

# *HR* Heather Ridge Metro Matters

Volume 12

December 2022

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**



# HR Heather Ridge

PUBLISHER'S NOTE

### Metro Matters Readers. . .

Last week I was in the gas line at Sam's Club. The young woman in front of me was having trouble getting the pump to accept her debit card. The customer who was on the other side of the same pump, was filling his truck, asked her if he could help. After a brief discussion, he removed the gas nozzle from his truck and pulled the hose around the pump and filled her gas tank at his expense.



In the spirit of the season, if you have managed to navigate the last 3 chaotic years successfully, take a break from viewing people as a "D" or an "R" and do something nice for someone less fortunate than you.

Winter holiday shopping season is here. Please shop with, dine with, and patronize our local advertisers whenever possible. Their advertising dollars and the Heather Ridge Metro District make *Metro Matters* possible. Sports fans will find it hard to find a better place to watch a "Buffs", "Broncos" or "Nebraska" game than at Noonan's Sports Bar & Grill. Noonan's also has a large event space for those considering holiday parties or special events.

Your continued support of the Heather Ridge Metro District, *Metro Matters Magazine*, and our advertisers is greatly appreciated.

Happy Holidays

**Barry McConnell**  
Editor/Publisher

### IN EVERY ISSUE

- |                               |                             |
|-------------------------------|-----------------------------|
| <b>02 FROM THE PUBLISHER</b>  | <b>18 HOA NEWS</b>          |
| <b>04 COMMUNITY NEWS</b>      | <b>30 SERVICE DIRECTORY</b> |
| <b>06 CALENDAR</b>            | <b>LISTINGS</b>             |
| <b>12 HR GOLF CLUB UPDATE</b> | <b>31 CLASSIFIEDS</b>       |

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Treasurer Charlie Richardson  
James Cronin  
Jane Klein  
Kay Griffiths

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

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# THE GAUCHOS: COWBOYS OF ARGENTINA

THURSDAY, JANUARY 26  
1:30 P.M.



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# **HR** *Heather Ridge* **METROPOLITAN DISTRICT**

## **Metro District Holiday Party for HOA Boards**

On December 13, 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 December 1, but late registrations are welcomed. As of Nov 11, 35 people have RSVP.

In past years, the Heather Ridge Metro District has hosted HOA get-togethers. . . but not since 2018. 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 (HR-1137) for HOAs. This important change and others in HOA procedures will be conducted using a panel of HOA

property managers and a real estate commission spokesperson.

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. Working with the HRMD, Barry is monitoring RSVPs and arranging hospitality plans.

### **HRMD Budget for 2023**

On Oct 17, 2022, 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 2023 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.

The 2023 Heather Ridge Metro District Budget was presented and discussed. It is similar to the 2022 Budget in almost all respects, and was approved as presented. This includes a slight decrease in assessed property values from 2021 to 2022 and

no change in the mill rate for computing property taxes. When Heather Ridge Metro District homeowners receive their tax bills on or about Jan 1, 2023 for 2022 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](http://Heatherridgecolorado.org).

**Van Lewis**

**Happy Holidays**







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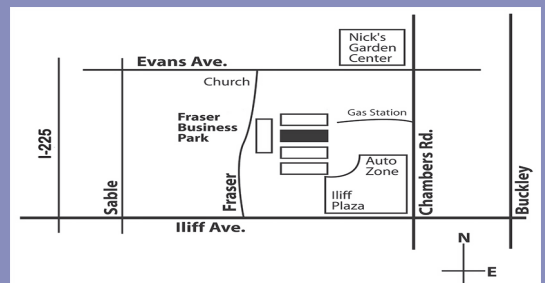
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <b>Next HRMD Regular Meeting</b> <b>Third Thursday each month</b> Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org				1	2	3
4	5	6 7:00 pm HRS Annual HOA Meeting at HRS Clubhouse (2811 S Xanadu Way)	7	8	9	10
11	12 6 pm Burgundy No HOA meeting in December 6 pm Cobblestone Crsing No HOA Meeting in December	13	14 6 pm CH HOA Meeting No mtg in December 6:30 pm Sausalito HOA Mtg. No mtg in December	15  6:30 pm Strawberry HOA Meeting via Zoom	16	17 <b>METRO MATTERS</b> DEADLINE 12-16-2022 FOR JANUARY 2023 ISSUE
18 	19 6:00 pm CCR HOA No Meeting in December	20	21 6 pm Fairway 16 HOA Meeting No mtg in December	22	23	24
25 	26 6 pm Cobblestone HOA Mtg via Zoom	27 December 26  Happy Kwanzaa	28	29	30	31



