October. Email [info@HRColor.org](mailto:info@HRColor.org) for an invitation.

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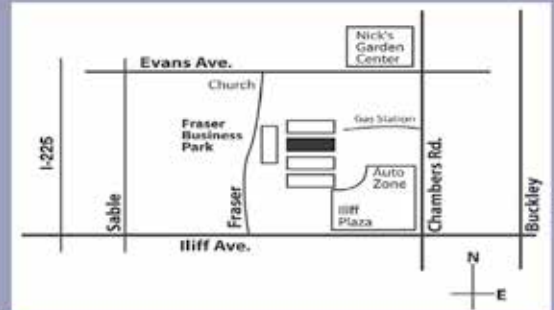
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# *Heather Ridge* **METROPOLITAN DISTRICT**

## **Your HOA – Keeping It Healthy, Vibrant. . . and Working**

*“You want me on that wall, you need me on that wall”*

No, we don't want a Col. Nathan R. Jessup (the movie, *A Few Good Men*) standing guard over things, but we do want our HOA governments to work well and to be filled with eager, capable property owners. Can you handle the truth about your HOA?

The truth is your HOA and unit values are intertwined. A well-run HOA returns value in many ways – its physical appearance, monthly costs, and Reserves for rainy days. All that and more increases real estate values for a time when you sell. Being aware of what your board is doing and joining it may be in your best interests.

### **Consider the Following for Your HOA**

**Community Support:** Are people volunteering so the board has enough people? Boards with unfilled seats need people, but not just warm bodies. It needs people who “give a damn” about things, who volunteer for various jobs or positions, and who put their community first – and not themselves. An old adage might have value here – “Lead, follow, or get out of the way.”

**Transparency:** Owners need to know what's going on, so communications are critical. In today's technology, email blasts and website should be standard operating procedures. Also, are your controlling documents outdated (Declaration, By-Laws)? How about your Rules and Regulations? In today's real estate market, an HOA with current, easy-to-understand rules and budget operation adds value to unit sales.

**Appearance:** When you drive into your community, are you pleased, discouraged, or angry? What would buyers or agents see? Is there deferred or ignored maintenance? Or, are there “permitted” gardens and landscaping that say “Welcome, we care”? In real estate parlance, first appearance is everything.

**Monthly HOA Fees:** As owners, do you know why you are paying what you are paying? Buyers will want to know, and you should too. No one expects a “free ride” living in an HOA, but with rising interest rates and historic home prices, an HOA monthly fee will be critically reviewed for “affordability.” Make sure your HOA is realistic. Yes, fees can be too low and only “kick the maintenance can down the budget road” for future boards.

**Board Meetings and Organization:** Do you know when your board meets? Are email messages or “blasts” sent out announcing it? How does it meet – physical meetings face-to-face, or Zoom? If Zoom, is that the best format for the board to operate under, or are physical meetings more productive? Does your board have committees? Committee organization is much more productive and accountable than emails between board members asking, “Who can do what, when can it get done, or, who will let us know?”

**Property Manager:** Having the right company and “business manager” cannot be overstated. . . it is imperative! Property services may be decided on by costs, services, needs, or ignorance. Yes, ignorance. A board may not know what it needs but selects someone “who is nice.” Nice can be good, but property management is too important for that. In today's high tech and high demand world for accountability, one of the biggest needs is for a property management “who cares and performs” as advertised. Some HOAs change management frequently, and some have had the same ones for decades. Boards and owners should ask why that happens.

Your HOA should be your best friend given all you have in common - life style, real estate, safety, and peace of mind. For most owners, their home is their most important investment. It's the HOA's job to help you, so please be part of the solution and not the problem.

**Van Lewis**



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# Interest Facts About Today's Real Estate Market

- ◆ **91.8%** of U.S. homeowners with a mortgage have an existing rate of 6% or less; today's mortgage rate is about 6.25-to-6.50% depending on fees (as of 7-16-2023).
- ◆ **82.4%** are sub-5% mortgages
- ◆ **62%** are below 4%
- ◆ **And**, "drum roll," **23.5%** are sub 3%



Van Lewis  
Heather Ridge South  
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The low-inventory U.S. housing market isn't everywhere, but it dominates most markets. . . especially metro Denver. The Fed's efforts to reduce and manage inflation is hampered by an economy that's still strong and **Growing** – no recession is forecasted for this year. If it

happens, experts say it will be a "soft landing" at worst next year. We shall see!

Initially this year, high rates and "affordability" issues held buyers back from entering the market. Today, demand is strong relative to the low supply of homes for sale and "high rates" which are in actuality "historically normal."

Our local un-employment is below 3%, inflation "appears" to be stabilizing (3% for June), and housing rents are stable. However, the Fed is expected to raise its rate at its July 27 meeting vs. no change or lowering it (as of 7-16-2023, it is at 5.15-25%). If increased, buyers might pull back but not by much. The anticipation is for rates to drop. We shall see.

When rates start to drop, two things will happen: Buyers might "hold back" waiting for lower rates, and owners sitting on low interest loans might start moving to market. This won't happen instantly, but the demand for homes is so strong here that buyers and sellers might surprise themselves and act more quickly.

Heather Ridge sales are presently strong, yet prices aren't where they should be. At this time there's only one property for sale above \$500,000, and another one priced at \$499,900. Most sales activity here has been in the \$300-



*Interest Facts — Continued on page 8*

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Contact me

Please remember don't leave home without them.



