

HR

Heather Ridge

Metro Matters

Volume 14

February 2024

Number 2



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

Recently one of our community board members mentioned that he had a great experience with a service provider who fixed his garage door. He said that he was reasonable, professional, and honest. He shared this experience with me, and wondered if there was a way other Heather Ridge homeowners could share the names of other contractors who they are very satisfied with. Since we live in homes that were built roughly 50 years ago, we share many of the same needs across our 10 HOA's, appliance repair, heating and air conditioning repairs, garage door repairs, painting, updating, remodeling, plumbing and electrical etc. If you think this idea has merit, or if you have a service provider that you are particularly happy with, please take a moment to let me hear from you. bmcconn202@aol.com



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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 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

Annual Heather Ridge Real Estate Report for Year 2023

Heather Ridge's 2023 real estate year could have been a whole lot worse, but it wasn't! Strange economic events not previously seen before played out locally and nationally. Foremost was the Fed's attempt to "stamp out inflation" by raising rates. In theory, raising rates slows inflation with the nasty side effect of a recession – unemployment rises, spending drops, and employers lay off workers. None of that happened in 2023, but this year is young.

For reference, the 13 times the Fed has tightened rates since 1955, a recession has followed 10 times. The Fed started raising rates in March 2022, and on average it takes 27 months for a recession to kick-in. Keep an eye out on the second and third quarters of 2024 to see what materializes.

Also, the money supply is contracting causing the Treasury yield curve to "invert" between 1-year and 10-year Notes. That may not mean much to you, but in the last eight times that has happened, a recession followed. An "inverted curve" means that short-term money is more expensive than long-term bucks, which is not the norm. This phenomenon results from economic uncertainty.

Lastly, the biggest factor protecting the housing market and the economy was diminished inventory for sale. Owners with low interest loans or no loans mostly stayed put, especially the Boomers ready for retirement. Demand did subside as rates rose from 4% to 8% starting in 2022, but again not that terrible. (For more details about the local and national markets, see Pete-Van monthly article herein).

- **Closed Sales:** 83 in 2023, 113 in 2022, and 129 in 2021. In 2020, there were 111 closings.
- **Average Closed Prices:** \$358,627 in 2023, \$363,259 in 2022, and \$325,076 in 2021.
- **Number of Sales by Price Brackets:**
 - \$500K plus had one sale, and in 2022 there were four sales
 - \$400-499 had 15 sales, and in 2022 there were 34
 - \$300-399K had 55 sales, and in 2022 there were 55 sales
 - \$200-299K had 12 sales, and in 2022 there were 12 sales
 - \$200K and less had no sales in 2023, and in 2022 one sale
- **Concessions Paid by Sellers to Buyers:**
 - 2023 had 83 closings and 43 (52%) paid average \$4803 (\$206,544 total)
 - 2022 had 113 closing and 44 (39%) paid average \$3487 (\$153,407 total)
 - 2021 had 129 closings and 49 (38%) paid average \$2420 (\$111,347 total)
- **Average Days on Market:** 18.5 in 2023, 14 in 2022, and 7 in 2021. At the end 2022 it was 35 days reflecting rising rates and diminished sales. Almost the same thing happened end of 2023.
- **Financing Used in HR Sales:** For 2023 (83 sales) – Cash 12, CNV 46, FHA 19, and VA 6. In 2022 (113 sales): Cash 14, CNV 64, FHA 23, and VA 12.

It is important to understand the significance of concessions in home sales. A concession is primary used to induce a sale or "save" a sale from inspection problems. Realtors use concessions as a barometer of market activity given demand issues: rising or falling rates, too many or too few homes for sale, boom times vs recession, etc. It's also used to solve inspection problems with credits to buyers from seller's proceeds vs lowering the price and/or making physical repairs before closing.

Van Lewis

HOA	Sold Price	No.	Street Name	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Heather Ridge South	\$523,750	2833	S Xanadu Way	3-4	1,633	Conventional	\$5,000	Individual
Heather Ridge South	\$490,000	2804	S Wheeling Way	3-3	1,633	Conventional	\$0	Agent Owner
Heather Ridge South	\$474,001	2874	S Wheeling Way	3-3	1,633	Conventional	\$2,500	Individual
Heather Ridge South	\$432,500	2723	S Xanadu Way	2-2	1,365	Conventional	\$1,000	Individual
Heather Ridge South	\$426,000	2792	S Wheeling Way	3-3	1,633	FHA	\$0	Individual
Heather Ridge South	\$410,000	2886	S Wheeling Way	3-3	1,633	Conventional	\$8,200	Individual
Heather Ridge South	\$400,000	2748	S Xanadu Way	3-3	1,462	Conventional	\$0	Individual
Heather Ridge South	\$395,000	2488	S Victor St F	3-3	1,273	Conventional	\$0	Individual
Heather Ridge South	\$375,000	2702	S Xanadu Way	2-2	1,462	FHA	\$5,000	Individual
Heather Ridge South	\$335,000	2846	S Wheeling Way	2-2	1,462	Conventional	\$0	Individual
Double Tree	\$475,888	2661	S Vaughn Way	4-4	1,919	Conventional	\$0	Individual
Double Tree	\$465,000	2623	S Vaughn Way	4-4	1,919	Conventional	\$3,500	Individual
Double Tree	\$420,000	13101	E Yale Ave	3-3	1,919	Conventional	\$0	Individual
Double Tree	\$380,000	2681	S Vaughn St	3-4	1,919	Conventional	\$0	Individual
Fairway 16	\$450,000	2426	S Vaughn Way D	4-4	1,650	VA	\$900	Individual
Fairway 16	\$445,200	2680	S Vaughn Way B	4-4	1,650	FHA	\$1,800	Agent Owner
Fairway 16	\$365,000	2588	S Vaughn Way E	4-4	1,650	FHA	\$0	Individual
Fairway 16	\$337,000	2620	S Vaughn Way A	3-3	1,462	Conventional	\$0	Estate
Country Club Ridge	\$431,000	2250	S Vaughn Way 201	2-2	1,476	Conventional	\$2,000	Individual
Country Club Ridge	\$415,000	2210	S Vaughn Way 203	3-2	1,693	Conventional	\$0	Individual
ChimneyHill	\$430,000	13552	E Evans Ave	3-3	1,512	Cash	\$0	Individual
ChimneyHill	\$387,500	13636	E Evans Ave	2-3	1,344	FHA	\$0	Individual
ChimneyHill	\$385,000	13622	E Evans Ave	3-3	1,512	Conventional	\$250	Estate
ChimneyHill	\$385,000	13590	E Evans Ave	0	1,344	VA	\$0	Individual
ChimneyHill	\$375,000	13570	E Evans Ave	2-3	1,512	Conventional	\$0	Individual
ChimneyHill	\$366,000	13627	E Evans Ave	3-3	1,344	Conventional	\$0	Individual
ChimneyHill	\$360,000	13657	E Evans Ave	2-2	1,344	Cash	\$0	Individual
ChimneyHill	\$343,000	13674	E Evans Ave	2-2	1,344	Conventional	\$8,000	Individual
ChimneyHill	\$333,000	2053	S Worchester Way	4-3	1,512	VA	\$13,000	Individual