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Hello Heather Ridge! I hope you're all doing well and staying healthy as we move into winter. Here's a quick look at what's going on in Aurora.

### 2022 Election Recap

Election day is settled in Aurora, and it seems that record youth turnout in Colorado and across the country led to pollsters' predictions being way off. Our new District 4 Arapahoe County Commissioner will be Leslie Summey, and Rep. Iman Jodeh won re-election handily and will represent us for another two years at the capitol. I am looking forward to working with both on childcare, homelessness, housing, public safety, and more in the coming year.



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

### Civil Service Hiring Changes

The Public Safety, Courts, and Civil Service committee moved forward a resolution to include the city's Human Resources department in the hiring process for new recruits for both Aurora Fire Rescue and the Aurora Police Department. This resolution came about as a recommendation by the Consent Decree Monitor to ensure that our departments can recruit, train, and retain qualified civil servants while improving oversight and accountability by involving the city directly. I am strongly supportive of this effort and believe it will receive unanimous support from council.

### Addressing Child Care Costs

Many Aurora families are struggling with the cost of childcare, and many Aurora businesses are having trouble filling vacant positions as a result. I have spoken with childcare providers, members of the Arapahoe County Board of Commissioners, and the Aurora Chamber of Commerce about how we can work together to tackle this issue. We'll be meeting in early December to explore opportunities to work together with the goal of filling the childcare gaps that will still exist after the state's universal preschool program kicks off in 2023.

### Utah Pool Closure

The metal ventilation system in the Utah Pool natatorium collapsed on Saturday, November 5th. Nobody was injured, and our lifeguards did a great job getting everyone evacuated from the building. The city is investigating the cause of the collapse and the timing of the pool's reopening will be dependent on the scope of the repair work and availability of labor and materials. Keep an eye on [auroragov.org/pools](http://auroragov.org/pools) for updates.

### Ward IV Meetings

Our next meeting will be on January 12th at 6:30 pm at Colorado Early Colleges. 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/marcanoforaurora](https://www.facebook.com/marcanoforaurora).

*In solidarity,*  
**Juan**

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## Watching the Heather Ridge Market

Pete and I continuously monitor sales activity here as it happens. . . to the minute, 24/7. I know, we need to get a life (that’s what our wives say), but this is what we do. Lately, sales in Heather Ridge have shifted downward in volume but not so much in price. Homes under \$400,000 are doing very well; whereas sales up to \$500,000 have slowed and over \$500,000 have almost stopped for now.

The reason? Mortgage rates are now over 7% and buyers have pulled back. And so have sellers, too, as I will explain in the next article. In the meantime, most Heather Ridge sellers seem to be pricing their homes correctly and they are selling.

The real estate market is smart, so there’s no fooling it when it comes to “what’s happening now” in homes for sale and buyer expectations.

That’s where Pete and I shine. With almost 50 years each in real estate, we’ve seen markets come and go; and today’s market is in mortgage rate shock only. Once that settles down, it will be back to business.



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

## Four Factors in Today’s Real Estate Market

For the past three or four months, I have been writing about our changing local and nation real estate markets. As rates climbed from 2.75% over one year ago to today’s 7% plus, I’ve cited facts and professional observations that the market is changing but not in ways you might think. Don’t be fooled that the Great Recession is coming back – ‘we are not even close’!