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

| HOA                 | List Price | No.   | Street           | Be/Ba | SqFt  | Gar/Spaces      | Style   |
|---------------------|------------|-------|------------------|-------|-------|-----------------|---------|
| Strawberry I        | \$255,000  | 13613 | E Yale Ave D     | 1 - 1 | 843   | 1 Carport       | 2 Story |
| Strawberry I        | \$310,000  | 2652  | S Xanadu Way A   | 2 - 2 | 1,153 | 1 Carport, 1 Sp | 2 Story |
| Strawberry I        | \$315,000  | 2694  | S Xanadu Way B   | 2 - 2 | 1,153 | 1 Carport       | 2 Story |
| Strawberry II       | \$339,900  | 2431  | S Xanadu Way D   | 2 - 2 | 1,091 | 1 Carport       | 2 Story |
| Strawberry II       | \$339,900  | 2431  | S Xanadu Way D   | 2 - 2 | 1,091 | 1 Carport, 1 Sp | 2 Story |
| Heather Ridge South | \$375,000  | 2702  | S Xanadu Way     | 2 - 2 | 1,462 | 2 Gar, Att      | 2 Story |
| ChimneyHill         | \$385,000  | 13590 | E Evans Ave      | 2 - 3 | 1,344 | 1 Gar, Att      | 2 Story |
| Sausalito           | \$398,900  | 2512  | S Worchester E   | 3 - 2 | 1,282 | 2 Gar, Att      | 2 Story |
| Country Club Ridge  | \$429,900  | 2250  | S Vaughn Way 201 | 2 - 2 | 1,476 | 1 Gar, Att      | 2 Story |

**Homes Closed from June 16, 2023 to July 16, 2023**

| HOA                  | Sold Price | No.   | Street         | Be/Ba | SqFt  | Sold Terms   | Concess | Seller Type |
|----------------------|------------|-------|----------------|-------|-------|--------------|---------|-------------|
| Strawberry II        | \$315,000  | 2481  | S Xanadu Way C | 2 - 2 | 1,091 | FHA          | \$0     | Individual  |
| Strawberry II        | \$318,000  | 2443  | S Xanadu Way B | 2 - 2 | 1,091 | Conventional | \$5,200 | Individual  |
| Cobblestone          | \$325,000  | 2121  | S Victor St E  | 2 - 2 | 1,392 | Conventional | \$0     | Individual  |
| Strawberry II        | \$340,000  | 2473  | S Xanadu Way D | 2 - 2 | 1,091 | Conventional | \$7,500 | Individual  |
| Burgundy             | \$342,000  | 2669  | S Xanadu Way B | 2 - 2 | 1,162 | Conventional | \$6,057 | Individual  |
| Cobblestone Crossing | \$355,000  | 1975  | S Xanadu Way   | 2 - 2 | 1,208 | Conventional | \$500   | Individual  |
| ChimneyHill          | \$375,000  | 13570 | E Evans Ave    | 2 - 3 | 1,512 | Conventional | \$0     | Individual  |
| Cobblestone Crossing | \$394,500  | 13414 | E Asbury Dr    | 2 - 2 | 1,392 | Cash         | \$4,000 | Corp/Trust  |
| ChimneyHill          | \$430,000  | 13552 | E Evans Ave    | 3 - 3 | 1,512 | Cash         | \$0     | Individual  |
| Fairway 16           | \$450,000  | 2426  | S Vaughn Way D | 4 - 4 | 1,650 | VA           | \$900   | Individual  |

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

| HOA                 | Price     | No.   | Street           | Be/Ba | SqFt  | Gar/Spaces      | Style   |
|---------------------|-----------|-------|------------------|-------|-------|-----------------|---------|
| Strawberry I        | \$302,700 | 13657 | E Yale Ave A     | 2 - 2 | 1,098 | 1 Carport       | Ranch   |
| Sausalito           | \$364,000 | 2407  | S Victor St A    | 3 - 2 | 1,273 | 2 Gar, Att      | 2 Story |
| Sausalito           | \$390,000 | 2477  | S Victor St B    | 3 - 2 | 1,273 | 2 Gar, Att      | 2 Story |
| Country Club Ridge  | \$426,000 | 2210  | S Vaughn Way 203 | 3 - 2 | 1,693 | 1 Gar, Att      | 2 Story |
| Fairway 16          | \$449,800 | 2558  | S Vaughn Way A   | 3 - 4 | 1,650 | 2 Gar, Att      | 2 Story |
| Double Tree         | \$450,000 | 13101 | E Yale Ave       | 3 - 3 | 1,919 | 1 Carport, 1 Sp | 2 Story |
| Fairway 16          | \$499,000 | 2610  | S Vaughn Way A   | 3 - 4 | 1,650 | 2 Gar, Att      | 2 Story |
| Heather Ridge South | \$539,900 | 2824  | S Wheeling Way   | 4 - 4 | 1,633 | 2 Gar, Att      | 2 Story |

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

**Interest Facts** — Continued from page 7

400K range, closely followed by \$400-450K. Last year we had four sales over \$500,000, and Pete and I sold three of 'em. We are "in the know" about Heather Ridge, and feel strongly that recent sales have been "below market" vs more aggressive pricing.

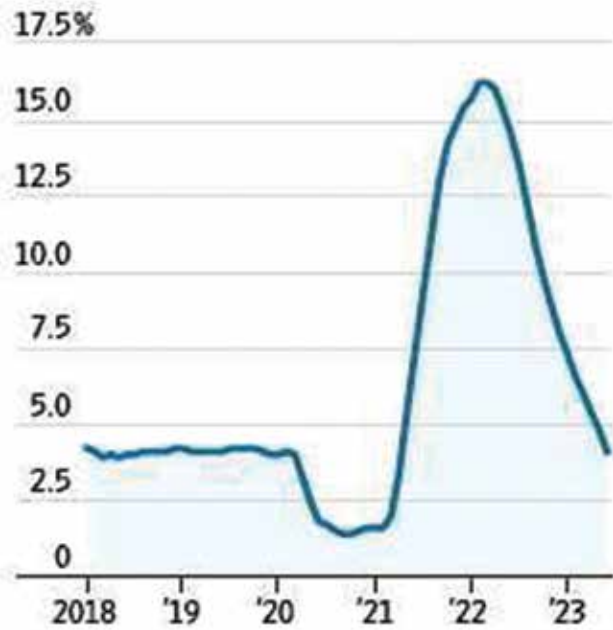
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Note: Metro Denver rent inflation has outstripped income gains by a higher margin than any other city in the U.S. since 2009. The change in its rent-to-income ratio was largest in the country at 23%, followed by Seattle at 19%.