HOA	Sold Price	No.	Street Name	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Sausalito	\$403,900	2512	S Worchester Ct E	3-2	1,282	VA	\$0	Individual
Sausalito	\$395,000	2477	S Victor St B	3-2	1,273	VA	\$10,000	Individual
Sausalito	\$390,000	2448	S Victor St B	3-2	1,282	Conventional	\$3,000	Individual
Sausalito	\$390,000	2468	S Victor St C	3-2	1,230	Conventional	\$0	Estate
Sausalito	\$387,000	2457	S Victor St B	3-2	1,346	Conventional	\$7,400	Individual
Sausalito	\$377,000	2407	S Victor St C	3-2	1,230	Conventional	\$300	Individual
Sausalito	\$345,000	2459	S Worchester Ct A	3-2	1,273	Conventional	\$4,500	Individual
Cobblestone	\$395,000	2122	S Victor St E	2-2	1,392	Cash	\$2,000	Individual
Cobblestone	\$385,000	2121	S Victor St A	2-2	1,392	FHA	\$7,500	Individual
Cobblestone	\$378,795	2152	S Victor St F	2-2	1,392	Conventional	\$0	Individual
Cobblestone	\$365,000	2102	S Victor St F	2-2	1,392	Conventional	\$0	Individual
Cobblestone	\$325,000	2121	S Victor St E	2-2	1,392	Conventional	\$0	Individual
Cobblestone Crossing	\$394,500	13414	E Asbury Dr	2-2	1,392	Cash	\$4,000	Corp/Trust
Cobblestone Crossing	\$382,000	13376	E Asbury Dr	2-2	1,208	Conventional	\$8,242	Individual
Cobblestone Crossing	\$380,000	13462	E Asbury Dr	3-2	1,392	FHA	\$11,000	Individual
Cobblestone Crossing	\$375,000	13386	E Asbury Dr	2-2	1,392	Conventional	\$3,000	Individual
Cobblestone Crossing	\$365,000	1955	S Xanadu Way	2-2	1,208	Conventional	\$500	Agent Owner
Cobblestone Crossing	\$361,000	13282	E Asbury Dr	2-2	1,208	FHA	\$5,100	Individual
Cobblestone Crossing	\$355,000	1975	S Xanadu Way	2-2	1,208	Conventional	\$500	Individual
Cobblestone Crossing	\$340,000	1913	S Xanadu Way	2-2	1,208	Conventional	\$0	Individual
Cobblestone Crossing	\$322,000	1951	S Xanadu Way	2-2	1,392	Cash	\$0	Estate
Cobblestone Crossing	\$311,000	1969	S Xanadu Way	2-2	1,208	Conventional	\$0	Individual



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HOA	Sold Price	No.	Street Name	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Burgundy	\$365,000	2671	S Xanadu Way A	2-2	1,314	FHA	\$5,000	Individual
Burgundy	\$361,000	2651	S Xanadu Way A	2-2	1,314	Cash	\$0	Corp/Trust
Burgundy	\$357,000	2691	S Xanadu Way D	2-2	1,162	Conventional	\$0	Individual
Burgundy	\$342,000	2669	S Xanadu Way B	2-2	1,162	Conventional	\$6,057	Individual
Burgundy	\$340,000	2625	S Xanadu Way E	2-2	1,314	FHA	\$8,000	Individual
Burgundy	\$276,000	2629	S Xanadu Way D	1-2	942	FHA	\$6,000	Individual
Strawberry II	\$340,000	2473	S Xanadu Way D	2-2	1,091	Conventional	\$7,500	Individual
Strawberry II	\$337,900	2469	S Xanadu Way C	2-2	1,091	FHA	\$2,000	Corp/Trust
Strawberry II	\$335,000	2449	S Xanadu Way D	2-2	1,091	Conventional	\$500	Individual
Strawberry II	\$333,000	2489	S Xanadu Way D	2-2	1,091	Conventional	\$0	Corp/Trust
Strawberry II	\$320,000	2431	S Xanadu Way D	2-2	1,091	Cash	\$0	Corp/Trust
Strawberry II	\$318,000	2443	S Xanadu Way B	2-2	1,091	Conventional	\$5,200	Individual
Strawberry II	\$317,000	2445	S Xanadu Way A	2-2	1,091	Conventional	\$1,500	Individual
Strawberry II	\$315,000	2481	S Xanadu Way C	2-2	1,091	FHA	\$0	Individual
Strawberry II	\$310,000	2465	S Xanadu Way C	2-2	1,091	Conventional	\$0	Individual
Strawberry II	\$310,000	2461	S Xanadu Way B	2-2	1,091	Conventional	\$15,000	Estate
Strawberry II	\$305,623	2489	S Xanadu Way D	2-2	1,091	Cash	\$15,400	Individual
Strawberry II	\$302,000	2453	S Xanadu Way B	3-2	1,091	Conventional	\$1,700	Individual
Strawberry II	\$280,000	2431	S Xanadu Way D	2-2	1,091	Cash	\$0	Individual
Strawberry II	\$280,000	2465	S Xanadu Way D	2-2	1,091	Cash	\$0	Individual
Strawberry II	\$274,700	2469	S Xanadu Way C	2-2	1,091	Cash	\$0	Individual
Strawberry II	\$270,000	2449	S Xanadu Way D	2-2	1,091	Cash	\$1,495	Individual
Strawberry I	\$320,000	2694	S Xanadu Way B	2-2	1,153	FHA	\$0	Individual
Strawberry I	\$317,000	2652	S Xanadu Way A	2-2	1,153	VA	\$3,000	Individual
Strawberry I	\$310,000	2678	S Xanadu Way C	2-2	1,098	FHA	\$0	Corp/Trust
Strawberry I	\$295,000	2668	S Xanadu Way C	2-2	1,153	FHA	\$5,000	Individual
Strawberry I	\$280,000	13629	E Yale Ave B	2-2	1,153	Conventional	\$0	Individual
Strawberry I	\$275,000	2642	S Xanadu Way C	1-1	973	FHA	\$5,000	Individual
Strawberry I	\$265,000	13613	E Yale Ave D	1-1	843	Conventional	\$0	Individual
Strawberry I	\$264,000	2622	S Xanadu Way A	1-1	843	FHA	\$0	Individual
Strawberry I	\$263,750	2612	S Xanadu Way A	1-1	843	FHA	\$0	Individual
Strawberry I	\$255,000	2682	S Xanadu Way A	1-1	856	Conventional	\$0	Individual