*The following four points are quoted from an article by Nicole Rueth with the Rueth Mortgage Team. She is a prolific writer and speaker about real estate markets, and her recent words are so good, I quoted them as follows:*

**Sellers!** “Redfin just released a report showing nationally that 38 percent of all homes are owned free and clear and, for those who have a mortgage, 24 percent have a rate locked below 3 percent, 41 percent are locked in between 3 percent and 4 percent and another 21 percent are locked in between 4 percent and 5 percent. That means 86 percent of all homes nationally have a rate below 5 percent. In Colorado, a few more homes have a mortgage at 71 percent but a whopping 92 percent of them are locked with a rate below 5 percent; second only to Utah in the strength of our equity position. Supply is locked in. It doesn’t need to go anywhere nor expose itself. Homeowners have never been stronger.”

Bottom line, home owners have a huge amount of equity and they don’t have to do anything.

“New listings dropped again more than just seasonally. New listings dropped to 3,837 new homes to choose from during the month of October, dropping 27 percent from September and 28 percent year-over-year, hitting all price points almost equally. Year-to-date, new listings have been dropping for the last three years, as Denverites built up a swell of equity locked into historically low interest rates. Active listings will catch some headlines as it’s 116 percent higher than last year; but that’s due to an overheated housing market last fall when rates were still low and buyers could not satiate themselves. Inventory is still 15 percent lower than it was in 2019. This will keep home prices overall stable.

**Buyers!** “Both pending home sales and closed are down. Pending sales were down 4 percent month-over-month and 39 percent year-over-year. Closed saw an even more dramatic month-over-month, dropping 25 percent. Mortgage purchase application data is below 2008 levels today as buyers in October alone dropped off just shy of 20 percent. Year-to date, mortgage purchase applications are down 42 percent. These numbers should not be a surprise given the

*Pete & Van continued on pg 10*

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**Homes Pending as of November 16, 2022**

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$187,500	2606	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Burgundy	\$300,000	2629	S Xanadu Way C	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Strawberry II	\$315,000	2411	S Xanadu, Way D	2 - 2	1,091	1 Carport	2 Story
ChimneyHill	\$375,000	13656	E Evans Ave	2 - 3	1,344	2 Gar, Att	2 Story
Sausalito	\$395,000	2407	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$399,900	2840	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story

**Homes Closed from October 16 to November 16, 2022**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$252,000	13657	E Yale Ave C	1 - 1	856	FHA	\$0	Individual
Strawberry I	\$253,000	2650	S Xanadu Way B	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$278,000	13651	E Yale Ave D	1 - 1	856	FHA	\$7,921	Corp/Trust
Strawberry I	\$315,700	2662	S Xanadu Way B	2 - 2	1,153	FHA	\$6,000	Individual
Strawberry II	\$330,000	2441	S Xanadu Way C	2 - 2	1,091	Conventional	\$0	Individual
Burgundy	\$350,000	2635	S Xanadu Way E	2 - 2	1,314	Cash	\$1,000	Individual
ChimneyHill	\$375,000	13623	E Evans Ave	2 - 3	1,344	VA	\$0	Individual
Fairway 16	\$399,000	2406	S Vaughn Way B	2 - 2	1,365	Conventional	\$625	Individual
Sausalito	\$414,000	2458	S Victor St C	3 - 2	1,300	Cash	\$1,000	Corp/Trust

**Active Homes for Sale as of November 16, 2022**

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$295,000	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry I	\$305,000	13629	E Yale Ave B	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry II	\$310,000	2461	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$310,000	2461	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$315,000	13641	E Yale Ave C	2 - 2	1,153	1 Carport	2 Story
Cobblestone	\$324,900	1969	S Xanadu Way	2 - 2	1,208	2 Spaces	2 Story
Strawberry II	\$330,000	2451	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Cobblestone Crossing	\$349,900	13310	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Heather Ridge South	\$364,900	2846	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$369,400	2620	S Vaughn Way A	3 - 3	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$499,900	2804	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Double Tree	\$505,000	2623	S Wheeling Way	4 - 4	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$589,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

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

*Pete & Van continued from pg 8*

rise in interest rates. The 30-year fixed rate ended October at 7.125 percent according to Mortgage News Daily, an increase from 3.125 percent just one year ago. Buyer demand will pick up as either interest rates settle back down into the 5's and 6's or, eventually, we simply get used to higher rates."

