



# *Heather Ridge*

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## Metro Matters

Volume 13

October 2023

Number 10



**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

When I woke up this morning, the temperature was in the mid 40's. We are just past the autumnal equinox, when the hours of daylight and darkness are the same. Can the holiday season be far behind?

As cool as our evening temperatures are, they have not cooled off our housing market. Homes in Denver in general and Heather Ridge in particular continue to sell at a crisp rate. Please review the information on page 8 on the Denver housing market. The Heather Ridge Metropolitan District remains an attractive option for home buyers seeking high value and high quality of life.

Congratulations to the men's and women's golf club 2023 champions.

- Men's Club 2023 Club Champion Trent Daum
- 18-Hole Ladies 2023 Champion, Lindsay Morgan.
- 9-Hole Ladies 2023 Champion, Sally Simon

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**Barry McConnell**  
Publisher/Editor

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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@*  
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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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# JR Heather Ridge

## METROPOLITAN DISTRICT

### An HOA's Trinity for Better Living

There's a three-part orchestration in most homeowner's associations (HOA) worth knowing about. It's ownership, maintenance, and insurance trying to live together under common circumstances. They are seeking equilibrium choreographed by its declarations and *Rules and Regulations* so owners know how to live together as well as others looking to live or do business there.

The first part of the trinity is about ownership – there are just two – the HOA and Unit owners. The simplest explanation is the HOA owns everything **Except** for individual Units. There could be equitable or legal interests by others, but ownership in an HOA is one or the other, and nothing else.

HOAs also vary in their 'common interest' legal definitions – a condominium, a co-operative, or a 'planned unit development' (PUD). The definition of an HOA also goes to the heart of ownership, maintenance responsibilities, and insurance coverage.

For example, owners in condo HOAs usually have an 'undivided interest' in its common elements based on the number of units. Co-operatives, although rare in Colorado, own the entire physical structure inside and out 'leasing to co-op members' vs. individual ownership. And

in planned communities, which can include single-family homes, townhomes, and patio homes, the HOA may own all the common elements but owners will usually own the land under their homes.

The second part of the trinity is about "Maintenance, Repairs, and Replacement" responsibilities between the owners and the HOA. An HOA's declaration defines those responsibilities along with boundary lines, builder finish definitions, and the concept of "exclusive use, care, and responsibility" for Unit owners.

That concept addresses items like windows, exterior doors, garage door, skylights, etc. that are all part of the common element building structure and to which party is responsible to maintain, repair, or replace those components. It's a topic well worth knowing.

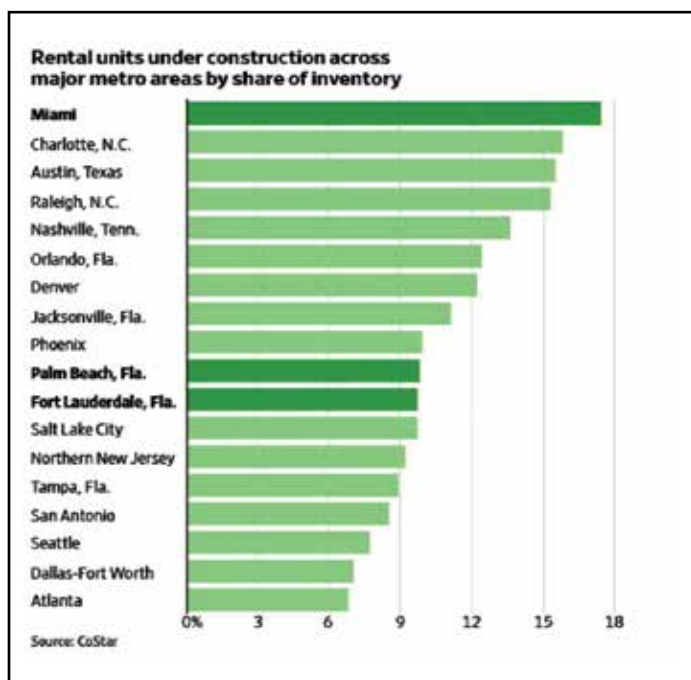
The third and last part of the trinity is insurance. An HOA's declarations define its insurance coverage obligations in general and specific terms. It talks about boundary lines between the association and Unit owners where coverage begins and ends. Owners are encouraged and sometimes required to have insurance, called HO-6 insurance.

Unit owners need to insure for what the association doesn't, along with personal property, liabilities, extended coverage, and "gaps" between an HOA's insurance and their needs. This is why reading and knowing your declarations is so very important to get the right HO-6 coverage. This begs the question – is your declaration easy to read and understand? Time to replace it?

What Unit owners "think" they know about their HOA may conflict with an HOA's declarations. No one likes surprises, so when water backs up over your ankles from a common element sewer line, who's responsible for its immediate mitigation, coverage of real and personal property losses, repairs, or obtaining temporary housing relief if needed?

The best advice is to seek professional help. That starts with your HOA's management company, be it professional or self-managed. All HOA policies should be written and easily accessible. When it comes to insurance coverage, **Always** consult with your insurance agent! That agent will compare your needs to the HOA's declaration for HO-6 coverage. You can never ask too many questions.