February 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct.</p> <p>For an invitation please Email to: info@HRcolo.org</p>				1	2 Groundhog Day February 2, 2024 	3
4	5	6	7	8	9	10
11 Lincoln's Birthday February 12 	12 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	13 Mardi Gras February 13, 2024 	14 6:30 pm Sausalito HOA Mtg via Zoom	15 6 pm CH HOA Mtg at Noonan's main conference room	16	17  <p>METRO MATTERS DEADLINE 2-16-2024 FOR MARCH 2024 ISSUE</p>
18	19 Presidents Day February 19 	20	21 5:30 pm HRS HOA Mtg Clubhouse 6 pm Fairway 16 HOA Mtg in Clubhouse	22  6:30 pm Strawberry HOA Meeting via Zoom	23	24
25	26 5:30 pm CCR Board HOA via Zoom 6 pm - Cobblestone HOA Mtg via Zoom	27	28	29		



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Aurora Fox Presents: ‘ART’

By Yasmina Reza
 Directed by Kate Gleason
 Rights holder: Dramatists Play Service
 February 3 – 25, 2024
 Aurora Fox Studio Theatre
 Three friends. Two hundred thousand francs. One white canvas. In this fast-paced, biting comedy, long-time friendships are put to the test when an expensive white painting upends everyone’s prior assumptions. Life choices are thrust to the forefront when criticism of the prize possession devolves into personal attacks and the airing of grievances. Hailed as one of the most successful comedies of all time, “ART” is the winner of the Tony Award (Best Play), Oliver Award (Best New Comedy), and NY Drama Critics Award (Best Play).
Content Advisory: Ages 16 and up. Contains adult language.
 Tickets: \$25-\$40



Gem in the Ocean
March 23 – April 14, 2024
Aurora Fox Mainstage

Pittsburgh, 1904: Seeking redemption, a young southerner, Citizen Barlow, arrives at the doorstep of the legendary Aunt Ester, a 285-year-old spiritual guide. There he meets Solly Two Kings, a former slave turned Underground Railroad conductor.

Through a series of intertwining events, their lives become forever altered, as Citizen Barlow is taken on a mythical journey of awakening to the City of Bones, realizing the value of community and the power of belief. A 2005



Tony Award Nominee for Best Play, “Gem of the Ocean” is the first in the Aurora Fox’s commitment to produce August Wilson’s ten-play “The American Century Cycle”. Boasting multiple Tony Awards and Pulitzer Prizes for Drama, the cycle follows the lives of Black Americans throughout each decade of the 20th century.
Content Advisory: Ages 16 and up. Contains mature themes and adult language.
 Tickets: \$25-\$42

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

Heather Ridge Real Estate Lessons Learned in 2023

When mortgage rates skyrocketed and home buyers paused this year, what did Heather Ridge sellers do? Specifically, what did listing agents do or not do to get homes sold?

This is where experience and maturity matter the most, something that Pete and I “bring to the table in abundance” with almost 50 years each in real estate. As listing agents, Pete and I believe that knowledge of market conditions is the single most important quality of a successful sale. Because we specialize in Heather Ridge as well as sales outside the area, we see and understand market conditions that others might miss.



Van Lewis
Heather Ridge South
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In 2023, the Heather Ridge market was heading in several directions at once. Some homes were selling fast, and others not. Sales were generally good at first, then in late summer turned cold for the balance of the year (rates). As rates rose, inventory grew, and closings declined, many agents and sellers felt price cutting was their only option. This need not be.

Pete and I plan for every listing using a simple formula – teamwork. Selling a home is a joint venture of owner and agent. Communication and understand of purpose are paramount in using market knowledge to balance pricing and value. Remember, price and value are two difference things (price is what you pay, value is what you get).

Updated or remodeled homes in Heather Ridge sold well in 2023. They survived growing inventory and rising rates to shine above similar homes at lower or much lower prices. Such homes are “move-in-ready” not needing post-closing repairs. Many buyers lack time, money, and experiences to update-remodel after closing, so paying above market price for that value makes sense.

When an owner doesn’t want to update or remodel before selling, our “team approach” to marketing becomes an extensive game plan and dialog. Pricing to market means constant monitoring and analysis of home sales. Knowing the features and condition of competing homes is critical to pricing – whether to change now or hold and wait. Market conditions do change, sometime more quickly than imagined.

Pete and I treat everyone as we would want to be treated – The Golden Rule. Listing a home is a professional trust and personal commitment to help the seller know, understand, and manage a home sale. With decades of experience, please call us when the time is right. And when the time isn’t right, we will be there too. A discussion today might lead to a happy sale years from now. Give us a call.

Metro End-of-Year Sales and Stats

The metro area ended 2023 on many high notes: Townhomes and condo prices ended up 2.46% greater than December 31, 2022 with a median price of \$418,701. Single-family homes were up also, a 2.25% increase from last year with a median price of \$613,500. Due to higher rates and fewer listings coming to market, closed sales were down 9.31% from 2022 at 41,840. Compare that to 2022 with 51,016, 2021 with 64,108, and 2020 with 63,516. At the end of December, there were only 4,971 listings, down 25.6% from November but up 4.5% from 2022. Even though the number of homes sold reached a 12-year low, prices have risen. In 2023, \$28.6 billion of closed sales nearly matching 2019 levels.

Van Lewis

Van Lewis
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Pete Traynor
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Please remember don't leave home without them. [Contact me](#)

Homes Pending as of January 16, 2024

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
ChimneyHill	\$350,000	2071	S Worchester Way	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$359,000	2522	S Worchester Ct C	3 - 2	1,300	2 Gar, Att	2 Story
Burgundy	\$387,900	2641	S Xanadu Way A	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Fairway 16	\$390,000	2610	S Vaughn Way D	3 - 3	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$399,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Sausalito	\$399,900	2405	S Worchester Ct B	4 - 3	1,512	1 Gar, Att	2 Story

Homes Closed from December 16, 2023 to January 16, 2024

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$263,750	2612	S Xanadu Way A	1 - 1	843	FHA	\$0	Individual
ChimneyHill	\$360,000	13657	E Evans Ave	2 - 2	1,344	Cash	\$0	Individual
Double Tree	\$380,000	2681	S Vaughn Way	3 - 4	1,919	Conventional	\$0	Individual
Cobblestone Crossing	\$382,000	13376	E Asbury Dr	2 - 2	1,208	Conventional	\$8,242	Individual
ChimneyHill	\$385,000	13622	E Evans	3 - 3	1,512	Conventional	\$250	Estate

Active Homes for Sale as of January 16, 2024

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$302,700	13657	E Yale Ave	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$309,000	2443	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$317,000	2429	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Double Tree	\$459,900	2663	S Vaughn Way	4 - 4	1,919	2 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

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Contact me

Please remember don't leave home without them.