**Van Lewis**

Article from: *The Wall Street Journal* — July 13, 2023  
Zillow's measure of rent prices, change from a year earlier 17.5 % 15.0  
Follow the link below to view the article.  
[http://ereader.wsj.net?publink=40081d89e\\_134ac5d](http://ereader.wsj.net?publink=40081d89e_134ac5d)

**Zillow's measure of rent prices, change from a year earlier**



Source: Zillow

U.S. Market

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# August 2023

| Sunday   | Monday  | Tuesday  | Wednesday   | Thursday   | Friday | Saturday  |
|--|---|--|---|--|--------|---|
|  |   | 1  | 2   | 3  | 4      | 5   |
| 6<br>6:30 pm<br>Double Tree<br>HOA Meeting<br>Next meeting<br>will be held<br>Wednesday<br>September 6 at<br>6:30 pm | 7   | 8<br><b>Sausalito<br/>Annual Meeting:</b><br>Wednesday, August<br>9, 2023 is the annual<br>meeting. It will be<br>held at the Victor<br>pool starting at<br>6:00 pm. | 9<br>6 pm<br>CH HOA Meeting<br><i>to be held virtually<br/>details to be sent out</i><br><br>6:30 pm<br>Sausalito HOA Mtg<br>via Zoom | 10<br><br>6:30 pm<br>Ward IV Meeting<br>Colorado Early<br>Colleges<br>1400 S Abilene   | 11     | 12  |
| 13   | 14<br>6 pm<br>Cobblestone<br>Crossing<br>HOA Meeting<br>via Zoom<br><br>6 pm<br>Burgundy<br>HOA Meeting | 15<br>HRS Town<br>Hall Meeting<br>Cubhouse on<br>August 16,<br>Wednesday,<br>from 6 pm to 7  | 16<br>6 pm<br>Fairway 16<br>HOA Meeting<br>at Clubhouse<br>2600 S. Vaughn Way   | 17<br><br><br>6:30 pm<br>Strawberry HOA<br>Meeting via Zoom   | 18     | 19<br> |
| 20   | 21<br><br>5:30 pm<br>CCR HOA<br>Meeting<br><i>held virtually</i>  | 22<br><br>5:30 pm<br>HRS HOA Meeting<br>at HRS Clubhouse<br>(2811 S<br>Xanadu Way)   | 23  | 24   | 25     | 26  |
| 27   | 28<br><br>6 pm<br>Cobblestone<br>HOA Mtg<br>via Zoom  | 29   | 30  | 31<br><br><b>Next HRMD Regular Meeting</b><br><b>Third Thursday each month</b><br><b>Providing there is business to conduct.</b><br><br>For an invitation please<br>Email to: <a href="mailto:info@HRcold.org">info@HRcold.org</a> |        |   |



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# Heather Ridge Golf Club Monthly Update

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## Heather Ridge Golf Club News

### HR Men's Club Golf News

We are going strong and the course is in excellent shape!!! Big shout out to Bob and the grounds crew on the awesome job they do keeping the course in such great shape with all the play we get on it. Below are the results from our latest tournaments.

Darrel Vanhooser, SR/WA  
President, HRMC

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

#### June 17 – Men's/Women's Mixer

|       |  |     |
|-------|--|-----|
| 1st   | Agyarkwa, Blosser, Myers Wallace   | 113 |
| 2nd   | Murray, Sargent, Guntert, Scott  | 115 |
| 3rd   | Costa, T. Anderson, Travis, Smith  | 118 |
| 4th   | Blackwell, Borgmann, Garrien, Sartori                                      | 118 |
| CTP's | #5 Willey Team; #8 Blackwell Team; #10 Purinton Team; #14 C. Caldwell Team |     |

#### July 1 – Red, White, and Blue Scramble:

|       |  |
|-------|--|
| 1st   | Place Agyarkwa, Jamison, Svenby, Andersen                              |
| 2nd   | Place Vanhooser, Eisenberth, Meeks                                     |
| 3rd   | Place Mead, Harbison, Canavan, Wallace                                 |
| 4th   | Place Larson, Weeks, Sargent, Hoole                                    |
| CTP's | #5 Costa Team; #8 Barnes Team; #10 Vanhooser Team; #14 Eisenberth Team |

### 2023 HR Men's Golf Club Schedule

| Date         | Tournament   | Format / Notes   |
|--------------|--|--|
| 8-12-2023    | Two Man Point Par                                  | Pick Your Partner (must be within 10 strokes)                              |
| 8-26/27-2023 | Club Championship                                  | 2-Day Tournament<br>Groups set by computer (A Flight plays from blue tees) |
| 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   |
| 9-9-2023     | 6-6-6, Two Man Team                                | Pick Your Partner (must be within 10 strokes)                              |
| 9-30-2023    | Tournament of Champions/<br>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)                   |

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



## HG 18-Hole Ladies Club

Just a reminder about the Club Championship to be held on Saturday and Sunday, August 26 and 27. The Club Championship is a flighted, two-day tournament with the prize money being paid from treasury funds to the gross and net winners of the flights. Luncheon after Sunday play is being planned and further information on that will be forthcoming.

This year, our final two tournaments will be Wednesday, September 27, and Saturday, September 30. The September 30 tournament will be our "Fall Tournament" for which prize money will also be paid from treasury funds.

The Annual Meeting/Awards Luncheon will be Saturday, October 7 at a venue still to be determined. At the Annual Meeting, elections will be held by ballot for the 18-Hole Ladies Club Board. Please consider submitting your name for a Board position as either an officer or director. Also consider serving as a committee person for Wednesday and/or Saturday tournaments, Social, Publicity, and B or C Team captains. Prior to the Annual Meeting, Wendy Traynor, our current President, will be sending an email to all members outlining the duties of the officers and directors of the Board and what positions need to be filled next year.

