

HR Heather Ridge Metro Matters

Volume 13

December 2023

Number 12



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

Heather Ridge

PUBLISHER'S NOTE

My Holiday Wish List

I wish for health and wealth all round,
And fewer golf balls in my flowers found.

I wish for neighbors old and new,
To share a moment and an occasional brew.

I wish for inflation below 2 percent,
And maybe all landlords could cut the rent.

I wish for my HOA to cut back my fees,
and for leaves to just fly away from the trees.

I can't wait to tee it up next Spring,
I am thankful this December. . . . for everything.

I wish for a little Brandy and Eggnog in the fridge,
And for peace and prosperity throughout Heather Ridge.



Barry McConnell
Publisher/Editor

Happy Holidays,
Barry

Heather Ridge Metropolitan District
President Errol Rowland, Burgundy
errol@idmybag.com
Vice President Van Lewis, HRS
van@vanlewis.com
Treasurer Charlie Richardson,
Sausalito
Althea Zen, Double Tree
James Cronin, Chimney Hill
Jane Klein, Cobblestone Crossing
Kay Griffiths, Cobblestone
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct, but
always be held on the 3rd Thursday
in April and October. Email *info@*
HRColo.org for an invitation.

Heather Ridge Metropolitan District
303-755-3550 ext. 5
info@HRColo.org
heatherridgecolorado.org

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO
80014
303-755-3550
www.golfclubatheatheridge.com

Heather Ridge Neighborhood Watch
PAR Officer Patty Southwick
303-739-1826
psouthwi@auroragov.org
Non-emergency 303-627-3100

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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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**Served from 12/4/2023 to 12/31/2023

- Tomato Basil Soup - - - \$8.50
- Gouda Grilled Cheese & Soup - - - \$11.75
- Sweet Sriracha Jack Burger - - - \$15.75
- Chicken Fried Steak - - - \$16.75

CHRISTMAS EVE



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DRINK
& BE
MERRY

MONDAY DECEMBER 25TH

WE OPEN AT 6PM

HAPPY HOUR ALL NIGHT

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Heather Ridge **METROPOLITAN DISTRICT**

Metro District Holiday Party for HOA Boards

On Tuesday, December 12, the Heather Ridge Metro District will sponsor an educational get-together for Heather Ridge HOA boards. All board members are welcome! The RSVP deadline is November 28th, but late registrations are welcomed.

These gatherings are a chance for Heather Ridge HOAs to get to know each other, to share common values and concerns, and to explore the idea of common community services through the metro district such as garbage collection, security patrols,

insurance, etc. The goal is for all of us to work better together, to learn from each other, and to use the metro district leadership to make things happen.

There will be a brief discussion of new Colorado legislation for HOAs. The procedures will be conducted using a panel of HOA property managers.

Because this is a school night, Tuesday, we will start at 6 pm and plan to wrap up by 8:30 pm, including complimentary wine and beer (cocktails are separate but available) and a buffet of hors d'oeuvres. An Agenda will be available after December 1.

Working with HRMD, invitations have been issued by HRMD Independent contractor Barry McConnell, the editor and publisher of *Metro Matters* Magazine.

HRMD Budget for 2024

On October 19, 2023, the Heather Ridge Metro District semi-annual meeting was held at 4 pm, Heather Ridge Golf Clubhouse. Errol Rowland, President, conducted the meeting to present, discuss, and approve the 2024 Budget for the Heather Ridge Metro District. It should be noted there were no guests or observers from the public despite previous notices in *Metro Matters* and as posted throughout the communities.

and discussed. It is similar to the 2023 Budget in almost all respects, and was approved as presented. When Heather Ridge Metro District homeowners receive their tax bills on or about January 1, 2024 for 2023 taxes, they will be able to see their individual metro district taxes for comparison to past years.

For additional information, documents, and records, please visit the district's website at Heatherridgecolorado.org.

The 2024 Heather Ridge Metro District Budget was presented

Van Lewis

Barry McConnell



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December 2023

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
3 6:30 pm Double Tree Annual HOA Meeting December 3 Zens' home 13121 E Yale Ave	4 Advent Begins Dec 3 	5	6 Hanukkah Begins Dec. 1 	7 6:00 pm HRS Annual HOA Meeting at HRS Clubhouse	8 	9
10	11 No Cobblestone Crossing HOA Meeting in December No Burgundy HOA Meeting in December	12	13 6 pm CH HOA Meeting Virtually via Microsoft Teams No Sausalito HOA Mtg in December	14	15	16 METRO MATTERS DEADLINE 12-16-2023 FOR JANUARY 2024 ISSUE
17	18 No CCR Board HOA Meeting in December 6 pm - 4th Mon Cobblestone HOA Mtg via Zoom	19	20 No HRS Monthly Mtg No Fairway 16 HOA Mtg in December the Next Meeting Jan 17	21  6:30 pm Strawberry HOA Meeting via Zoom	22 	23
24/31 New Years Eve Dec 31 	25 Christmas Day Dec 25 	26 December 26 	27	28	29	30



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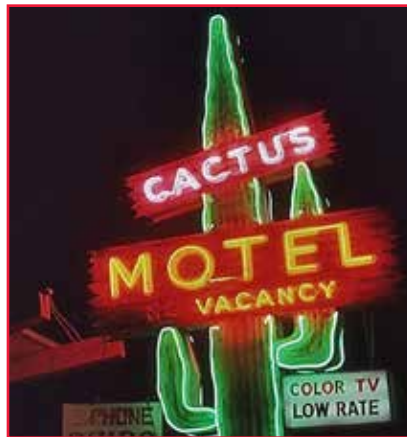
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The Aurora Museum Foundation 24th Annual Festival of Wreaths!