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

Time to start thinking about joining the Heather Ridge Men's Club in 2024. You'll get to play golf with great tee times on Saturday mornings and play with some great guys! And you might even win something!!! We had a fantastic time last year and you won't want to miss out!!!

Please get an application filled out and mailed to the address shown on the form, along with your check, or drop both by the pro shop and I'll pick it up and turn it in for you. If you have any questions, please feel free to contact me at dvahooser@hotmail.com or 303-875-4768.

I look forward to all our 2023 members returning and lots of new members joining us for a great season!! See you at the course!!!

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

2024 Tournament Schedule Heather Ridge Men's Club

Date	Tournament Name	Format / Notes
04-04-2024 04-06-2024 04-20-2024	Men's Club Spring Kick Off Member / Member – Member Guest Individual Stableford	Banquet – Members Only Four Man Scramble – Computer Draw Formerly Called Point Par
05-04-2024	Two Man Team	9 Holes Best Ball / 9 Holes Aggregate Pick Your Partner (Must be within 10 Strokes)
05-18-2024 05-31-2024	Individual Gross / Net Match Play – Round 1 Completed	Groups Set by Computer Match Must Be Completed by 05-31-2024
06-01-2024 06-15-2024 06-29-2024 06-30-2024	Two Man Best Ball Men's Club / Women's Club Mixer Individual Gross / Net Match Play – Round 2 Completed	Pick Your Partner (Must be within 10 Strokes) Shamble (Computer Draw) Groups Set by Computer Match Must Be Completed by 06-30-2024
07-12-2024 07-13-2024 07-14-2024 07-27-2024 07-31-2024	Member / Member – Member / Guest 4 Man Best Ball Match Play – Round 3 Completed	Friday – Horse Race PM Sat – Sun Tournament (Must be within 10 Strokes) 100% HNDCP Computer Draw Match Must Be Completed by 07-31-2024
08-10-2024 08-11-2024 08-24-2024 08-31-2024	Club Championship 6–6–6 2 Man Team Match Play – Round 4 Completed	2-Day Tournament Groups Set by Computer (A Flight Plays from Blue Tees) 6 Holes Best Ball, 6 Holes Modified Scotch 6 Holes Scramble. Pick Your Partner (Must be within 10 Strokes) Match Must Be Completed by 08-30-2024
09-07-2024 09-19-2024 09-21-2024	Tournament of Champions / Non-Winners Tournament Men's Club Fall Banquet 2 Man Scramble	Groups Set by Computer Member Plus Guest Pick Your Partner (Must be within 10 Strokes)

Heather Ridge Men's Golf Association 2024 Membership Application

This year the HRMGA will continue a schedule of 13 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off Banquet is April 4, 2024, and our first tournament will follow on April 6, 2024. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

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

**PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION
CAN BE ENTERED CORRECTLY IN OUR RECORDS.**

Name: _____ Emergency Contact Name: _____

Address: _____ City: _____ Zip: _____

Preferred Phone Number: _____ Email Address: _____

Signature: _____

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

New Members Only:

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

**Do you have a recent or current USGA handicap? Yes _____ GHIN # _____ No _____
If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event.**

USGA handicap index _____ Name of previous club _____

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

ALL MEMBERS IN 2024 WILL RECEIVE A SLEEVE OF PRO V'S!!!

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

Membership*	\$165.00	\$ _____	
Match Play	\$ 25.00	\$ _____	
TOTAL DUE		\$ _____	Date Submitted: _____

* HRMGA memberships are non-refundable

* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2024 season. All members are automatically entered in pool.

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

Heather Ridge Women's Golf Association



Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2024 season. We have a fun filled golf season with different tournaments play each week from May through September., as well as a Member-Member/Member-Guest Tournament and a Men's Club Mixer in June.



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

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 14, 2024.

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

I hope you will join us for the 2024 golf season.

Please feel free to call me with any questions 720-935-3840.

Sincerely,

Christi Clay
President, Heather Ridge Women's Golf Association

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GardenPlazaAurora.com



Heather Ridge Women's Golf Association Application

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

Benefits of membership:

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

To join Heather Ridge Women's Golf Association.

Membership dues are \$100.00

Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

2024 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2024 will be included in the roster book)

Name _____ **Spouse's** _____
Last First First

Address _____
Street City Zip

E-mail Address _____

Phone Number () _____ () _____ () _____
(For Roster) Home Cell Work

Birthdate Month _____ Day _____ **GHIN#** _____

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

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2024 Membership Application

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

Benefits of Membership:

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

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

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

DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2024

✂ Cut Here

Cut Here ✂

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2024 Membership Application

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

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

Name _____ Husband's Name _____

Home Address _____

Phone Number _____ Cell # _____

Birthday (Month & Day) _____ GHIN Number _____

Email address _____



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JR Heather Ridge

ASSOCIATION NEWS

Fairway 16

Property Manager at Advance HOA

Lauren Gerbholz

303-482-2213 ext. 243

lauren.gerbholz@advancehoa.com

After Hours Emergency Maintenance: 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be February 21, 2024.

Budget/Dues for 2024: Our monthly 2024 dues have been set at \$575/month effective January 1, 2024. All homeowners should have



received notification from Advance HOA following our November board meeting.

Special Assessment for 2024:

The Special Assessment vote passed with 37 votes in favor, 6 against, and 4 not counted for failure to mark either for or against. The due date for the special assessment will be March 1, 2024, and owners will be sent a letter that will discuss its terms and a payment plan, if requested.

Reminders:

Snow Removal: Landwise, LLC shall shovel the areas as directed by the Contracting Officer at least once per twelve (12) hour period. Snow shoveling of "Sidewalks Only" will be required with accumulation of two (2) inches and snow plowing at four (4) inches or within twenty-four (24) hours' notice from Contracting Officer. For storm events in excess of eight (8) inches and/or with unusual conditions such as high moisture content, dangerous visibility, etc., work may be delayed as necessary due to longer travel and work times. Landwise will not be held responsible for damaging any curbs, landscape features, and irrigation, sod or site structures when snow depths are over eight (8) inches unless the structures are marked

with snow marking reflective pins.

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 Personal Vehicle Parking

Spaces: Each homeowner or renter has 4 parking spaces for their use including 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.