**Affordability!** "Homeowners took advantage of low interest rates improving their household finances and increasing affordability. In fact, the number of families taking advantage of restructuring their loan doubled from 7.1 million refinance applications in 2018 to 15 million in 2020. Considering there are only 133,000 U.S. homeowners who can save money by refinancing today; it really highlights how many already did so. Their affordability is locked-in for 30 years. The deterioration is coming for first-time home buyers. We will continue to see programs released from FHFA and HUD to help offset this first-time home buyer affordability problem."

**Credit Availability.** "Not only do we have a wealth of equity (over \$29 trillion), locked in low interest rates (85 percent below 5 percent), and continued rise of wages (to the dismay of the Fed), we have the strongest homeownership profile in history. Household debt service payments as a percentage of disposable personal income is close to an all-time low. Mortgage debt specifically, given the recent refinance boom, created an increased cash flow and stability for homeowners. The average credit score today, as reported by Experian, is a record high of 714. Fannie Mae reported the average first-time homebuyers credit score is 746. Homebuyers, post-2008, have had rigid employment, income, assets, and credit requirements, with credit availability at the tightest levels we have seen in 20 years.



"The housing market came to a halt the second half of 2022. With its continued slowdown evident in all of October's numbers, many are put on edge as to what will happen next. The Fed will raise the fed rate today in hopes of putting the brakes on our economy and increase job loss; which regretfully seems to be the only way to keep Americans from spending. Through all of this, however, housing is good. Homeowners are strong. They simply need to not sell. When rates do ease, as they historically do during recessions, the fact that the largest age group today is 31 years-old and first-time home buyers were left behind for the last two years, we will see buyer demand return."

**Thank you, Nicole Rueth, for such wonderful comments in your November article for Denver Metro Area Realtors (DMAR).**

Van Lewis



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# Heather Ridge Golf Club Monthly Update

[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

## Heather Ridge Golf Club News

### HR Men's Club Golf News

Here is the application and schedule for the Heather Ridge Men's Club 2023 season. Please get your application and check mailed to Dick at the address on the bottom of the form as soon as you can so you will receive your free sleeve of Pro V's!!! And don't forget to pass this along to your friends, every new member you sign up gets you a \$20 finder's fee!!!

Darrel Vanhooser  
HRMC President  
303-875-4768

<https://www.heatherridgemensclub.com/>

### 2023 HR Men's Golf Club Schedule

Date	Tournament	Format / Notes
4-06-2023	Men's Club Spring Kick Off	Banquet – Members Only
4-8-2023	Member/Member – Member/Guest	Four Man Scramble – A, B, C, D Players, 80% of HCP
4-22-2023	Point Par	Groups set by computer (A Flight plays from blue tees)
5-6-2023	Two Man Teams	9 Holes Best Ball/9 Holes Aggregate Pick Your Partner (must be within 10 strokes)
5-20-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
5-31-2023	End of Match Play – Round 1	Match must be completed by 5-31-2023
6-3-2023	Two Man Best Ball	Pick Your Partner (must be within 10 strokes)
6-17-2023	Men's Club/Women's Club Mixer	Shamble (computer draw)
6-30-2023	End of Match Play – Round 2	Match must be completed by 6-30-2023
7-1-2023	Red, White, Blue	4 Man Scramble computer draw HNDPC 80%
7-14-2023	Member/Member – Member/Guest	3 Days – Horse Race pm, Sat – Sun Tournament (must be within 10 strokes) 100% HNDPC
7-15/16-2023		
7-29-2023	Individual Gross/Net	Groups set by computer (A Flight plays from blue tees)
7-31-2023	End of Match Play – Round 3	Match must be completed by 7-31-2023
8-12-2023	Two Man Point Par	Pick Your Partner (must be within 10 strokes)
8-19-2023	6-6-6, Two Man Team	Pick Your Partner (must be within 10 strokes)
8-30-2023	End of Match Play Championship	Match must be completed by 8-30-2023
9-2-2023	Four Man Best Ball (2 scores per Hole from Team)	(Computer draw) A, B, C, D Players
9-16-2023	Club Championship	2-Day Tournament. Groups set by computer (A Flight plays from blue tees)
9-17-2023		
9-30-2023	Tournament of Champions/ Non-Winners Tournament	Groups set by computer
10-5-2023	Men's Club Fall Banquet	Member plus guest
10-7-2023	2 Man Scramble	Flighted – Pick Your Partner (must be within 10 strokes)