Van Lewis





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- Schnitzel Sandwich - - - \$12.50
- German Chocolate Cake - - - \$8.50

## HALLOWEEN PARTIES

Sat 10/28 & Tues 10/31

Live DJ 9pm - close







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# October 2023

| Sunday   | Monday  | Tuesday   | Wednesday  | Thursday   | Friday | Saturday  |
|--|---|---|--|--|--------|---|
| 1  | 2   | 3   | 4  | 5  | 6      | 7   |
| 8<br><br>Oct 9 | 9<br>6 pm<br>Cobblestone Crossing<br>HOA Meeting<br>via Zoom<br>6 pm<br>Burgundy<br>HOA Meeting | 10  | 11<br>6 pm<br>CH HOA Meeting<br><i>to be held virtually<br/>details to be sent out</i><br>6:30 pm<br>Sausalito HOA Mtg<br>via Zoom   | 12<br>6:30 pm<br>Ward IV Meeting<br>Colorado Early<br>Colleges<br>1400 S Abilene   | 13     | 14  |
| 15   | 16  | 17  | 18<br>5:30 pm<br>HRS HOA Meeting<br>at HRS Clubhouse<br>(2811 S<br>Xanadu Way)   | 19<br><br>6:30 pm<br>Strawberry HOA<br>Meeting via Zoom | 20     | 21<br> |
| 22   | 23<br>6 pm<br>Cobblestone<br>HOA Mtg<br>via Zoom  | 24<br>6 pm<br>Fairway 16<br>HOA Mtg at<br>Clubhouse<br>2600 S. Vaughn Way                 | 25   | 26   | 27     | 28  |
| 29   | 30<br>6:30 pm<br>CCR Annual HOA<br>Meeting<br>Noonan's  | 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>For an invitation please<br>Email to: <a href="mailto:info@HRcolo.org">info@HRcolo.org</a><br> |  |        |   |



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Hello Heather Ridge! Fall is in the air, and I hope you're all looking forward to the leaves changing and the holiday season. Here's some news about The Point and a look ahead to our Ward IV meeting.



**The Point at Nine Mile**

Development at The Point continues, and by now you've all seen the crane and the parking structure that seemed to have sprouted overnight. I've heard from folks concerned about the unsightly gray mass, but don't worry – it will soon be wrapped with housing sporting some architectural features that are better suited for street frontage.

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

I've also had folks inquire about the bridge connecting the redevelopment to Nine Mile Station. The bridge was originally scheduled to be under construction by now and nearly completed, but the pandemic threw a wrench into the original plan. What engineers had originally estimated would cost around \$9M came back in between \$17.6-\$20M, and staff have been working hard to find ways to close that gap.

Value engineering has reduced the sticker price to about \$16M, but this includes removing the entirety of the public art component, an emergency phone line on the bridge, and the four elevators for ADA accessibility. To replace the elevators, the engineers have created a five-tier uncovered switchback ramp on each landing of the bridge. I immediately thought that this would be challenging for manual wheelchair users, walker users, and folks on crutches. I've heard a lot from all of you over the years about the need for Aurora to prioritize universal design and accessibility for all our residents, and I'd like to hear from you about how you think we should proceed on this project.

**October Ward IV Meeting**

Our next Ward IV meeting (and my final one as your ward council member) will be on Thursday, October 12th at 6:30 pm at Colorado Early Colleges. Our topic will be a Ward IV candidate forum, so please come prepared with questions for the two candidates vying to represent you for the next four years on council.

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

*In solidarity,*  
Juan

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# Our Metro-Denver/Colorado Housing Market



Pete Traynor  
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Van Lewis  
Heather Ridge South  
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All the professional reports and pundits are saying the same thing – “Ours is a strange but reasonably good real estate market!” Strange in that rates above 7 percent should have killed it. After Covid hit in 2020, rates plummeted below 3 percent to help the economy. One “intended” consequence was a booming housing market. That and a strong jobs economy caused a classic “housing bubble” that should have deflated when rates went up.

Now, three years later, rates are above 7 percent and home sales are still going strong – like the Energizer bunny. Why is it doing so well and not a housing recession like the Great Recession, 2007-2009? The answer is two-fold – low home inventory and a strong jobs market.

In the metro-Denver area today, there are about 6500 homes for sale vs. our historical average of 15,000+. And, today, there are 3.3 million people here and growing vs. 2 million and falling during the Great Recession. In that recession, job losses and “stressed” home sales drove monthly inventory levels to record highs – 33,000 to 36,000 during the recession. Home prices fell 7-15 percent before recovering in 2014.

This is all good for property owners now, but what about down the road, say in 2050? Will Colorado housing be affordable to low and middle-income workers?

| <b>AGES OF GENERATIONS IN 2050</b> |           |
|------------------------------------|-----------|
| Generation                         | Age Range |
| Baby Boom                          | 86-104    |
| Generation X                       | 70-85     |
| Millennial                         | 54-69     |
| Generation Z                       | ?-53      |

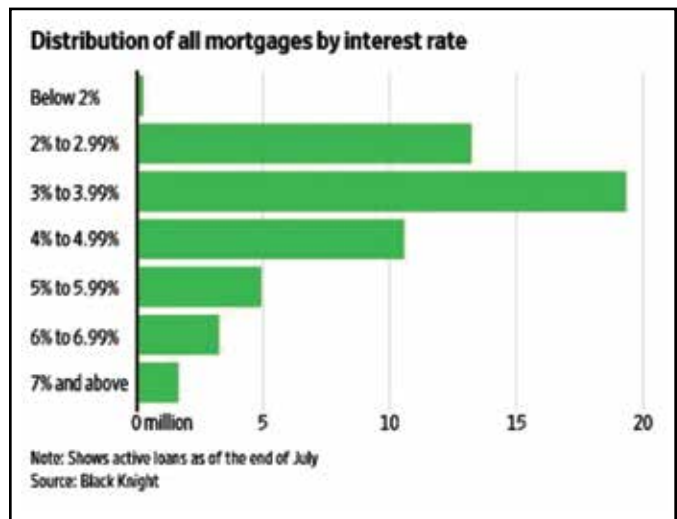
Source: Denver Regional Council of Governments adapted from Pew Research Center

| <b>BIG HOUSES ARE BEING BUILT, SMALL ONES ONCE SUFFICED</b> |      |       |
|---|------|-------|
|   | 1950 | 2017  |
| Average square footage of new single-family homes           | 983  | 2,571 |
| Number of people per household                              | 3.8  | 2.5   |
| Square feet of living space per person                      | 292  | 1,012 |

Source: Denver Community Planning and Development via National Association of Home Builders and U.S. Census Bureau (Average Household Size)

The charts clearly show how housing and generations of buyers are changing our market. Will Colorado meet the challenge and how will it be done? Options include high-density housing, smaller homes, “restricted” housing for income and appreciation, re-zoning in single family neighborhoods, subsidies, “assessor dwelling units” and other means to expand housing.