The Festival of Wreaths is an annual fundraiser organized by the Aurora Museum Foundation and Aurora History Museum and Historic Sites. Festive wreaths, created by members of the community, are on display in the Aurora History Museum Community Gallery through December 10. You may support the museum by visiting, voting for your favorite wreath, and bidding on wreaths in-person at 15051 E Alameda Parkway or online via *Bidding Owl*. Voting will contin-



ue through December 8. This year's proceeds will go towards the restoration and installation of Aurora's iconic Cactus Motel sign, that once graced Colfax Avenue. The sign's permanent home will be in the Ruth Fountain Gallery with Trolley Trailer #610. In addition, a portion of the funding will go to support the museum's education programs and community events. Some of the wreaths which are displayed at the Museum include those shown here.





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

Home Inspections – Necessary But Sometimes Grueling!

Pete and I have been practicing real estate full time since 1975. That’s a long time with many good stories. . . and some not-so-good ones. Almost all the unhappy stories revolved around home inspections and buyer-seller perceptions.

There was a time long, long ago when buyers didn’t inspect homes as they do today. Today, a home inspection is a pre-written standardized matter of contract. Back in the Stone Age, before mid-1980s, Colorado’s mandatory purchase contract for agents didn’t have the pre-written boilerplate inspection language it does today. Agents could and did insert their own inspection language that was inconsistent

and confusing throughout the housing industry.



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

Also back then, there was no such thing as a professional home inspector. That came about in the late 1980s – early 1990s. And to the surprise of most buyers using inspectors, they are unlicensed by Colorado operating as a professional service. That’s not the case in most states. Pete and I have found most home inspectors to be very professional and qualified.

Today, home inspections are part of Colorado’s purchase contract along with ample and clear language about inspection objections and their resolutions. It is estimated that one-third of all initial home purchase contracts fail to close due to inspection issues. And yes, the earnest money is returned in full if the contract is correctly followed.

What usually causes inspection issues are the expectations, or perceptions of how things should go. There is no such thing as a perfect house. Agents who thoroughly and frequently counsel buyers and sellers about inspection issues have a much higher closing rate with happier clients. Knowledge is power, so knowing what to expect from an inspection is priceless.

Pete and I spend a lot of time reviewing the inspection process. It’s repeated and discussed in detail Before, During, and After an inspection. Explaining escape clauses, contract issues, and the minefield of human emotions helps buyers and sellers getting to the closing table. Sometimes people are their own worst enemy, and it’s an agent’s job to not let that happen.

Pete and I have the experiences, knowledge, and maturity to guide people to a closing. We try to create a “team effort” with our buyers and sellers, which is why our closing success rate is just shy of 100%. We are not perfect, but we work at it on every sale. Let us be there for you!

Home Sales Heather Ridge and Around Town: Even with rates around 8%, but coming down now, the local and national real estate markets are holding steady. The one big statistic every locale is seeing is the diminishing number of closed sales – there are fewer closings today compared to one year ago. Why? Fewer listing + higher rates equal fewer closings. The key to today’s relatively good home sales market is fewer listings coming to market. Owners with low-rate mortgages don’t want to move and pay more at higher rates. . . it’s as simple as that.

If the Federal Discount Rate continues to stabilize or decreases as the present trend suggests, buyers will become more plentiful. But will more sellers come to market? Yes, to some degree – the existing lower-rate mortgages will influence the market negatively until rates fall below 6% or less. Will rates return to 4% or less? Not likely unless another financial meltdown and the Fed steps back in reducing rates.

Van Lewis

Record Heather Ridge Sales for 2023: Pete and I listed 2833 S Xanadu Way for sale in late September. . .and it sold fast with two offers in 7 days! Priced at \$527,500, this total remodel was worth so much more. Given higher rates and a real estate market in transition, the final price was \$523,500 with a \$5000 concession. This sale speaks about today’s real estate market with negotiated prices and buyer concessions.

Price is not everything in real estate, but it sure helps. Please call us for a quiet and professional evaluation of your home. With almost 50 years each selling metro Denver homes, the most important sale is your home.

Remember – Never Leave Home Without Us!

Homes Pending as of November 16, 2023

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$290,000	2668	S Xanadu Way C	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$297,000	2453	S Xanadu Way B	3 - 2	1,091	1 Carport	2 Story
Sausalito	\$355,000	2407	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$385,000	2457	S Xanadu Way B	3 - 2	1,346	2 Gar, Att	2 Story
Cobblestone	\$385,000	2121	S Victor St A	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
ChimneyHill	\$389,950	13636	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Heather Ridge South	\$440,000	2723	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story

Homes Closed from October 16 to November 16, 2023

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$275,000	2642	S Xanadu Way C	1 - 1	973	FHA	\$5,000	Individual
Sausalito	\$390,000	2448	S Victor St B	3 - 2	1,282	Conventional	\$3,000	Individual
Heather Ridge south	\$527,500	2833	S Xanadu Way	3 - 4	1,633	Conventional	\$5,000	Individual

Active Homes for Sale as of November 16, 2023

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$269,900	2612	S Xanadu Way A	1 - 1	843	1 Carport	2 Story
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$317,000	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
ChimneyHill	\$370,000	2071	S Worchester Way	2 - 3	1,344	1, Gar, Att	2 Story
ChimneyHill	\$379,900	13657	E Evans Ave	2 - 2	1,344	1 Gar, Att	2 Story
Cobblestone Crossing	\$380,000	13376	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$385,000	13344	E Asbury Dr	2 - 2	1,392	1 Space	2 Story
Country Club Ridge	\$399,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Sausalito	\$414,900	2405	S Worchester Ct B	3 - 3	1,512	1 Gar, Att	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

Van Lewis
303-550-1362
 van@vanlewis.com

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



Please remember don't leave home without them.