## Heather Ridge Men's Club Golf Association 2023 Membership Application

This year the HRMC will continue a schedule of 15 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off is April 6, 2023, and our first tournament will follow on April 8, 2023. 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 HRMC 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 will have a total fee of \$100.00/player.)

**PLEASE PRINT CLEARLY AND LEGIBLY.**

**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.*

**THE FIRST 25 APPLICATIONS SUBMITTED WILL RECEIVE A SLEEVE OF PRO V's!!!**

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

**Membership\*** \$155.00      \$ \_\_\_\_\_

**Match Play**    \$ 25.00      \$ \_\_\_\_\_

**TOTAL DUE**      \$ \_\_\_\_\_      **Date Submitted:** \_\_\_\_\_

\* HRMC 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 2023 season. All members are automatically entered in pool.

**Return this application, with your check to: Dick Hinson, HRMC, 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 2023 season. We have a fun filled golf season with different tournaments play each week from May through September.



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 April 1, 2023.

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 2023 golf season.

Please feel free to call me with any questions (303-520-0529).

**Wendy Traynor**  
President, Heather Ridge Women's Golf Association

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WEDNESDAY DEC-14 1:30PM-3PM



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# 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. (Note: the CGA Handicap Fee for 2023 is \$43.00.)

**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 \$80.00**  
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.

## 2023 Heather Ridge Women's Golf Association Membership Application

(If received by April 1, 2023 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

**Birthday** 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 2023 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, 2023**



Cut Here

Cut Here



# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2023 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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2001 S. Chambers Road

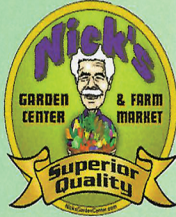
(303) 696-6657

(2 blks N of Iliff Ave  
on Chambers Rd in Aurora)

Hours:

M-S 9-7 Sunday 9-5

[nicksgardencenter.com](http://nicksgardencenter.com)



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Not valid with any  
other offers. Valid  
thru 12-18-2022



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- And More

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[Kellstarelectric@comcast.net](mailto:Kellstarelectric@comcast.net)



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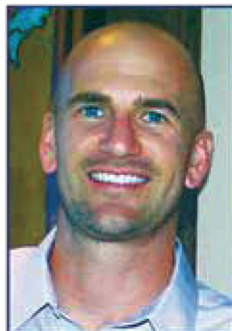
## D'Amico, Mauck & Ricci

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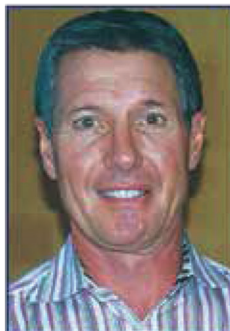
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Dr. Ricci

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# HR Heather Ridge

## ASSOCIATION NEWS

### Sausalito

*Hello Sausalito Residents,*

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meeting by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** President Suzy Koch, Vice President Frazier Hollingsworth, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool) Frazier Hollingsworth (unit exterior surfaces) and Kelly Bailey (member-at-large) Laurie Hoffman (member-at-large)
- **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:** Alpine Waste & Recycling, 303-744-9881
- **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/>

**December Monthly Meeting:** The December meeting will be cancelled again this year in order for all to enjoy



the holidays at such a busy time of year. Any updates will be addressed at regular January meeting. The board wishes everyone a happy and safe holiday season.

**Budget:** The new budget was ratified at the November Meeting. The emphasis in the new budget is to continue to contain cost during this inflationary time and to build up reserves for long term projects. The monthly assessment increase on average is about \$10 per unit.

**Board Changes:** The president has left the board for personal reasons. Two current board members have moved to different positions. Suzy Koch as President and Frazier Hollingsworth as Vice President. We wish them all well in their new roles.