Reminder:

Outdoor Lighting: Since our nights are longer now, for security purposes we encourage you to have lights on the outside of your home illuminated from dusk to dawn.

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:

Donna Sovern, Board Secretary
Ryan Brand, Board Member At Large

Strawberry

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

Board Members: Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, strawberryhoa.sulukioglu@gmail.com; Faith Gillis, Secretary, faithstrawberryboard@gmail.com.

HOA Meetings: HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go



to the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call on your phone to attend at **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting ID **83309919250#**

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.

We made it through January's cold spell and those subzero temperatures were brutal!

Holiday lights and decorations were so festive at Strawberry! Some of our residents really had beautiful holiday displays and many thanks for taking the time to decorate for the season. Your efforts brought enjoyment to many residents! Strawberry HOA Rules and Regulations require holiday decorations be taken down 30 days after the holiday. We appreciate residents for taking down decorations within the 30-day period.

Trash Dumpsters: Please let Kyle,

Accord Property Management, know immediately if our current trash vendor (HBS) misses any pick-ups in your area. He will immediately notify HBS, so they can come back and empty the dumpster promptly. HBS is still



learning the Strawberry community layout, so please be patient with Kyle and the HBS vendor.

Snow Removal: Please inform Kyle, Accord Property Management, right away if there are any areas where sidewalks have been missed. Outside Dreams employees are getting to know our community layout, so please be patient with Kyle, so he can address any issues with shoveling. Keep in mind that during blowing snowstorms, some sidewalks have previously been shoveled (even though it does not seem like it's been shoveled).

Pet Care and Safety Reminders: Residents at Strawberry cannot leave dogs unattended on outside decks per HOA Rules and Regulations. Continual barking is a violation of the HOA and Aurora Animal Control,

so please be considerate of your neighbors by bringing your dog inside. Decks must be free of dog excrement, including urine, and cleaned up immediately to avoid the spread of disease and to keep the area odor free. Remember we live in close proximity to other residents within our community. One last note, for the safety of your dog, it's especially important during snow and bitter cold days to **Not** leave your dog unattended on the deck. Subzero temperatures will easily allow frostbite to set in. Members of your community can report this to the HOA and Aurora Animal Control. Violations from the HOA and Aurora Animal Control can be issued. If you have pets, please review the current HOA Rules and Regulations to avoid any future misunderstandings.

Faith Gillis

Burgundy

Burgundy is a Covenant Controlled Community

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

Board Members Beginning January 1, 2024: President – Lori Foster; Vice President – Nathan Mendel; Treasurer – Vacant; Secretary – Melissa Reuler; Member at Large – Vacant

Management Contact Information

Company: Westwind Management Company

Manager: Roxanne Chaparro

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com

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



Burgundy HOA in the Works:

1. Annual Board Members training completed
2. Sewer Cleanouts to be completed once temperatures rise
3. Bid for community lighting
4. Bid to redo trash enclosures in each driveway
5. Assessment of Community Sewer Lines
6. Homeowner Fireplace Annual Inspection (see below)

Snow Removal Company:

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

Towing Company:

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

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.

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.

Burgundy Bulletin Board:

Thank you to **Andrew Malkowski** for serving on the HOA Board in 2023. You jumped in and made a huge impact in our HOA operations. Thank you for your service and we hope to see you at the monthly board meetings as a homeowner.

Dear Kind Neighbor,

I would like to send out a huge **Thank You** to the nice man who has shoveled my walkway, my handicap ramp, and even shoveled a pathway to my driver's side car door over the past few snowstorms. You quietly slip onto my property and do such a nice gesture without even allowing me to say thank you! I want you to know how much this act of kindness means to me and the Burgundy community. I feel we are a family joined together by your actions. May you be an example to all of us in 2024 and beyond to treat each other with more kindness than we did the day, the month or the year before.

Sincerely,

Your Burgundy Neighbor in Unit D

Homeowner Reminders:

- **Fireplace Inspections:** Information will be sent via email and mail to each homeowner as a new requirement by our insurance carrier that each unit must have an annual inspection completed on their fireplace. This is **Mandatory** and is subject

to a fine if not completed by the deadline. Please make this a top priority!

- **Ice Melt Buckets:** Please use the ice melt buckets to handle icy areas around walkways and driveways. You will either have your own bucket or share a bucket with a neighbor. If you are in need of a bucket and or need more ice melt please email or call Westwind Management who will reach out to Brightview. Do not throw ice melt into the dumpsters as the trash companies cannot properly dispose of this. If you have a broken bucket, please dump the ice melt on some icy areas in the driveways and then throw the bucket away.

- **Garages:** The garages are for parking your car in and the only source of power that should be used inside the garage is that of the garage door opener per our **Article IV-Garages**. Please refrain from storing household items, storing hazardous materials, completing car repairs, painting, etc. Running electrical cords from inside the garage to outside the garages poses an electrical hazard as well as a trip hazard for neighbors around the parking lot. Garage doors should be kept closed and locked at all times, not only for the sake of our communities appearance, but also out of consideration to those sharing a garage building to ward off theft and vandalism as well. Absolutely no appliances

or power tools should be stored or plugged in and running inside the garages. Owners can be fined for not following the Garage policy.

Clubhouse Rental: The clubhouse is available to rent. 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@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.



Lori Foster

Country Club Ridge

Winter definitely is in full swing! Here are some tips in case another cold snap develops. Keep interior temperatures up and keep cabinet doors open around plumbing, especially if the plumbing is on exterior walls. Letting faucets drip also helps from pipes freezing.

Remember to use your garage for safest and warmest place for your vehicles. Snow storage signs are being updated. Please do not park in snow storage areas during snow events. Towing is allowed when one inch or more is on the ground without a 24-hour notice. It is impor-

tant that our snow removal team has access to the driveways, and towing will be authorized if cars are parked in storage areas.

Some of our driveways become icy because sun never reaches those areas. Buckets of ice melt are available for your use in every cul-de-sac. If the supply is depleted, reach out to our Community Manager, Dan Anderson. His email is danderson@metropropertymgt.com

Vehicles must be operable and moved regularly. Our Rules and Regulations state that 7 days is the longest a vehicle can be parked in a space without moving.