Van Lewis



*Almost 50-years each helping others in their real estate needs. That says something!*



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

| HOA                | List Price | No.   | Street           | Be/Ba | SqFt  | Gar/Spaces | Style   |
|--------------------|------------|-------|------------------|-------|-------|------------|---------|
| Strawberry II      | \$339,900  | 2469  | S Xanadu Way C   | 2 - 2 | 1,091 | 1 Carport  | Ranch   |
| Sausalito          | \$357,000  | 2407  | S Victor St A    | 3 - 2 | 1,273 | 2 Gar, Att | 2 Story |
| Cobblestone        | \$378,795  | 2152  | S Victor St F    | 2 - 2 | 1,392 | 2 Spaces   | 2 Story |
| ChimneyHill        | \$400,000  | 13636 | E Evans Ave      | 2 - 3 | 1,344 | 1 Gar, Att | 2 Story |
| Country Club Ridge | \$415,000  | 2210  | S Vaughn Way 203 | 3 - 2 | 1,693 | 1 Gar, Att | 2 Story |
| Double Tree        | \$430,000  | 13101 | E Yale Ave       | 3 - 3 | 1,919 | 2 Gar, Att | 2 Story |
| Fairway 16         | \$449,000  | 2680  | S Vaughn Way B   | 4 - 4 | 1,650 | 2 Gar, Att | 2 Story |

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

| HOA                 | Sold Price | No.  | Street            | Be/Ba | SqFt  | Sold Terms   | Concess  | Seller Type |
|---------------------|------------|------|-------------------|-------|-------|--------------|----------|-------------|
| Strawberry II       | \$335,000  | 2449 | S Xanadu Way D    | 2 - 2 | 1,091 | Conventional | \$500    | Individual  |
| Burgundy            | \$357,000  | 2691 | S Xanadu Way D    | 2 - 2 | 1,162 | Conventional | \$0      | Individual  |
| Cobblestone         | \$395,000  | 2122 | S Victor St E     | 2 - 2 | 1,392 | Cash         | \$2,000  | Individual  |
| Sausalito           | \$395,000  | 2477 | S Victor St B     | 3 - 2 | 1,273 | VA           | \$10,000 | Individual  |
| Sausalito           | \$403,900  | 2512 | S Worchester St E | 3 - 2 | 1,282 | VA           | \$0      | Individual  |
| Heather Ridge South | \$426,000  | 2792 | S Wheeling Way    | 3 - 2 | 1,633 | FHA          | \$0      | Individual  |

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

| HOA                  | Price     | No.   | Street         | Be/Ba | SqFt  | Gar/Spaces | Style   |
|----------------------|-----------|-------|----------------|-------|-------|------------|---------|
| Strawberry I         | \$255,000 | 2668  | S Xanadu Way D | 1 - 1 | 843   | 1 Carport  | 2 Story |
| Strawberry I         | \$302,700 | 13657 | E Yale Ave A   | 2 - 2 | 1,098 | 1 Carport  | Ranch   |
| Cobblestone Crossing | \$380,000 | 13462 | E Asbury Dr    | 3 - 2 | 1,392 | 2 Spaces   | 2 Story |
| Sausalito            | \$385,000 | 2448  | E Victor St B  | 3 - 2 | 1,282 | 2 Gar, Att | 2 Story |
| Cobblestone Crossing | \$399,000 | 13344 | E Asbury Dr    | 2 - 2 | 1,392 | 1 Space    | 2 Story |
| Sausalito            | \$417,500 | 2500  | S Victor St D  | 3 - 2 | 1,230 | 2 Gar, Att | 2 Story |
| Fairway 16           | \$499,000 | 2610  | S Vaughn Way A | 3 - 4 | 1,650 | 2 Gar, Att | 2 Story |
| Heather Ridge South  | \$527,500 | 2833  | S Xanadu Way   | 3 - 4 | 1,633 | 2 Gar, Att | 2 Story |

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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 News**

**HR Men's Club Golf News**

**Congratulations to Men's Club 2023 Club Champion Trent Daum.**

**Darrel C. Vanhooser, SR/WA**  
**President, HRMC**  
 www.heatherridgemensclub.com  
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*Maxwell Blair, Dwight Lyle, Roger Andersen, and Morris Hoole.*



*At Left: Wayne Sartori, Harold Wallace, Terry Bade, and Kirk Thomson.*



*At Right: Greg Johnson, Allan Charlebois, Michael Lockwood, and Garrien Behling..*



*Harold Johnson, Driss Graoui, Frank Meeks, and Pete Traynor.*



*At Right: Jim Murray, John Stachowski, and Dick Hinson.*



*At Right: Fred Dawson, Andy Canavan, and Doug South.*



*At Left: Zach Weeks, Gary Johnson, and Robert Harbison*

*Ryan Eisenbarth, Giles Mead, Steve Harmon, and Austin Richard.*



*At Left: Mark Cole, Bruce Larson, Andrew Schmidt, and Ben Barnes.*



*At Right: Wesley Purinton, Michael Coppens, Jeff Costa, and Chris Caldwell.*



*Bob Willey, Fred Agyarkwa, Stephen Blackwell, and Trent Daum.*

## 2023 Men's Club Tournament Champion



**At Right: Darrel C. Vanhooser (left), SR/WA, President, HRMC with 2023 Men's Club Champion Trent Daum (right).**

# 18-Hole Ladies Club

We had a great turnout of members for our 2023 Club Championship with all but 10 of our members participating. The tournament was followed by a great luncheon in the Garden Room on Sunday afternoon arranged by our Vice President, Christi Clay.