Contact me

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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge Golf Club News

HR Men's Club News

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 this 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 dvanhooser@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!! Have a great Thanksgiving, a very Merry Christmas, and a Happy New Year. 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 05-18-2024 05-31-2024	Two Man Team Individual Gross / Net Match Play – Round 1 Completed	9 Holes Best Ball / 9 Holes Aggregate Pick Your Partner (Must be within 10 Strokes) 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% HNDPC 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



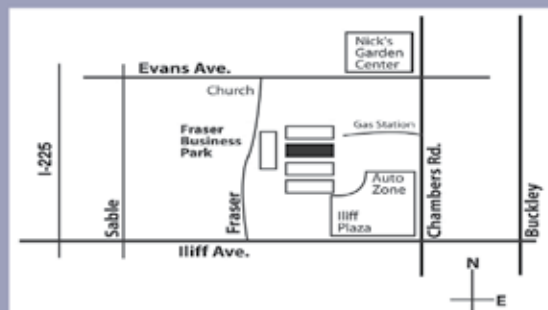
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303-671-0305

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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2. Schedule Service Online



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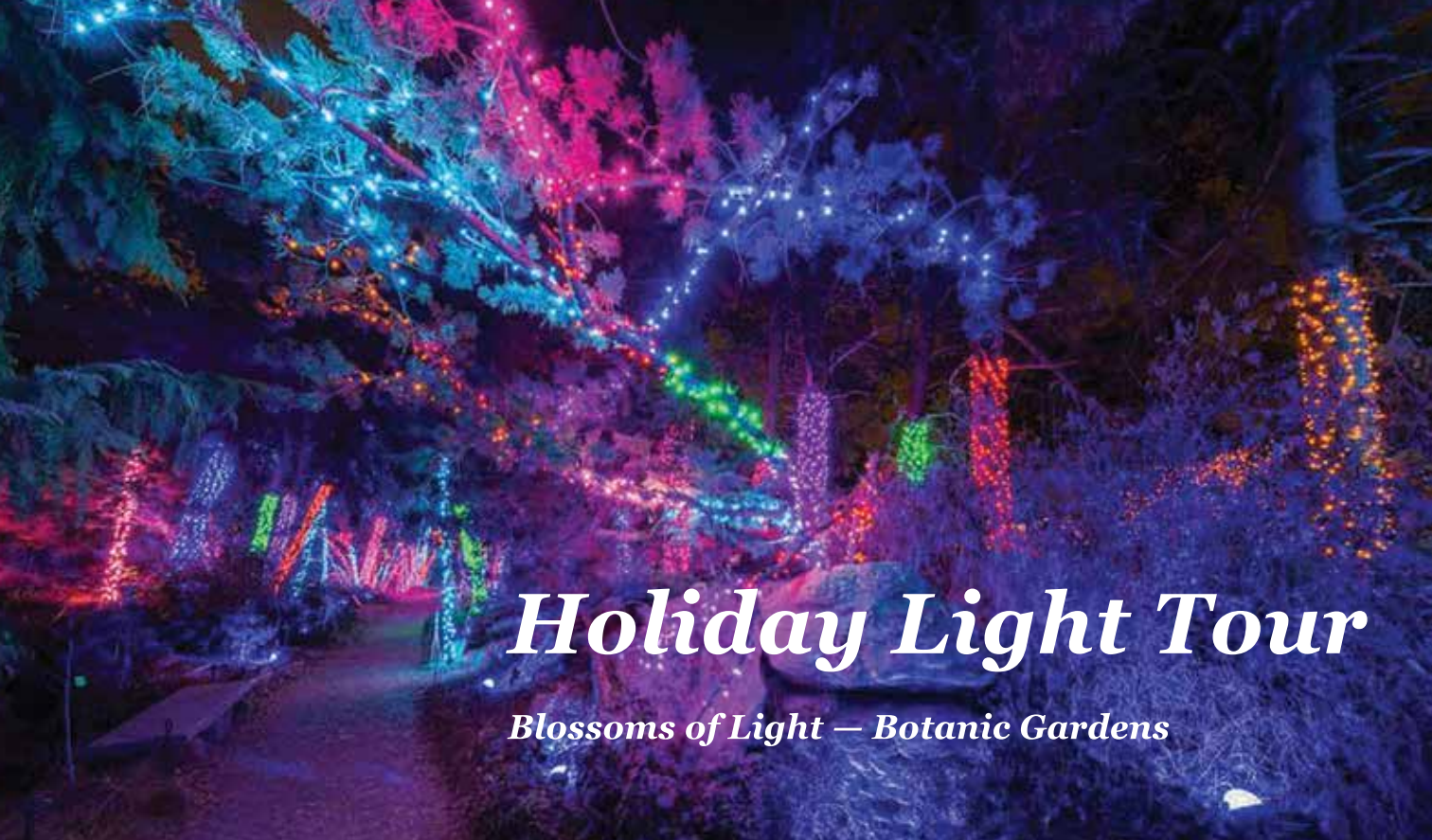
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Holiday Light Tour

Blossoms of Light – Botanic Gardens

Hudson Holidays

December 1 – December 31

Doors open at 5 pm. The last entry is at 8:45 pm. Tickets can be redeemed anytime between 5 – 8:45 pm. Lights out at 9:30 pm.

Hudson Gardens
6115 South Santa Fe Dr
Littleton, CO 80120
303-797-8565

Experience the holiday magic like never before! Hudson Gardens & Event Center will dazzle you with two brand new, spectacular light shows. Kick off your holiday season with Hudson Holidays, featuring never-before-seen light installations like a cathedral comprised of thousands of LED lights. Wrap yourself in the warm and festive tones of the

Hudson Holidays show with an uplifting and beautiful sense of winter drama. Purchase a delicious cup of hot cocoa or adult beverage before stopping by for a perfect free family photo opportunity with Santa. Tickets are exclusively available online. There will be no box office on site. Tickets can only be redeemed for entry on scheduled dates that Hudson Holidays is being presented. No re-entry. All tickets are final sale and cannot be exchanged or refunded.