The Board of Directors encourages you to participate in monthly Board meetings held the third Monday of each month at 5:30 pm. Except for the Annual meeting in October, the

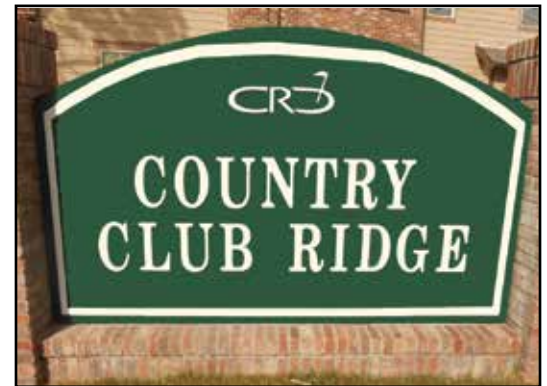
meetings are held online. You receive an email invitation to the meeting from Metro Property Management every month. Click on the link to join the conversation. There is a homeowner forum during the meeting where you may voice concerns, offer suggestions, and get to know about your community. The next meeting is

5:30 pm, Monday, February 26th due to Presidents' Day.

Keep safe and warm during these chilly days!

Thanks for being a good neighbor!

Judie Maurelli





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Double Tree

Board of Directors: Double Tree's Board Members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and member-at-large Sharon Grimes. The next regularly scheduled meeting of the HOA Board of Directors will be in March. The date, meeting time, and location will be posted on the mailboxes.

Annual Meeting: The annual meeting of the Double Tree homeowner's association was held at the home of Aletha Zens on Sunday, December 17. We thank all of the homeowners, who attended in person, as well as those who returned their proxy so that the business of the Association

could be conducted. Minutes of the meeting have been distributed to all homeowners. The approved budget, which was included in the meeting notice packet owners received prior to the meeting, was ratified with an increase in monthly dues

After being self-managed for many years, the board reported their decision to retain a management company. You will be receiving an introductory letter from them shortly with instructions on how to pay your monthly dues starting March 1. Your February dues will still be paid directly to the Association, either by mail or delivered to Aletha Zens.

The approval of the newly updated Declaration of Covenants, also previously distributed in the meeting notice packet, was approved with the 18 votes required. This was a major step for our community, and we thank all of those who helped get these new governing documents adopted.

Maintenance Update: The gutters were finally cleaned in December, shortly before our first significant snowfall.

As a reminder, our snow policy calls for hand shoveling sidewalks at 3" of snow, and plowing the main driveway at 6". Also, **please** do not park in the spot reserved for designated snow storage in front of 2661. Parking in this spot during inclement weather could result in your car being towed at your expense.

When weather is predicted to dip into dangerously low temps as it did mid-January, please remember to leave all of your cabinet doors under your sinks

open, so that warm air can circulate and hopefully help prevent pipes from freezing. Also, set your thermostat a little higher during these colder nights. It might cost you a few more dollars on your electric bill, but any damages resulting from frozen pipes are your responsibility and can get expensive. And confirm your insurance coverage, should you need to make a claim for resulting damages.

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 February 1, 15, and 29. 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.**



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

Chimney Hill

Management:

Advance HOA Management – 303-482-2213

Maintenance and General Requests – Clientservices@advancehoa.com

Property Manager – Ashley Thomas, ashley.thomas@advancehoa.com

Monthly Meeting: The February board meeting will be held at Noonans on the first floor meeting room on February 15, 2024 at 6:00 – 8:00 pm. For those that can't attend in person, Advance HOA will be sending out a link to join a Zoom meeting.

Emergencies: Call 911. For all non-life-threatening incidents, please call the Aurora Police Department non-emergency line at (303) 627-3100. After hours Emergencies Only, Advance after hours staff, 800-892-1423.

HO6 Insurance Policy: Check to make sure that you have adequate assessment insurance to cover any assessment for storm damage to our complex.

Snow Melt for Driveway and Steps: Ice melt in buckets have been placed around the community for All residents. Please do not remove them from the common area where they've been placed.

Sewers: Our clay pipe lines leading to the main lines are aging. Please do not flush *Any* type of wipes, flushable ones or non-flushable ones. They will clog the main line.

Grounds & Pets: Be a responsible pet owner by picking up and disposing of your pets waste. Some pet owners think it's OK not to pick up after small dogs! Picking up pet waste applies to *All Pets* – Large and Small!! Picking up after your pet is a City of Aurora ordinance and failure to do so also is a health hazard.

Reminders***

Owners and Renters: If you are

renting your unit, it is the owner's responsibility to keep you informed of community activities and rules and regulations for the complex. Please make sure your owner has your contact information.

Parking Spots: Parking passes are required for *All* vehicles parked in parking spaces between the hours of 6 pm to 6 am. We have issued new parking passes to all homeowners.

Renters: Please check with your

tagged to tow out of the complex.

Do not park in stalls marked with signs designated for *snow storage sites*. Your vehicle will be towed at your expense.

Call for Committee Members:

If you have time to contribute to your community and are interested in volunteering on a committee(s) please email Ashley Thomas at ashleythomas@advancehoa.com.

Fire Lanes:

Please do not park in fire lanes your vehicle will be towed at your expense.

Architectural

Improvements: All exterior improvements need to have an Architectural Control form submitted prior to any work being started. Improvements include but are not limited to window, screen doors and front doors, patio fences, satellite dishes, air conditioners, furnaces, hot water heaters, security cameras, pergolas, shades and weather stations, etc.

Trash and Recycling:

Throw trash in the dumpsters only. Do not leave trash outside the dumpsters or HOA will pay extra service charges. When possible, please break down cardboard boxes when using the Recycle bin.

The Chimneyhill Board of Directors



Winter on E Evans, Aurora, CO

landlord if you have not received a new parking pass. If your vehicle is parked in the parking lot and does *Not* have a *New Parking Pass* displayed, effective January 1, 2024, it will be

Heather Ridge South



Management Company – Westwind Westwind: Its general number is 303-369-1800. That is also the emergency number to call during and after business hours. Do not call Westwind (WW) for your general inquiries or requests, but instead do the following: Call 720-509-6067 and leave your message. Or, email Heatherridgesouth@westwindmanagement.com. You should get a response notice within 24 business hours. Our Association Business Manager is Janelle Mauch, and our Community Administrator (CA) is Audrey Brown.

Status of proposed New Declarations: On Jan 10, a Town Hall meeting was held at our clubhouse for owners to listen, discuss, and decide about replacing the old with the new. Attended by about 35 property owners, the questions and answers seemed to satisfy critics allowing them to see the merits of the proposed new declarations.

The discussion was headed-up by our attorney, David Graf, and Janelle Mauch of Westwind Management. They outlined, explained, and expanded on many topics troubling some owners. In particular, the right of entry by the HOA.

Although this has been discussed and written about before, the right of entry EXISTS in the old original declarations as well as the proposed one. It is a necessary HOA right to maintain and protect common element features – water and sewer lines, foundation and structural aspects, and compliance of civil and

service demands (safety, insurance matters, etc.). Without it, emergency issues could not be addressed in a timely or safe manner.