Congratulations to our new **Club Champion, Lindsay Morgan!** Lindsay shot two great rounds of golf for a total gross score of 168.

Congratulations are also in order for **Katie Borgmann** who got a **Hole-in-One on Hole #8**. What a great shot to a difficult pin!

This year we started a **Closest to the Pin** contest on **Hole #5** in honor and memory of our friend **Karen Johnston**. Congrats to **Sunny Choi** for being closest.

Other winners were:

## A Flight

*Low Gross* – Alena VanBrunt

*Low Net* – Katie Borgmann

## B Flight

*Low Gross* – Robyn Tuttle

*Low Net* – Audrey Romero

## C Flight

*Low Gross* – Megan Smith

*Low Net* – Liz Clancey

## Teresa Anderson Publicity



*Kim Larson, Norma Bisdorf, Katie Borgmann, and Tayler Guntert.*



*At Right: Joanne Carpenter, Kristi Schmidt, Colleen Ripe, and Megan Myers*



*Audrey Romero, Dantha Stewart, Robyn Tuttle, and Teresa Anderson.*



*At Left: Faith Maronn, Jeanne-Marie Gross, Maureen Pacheco, and Kathy Curtis.*



Photo Above: Susie Goldberg, Megan Smith, and Marcy Greene. .



Sonny Choi, Christi Clay, Alena VanBrunt, and Lindsay Morgan.



At Right: Liz Clancy, Stacey Visentin, and Patsy Hyde.



Patti Enright-Harris, Brooke Layman, and Kathi Millner.



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# 18-Hole Ladies 2023 Club Champion



**Club Champion  
Lindsay Morgan**



A Flight winners are Sunny Choi (Closest to Pin #5),  
Katie Borgmann (Low Net AND Hole in One #8),  
Lindsay Morgan (Club Champ), and Alena VanBrunt  
(Low Gross)



*At Left: B Flight winners are (left) Robyn Tuttle (Low Gross) and (right) Audrey Romero (Low Net)*



*At Right: C Flight winners are (left) Megan Smith (Low Gross) and (right) Liz Clancy (Low Net)*



# HR 9-Hole Ladies League Tournament



**Champion – Sally Simon**



*Flight A: Stacey Visentin, Low Net (left); Katie Borgmann – Low Gross (right)*



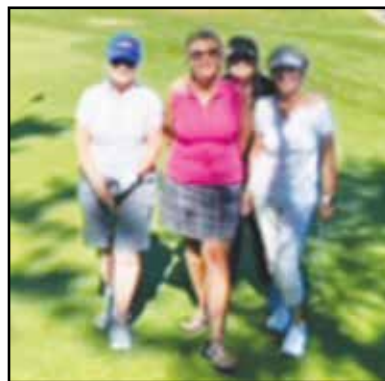
*Flight B: Joyce Scott – Low Gross; Donna Underwood – Low Net*



*Flight C: Cyndi Carfrey – Low Net; Judy Albrecht – Low Gross*



*At Right (left to right): Lu Ann Ross, Ginny Lewis, Mercedes White*



*Above (left to right): Judy Albrecht, Suzy Koch, Cyndi Carfrey, Kathy Bonham*



*At Left (left to right): Liz Clancy, Raquel Harrington, Joyce Scott, Donna Underwood*



*Above (left to right): Stacey Visentin, Kathy Curtis, Katie Borgmann, Sally Simon*

# JR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone

*Autumn embraces change, even as she is falling to pieces.*  
— Angie Weiland-Crosby

The change of seasons becomes more evident throughout October. It's the time for pumpkins becoming jack-o-lanterns and vintage clothing gaining new life as Halloween costumes. Some will enjoy the scariness of a Stephen King novel while others feel that It's the Great Pumpkin, Charlie Brown is a better match. Regardless, here's hoping your harvest festivities include a perfect balance of the spooky and serene.

#### Updates:

**Speed Bumps:** After much pleading and borderline begging, residents and some guests continue to speed while driving through the community. To address this potentially dangerous situation, the Board initiated the bid-request process to install

speed bumps to slow down speeding drivers. This effort is meant to be proactive to avoid possible tragic accidents.

As a reminder, the speed limit is 10 MPH. Watch for people walking dogs or children playing as you navigate the blind corners within the community.

#### HOA Board Members Needed:

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

To indicate a desire to serve on the HOA Board and to understand the commitments and duties, please review the Board Interest Form posted on Town Square under Forms or ask questions of any current

board member. While you can submit your Board Interest Form at any time, it might be helpful to know that a call for board member nominations will be sent prior to the HOA annual meeting held in November. The election of board members occurs during this meeting.

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

#### Reminders:

**Trash:** Remember that the dumpsters are for regular household trash. Make sure that any liquids or grease are placed in sealed containers. Please do not place oversized items or things that do not comply with trash guidelines next to the dumpsters. The community is charged an additional fee for these items.



Information about how to arrange a pickup of oversized items can be found on GFL's website: <https://gflenv.com/our-services/for-home/residential-solid-waste/request-bulk-pick-up/> or you can call them at 303-744-9881.

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

Sharon Taylor



# Strawberry

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

**Board Members:** Sonja Mooney, President, [sonja.strawberry.hoa@gmail.com](mailto:sonja.strawberry.hoa@gmail.com); Ersin Sulukioglu, Vice President, [strawberryhoa.sulukioglu@gmail.com](mailto:strawberryhoa.sulukioglu@gmail.com); Karen Myers, Treasurer, [karen.strawberryhoa@gmail.com](mailto:karen.strawberryhoa@gmail.com); Faith Gillis, Secretary, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com).



**HOA Meetings:** HOA meetings are held via Zoom the third Thursday of every month, at 6:30 pm. For more information go to the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call on your phone at the phone number listed.