**Teresa Anderson**  
Publicity



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# 2023 Friends of the Fairways Competition



Our 9th Annual "Friends of the Fairways" competition was just as exciting as the previous events even 90-101 degree hot weather Colorado has been experiencing. In early July I visited the 10 HOA communities that surround the Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

**Publisher/Editor  
Barry McConnell**





## 2023 Friends of Fairway Winners

- |  |                                  |
|--|----------------------------------|
| <b>1st Place</b> — John and Beverly Hartnett, 15th Tee | \$200.00 Nick's Gift Certificate |
| <b>2nd Place</b> — Carmen and Leslie Jones, 16th       | \$100.00 Nick's Gift Certificate |
| <b>3rd Place</b> — Liz Vandell, 4th Fairway            | \$ 50.00 Nick's Gift Certificate |
| <b>4th Place</b> — Burgundy, Above 13th Green, 2695 C  | \$ 50.00 Nick's Gift Certificate |
| <b>5th Place</b> — Ginny and Van Lewis                 | \$ 50.00 Nick's Gift Certificate |











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# The Land Outside Of the White Stakes

The land that separates your HOA's land from the golf course boundary is frequently the source of confusion and misinformation.

The white stakes along the golf course do not mark the golf course "property line. In most cases, if your home backs up to the golf course the golf course property line comes to within a foot or two of your home's foundation, and/or your concrete patio. If there is land between your foundation or patio and the golf course property line, it belongs to the HOA and is considered "common area" and maintained by your HOA. Your HOA should be able to provide a map showing the boundaries of your HOA's property line.

**Misconception # 1** – *"Golfers can continue to play their golf ball from outside of the white stakes"*

The white stakes do mark the golf course "out of bounds" line for golf play.

According to the rules of golf, any golf shot which results in the golf ball coming to rest outside of the white stakes is considered "out of bounds."

Golf shots should not be played from outside of the white stakes. To speed up play, most amateur golfers will retrieve their golf ball from outside the white stakes and place it (take a drop) just inside the white stakes and



continue to play from that location with a two-stroke penalty.

**Misconception # 2** – *"Many homeowners believe that the trees along the golf course between the white stakes and their homes were planted and are maintained by the golf course"*

Over the years, most of the trees between the white stakes and your property were planted by individual homeowners and the HOAs. These trees were planted to help protect

residents and their homes along the golf course from the potential damage caused by an occasional errant golf shot. In most cases, these trees are maintained by your HOA. Please check with your HOA and the golf course before making any decisions about ownership, maintenance, and replacement/planting of trees.

**Misconception #3** – *"If a golf shot breaks a homeowner's window or causes other property damage... it is the golfer's responsibility to repair"*

Golfers are under no obligation to contact the homeowner, leave a note, or repair damage to your home caused by an errant golf shot. However, many golfers as a courtesy will leave contact information with the homeowner. Homeowners should first contact their

Homeowners Association and or their insurance company for guidance on proceeding with repairs.

Enjoy the view of the open space, and the higher property values that come with living on a golf course and remember golf balls travel at over 100 miles per hour. For your safety and the safety of your pets/children, please avoid walking on the golf course when golfers are present.

**Barry McConnell**

## Cobblestone

*Breathe the sweetness that hovers in August.*  
 — Denise Levertov

Take time to enjoy the sweetness of August. It is the month that opens in the depths of summer and closes with hints of autumn that is to come.



*Lilies*



*Summer Blooms*

### Appreciation

Many thanks go to Joanne and Paula for organizing this year's July 4th celebration. Your efforts toward creating

### ARC Request Forms and Approval Process:

Remember, that any project planned for the exterior of your home requires the submittal and approval of a completed Cobblestone ARC (Architectural Review Committee) Form. This form can be located in Town Square (<https://www.townsq.io/>) under Tools – Documents – ARC Request.

opportunities for our community to share good food and fun are much appreciated!

something offered to the community on an annual basis.

### Project Update

**Summer Clean-Up Week Completed**  
 Thank you to everyone who used the roll-off dumpster to collect oversized items that are not meant for the trash dumpsters. Given the success of this year's clean-up week event, it may be

### Reminders

**Speed Limit 10 mph:** During the summer, people 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 this summer continues to be a safe one.

When completing the form, please provide as many details as possible. The review committee has 30 days to consider submitted ARC Request forms. However when these forms provide all requested information, the review process time can be shortened. A detailed ARC Request form simplifies the process for both those reviewing and approving the forms and for homeowners who are eager to move forward on projects.

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.

*Lilies*



**Sharon Taylor**



# Strawberry

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

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.

Well, the rain has gone away, but the heat is on. Blue skies and beautiful sunshine are finally here! Hopefully, everyone has had a wonderful summer, enjoying the swimming pools and we have lounging chairs that we hope will last for a while, so please take care at the Xanadu pool! Please be considerate of others by keeping noise down while at the pools and all people must be accompanied by a resident with Strawberry.

## Trash Reminders:

- Throw trash in the dumpsters, not outside of the dumpsters, including pet waste bags. If you miss the dumpster, please pick it up! We ask that you do not leave pet waste bags on your porch, please dispose of them immediately. This is a violation of the Rules and Regulations to accumulate pet waste bags outside of your unit.
- Boxes, chairs, household items, etc., that will fit in the dumpster, please do not place them outside of the dumpster.



- Strawberry HOA will need to hire someone to pick up all the inappropriate disposed items. The cost could eventually trickle down to the owners by increased HOA fees and renters could potentially have an increase in the rent to cover the extra cost.
- Let us all work together to keep our community clean!

## No Parking in Fire Lanes:

Please do not park in fire lanes. There is a reason the fire lanes are posted for emergency vehicles only! If someone has a medical or fire emergency, there will not be any time for us to locate the owner of the illegally parked vehicle, preventing ambulance and fire personnel access for providing emergency assistance.

## HO6 Loss Assessment Insurance Coverage:

Make sure your Homeowners insurance includes HO6 Loss Assessment coverage. Loss assessment coverage is a type of insurance for condominiums, co-ops, or other residences in buildings with common areas. It covers damage and liability in the building outside of your own unit. Owners of condominiums and other residential units with shared property are typically covered by a type of homeowner's insurance known as an HO-6 policy. Protect yourself by ensuring there is adequate insurance coverage for your property.