**Snow Parking Reminder:** Please do not park cars in the Visitor Parking Spaces during snow storms. These spaces may be needed to put snow and for the ability to clear the spots. Your cooperation will be greatly appreciated.

**Holiday Packages:** Sadly, packages left visible on doorways are tempting to thieves. If you are expecting packages, please pick them up as soon as possible or ask a neighbor to help.

**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 22, 2023.

**Architectural Forms:** A reminder that all changes or updated 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 Property Manager for board approval prior to project beginning.

**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 in your trash. Feel free to pick a weed anytime too!

**December 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.

- If you haven't done so disconnect outdoor hoses and place spigot

covers on to prevent freezing pipes.

- Insulate and seal doorway and window seals.
- Remember it is important to keep all rooms over 55 degrees to keep pipes from freezing.

*Season's Greetings!*

**Patty Robinson**



## Chimney Hill

It took a little longer for cooler fall weather to sweep in, but as the first days of winter quickly approaches, remember to stay safe walking or driving in the community during periods of snow. The holiday season is upon us, as many homeowners and residents will work to bring cheer to the neighborhood with brightly lit decorations. As COVID has eased, here's to being able to gather and celebrate the holiday season well.

**HOA Annual Meeting, Budget Ratification:** The HOA Annual Meeting was held in person at Noonan's banquet hall for the first time in three years. We had a great turnout with many

homeowners participating in the meeting. During the opening budget ratification meeting, the homeowners listened to the board report on how the 2023 budget would help with the maintenance of the community. A few homeowners then expressed their opinions of the budget. After the discussion, the budget was officially approved for 2023. New coupon books with the adjusted monthly assessments will be sent out shortly for those who wish to mail physical checks. Homeowners who participate in automatic electronic payments or through their banks' bill pay service can contact property management to forgo receiving the coupon books which will reduce costs to the HOA.

**HOA Annual Meeting, General:** After the budget ratification meeting, the main homeowner meeting was called to order. The board president, Angie Olsen, provided a general report on the accomplishments and pending issues for the community. Homeowners provided comments

both positive and concerning about issues regarding maintenance, pest control, and sewer problems. For some of the comments, like the sewer issue, the board did have to explain the dividing line between homeowner and HOA responsibility. Two members of the board, Angie Olsen and Noel Cordeau, whose current terms were up, were re-elected. It was a productive in-person HOA annual meeting.

**Board Positions:** After the annual meeting, the board stayed to handle a few pressing agenda issues and to decide on the board positions for next year. For 2023, Mike Hayes will be President, Angie Olsen will be Vice-President, Noel Cordeau will be Secretary, and Kerry Reis will be Treasurer. Pam Akiri, Lana Gutnik, and Mark Conklin will be Members-at-Large. There will be no board meeting in December, so board members and homeowners can prepare for a wonderful holiday season. The next

board meeting will be in January.

Association business management is provided by Westwind Management Group. Our association business manager is Roxanne Chaparro, joined by our community administrator, Brooke Robinson, on the team. Sierra Purcell is our accounting assistant, providing account and assessment assistance. In order to make contact easier for the community homeowners and residents, a community email address, [ChimneyhillInHeatherridge@westwindmanagement.com](mailto:ChimneyhillInHeatherridge@westwindmanagement.com), and a dedicated community phone number, 720-509-6071, has been set up for a streamlined process. Owners can also send requests and get general community information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

**Kerry Reis  
with input from the  
Chimney Hill HOA Board**



# Country Club Ridge



**Board News:** Due to work commitment, Victoria Dare has decided that she cannot serve on the Board of Directors. Thank you, Torrie, for considering representing our community. With this in mind, the Board opens the position to other owners. If you would like to volunteer, please contact Dan Anderson, our Community Manager.

**Dues Increase in 2023:** Monthly dues will increase to \$318.00 per month beginning January 1, 2023. You will receive a letter and a copy of the ratified 2023 Budget by mail. Monthly

statements of your account will also be sent throughout the year. If you pay by automatic draft, please update the dues amount before January first.