**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. Attending Strawberry HOA meetings, the first Thursday of every month

is important for owners to keep up to date with the happenings within the community. We encourage you to attend, so your questions can be answered, and any concerns you have can be heard. We need to work together to keep our community a nice place to live. We look forward to seeing you!

Please reach out to Faith via email, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com), if there is a topic you would like covered in a future *Metro Matters* publication.

**Deck Replacements:** Deck replacement continues in Phase I due to the previous company's inadequate roof replacement. A to Z Roofing is the vendor replacing the affected leaking decks, so if you see them around, that's why.

**Snow Removal Company Change:** Review of the three proposed contract bids, including our current company, Keesen Landscape, the board voted unanimously for Outside Dreams, for snow removal this year. Outside Dreams is a locally owned company with more than 35 full-time employees. Trigger depth for snow on sidewalks is 2 inches and 4 inches for drives and parking spaces.

**Annual HOA Meeting:** The Annual HOA meeting will be held in November. Information will be mailed to owners with specifics. If your schedule permits, please plan to attend this very informative meeting. Hope to see you there!

Faith Gillis

# Happy Autumn



# 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 HOA in the Works:

1. Fixing of Asphalt throughout many of the drives
2. Budget planning for 2024
3. Preparing for November Annual Board Meeting
4. New Burgundy Community Sign
5. New Towing Company – info to come
6. Sewer Lines Semi-Annual Cleanout in October
7. Discussions on revising the Decs & Bylaws and the Rules & Regulations

## Aging Sewer Pipes and Flushing:

Please be aware of what you are flushing down the toilet. Our sewer lines are obviously old and we need to be mindful of what is being put down them. Lessening the amount of Toilet Paper used will also assist in keeping the sewer lines in better shape.

## Do Not Flush the following:

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

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

## Snow Removal Company:

BrightView 303-288-2701

## Homeowner Winter Checklist:

Inspect your windows for any broken seals, have your chimney inspected

and cleaned before starting the fireplace, and also check your garage door to be sure it's working properly. Neatly and properly store any patio items. Be sure, if you have a fence around your patio, that the structure is in good standing and the gate can be opened and closed easily. Quite a few gates around the property don't look to be secure enough to handle a large amount of snow.

**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.

**Landscaping:** Fall cleanup will



continue throughout the community by JBK. Please do your part and remember to remove hoses attached to the units before the cold weather is upon us to avoid any water damage inside your home or to the unit in general. Please store planters away neatly and out of sight.

**Clubhouse Rental:** The clubhouse is available to rent for those holiday

parties coming up. Please contact Westwind Management for rental guidelines and procedures.

**Trash:** Pick-up is moving to Monday and Friday. Remember large items are not to be dumped on the side of or disposed of in the trash bins. Please call **South Waste at 303-908-9500** [southwasteservices@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.

**Fire Lanes:** 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 currently **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. We are looking to change our towing company stay tuned for more information.



**Grills/Fire Pits:** 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.

**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 owner's 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**  
**Vice President - Burgundy**



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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/>

**Security & Parking:** Randy from Brownstone Security was the guest speaker at the monthly board meeting. He recommends more lighting in darker areas of the complex. He reminded us to contact him first if you see any suspicious events. He is continuing to be watchful on areas

with parking problems and other past issues. 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.

**Lighting:** Fall is upon us! It is getting darker earlier each day. Please check your exterior lighting in the early nightfall. The exterior lamps attached to your unit usually falls under the care of the homeowner. If you are able replace light bulb preferably with an LED if it is out. If they are dirty or covered with debris clean them up gently to get the best lighting. If the bulb still does not light up after changing and cleaning contact the property manager or if you need any additional help with this, the sensor may be out. If a pole light is out also contact the property manager. There are a few areas that the electrician is working on to correct some already reported issues. Working lighting enhances the property and it important for our security.

**Landscape:** October brings the start of fall clean up. Tree and bush trimming will be taking place. Please use caution around the tree trimmers and landscapers. If you have trees or bushes inside your patios, you are responsible for keeping them trimmed. They are never to touch roofs, siding or fencing. Please trim them at 12" away from any of these structures. If your patio tree or bush does damage to any structure you

are responsible for those repairs. The irrigation system usually is turned off mid-October.

**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 and Regs. It is always best to check if any exterior home improvement requires an approval HVAC.

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

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

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

**October 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. Change your furnace filters. It's a good time to disconnect hoses and place spigot covers on, get a furnace check and repair broken windows to keep the weather out.

**Patty Robinson**



## ChimneyHill

**Halloween Preparations:** Summer heat with a few thunderstorms stayed strong to start out September, but the arrival of autumn will hopefully provide a comforting cooling as the community prepares for the next spooky Halloween. Many residents enjoy putting up eerie decorations, but hold out hanging the ghosts and pumpkins until the fifteenth of the month. Let's encourage our young ones to focus on keeping up with their school work and enjoying relaxing after-school activities safely until the "boo" time arrives on a Sunday evening at the end of the month.



**Winter Preparation:** At the beginning of this year, a super

cold winter forced several units in the community to replace their HVAC systems. With a new winter coming soon, the past winter's events should be an alert to other community residents to consider inspections of their heating units and ducts as one of many preparations for another possible deep El Nino powered winter.

**HOA Volunteering:** Taking a seat on the HOA board or an HOA committee is a volunteer service that does require valuable personal time, but the satisfaction in maintaining and uplifting the community for oneself and one's neighbors is value enough for the volunteer service. With the annual homeowners meeting coming up in November, it is important for homeowners to know that beside the three board seat terms that will

be up for election, two other board members recently had to resign for personal reasons, bringing five board seats open for election. Homeowners eager to find the time to represent the community and want to be placed on the annual meeting ballot should reach out to property management this month to provide the appropriate information for the ballot material which will be mailed out early before the November meeting.