Admission:

Adults: \$20

Seniors (65+): \$18

Children (ages 3-12): \$15 (ages 0-2 FREE)

Adult Group Tickets (25 people): \$16 per person

Blossoms of Light

December 1 – January 7

4:30-9 pm (closed December 25)

York Street Location
1007 York Street
Denver, CO 80206
720-865-3500

For three decades this annual holiday light extravaganza has transformed our York Street location into a twinkling wonderland. In line with our core value of sustainability, all lights used are LED. Holiday treats and warm drinks will be available for purchase at Offshoots Café and the Hive Garden Bistro. Tickets must be purchased in advance for a specific time. No onsite ticket sales.

Admission:

Adults: \$25

Seniors (65+): \$23

Children (ages 3-15): \$21

Free admission for children 2 and younger

Members:

Adults: \$22

Seniors (65+): \$20

Children (ages 3-15): \$18

Free admission for children 2 and younger

Military:

Adults: \$23

Seniors (65+): \$21

Children (ages 3-15): \$19

Free admission for children 2 and younger

Student: \$23

Trail of Lights

December Open Dec. 1-3, 8-10, 15-17



***Zoo Lights – Still the One
Denver Zoo***

5-8:30 pm (closed December 25)
 Chatfield Farms Location
 8500 W Deer Creek Canyon Road
 Littleton, CO 80128
 720-865-3500

Trail of Lights at Chatfield Farms takes you along a winding path glistening with lights that illuminate the Colorado countryside. Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of an alternative path for those who want to take a shorter stroll. Visit our Holiday Market to purchase your holiday gifts. Hot beverages, nuts and kettle corn are available for purchase at the start of the trail, as well as fudge and caramels available halfway through the trail in our warming hut. Purchase with cash, debit or credit card. Tickets must be purchased in advance for a specific time. No onsite ticket sales.

Admission:

Adults: \$16

Seniors (65+): \$14

Children (ages 3-15):

Free admission for children 2 and younger
 Members

Adults: \$14

Seniors (65+): \$12

Children (ages 3-15): \$10

Free admission for children 2 and younger
 Military

Adults: \$14

Seniors (65+): \$12

Children (ages 3-15): \$10

Free admission for children 2 and younger
 Students: \$14

**Zoo Lights
 Still the One**

December 2, 2023 – January 7, 2024

Closed for Christmas, December 25

2900 E 23rd Ave

Denver, CO

720-337-1400

For 33 years, Zoo Lights has been the heart of your holidays. Now, with 80 acres boasting over two million lights, we're still the one making spirits bright. We're still your fave for family fun. We're still the place where tradition stands tall, where romance runs wild – and where our sparkling features spark your brilliant smiles! Experience Denver's Wildest Winder Wonderland – over two million lights, including new displays. Seasonal craft cocktails and holiday treats. Special add-on packages with HoloSpex and more. Ice carving sponsored by Primrose Schools. Zoo Lights



***Blossoms of Light
 — Botanic Gardens***



***Hudson Holidays
 Hudson Gardens***



***Trail of Lights
 Chatfield Farms***

tickets are valid only on the specific date and time for which you purchased your tickets. No tickets available for sale at the door.

Admission:

Sunday-Thursday: First ticket entry at 5 pm, last ticket entry at 7:30 pm, grounds close at 9 pm

Friday-Saturday: First ticket entry at 5 pm, last ticket entry at 8:30 pm, grounds close at 10 pm

Standard Price: \$25 adults / \$18 kids

ALL guests pay standard price. — Dec 4–7, 11–14, 31, Jan 1–7

Peak Pricing: \$28 adults / \$21 kids. Valid for Dec 2, 3, 8–10, 15–30

HR Heather Ridge

ASSOCIATION NEWS

Strawberry

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

Board Members: Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, strawberryhoa.sulukioglu@gmail.com; Karen Myers, Treasurer, karen.strawberryhoa@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 (U.S.)**, 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.

Winter Has Arrived! Holiday time is festive and enjoyable for some people, but for others it can be a very difficult time. If you know of someone who may be struggling during this holiday season, please show kindness and compassion to those who may

not share the excitement you do. A simple smile, or a kind gesture can make a difference in someone's day.

Property Insurance Review: The first of the year is a good time to review your property insurance coverage to



ensure you have adequate coverage, should a loss occur. Understanding what your responsibility is and what belongs to the HOA is essential. Contact your insurance agent to help with understanding the specifics of your condominium insurance policy.

Trash Disposal: Our new trash disposal contract is effective on

December 1st with HBS Trash Services. The Republic contract canceled on November 30th for not servicing Strawberry per the agreement. Pick-up days will remain the same (Tuesday, and Friday). Please notify Kyle with any large item pick-up, so he can notify HBS.

Carbon Monoxide Detectors: This is the time of year to be most concerned about the possibility of carbon monoxide poisoning. Since we are now using our furnaces and warming up our vehicles due to the cold weather. Proper placement of a carbon monoxide detector is important. The Consumer Product Safety Commission (CPSC) recommends one detector be placed outside of every sleeping area as well as one per floor. This will allow you to wake if you are asleep in the event of an alarm. A detector should not be placed within fifteen feet of heating or cooking appliances, or in or near humid areas, such as bathrooms.

Faith Gillis



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: The Board does not generally meet in December, but we hope everyone has a Happy and Merry Holiday Season! Our next meeting should be on January 17, 2024. Keep an eye out for notification regarding any date changes.

Budget / Dues for 2024 Advance: Our monthly 2024 dues will be set at our November meeting, which at the point of this Metro Matters submission is a couple weeks away. Once it is set, a communication will

be sent from Advance HOA notifying residents of the final amount.