Faith Gillis



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# Burgundy

## Monthly Board Meeting

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

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

*\*Burgundy is a Covenant Controlled Community\**

## Management Contact Information

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

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

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

## Burgundy in the Works:

1. Receiving and reviewing bids to fix up some asphalt areas throughout the community
2. August is budget planning month
3. Community Insurance review

## General Reminders:

**Pool:** Get your pool time in as it will be closed after Labor Day (September 4, 2023)

**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.

**Garages** are not for household storage, storing hazardous material, doing car repairs, painting, etc. They are for parking your car in *Only per Article IV – Garages.*

Please refrain from such actions inside the garage. Garage doors should be kept closed and locked at all times, not only for the sake of our community's appearance, but also out of consideration to those sharing the garage building. An open door invites problems, such as theft, vandalism, and personal liability from someone being injured. Fines may be imposed against violators of this Declaration ruling. Absolutely *No* appliances (i.e., freezers, refrigerators, lathes, battery chargers, automotive tools, etc.) should be plugged in and running in the garages. The electrical outlets are to be used for garage door openers *Only*. The electricity in the garages is billed to the HOA, not individual garage owners. Garages are legally and separately owned; therefore, garage owners are responsible for their upkeep to include door repair/replacement/asphalt.



**Parking in fire lanes** or in areas that can obstruct a fire truck or emergency vehicle from accessing where they need to go is a huge danger, please park in designated areas (your allocated spot, in your garage, or visitor parking with pass) or along the street. You can expect to be towed immediately. Our towing company is **Maxx Auto Recovery, 303-295-6353**. **Visitor parking is for visitors only** – you should have a pass that you can give your visitor to display on their dashboard. Homeowners are not allowed to park in the visitor parking spots even if displaying a pass. Please obey all parking rules.

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

**Barbeque Grills 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.

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





**Architecture: Anything (Studs Out)** must have Board approval: Patio fences, windows, doors, satellite dishes, furnaces, AC Units, water heaters, exterior light fixtures, security cameras, unit numbers and letters, pergolas, etc. Submit a "Design Improvement Form or ACC Request" found at [www.westwindmanagement.com](http://www.westwindmanagement.com) to the new email listed above.

- Please provide as much detail about your project as possible (specs, pictures, brochures, diagrams, type of material being used, copy of the bid for the work, etc.)
- ACC approval does not constitute approval of the local City/County building departments and a Building Permit may be required (patio fencing is just an example)
- Submission of an ACC request does not constitute approval. Please refrain from beginning any work until your request has been approved.
- Note if your project is not completed as per the Approved ACC request you can be asked to remove it.



- Residents (Owners/Renters) who make alterations to the exterior without ACC Request Approval may be forced to restore the property to its original condition at Owners expense.
- You should alert the Management Company when your project is completed.

***Please allow a minimum 30-day window for an approval or denial and plan accordingly to when you think your project might start. If your ACC request requires more information the timeline starts over on the revised submission of the request.***

**Lori Foster**

**you're not like everyone else your insurance shouldn't be either**



**WILLIAM MCKONE AGENCY**  
**303-695-1720**  
 12500 E ILIFF AVE STE 350  
 AURORA, CO 80014  
[williammckone@allstate.com](mailto:williammckone@allstate.com)

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# Sausalito

**Hello Sausalito Residents,**

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch-President, Frazier Hollingsworth-Vice President, Linda Chaisson-Treasurer, Patty Robinson-Secretary, Kelly Bailey-Member at large, Laurie Hoffman-Member at large. Committee Heads: Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape).



- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager: Suzanne Lopez, 303-221-1117 x 123, [slopez@lcmpm.com](mailto:slopez@lcmpm.com). Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto:aweiss@lcmpm.com), 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2.
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown.
- **Trash Pickup:** Republic Service, 720-471-2709.
- **Work Orders and Questions:** Log onto the [lcmpm.com](http://lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

**Clean Up Day:** A big thank you to all the volunteers for organizing and/or participating in clean-up day! It was beautiful morning and the treats were tasty. The complex looks extra nice after this sprucing up. It is always fun to see neighbors come out to work together for Sausalito.

**Annual Meeting:** Wednesday, August 9, 2023 is the annual meeting. It will be held at the Victor pool starting at 6:00 pm. There will be elections, if you are interested in being a candidate, please contact property management. The regular board meeting will follow this meeting at 6:30 pm.

**Trash:** Trash pickup is Tuesday starting at about 7 am. Recycle is ever other Tuesday. If you need the schedule, please contact the property manager. The trash containers are to be put behind trash enclosures from 8 pm the night before and must be returned inside by 8 pm Tuesday night. Regular trash pickup is not for large unwanted items. Also, these items are not allowed to place outside marked free hoping someone will remove your unwanted item. Arrangements should be made with

a junk removal service for disposal of these items.

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

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

**Pools:** The pool hours of operation are 7 am thru 10 pm. There are no lifeguards, swimming is at your own risk. Please be respectful of the neighbor near the pools with noise





levels. There are pool safety rules and restrictions posted at each pool area, review them carefully as you return to using the pool area this season. This season the Victor pool will open on Memorial Day Weekend closing Labor Day Weekend May 27 to Sept 4. The Worcester pool will have the late opening and late closing June 17 to Sept 18.

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

**Visitor Parking:** Please remember there are parking restrictions

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

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

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

website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc. The complete list of items is on the form. Please submit the form to the Property Manager for board approval prior to beginning the project.

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

It's a good time to clean windows, sweep out garage and check that any of your planters are not affecting your neighbors. Enjoy the August sunshine!

**Patty Robinson**

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## Chimney Hill

**Weather and Maintenance:** This has been a crazy weather year for the community from extended cold snow periods in winter to a packed period of thunderstorms and rain through spring and the start of summer, bringing the Front Range to its average annual precipitation levels at only six months into the year. The hot days have finally arrived, but the community is still recovering from residents having to replace HVAC systems to the HOA having to investigate reports of foundation leaks in units. The precipitation finally allowed Aurora to lift its low irrigation



regulations, but the community's irrigation faced many repairs and adjustments. Even planning asphalt repairs has had to be held up until the late hot days of summer finally arrived to allow hot asphalt to seal properly. The community pool also faced several repairs throughout the first weeks of its opening from a broken pipe in the parking area to heating and filtering replacements in the pool shed, but residents can now find comfort in enjoying dips and laps in the pool for the rest of the season. It should be noted that even though Aurora water regulations have been lifted, the climate changes that have generated the drought have not stopped, so appropriate non-wasteful water usage is still strongly recommended.