The October HOA board meeting will be held virtually on Wednesday, October 11. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager is Roxanne Chaparro, joined by our community administrator,

Jordan Cade, on the team. Sierra Purcell is our accounting assistant, providing account and assessment assistance. In order to make contact easier for the community homeowners and residents, a community email address, *ChimneyhillInHeatherridge@westwindmanagement.com*, and a dedicated community phone number, 720-509-6071, has been set up for a streamlined process. Owners can also send requests and get general community information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

**Kerry Reis  
with input from the  
ChimneyHill HOA Board**

# Cobblestone Crossing

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

**Save the Date for November:** The HOA's Budget Meeting will take place at 6 pm on Monday, November 13th via Zoom meeting. The primary focus of the meeting will be the discussion of next year's budget.

**Fall Clean-up:** It's close to the time of year when our plants and gardens will require cleaning up. When disposing of plants, please remember to bag up

dirt and place it in the dumpster. Do not dump the dirt in the rocks and/or common area. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas. Hoses: Please remember to disconnect the exterior hoses when a freeze is forecast. If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA. You can reconnect to water plants and bushes as necessary if and when it warms up.

**Recycling Review / What Can I Recycle:** Our community has recycling dumpsters in C, D and E. From GFL, courtesy of their website - When it comes to recycling, awareness is key. Contamination is the biggest issue impacting successful recycling practices today, when people throw in items they shouldn't, such as grease-soaked cardboard, plastic bags, or paint cans. This is why it's important to know what you can recycle and what you can't.

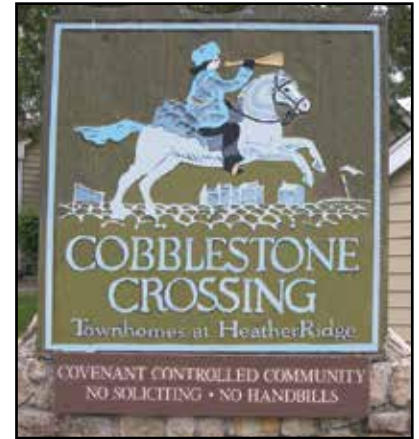
- *Usually Accepted:* Plastic recycling includes all *Cleaned* plastic bottles and jars #1 to #7: soft drink bottles, milk jugs, detergent bottles, *Flattened* cartons, etc. Check the bottom of the container. If you see the recycling symbol with a #1, 2, 3, 4, 5, 6, or 7 in the center, it is acceptable.
- *Usually Accepted:* Metal recycling includes aluminum cans, pie and baking pans, tin cans, steel food containers, *Empty* aerosol cans, and lids. Metal beverage cans, baking tins, foil, and food containers are also included in this material category. All items must be *Clean of Food*.

- *Usually Accepted:* Cardboard recycling includes corrugated cardboard, shipping boxes, cereal and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, and paper towel/toilet tissue rolls. *All boxes Must be Flattened* for proper disposal.
- *Usually Accepted:* Paper recycling includes newspapers, inserts, labels, magazines, catalogs, paperback books, manila folders, letterhead, notebook paper (no backings), computer paper, envelopes (with windows), coupon books, index cards, calendars, and brown paper bags.
- *Sometimes Accepted:* Glass recycling items usually include bottles and jars – lids must be Removed and separated, and the item must be Cleaned of all food and liquid waste before being placed inside the container.

## What can't I recycle?

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

**Reminders:** Please ensure screens are in good shape. If you notice tears please replace or remove them. It's hail season so check with your insurance agent to ensure you have adequate coverage. Report broken branches, damaged edging, and sidewalks to Accord Property Management. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners



are responsible for front doors, screen/storm doors, sliding doors, windows, and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

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

**New Residents:** When you see 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



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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 Annual Meeting** of the Double Tree Homeowners Association will be held November 12 at Aletha Zens' home, 13121 E. Yale Ave. The time will be posted on the mailboxes. Details will be forthcoming, along with the agenda, financial statements, and a proxy package. When you get this information, please review it carefully and consider attending the annual



meeting. We would love to see you in person.

**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 October 12 and 26. Feel free to put your bins out the night before. And, make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around. Waste Management has asked us to remind you to separate your two bins by three feet to allow their automatic truck arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

**Recycling Refresher:** You can recycle glass and plastic bottles, plastic "tub" containers, paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. Also, **No plastic bags or plastic-bagged recyclables, and No white "foam" packing material.**

**Maintenance Update:** It took a while, but we were finally able to complete the maintenance of the

patio enclosures. If you haven't already received an invoice, you will shortly. Also, we are in the process of scheduling the seal coat treatment to the asphalt. Notice this will be posted on the mailboxes when we have a date set. As we have said before, we are hoping this can be accomplished in one day, but it could take two. While this project is underway our resident will have to park on the street. Or, you may leave your car in your garage. . . you just can't take it out or doing things that until the project is complete.

**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 have the option of dropping your check off at Aletha's. Or you also have the option of paying Aletha quarterly, or even yearly. You can write out 12 different checks, she will deposit them the first of the appropriate month. Also, check with your bank and see if you're able to set up an automatic monthly payment through bill pay.

**Insurance Coverage:** Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also confirm that if you do have coverage, it is adequate should there be a need for a special assessment.

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

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

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

**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**







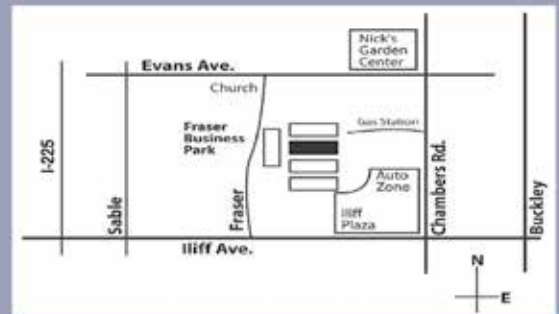
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# Heather Ridge South



**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).

## New Declarations

Thanks to everyone for their patience and cooperation in getting this project to a vote. On October 25, Wednesday, a meeting will be held to vote on our proposed new declarations. It will be held at the HRS clubhouse, 2811 S Xanadu Way at 6 PM; if by then you haven't turned in your proxy, please come Oct 25 to vote. If you don't mail your proxy in, a proxy drop-off box will be available at our clubhouse.