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 Vehicle Parking Spaces: Each homeowner or renter has 4 parking spaces for their use. These are the two spaces inside of your garage, and the two directly outside of your garage in your driveway. Additional vehicles and commercial vehicles must be parked on the street. Parking vehicles in guest parking long-term will result first in a warning and then having your vehicle towed.

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

Amendment to Rules & Regulations established November 16, 2022: A motion was duly made, seconded, and passed unanimously stating that an architectural request is no longer needed for **holiday decorations**, although keep in mind decorations should be promptly removed at the

conclusion of the holiday. Leaving them up significantly past that point is forbidden by our Declarations and may result in warnings followed by fines.

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



*Merry Christmas
and
Happy New Year*



Burgundy

Burgundy is a Covenant Controlled Community



Monthly Board Meeting

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

Board Members through December 31, 2023

President: VACANT

Vice President: Lori Foster

Secretary: Nathan Mendel

Treasurer: VACANT

Member at Large: Andrew Malkowski

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. There is **No December 2023 Board Meeting**. Happy Holidays and Happy New Year 2024!
Storage Facilities: 5430 W. 56th Ave., Arvada, CO 80002 and 6712 Federal Blvd., Denver, CO 80221

2. Thank you to all Homeowners who attended and or submitted their Proxy for the Annual Homeowners Meeting this past November 2023.

3. Welcome to the Burgundy HOA Board, Melissa Reuler, as her volunteer service will begin January 1, 2024.

4. The 2024 Budget was passed at the Annual Board Meeting.

5. Annual Board Members training to be completed through Westwind early January 2024.

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

New Towing Company: Tri-County Auto Recovery, 5430 W. 56th Ave., Arvada, CO. 80002

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

Things you can be towed for:

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

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

Do Not Flush the following:

- Facial Tissues
- Paper Towels
- Dental Floss



- Cotton Balls or Swabs
- Baby Wipes or Diapers
- Feminine Products
- Hygiene Products
- Wipes of any kind even if they state they are “flushable”.

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

Insurance: Make sure your Homeowner's Insurance includes

HO6 Assessment coverage. Keep an eye out for a letter with coverage once your contract has been renewed and that it will help cover special assessments.

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

Trash: Pick-up is moving to **Monday** and **Friday**. **Remember**

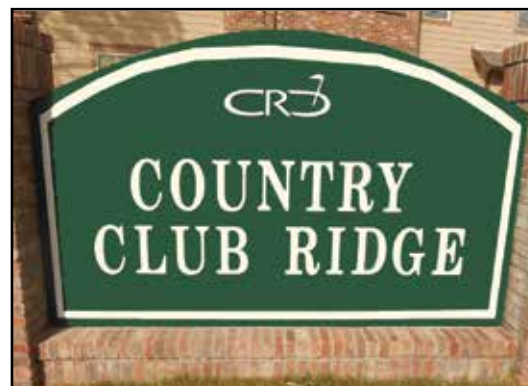
Large Items are not to be dumped on the side of or disposed of in the trash bins. Please call **South Waste** at **303-908-9500** *southwaste-services@outlook.com* for a Large Item pickup (mattresses, furniture, TV's, tires, appliances, etc.). You can be billed back if the HOA is billed extra by the trash company for your dumped items.

Lori Foster
Vice President

Country Club Ridge

Annual Meeting: The Annual Meeting was held on October 30th, however, due to low attendance, we did not reach a quorum. The 2024 budget was ratified. Beginning in January, HOA monthly dues will increase to \$378.00 per month. You will receive information by mail concerning this increase.

December Meeting: There is no Board Meeting scheduled for the month of December. Please attend the next meeting at 5:30 pm, Monday, January 15, 2024. During the Homeowners Forum you



are able to bring up questions and concerns about our community. You will receive an email with the Zoom log-in link prior to the meeting.

Fall Clean-up: Alex and Sons have completed the Fall Clean-up, removing leaves, aerating the lawns and shutting down the sprinkler system.

Snow Removal: Alex and Sons

have been contracted to provide snow removal this Winter. Snow will be shoveled and driveways plowed when accumulation reaches 2 inches. Some parking spaces are designated as “Snow Storage Areas”. **Do not park in Snow Storage Areas during a snow event.** If any snow has accumulated on the ground, your car may be towed without the customary 24-hour notice to facilitate snow removal. We are

contracted with Maxx Towing for this service. Please follow the community guidelines about parking during the Winter months.

Good wishes for a Happy Holiday Season!

Thanks for being a good neighbor!

Judie Maurelli

Nick's Garden Center & Farm Market
2001 S. Chambers Road
(303) 696-6657
(2 blks N of Iliff Ave on Chambers Rd in Aurora)
Hours: M-S 9-7 Sunday 9-5
nicksgardencenter.com





Enjoy a Festive, Magical Time at Nick's...

We transform our store into a winter wonderland with a fabulous selection of inspired gifts and seasonal blooming plants.

- Fresh & Fragrant Christmas Trees
- Beautiful Hand Tied Wreaths
- Fresh Garland
- Unique Holiday Gifts
- Colorful Indoor Plants and more!
- Nick's Gift Certificates

NICK'S COUPON

\$10 Off
Any
Christmas Tree

Must present coupon at time of purchase
Not valid with any other offers. Valid thru 12-17-2023

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.lcmpropertymanagement.com/Account/Login/48233/>

December Monthly Meeting: The December monthly meeting will be cancelled again this year in order for all to enjoy the holiday season. Any updates will be addressed at the



Please pick them up as soon as possible or ask a neighbor to help. It is for the security for all not to have visible packages sitting on doorsteps.

regular January meeting. The board wishes everyone a happy and safe holiday season!

Budget Meeting: The Budget meeting took place on November 8, 2023. The monthly assessments will raise in the new year at approximately \$5 per unit.