**Pet Walking:** One of the best ways

to enjoy the warmer weather is by taking relaxing walks around the community. For many residents, this includes taking the pet along to enjoy the exercise. Yet, to keep the area good for other walkers taking in the scenery, it truly helps to bring along small bags to pick up the pet's poop. Keeping the walking areas clean makes for fun and relaxing times for fellow residents hoping to enjoy unfettered views along the golf course.

The August HOA board meeting will be held virtually on Wednesday, August 9. 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**

# Cobblestone Crossing

**HOA Annual Meeting:** The HOA's annual meeting is scheduled for **Monday, August 14th at 6 pm**. The meeting will take place in a conference room at the Heather Ridge golf course. If you are unable to attend, please give your proxy to a Board member or send it to Accord Property Management. By the time you read this, you should have received additional information about the meeting from Accord Property Management. Per Covenants, the Board can consist of three to nine members so if you are interested in serving on the HOA Board, please contact Alec Hrynevich at Accord Property Management ([alec@accordhoa.com](mailto:alec@accordhoa.com)).

**Pool:** The pool is open. A new heater was installed in July. The previous one was over 20 years old and was unable to be repaired. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

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

the trash or contaminate the recycling we are **charged an additional fee \$\$\$**. Please call GFL at 303-744-9881 to arrange for a large item pick up. 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.

**Pet Owners:** Please help keep the property looking its best. Be a responsible pet owner by picking up and disposing of your pet's waste immediately. . . this applies to **All pets large or small!** 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.** Please also remember per the Rules and Regulations, pets are to be on hand-controlled leashes, not to exceed 16 feet in length.

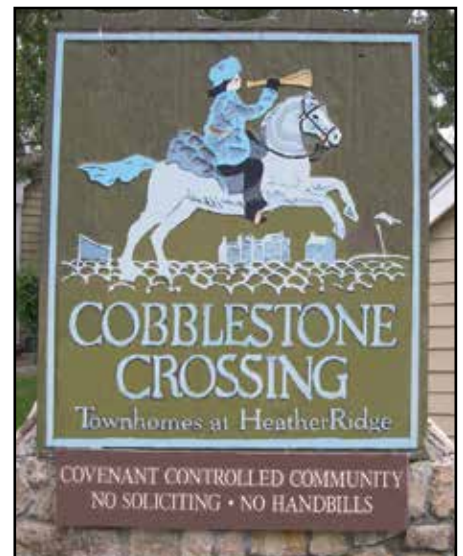
**Exterior Changes:** Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making changes or additions to the exterior of the home. This includes installation of new doors and windows, installation of a satellite dish, new A/C unit (not replacement), gas line for gas fireplace, privacy fences or any changes to the Common area. Failure to obtain approval prior to changes could result in a fine and/or removal, at owner's

expense, of unapproved or incorrectly installed items. 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.

**Parking Reminder:** *Parking decals are required seven days a week for vehicles parked in an Open or Guest parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a Reserved parking place.* Vehicles may not be parked in an Open space if a resident's Reserved space is vacant. Owners are assigned one Guest decal that is to be used only by a visitor or guest. Anyone who lives on the property is **Not a Guest** and should **Never Park in a Guest** parking space.

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

**HOA Recommendations:** Remove any items of value from your car, always lock car doors, and please notify the Aurora Police Department as soon as a break-in is discovered. If you are traveling, remember to



lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your residence while away. Pick up packages as soon as possible to avoid porch pirates. Lastly, while there is exterior lighting throughout the community, we also recommend leaving front and back porch lights on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn. There are also dusk to dawn light bulbs available.

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

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

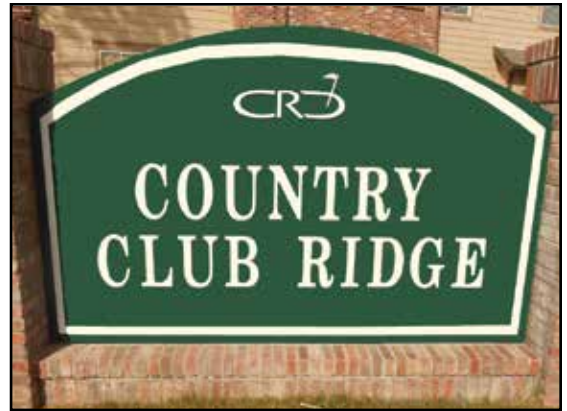
**Jody Bohl**



# Country Club Ridge

**Thanks to Molly Ryan, President, Metro Property Management Company, for this important information.**

If you own a condominium, you probably have an HO6 insurance policy. These policies are essential for coverage related to home improvements and personal property when there is a loss. Are you familiar with another coverage called the Loss Assessment endorsement? If not, contact your agent to ensure you have this coverage! These policies benefit homeowners to offset the cost of damage related to wind and hailstorms prevalent in Colorado



You may have seen or recently read about the exorbitant costs of property insurance in Florida and California. Those markets are subject natural disasters such as hurricanes and wildfires. Colorado's exposure is hailstorms. Insurance companies have a fickle relationship with our beautiful state. They will come into the market, offer coverage, lose money during the hail season, and leave the market. The condominium master policy insurance options shrink, and the market becomes very expensive. To keep insurance companies in the Colorado market, they offset

their largest exposure with very large Wind/Hail deductibles. What is considered large? If you have a policy that insures a condominium community, and it provides coverage of \$20,000,000 to rebuild from a total loss, \$20 million is the "face value" of the policy. It is very common for the wind and hailstorm deductible to be 5% of the face value of the policy. In this case, 1 million dollars. The insurance company moves that risk over to the individual homeowners. The homeowners are required to collectively fund the deductible through a special assessment. In a community

of 50 homes, that would be an individual special assessment of \$20,000 each. Loss Assessment coverage is developed for this circumstance. Homeowners will open a claim on the HO6 policy, pay the deductible of maybe \$500, for instance. The policy will cover the balance of \$19,500!