The proposed new declaration, notice, proxy and a cover letter were mailed to all owners at the end of September. If you haven't received it, please contact Janelle Mauch at Westwind. During October, email blasts by Westwind will ask owners to respond with any questions or concerns to be answered by our attorney. Also, HOA board members and volunteers will visit owners at their homes to collect proxies and leave important information.

This is a very important vote for the community. Your HOA board and volunteers have worked on the new declarations for the past year holding many public working forums and informational meetings. The goal is to have a new declaration with a table of contents (old one doesn't) that incorporates current laws and language; and using a "reader friendly" formatting that promotes better understanding for boards, Unit owners, buyers and other interested parties.

The old declaration was created in 1972 without a table of contents. It's almost impossible to quickly find or research something. And its formatting is very difficult to follow. The old declarations represent a time when condos were a new and growing industry learning as it

went along. Over the decades, our original declarations have become increasingly difficult to apply to "real life" issues and new legislation. That has resulted in a growing and complicated dependency on our *Rules and Regulations* to explain everyday issues that the original declarations fail to answer. Please help HRS to enter the 21st Century by voting "Yes" for the new declarations.

## What changes and modifications have been made to New Declarations?

There are three major changes from the old Declarations to the new one:

1. A "cap" or limitation on the number of rental properties (non-owner occupied) allowed
2. One monthly fee for all Units vs the present two-fee structure
3. One "working capital" amount collected at closing to increase reserves

The "cap" or limitation on rentals is found in Article 9.3, *Leasing and Occupancy* of the new declarations. In brief, it limits rental properties to 25% of 176 units (that's 44 rentals), and an additional 5% hardship number (9) given owner circumstances for a grand total of 53 rentals.

At this time there are about 20 "traditional rentals" (or 11%) defined as "an owner's mailing address not matching the unit's address of public record." This definition doesn't include about 6-7 Units now occupied by family members with an off-site owner's mailing address. The new declarations will define rentals to not include family members living there if it is the owner's primary residence and has allowances for Trusts, Life Estates, or other forms of legal

and public recording of ownership. Lastly, about 3-4 Units are seasonally occupied by owners who don't rent them out. They sometimes record public notice changing their primary residence to a residence elsewhere but because there isn't anyone else living there, it is not considered a rental.

At our public meetings, owners expressed opinions for more or less rentals using percentage amounts. Some wanted 20% (36), others 30% (53). In the proposed new declaration, a compromise limit of 25% (44 units) was set plus an additional 5% variance (9 units) for "hardship circumstances." That's a potential 53 units compared to the 20 "traditional rentals" at this time. However, if we are going to define and better manage rental numbers for the future benefit of the community, then now is the time to vote "Yes" for new declarations!

The second major change (New Declarations, Article 5.3, *Appointment of Common Expenses*) creates one monthly fee for all Units vs. a \$5 variance that we have used for decades. When creating our Annual Budget and monthly fees, our old declarations had an involved process that the Association never fully implemented. It now uses a \$5 difference between Units based on the number of their bedrooms above ground. By changing to one fee, there will be more transparency in budgets and ownership costs. For example, in some Heather Ridge HOAs, there are 6-to-8 different levels of monthly fees for Units. Others, as HRS proposes, have gone to one fee only.

The third significant change concerns working capital (Article 5.16, *Working Capital Assessment*). The old declarations called for six months of working capital Reserves for all Units. At present, that's \$246 for two-bedroom units, and \$258 for three-bedroom ones all above ground level (not in a basement). The new declaration will have one amount only for working capital based on three months of whatever the current monthly HOA fee is and will be collected at each sale to increase reserves. This change would most likely affect Unit buyers as a sales contract matter, and not sellers.

Other notable changes include:

- A Special Assessment vote will now require a majority of a quorum veto vote by owners at a public meeting. The old declaration allowed up to a \$5000 special assessment by the HOA without owners' approval. (Old

Declarations Article V, Section 4; New Declarations 5.5)

- The Association may levy Special Assessments for insurance premiums ONLY that are payable by the Association without an Owner vote and without adopting a new budget in accordance with Section 5.4 New Declarations. This will keep monthly HOA fees more accurate vs inflating them to fund unexpected insurance premium hikes. (New Declarations, Article 5.5 at bottom of it)
- Concerning entry into Units for maintenance and emergency repairs, the New Declarations have clearer language and longer grace periods for the HOA to gain Unit entry. (Old Declarations Article V, Section 5; New Declarations 6.3)
- Between the Association and the Unit owners, there is improved clarification about "Maintenance,

Repairs, and Replacement" issues along with defined insurance coverage;

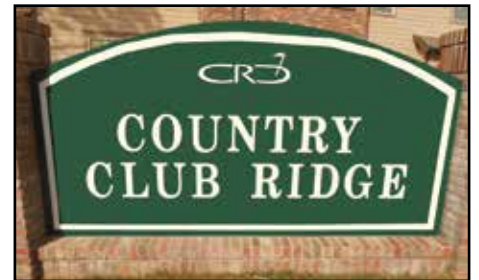
- An increased number of "Definitions" in Article 1 New Declaration for greater understanding of "common interest" community laws and living concepts. (Old Declaration definitions Article I.)

Please contact Westwind for any concerns, information, or references. And please visit our website, [HeatherRidgeSouth.org](http://HeatherRidgeSouth.org), for a copy of the original and proposed declarations.