Winter Prep: Please disconnect all exterior water hoses. Please cover spigots with covers when possible. They are available wherever hardware supplies are sold. Check all interior and exterior faucets and pipes for leaks. Repairs and freezing damage are the homeowner's responsibility. It is recommended that on very cold days to keep your sink cabinet doors open to get more heat in.

Fall Cleanup and Gutter Cleaning: The Fall cleanup projects should be completed by the time of this printing. If you have any spots that still need attention, please contact the property manager. Also let the PM know if there are any lighting outages.

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.

Holiday Packages: Please use extra caution with holiday deliveries.

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

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

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

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

Architectural Forms: A reminder that all changes or updates to the exterior must be submitted to the Board through the Architectural Control Request Form found on the website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc.

The complete list of items is on the form. Please submit the form to the Property Manager for board approval prior to beginning the project.

Merriest Holidays!!!!

Patty Robinson

Chimney Hill

Management – Westwind: Property Manager: Roxanne Chaparro 303-369-1800 with an email of *roxanne@westwindmanagement.com*. This is also the emergency number to call after business hours. Our community email address: *chimneyhillinheatherridge@westwindmanagement.com* with a dedicated community phone number of 720-509-6071.

Annual Meeting: The annual meeting was held on November 8, 2023 at Noonan's. The budget was ratified and a new Board was elected.

Emergencies: Call 911. For all non-life-threatening incidents,



please call the Aurora Police Department non-emergency line at 303-627-3100.

Call for Committee Members: If you have time to contribute to your community and are interested in volunteering on a committee(s) please email Roxanne Chaparro at *roxanne@westwindmanagement.com*.

Snow Removal: Do not park in stalls marked with signs designated for snow storage sites, your vehicle will be towed at your expense.

Architectural Improvements: As a reminder 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. Please provide photos, specifications and a diagram. ACC approval does not constitute approval of the local City or County building departments and a permit and or an HOA indemnification form may be required. Submission

of the ACC form does not constitute approval. Please allow a minimum of 30 days for approval.

Sewers: Our clay pipes line leading to the main line are aging, please do not flush any type of wipes, flushable ones or non-flushable ones. They will clog the main line.

Grounds and Pets: Please help with keeping our community looking at its best; pick up and dispose of pet waste.

Trash and Recycling – Reminder: Throw trash in the dumpsters only. Do not leave trash outside the dumpsters. When possible, please break down cardboard boxes when using the Recycle bin.

Reminders:

- 1. Speed Limit:** The speed limit on the property is 10 MPH please be mindful that we do have children living on the property.
- 2. 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 contact information.

Fire Lanes: Please do not park in fire lanes, your vehicle can be towed at your expense.

Holidays: With the holidays upon us the Board would like to take the opportunity to wish all of our residents a Happy, Healthy Holiday season. Board members will be out and about taking photographs of our Holiday declarations for the January issue of the *Metro Matters*.

Angie Olsen

Happy Holidays



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. You should get a response notice within 24 business hours. Our Association Business Manager is Janelle Mauch, and our Community Administrator (CA) is Jordan Cade.

The 2023 Annual HRS Meeting: It is scheduled for Thursday, December 7 at 6 pm our clubhouse. It is normally held the first Tuesday of December, but was moved to Thursday due to scheduling conflicts. Please plan to attend for a review and ratification of the 2024 Annual Budget along with board committee reports about 2023. Before the meeting, all owners will be mailed a Notice of Meeting, the Agenda, a proxy for that meeting only (not the new declaration's proxy), and the proposed budget.

Before the Annual Meeting, it is very important that owners mail or deliver that proxy for that meeting in order to establish a quorum. A proxy drop-off box is available at our clubhouse. Without a quorum, the meeting will be postponed pending a quorum of 59. Whether you come or not, please send in a proxy now! Yes, it's that important.

Of keen interest will be the 2024 Annual Budget. Due to skyrocketing insurance costs that have doubled from last year, the Board at its November meeting approved next year's budget with a \$50 increase in monthly fees. Starting in January 2024, the fees will be \$390 (up from \$340) and \$395 (up from \$395).

Status of New Declarations: The October 25 vote was postponed due to an insufficient number of proxies received by Westwind of the

176 eligible voters (owners). As of October 24, there were 90 **YES** (51% of total voters), 15 **NO** (9%), and 71 **DIDN'T VOTE** (40%) proxies. For the new declarations measure to pass, it needs 132 **YES** (75% of 176 owners) votes. For it to be defeated, it needs 45 **NO** (26%) votes. The 71 non-voters effectively postponed the October 25 vote.

At the board's November 15 monthly meeting, it was discussed and voted to hold another informational Town Hall meeting on Wednesday, January 10, 2024. It is hoped that previous non-voters and others will join the discussion to vote using their proxies. David Graf, the board's attorney, will lead discussions. Please come, learn, and vote.

At the board's January 17, 2024 monthly meeting, Wednesday, at 5:30 pm, it will discuss and vote on the results of the January 10 Town Hall meeting. The agenda will include an ample public comments period. Issues will include: setting a voting date for the proposed new declarations; or, changing the declarations reflecting other opinions. If the declarations are changed, then almost the entire process **MUST** begin again: a public hearing, a mailout of new revised declarations, and a Notice of Meeting. However, the proxies already submitted remain "alive" calling for a vote. Submitted proxies

may be changed by owners up to and until an actual voting date.

The Board's hope is for owners to see the value, fairness, and benefits of voting Yes for the existing proposed new declarations. Please get involved and let your voices – and votes – be heard.

Get Ready for Winter: Snow and cold are the biggest concerns, so remain vigilant to weather forecasts and email blasts from Westwind. If your email address (and other contact information) is not of record or outdated with Westwind, please email Jordan Cade at Jordan@Westwindmanagement.com. Otherwise, you will miss important and timely announcements.