**It's the Season for Snow:** Get ready for winter weather and the possibility of snow! Walks will be shoveled when snowfall reaches 2 inches, and plowing will be done when snowfall reaches 3 inches or more.

Parking on our property is very limited, and snow storms make it worse!! If a significant snow fall is promised, **Do Not Park in Snow Storage Areas.** Plows need space to push the snow so driveways can be completely cleared and your garage access made safe. Cars parked in these areas are subject to towing.

Some of the garage areas receive little sun in the Winter months and become

icy. We provide buckets of deicer and scoops for your use in every cul-de-sac. Please make use of this deicer if your driveway or walks remain icy.

**Car & Catalytic Converter Theft:** It's no secret that car and catalytic converter theft is rampant in our area. We encourage you to use your garage for overnight parking instead of storage. Not only will you be protecting your car, but you will free up the snow storage spaces.

**Holiday Parties:** Please be considerate of your neighbors if you are hosting Holiday get-togethers. Parking in front of your garage door is never allowed. It may block other residents from their garage access. Also, set reasonable hours for music and noise.

**No Board Meeting in December:** The Board of Directors does not meet in December. You may still contact the Board through our Community Manager, Dan Anderson, at [DAnderson@metropropertymanagement.com](mailto:DAnderson@metropropertymanagement.com). The next Board meeting is scheduled for 5:30 pm, Monday, January 16, 2023 via Zoom. You will receive an email invitation to join the meeting. Your participation is very welcome!

*Thanks for being a good neighbor.*

**Judie Maurelli**  
CCR Board of Directors



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# 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, [ersinsulukioglu@gmail.com](mailto:ersinsulukioglu@gmail.com); Vickie Wagner, [hrstrawberryhoa@yahoo.com](mailto:hrstrawberryhoa@yahoo.com); Faith Gillis, [faithstrawberryboard@gmail.com](mailto:faithstrawberryboard@gmail.com); Karen Myers, [karen.strawberryhoa@gmail.com](mailto:karen.strawberryhoa@gmail.com).



**HOA Meetings:** HOA meetings are held via Zoom the third Thursday of every month, 6:30 pm. For more information go to the Accord Property Management website <http://www.accordhoa.com>.

**Security Service:** Front Range Patrol provides security for Strawberry. They provide 24/7 dispatch, 303-591-9027, if you need to report suspicious activity.

**Emergency Contact 911:** All non-life-threatening emergencies, please contact the Aurora Police Department Non-emergency line, 303-627-3100.

## Winter Reminders

Brrrrr, snow season has arrived! If you haven't already, it's time to change those furnace filters and to keep in mind other seasonal preventative maintenance that may need to be handled. We've had a couple of units damaged by squirrels entering through roof vents and chimneys. If you are unsure of your unit's vulnerability, please consult a professional to inspect areas that could be a potential entry point for squirrels. Strawberry I HOA is not responsible for damage to an individual unit. Vents and chimneys are not considered community common areas.

## Community Trash

Let's keep our community looking nice, even during the winter months. Sometimes, we may miss the dumpster when tossing trash. Unfortunately, it's being left outside of the dumpster, i.e., construction debris, dry concrete powder, doggie bags, etc. If you spill it, or miss the dumpster, please be considerate of

your neighbors and clean it up. If you see it, please don't leave it!

## Safety Reminders

We all know that crime is definitely on the rise and there are things that we can do to deter some criminal activity. There have been multiple car thefts and vandalism at Strawberry.

Please be vigilant in protecting your valuables by taking them inside your home instead of leaving them locked in your car. Deterrents can be steering wheel locks, tire locks, car alarms, kill switches, to name a few. If you see suspicious activity, call Front Range Patrol dispatch, 303-591-9027.

Faith Gillis



# Happy Holidays

# Heather Ridge South



**Management Company:** Westwind. General number is 303-369-1800. For the Heather Ridge South management team, call 720-509-6067; or, email [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com). This system allows our property manager Chaillot (pronounced Schi-Oh) Lockley and her assistant Brooke Robinson to return calls and emails within one business day. For 24-hour emergency calls, use the main number 303-369-1800 and follow the voice prompts. Remember to follow-up on emergency calls not responded to you within a half-hour of calling and leaving a message.