**Van Lewis**

***HRS monthly meetings  
now the third  
Wednesday  
of each month at  
its clubhouse, 5:30 pm***

## ***Country Club Ridge***



### **Save the date for Country Club Ridge Annual HOA Meeting**

**6:30 pm, Monday, October 30<sup>th</sup>**

**Noonan's Meeting Rooms  
13521 E Iliff Avenue**

**Meet your neighbors**

**Vote for Board Members**

**Ratify 2024 Budget**

# 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 the third Wednesday in October 24 at the clubhouse, 2600 S. Vaughn Way, starting at 6 pm.

## Waste Management Recycling Guidelines

**Rule 1** – Recycle only unbagged bottles, cans, uncoated paper, and cardboard.

**Rule 2** – No food or liquids, household items, shoes, clothes or dirty diapers.

**Rule 3** – No loose plastic or plastic bags, no bagged recyclables, no coated paper cups, no Styrofoam.

The schedule for recycling bin pick-up is every other Thursday. For more information regarding trash and recycling schedules call Waste Management, 800-482-6406.

## Vehicle Parking Rules

### Your Vehicle Parking Spaces

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

### Guest Parking Spaces

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

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

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

### Landscaping and Sprinklers:

The City of Aurora has mandated that our watering schedule is restricted to two days a week. (Tuesday and 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.

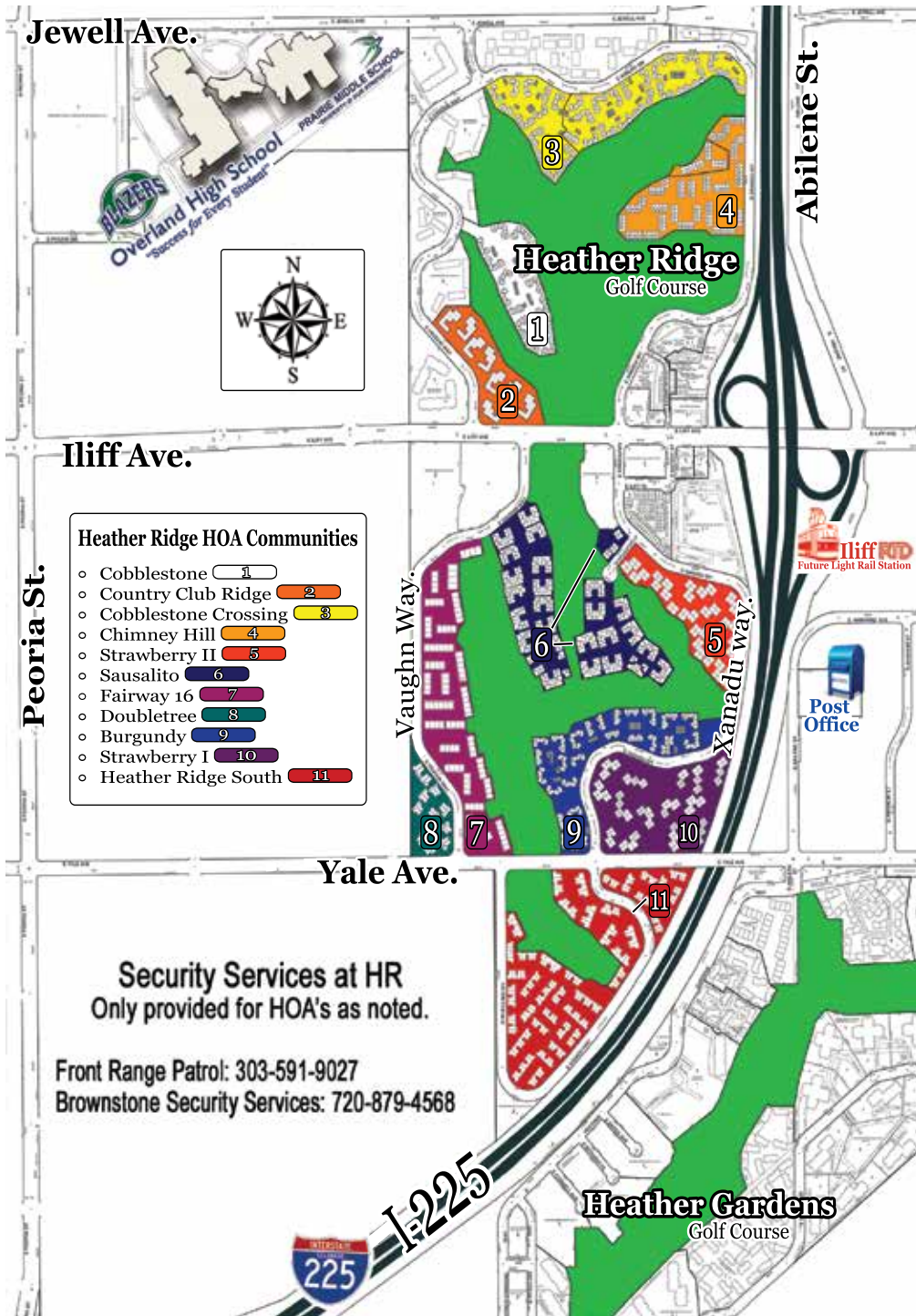
### Important Contact Information:

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

**Randy Brand  
Donna Sovern**



# Heather Ridge Community Map



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

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

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

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

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

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

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

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

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

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

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

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

# Service Directory

  
Assisted Living Advisors  
of Colorado

Senior Placement Agency

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Certified Dementia Practitioner  
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kevin@alaofco.com

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Email: [ssnotaryworxs@gmail.com](mailto:ssnotaryworxs@gmail.com).

Voicemail: 720-805-7840

## ReNu Carpet Cleaning

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**720-435-6612**

**Gary Meschko**  
Owner



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**303-881-3066**

# October 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

Sunday, October 15

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  
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

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

## Denver Zoo

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

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

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

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## HOUSE PET SITTING

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

## SELLING YOUR HOME?

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

## TELEGRAPH HILL CONDO FOR RENT

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

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## HELP WANTED

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

## CLASSIFIED ADVERTISING RATES

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

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