Snow plowing and parked cars is a big issue. Once snowstorms subside along with creditable weather forecasts, plowing will begin. In the initial plowing process, garage front driveways with parked vehicles will not be plowed. In order to plow the community, all parked vehicles will be towed at owners' expense and liability. Plows will not return for any unplowed driveways once those vehicles are gone. Also, parked cars may block plows from clearing of adjacent driveways. If that's the case, neither driveway will be of plowed due to the risk of damage.

Please Don't Disturb On-site



Workers: Please refrain from talking to workers about your ideas or things you want done. They work for the HOA on a daily schedule, so disturbing them costs Everyone money and time. If you want something reported to Westwind that needs immediate or future attention, please call 720-509-6067 or email Heatherridgesouth@Westwindmanagement.com. If you don't get a return email or call

within one business day, do it again. You must receive acknowledgement.

If it's an emergency but not at the level of calling the police, please call Westwind's general number at 303-369-1800. Follow the prompts. Again, if no timely return call, please call again. You must receive acknowledgment.

Water or sewer problems are

considered an emergency, so please call Westwind immediately during or after working hours.

Lastly, buckets with ice melt have been placed outside of units for the winter season. For refills, more buckets, or help with ice and snow, contact Westwind as noted at the beginning of this monthly article.

Van Lewis

Cobblestone

Kindness is like snow — it beautifies everything it covers.
— Kahlil Gibran

Happy Holidays to all! May this holiday season be filled with joy and laughter through the New Year.

Updates:

Wood Burning Fireplace Compliance: As announced through email and in Town Square, Cobblestone's insurance company has mandated 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 steps needed to meet this requirement are:

1. All homeowners reply to the email announcement with a picture of your fireplace area labeled with your unit address. This step was to be completed by November 30, 2023.
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 10, 2024. Receipts can be sent to the email address used in the announcement.

Reminders:

Holiday Decorations: Many thanks to all of our homeowners who put up lights and other decorations that contribute to the holiday spirit. While no one wants to be seen as the Grinch, here's a gentle reminder that lights and decorations need to be put away by January 30. Until then, we can all be merry!

ARC Request Forms and Approval Process: Remember, that any project planned for the exterior of your home requires the submittal and approval of a completed Cobblestone ARC (Architectural Review Committee) Form. This

form can be located in Town Square (<https://www.townsq.io/>) under Tools – Documents – ARC Request.

When completing the form, please provide as many details as possible, such as model and serial numbers, dimensions, licensing, documentation and photographs as applicable. The review committee has 30 days to consider submitted ARC Request forms. However when these forms contain all requested information, the review process time can be shortened. A detailed ARC Request form simplifies the process for reviewing and approving the forms as well as enabling homeowners to move forward on projects.

Governing Documents and Tenants: Landlords are asked to ensure that they review the rules and regulations with their tenants. These rules apply to everyone living in the community.

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



December in the Rocky Mountains

Cobblestone Crossing

No Board Meeting for December: Meetings will resume in January. 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.

HOA Financial Meeting: REMINDER – The HOA Budget Meeting was postponed until the spring. We voted it would be best to wait for the renewal from the insurance company and get the actual increase amount instead of guessing what the increase will be. Last year the estimate fell short by a significant amount, and this had to be covered with our reserves. Please note

we are anticipating an adjustment in assessments between 15% and 20% due to the potential rise in insurance premiums. Details were sent via USPS mail. If you have any additional questions or concerns, please reach out to a current Board Member, Accord Property Management, or feel free to attend the January meeting.

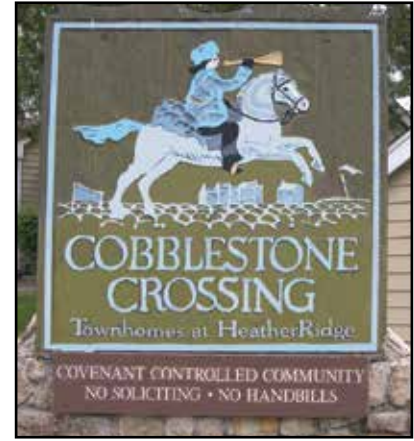
Owners and Renters: As we wrap up 2023 and head into 2024, please make sure Alec with Accord Property Management has your up-to-date contact information, including your email address. He can be reached via email at alec@accordhoa.com. If you are renting your unit, it is the owner's responsibility to 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.

Fall Clean Up: Gutters have been

cleaned, leaves have been picked up, sprinklers have been blown out and the backflows were all removed. Please report broken branches to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management.

Winter Starts December 21st: Temperatures continue to drop, if you have been procrastinating and have not started your plant and garden clean up, please remember to bag up dirt, flowers/plants, and place them in the dumpster. Do not dump the dirt in the rocks and/or Common Area. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas.

Hoses: Again, thank you to Larry for disconnecting exterior hoses around the property. If



you happen to reconnect during the warmer weather, please remember to disconnect again 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.

Snow Removal: Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow and make sure not to park in the guest spots that are designated for snow.

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

Decorations: Please be careful when putting up holiday decorations and ensure electrical cords, light cords, etc., do not pose a safety hazard. For future reference, while this date has already passed, a reminder that per Rules and Regs, winter holiday decorations may be put up the day after Thanksgiving. **Enjoy the Holidays! Wishing everyone a Merry Christmas, Happy Hanukkah, and Happy Kwanza from the Cobblestone Crossing Board of Directors.**

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.

Pets: Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster. Also, dog urine is killing the grass in multiple areas throughout the community. If you are

a dog owner, please make every effort to ensure you are not contributing to this ongoing problem. Please have your pet(s) use a different area each day. There are supplements you can add to your dog's food to reduce the amount of protein in your dog's diet which reduces the amount of nitrogen in the dog's urine.

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

What can't I recycle?