The Loss Assessment Endorsement is an additional rider on condominium HO6 policies and costs somewhere around \$40 per year.

**Judie Maurelli**



## **FAMILY AND FRIENDS**

Please join us for a **Country Western Golf Tournament**

**Monday, August 7, 2023**

### **Heather Gardens Golf Course**

2888 S. Heather Gardens Way    Aurora, CO 80014-3665    Phone: 303-751-2390

**Registration Fee:** \$35 per player includes BBQ Lunch, Awards, and Donation  
Entry on First come basis.

**Deadline:** August 4, 2023

#### **Contact the following for Registration form:**

Heather Gardens Pro Shop    or    Heather Gardens Activities Desk at the Clubhouse

**Time:** Check-In 7:00 AM Shot-gun start 8:00 AM    **Format:** 4 Person Teams Scramble Best Ball

**Other:**    Longest Drive    ~ ~ Closest to the Pin ~ ~ Putting Contest ~ ~ Mulligans for sale

# 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 Announcement:** A Town Hall Meeting to present and discuss it will be held at our own clubhouse on August

16, Wednesday, from 6 pm to 7. Prior to that, Westwind will mail a Notice to every owner of record confirming that date along with an Agenda. Effective, August 1, our HRS website, [Heatherridgesouth.org](http://Heatherridgesouth.org), will post the old and proposed new declarations for reading. Owners are asked to visit that site to review and discuss the documents.

Also, a vote to accept or reject the new declarations is scheduled for September 20. A public Notice for that meeting will also be sent. That meeting will be at our clubhouse for owners to vote as well as to count proxies. The two Notices, along with email-blasts and direct mail will be used to update owners, including an Agenda, proxies and a ballot. For any questions, please contact Janelle Mauch at Westwind as noted at the top of this article.

**Brief Discussion of Old and New Declarations and Why the Board Requests Approval:** Our existing declarations were created in 1973 when the condo development industry was young and just emerging. At that time, federal, state, and local laws

and guidelines were new concepts, if they existed; it was a “learn as you go along” experience that’s run its course.

Over time, and especially in the 1990s, the Colorado legislature started making major changes to the “common interest” housing industry. Its provisions are found in the *Colorado Revised Statutes*, Title 38 – also known as CCIOA – Colorado Common Interest Ownership Act. It’s under those laws that HRS must operate.

With this background in mind, HRS has operated for 50 years with “controlling documents” becoming more obsolete year by year. To make up for that, our *Rules and Regulations* has grown exponentially to explain, supplement, or implement new legislation. We have reached the point where new declarations are needed, and our *Rules and Regulation* revised and made smaller. If voters approve the new declarations, then knowing and following our rules will be much clearer and simpler. And more cost effective.

The Board’s goal is for fair, transparent, and realistic annual HOA budgets. Clouding that goal are less than clear guidelines about Unit ownership responsibilities vs what the HOA maintains. What insurance coverage is needed by the HOA and Unit owners to fund claims. . . and losses? And should owners pay for the losses of others that should be borne only by those Unit owners and their insurance carriers?

Your Board has deep concerns about these issues and others. To hold down budget costs, and owner monthly ownership fees, rules need to be clear and straight forward to allocate responsibilities to the rightful parties, including insurance companies. By defining responsibilities better, the costs and obligations of ownership will be clearer and better managed. In the end it’s all about time and money, and approving the new declarations will help with that!

**Thank You, Meg Gose, for All Your Years on the Board:** Meg resigned in July after many good and successful years on the Board. She will be missed for sure; however, she didn’t close the “door” about returning in the future. We certainly hope so; but in the meantime, Meg, please know how much you were valued by fellow board members and residents.

Van Lewis

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# Double Tree



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

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

Aletha Zens with name and contact information for your renters.

**Maintenance Update:** We were hoping to complete the maintenance work on the patio enclosures by now. But our contractor is expecting his first child, so we're working around the stork's schedule! However, the work should be completed by the end of August.

**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 August 3, 17, and 31. 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.**

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

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

**Insurance Coverage:** Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also, confirm you

have loss assessment coverage and verify that your coverage is adequate should there be a need for a special assessment. With the significant increase in our property values of late, our insurance agent has advised us to all check that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

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

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

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

**Patt Dodd**

# Fairway 16

## Property Manager at Advance HOA

Tiffany Averett

303-482-2213 ext 235

tiffany.averett@advancehoa.com

After Hours Emergency Maintenance, 800-892-1423

**Our Next HOA Board Meeting:** Our next meeting will be Wednesday, August 16th 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.

## 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. For more information regarding trash and recycling schedules call Waste Management, 800-482-6406.

## Vehicle Parking Rules

### Your Vehicle Parking Spaces

Each homeowner or renter has 4 parking spaces for their use. These are the two spaces inside of your garage, and the two directly outside of your garage in your driveway. Additional vehicles and commercial vehicles must be parked on the street.

### Guest Parking Spaces

The guest parking spaces located around the property are for short term guest parking only. They are not for extra cars you own, cars that need repairs, or commercial vehicles that you drive home. Owners of vehicles in violation of Fairway 16 guest parking guidelines are subject to fines and or having their vehicles towed at the owner's expense.

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

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

### Landscaping and Sprinklers:

Due to the record rain in May which continued into June, the irrigation system start was delayed until early July. The City of Aurora has mandated that our watering schedule is restricted to two days a week (Tuesday & Friday), and with the late start to watering and reduced days watering we should be able to reduce our water bill accordingly.

### Replacing the Old Declarations:

The Declarations is a document which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with current Colorado state law governing common interest communities. The



Board voted to pursue replacement by working with our attorneys. The initial cost for creating a new document will be around \$6,000, there may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. It is expected to be done by late 2023 subject to approval by 67% of homeowners.