In the past 30 years, the HOA has used this “right of entry” only 3 times – for vacant units in the middle of winter flooded by thawed water lines.

At the time of this writing, January 16, the following steps will be taken: The New Declarations Committee will meet on January 20 to formulate recommendations to the HOA Board at its January 31 meeting. At that meeting, the Board will consider the committee’s findings as well as public comments. Whatever decision the Board makes will be published to owners.

For any questions, please contact Janelle at Westwind.

Winter Conditions: The recent subzero temperatures and snow points out the following needs:

1. Keep interior temperatures above 65 degrees OR HIGHER to prevent frozen water lines;
2. Open cabinet doors to keep water lines from freezing;
3. Report to Westwind any dangerous conditions such as ice buildup, vacant units, or doors-windows left open;

4. Park your car in your garage to allow for plowing of driveways;
5. When putting out garbage for collection, please don’t block driveways, streets, or sidewalks;
6. Snow plowing varies based on weather conditions and forecasts. Pay attention to weather reports. If you can, please safely shovel your own driveway and walkways. If you need assistance, contact Westwind;
7. Know your neighbors and other emergency contact people. Make sure Westwind has all your contact info;
8. Read the email blasts from Westwind and *Metro Matters*.

Budget Year 2024: Effect January 1 to March 1 2024, your monthly assessment will increase \$50 over 2023’s assessments (was \$340 and \$345; now \$390 and \$395). From March 1 to Jan 1 2025, your monthly assessment will increase again by \$95 to \$485 and \$490. The cause for those two increases is not a budget problem; it is an insurance problem. In 2023, our insurance cost was \$125,000. In budgeting for 2024, the HOA estimated insurance cost at \$225,000. That estimated was the primary reason monthly assessments increased \$50. However, at the Annual Meeting (where the 2024 Budget was ratified), it was announced the actual insurance cost would be \$384,000 – a \$159,000 shortfall from the estimated \$225,000. At a December 20 monthly HOA meeting, the board approved an amendment to the 2024 Budget increasing it \$95. At the January 31 monthly HOA meeting, that amendment will be presented for ratification.

Van Lewis

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Cobblestone

Everyone has power for greatness, not for fame, but greatness, because greatness is determined by service.

— Martin Luther King, Jr.

February is associated with Valentine's Day, celebrated on February 14. While it's generally viewed as a special day for couples, let's expand its meaning to one of sharing kindness toward all.

Updates:

Wood Burning Fireplace Compliance

Cobblestone's insurance company mandated a rule that all

units with wood burning fireplaces must have an annual cleaning by a licensed and insured contractor for us to maintain our insurance on the exterior portions of the property. The HOA Board must identify all homes with wood burning fireplaces and ensure that homeowners are in compliance with this new rule.

Some homeowners still need to fulfill the following steps to be in compliance with this rule. Your cooperation is appreciated.

1. All homeowners must send a picture of your fireplace area labeled with your unit address. Emails should be sent to Siri.Sellers@associacolorado.com.
2. Homeowners with wood burning fireplaces need to submit a receipt for the inspection and, if required by that inspection, cleaning of your fireplace by a licensed and insured contractor by January 31, 2024. Receipts should be sent to Siri.Sellers@associacolorado.com.

Looking toward 2024:

During planning meetings for 2024, the Board selected its officers. Leah George will serve as President, Ray Griffiths as Vice President, Annie Filce as

Secretary, Sharon Taylor as Treasurer and Dave Johnson and Pam Davis as Members at Large.

Initial priority projects were identified and include gutter repair or replacement, divot/siding repairs, trim repair/paint, retaining walls repaired, pot holes filled and the pool bathrooms refreshed.



Trusting that spring is on the horizon



Reminders:

Ontime Assessment Payments

One way to ensure that your monthly assessments are paid ontime every month is to set up an ACH direct debit. The process for setting up this monthly debit is easy and it's free. The ACH Direct Debit form is on Town Square under Documents and then Forms. It must be completed and submitted prior to the 20th of the month for the following month's payment. Another free option for automatic payments is to use your bank's online bill pay feature.

Speed Limit 10 MPH: Please watch your speed as there are many blind corners within the community. Residents walk their dogs and children play along areas that are relatively narrow. Let's be mindful of everyone's safety.

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

Cobblestone Crossing

HOA Monthly Board Meeting: The monthly Board Meeting will be held on the second Monday of the month at 6 pm. This will be conducted via Zoom. We welcome all homeowners. Instructions on attending the meeting are located on the Cobblestone Crossing's homepage on the Accord Property Management website. Log in at www.accordhoa.com >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

Owners and Renters: We are expecting to launch a **new Homeowners Association (HOA) portal** soon. Expect to receive instructions via email on how to verify your account. We are excited about this new addition, as it will streamline announcements, communication, and online payments moving forward. Please make sure Alec with Accord Property Management

has your up-to-date contact information, including your current email address. He can be reached via email at alec@accordhoa.com. If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your current contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

Snow Removal: Special thanks to Larry, he has been using the tractor to clear main sidewalks, clear in front of dumpsters and in front of garages. This has been a tremendous help on the smaller accumulation days when the plow does not come. Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. Please make sure not to park in the guest spots that are designated for snow.

Ice Melt: Larry has also applied ice melt and cones to icy sidewalk areas. The board approved the purchase of more ice melt. Doing all we can to help with the ice issues on the property. There are ice melt buckets by the mailboxes for use during icy conditions. Please avoid dumping on the grass.

Trash/Recycling: A reminder, it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call **Republic Waste** at **303-277-8727** to arrange for a large item pick up.

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

E. Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

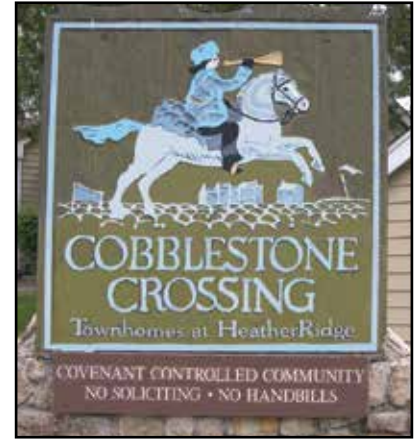
What should not be put in the recycle dumpster?

- *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

Pet Owner: 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.

Parking Reminder: Parking decals are required seven days a week for vehicles parked in an Open or Guest parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a Reserved parking place.

Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as "Reserved", "Open" or "Guest" homeowners are assigned one *Reserved* parking space in which they may park without a parking decal. Owners are issued one



parking decal that allows them to park in an *Open* space. *Open* parking spaces are on a "first come, first serve" basis for all residents and guests. Vehicles parked in an *Open* or *Guest* parking space are limited to 24 hours. Vehicles may not be parked in an *Open* space if a resident's *Reserved* space is vacant. Owners are assigned one *Guest* decal that is to be used only by a visitor or guest. Anyone who lives on the property is **Not a Guest** and should **Never** park in a *Guest* parking space.