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

Trash: A reminder, it is the

resident's responsibility to dispose of large items that don't fit in dumpsters. Please call Alpine/GFL at 303-744-9881 to arrange for a large item pick up. There are recycling dumpsters in C, D and E. Please remember, plastic bags *Do Not* go in the Recycling dumpsters. Also, please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

Accord Emergency Contact

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

Jody Bohl

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



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Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, Secretary Patt Dodd, and member-at-large Sharon Grimes. The next regularly scheduled meeting of the HOA Board of Directors will be in January. The date, meeting time, Philadelphia and location will be posted on the mailboxes.



The annual meeting of the Double Tree Homeowners Association was scheduled for December 3. If this issue of *Metro Matters* has beat that day, please feel free to attend the annual meeting at the Aletha Zens' home, 13121 E. Yale Avenue. If you are receiving this issue after

December 3, the follow up materials from the meeting will be distributed shortly, either by hand delivery, or through the U.S. mail service. Those materials will include the 2024 budget and the minutes of the annual meeting, which will include any information regarding increase in dues, 2024 action items, board information, etc.

Maintenance Update: Gutters were scheduled to be cleaned the end of November/first part of December. That date depends on when the last of the leaves have fallen from our trees. If they have not yet been cleaned, they will be shortly.

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 December 7 and 21. 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.**

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

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

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

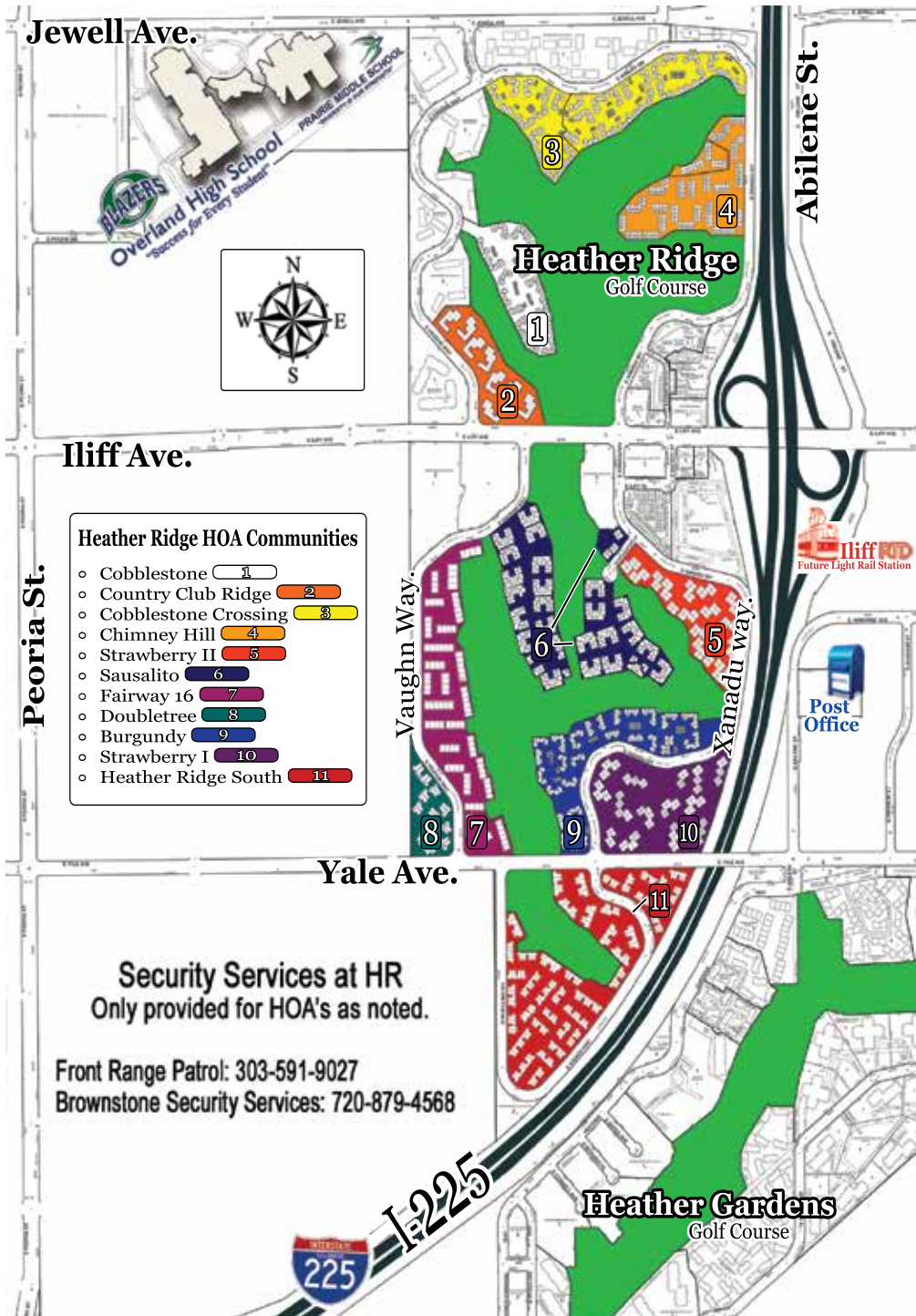
Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claimed to be "flushable," because they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

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

Patt Dodd



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

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December Activities

Children's Museum of Denver

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

Denver Museum of Nature & Science

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

Denver Botanic Gardens and Chatfield Farms
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
Thursday, December 7

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

There is a fee to attend any guided programs. Join us for wagon rides on the prairie to see resident wildlife, tours of the 1880's tipi camp and homestead village, and presentations by HawkQuest with live eagles, owls, falcons and more. Hours: Mon-Thurs 6:30 am-4:30 pm, Fri 6:30 am-6 pm, Sat-Sun 8 am-6 pm. 720-865-3500

Denver Zoo

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

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

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