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

### Board Members and Committee Volunteers Wanted:

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

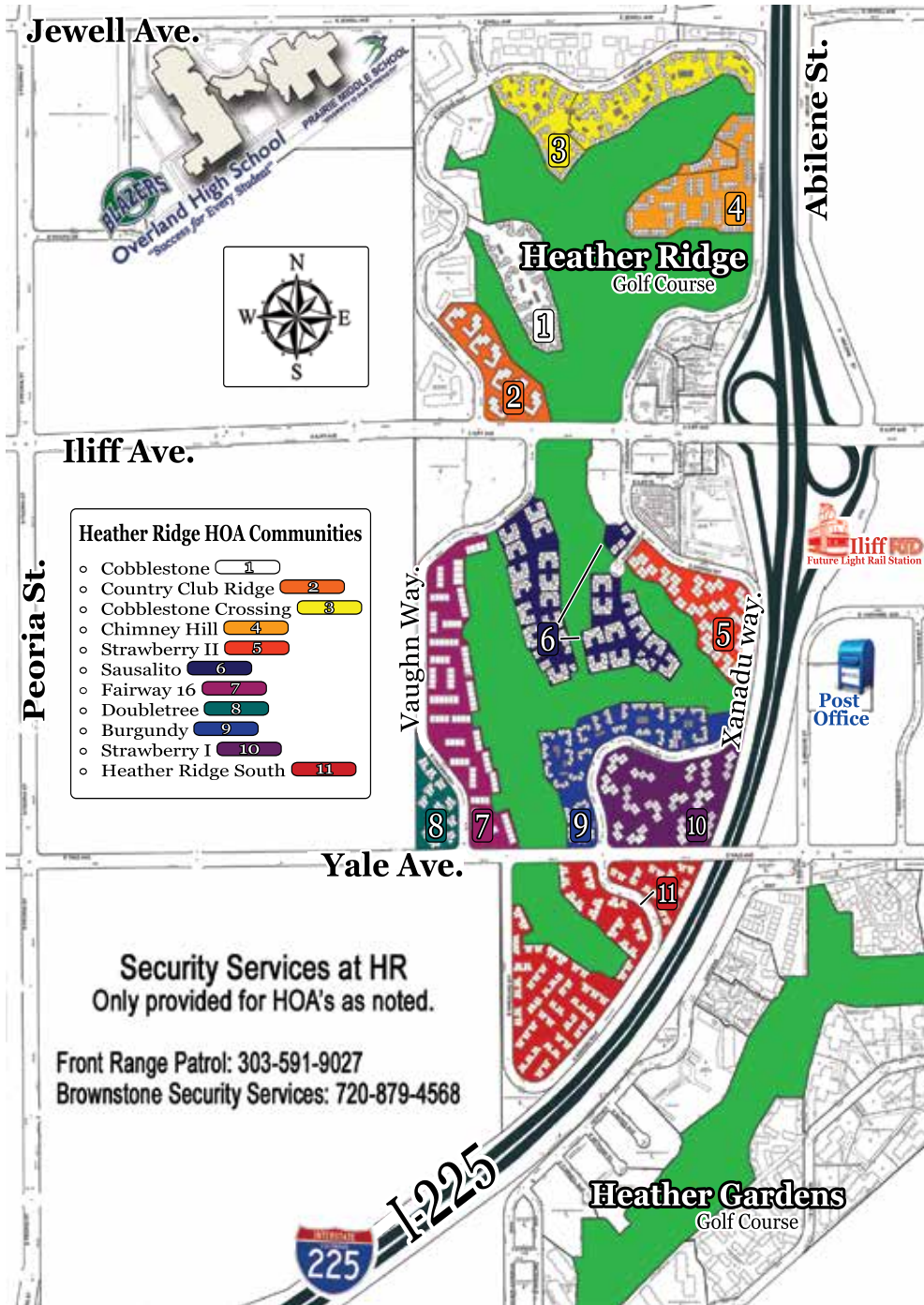
### Important Contact Information:

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

**Donna Sovern**  
Board Secretary



# 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: Front Range Patrol

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

**Sausalito**  
 LCM Property Management  
 Susanne Lopez, Property Manager  
 slopez@lcmpm.com  
 303-221-1117 ext. 123  
 # Units: 159  
 HOA Meeting: 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.  
 Chaillot Lockley  
 burgundyinheatheridge@westwind-management.com  
 303-369-1800 x 142  
 # Units: 120  
 HOA Meeting: 2nd Mon. 6 pm  
 Burgundy Clubhouse  
 Security: None

**Chimney Hill**  
 Westwind Mgmt Group, Inc.  
 Roxanne Chaparro  
 Chimneyhill@heatheridge@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

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# August 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

Wednesday, August 16, Free Night  
Satisfy your science curiosity during our SCFD Free Days and Free Nights. No need to reserve your Free Day or Free Night ticket ahead of time online. Walk up anytime during Free Days or Free Nights and gain access to the Wildlife Halls or our permanent exhibitions. Feel free to reserve an online ticket if you'd like to visit a temporary exhibition, the planetarium or Infinity Theater (separate ticket required for each experience). 2001 Colorado Blvd., Denver. 303-370-6000, [dmns.org](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:  
Tuesday, August 15

## Plains Conservation Center

Free Day — Thursday, August 17, 10 am-3 pm.  
Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and

the City of Aurora. Advanced registration is not required. It's free to come in, hike the trails, explore the visitor center and check out the tipis and homestead village. There is a fee to attend any guided programs. Join us for wagon rides on the prairie to see resident wildlife, tours of the 1880's tipi camp and homestead village, and presentations by HawkQuest with live eagles, owls, falcons and more. Hours: Mon-Thurs 6:30 am-4:30 pm, Fri 6:30 am-6 pm, Sat-Sun 8 am-6 pm. 720-865-3500

## Fine Arts Center Museum Colorado Springs

Museum Free Days — Saturday, August 12, 10 am-5 pm, and Friday, August 18, 10 am-8 pm.  
First Friday Art Party — Friday, August 4, 5-8 pm. Advance reservations, class registration, or ticket purchase are required to visit the Fine ArtsCenter. 30 West Dale St, Colo Springs. 719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

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