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

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



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Schedule Using QR Code

1. Focus your phone camera on QR code and tap screen
2. Schedule Service Online



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, Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape. Call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown.
- **Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpmpropertymanagement.com/Account/Login/48233/>

Stay Safe While Walking: During these darker months it is harder to see walkers especially at night. Please carry flashlights, wear reflective clothing and be vigilant of



approaching vehicles. We all have to be cautious to help each other.

Insurance: Another reminder, that this is a good time to review your homeowner's policy. Be sure to check with your insurance agent that you are covered with HO6. It is usually an inexpensive add-on to your policy but very important for townhouses.

Covenant Controlled Community: Looking for something fun to do in February. If you haven't recently reviewed the Rules and Regulations of Sausalito this could be a good time to look at them before the nicer weather comes back.

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.

Prevent Freezing Pipes: To help prevent freezing pipes remember to leave a slight drip from faucets and keep cabinet doors ajar on the extra colder days. Units should be kept at least 55 degrees.

Toilet Talk: Never flush flushable wipes! Our sewage pipes do not handle them well. This is a homeowner cost to repair.

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!

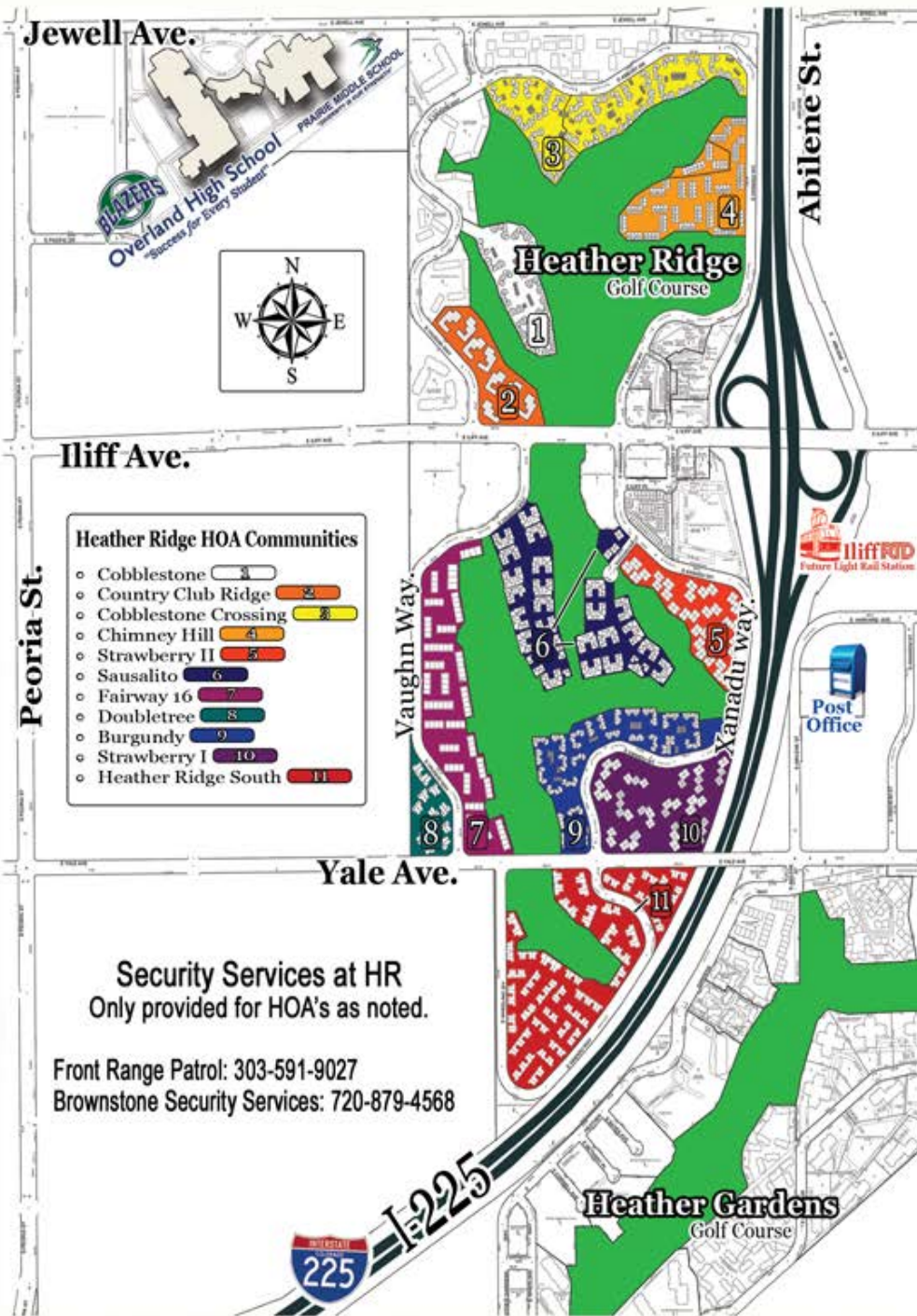
Architectural Approvals: The HOA is required to approve changes to windows and doors, adding solar panels, satellite dishes, hot tubs, for the complete list refer to the Rules & Regs. It is always best to check if any exterior home improvement requires an approval HVAC.

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.

Happy Valentine's Day!

Patty Robinson

Heather Ridge Community Map



- Heather Ridge HOA Communities**
- Cobblestone 3
 - Country Club Ridge 2
 - Cobblestone Crossing 3
 - Chimney Hill 4
 - Strawberry II 5
 - Sausalito 6
 - Fairway 16 7
 - Doubletree 8
 - Burgundy 9
 - Strawberry I 10
 - Heather Ridge South 11

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

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

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

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

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Tues. semi-monthly
Contact Patt Dodd, 303-368-7713 for information
Security: None

Fairway 16
Advanced Management HOA
Tiffany Averett
303-482-2213 ext. 235
Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: 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.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)

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

Service Directory

TABOR Refund Alert!

Colorado citizens **MUST** file a Colorado state tax return in order to receive the \$800 TABOR refund in 2024. Seniors should file for state taxes even if they have no additional income in order to receive the \$800 check. For more information call Smoky Hill Tax Service at 303-680-6794.



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February 2024 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

Free Day: Sunday, February 25, 5, 8, 9 am-5 pm

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
Free Day York Street & Chatfield Farm: Monday
Thursday, February 15

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

Free Day: Thursday, February 22, 10 am-3 pm. 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

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