**Budget for 2023:** At its October meeting, the HRS board approved the 2023 Budget with an across-the-board ten dollars increase in monthly HOA fees – now \$345 for the 2-story unit with three bedrooms top level, and \$335 for all other units (patio-ranch and 2-story with two bedrooms top level). The Budget, Annual Meeting Agenda, election forms and Proxy has been mailed to all owners for presentation at the Annual Meeting, Dec 6, at 7 pm our clubhouse (2811 S Xanadu Way – you can't miss it, it has a pool). If you have not received it, please email [heatherridgesouth@westwindmanagement.com](mailto:heatherridgesouth@westwindmanagement.com) or call 720-509-6067. If you don't get a response within 24 hours, please contact Van Lewis (303-550-1362).

The Annual Meeting will be "live" and not "zoomed" as done for the past two years. As always, reasonable public health practices will be employed for maximum attendance and safety. Registration will start at 6:30 pm. Coffee and cookies will be available for Grant, and he always shares with others who play nice. Expect to be done by 8 pm, which is the board's bedtime.

*Please, please, please* send in or deposit your Proxy at our clubhouse whether you plan to attend or not. Without a quorum, 67 people or proxies, the meeting will be cancelled for a later time. Signs will be posted along Xanadu and Wheeling to remind owners about the meeting.

**Reminder About Sewer Policy:** Any and all interior damage resulting from a sewer backup will not be

mitigated by the HOA. Owners are encouraged to contact their insurance carriers Now to discuss how "clean-up" claims are handled. Coverage and deductibles may vary, so be prepared if this happens to you. Please consider getting a "sewer water detector" to warn you. This has helped a number of residents respond to backups, so give it strong thought. And again, contact your insurance agent Before you have a claim to know how claims work.

**Be Careful What Goes Down the Sewer Lines:** The only things that should go into the sewer is human waste and "traditional" toilet paper. Do Not flush personal wipes (even if those products say 'bio-degradable'), paper towels, baby wipes, food residue (except for what goes through a garbage disposal), etc. Please use common sense to prevent common sewer line blockages. Blockages can cause back-ups to homes and/or damage to the lines themselves. So please throw away garbage instead of flushing it down the toilet.

**Thank You to JBK!** JBK is our HOA's landscaping company. We appreciated their good work this year, especially the cleaning out of the fall leaves in November. We have a beau-

tiful community, and the landscaping is a huge part of that. Thanks, JBK, for keeping things looking good at Heather Ridge South!

**Snow Season:** Vehicles parked in front of garages will be towed when the snow plows first arrive on site. Towing to allow for snow removal is considered to be addressing a safety issue, so there is no 3-day notice required before towing.

Owners Are Responsible to Remove Snow from Their Courtyards and Patios. The HOA uses its on-site maintenance company, Royal One, to remove snow near garage doors, front gates, and community sidewalks; JBK, removes street and driveway snow as needed. Four inches of snow is the standard depth used to consider snow removal, but the HOA reserves the right to delay or not to plow given weather conditions and forecasts. Please note that ice-melt buckets have been dispersed throughout the community. They have been placed between garage doors. If a resident did not get a bucket, they can contact Westwind Management to request one.

**Van Lewis**





# Burgundy

## Monthly Board Meeting

No Board Meetings for December, we will see you the second Monday of January in the clubhouse!

**Board Members:** President: Josh Ryines, VP: Lori Foster, Secretary: Jasmine Ehrlich, Treasurer: Mike Rosales, Member at Large: Elizabeth Elias.

**\*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

## Board Election and Welcome

Josh, Lori, Jasmine, and Mike are glad to continue working for the homeowners of Burgundy. We would like to welcome Elizabeth Elias as a new member on the Board. The Board looks forward to working with her to continue to improve the community and keep it a wonderful place to live!

## Winter Warnings

Please keep an eye out for black ice! As the snow melts and refreezes, it can create more icy patches. Please do not hesitate to reach out to the [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com) email to report issues! If you do not receive a response, please continue to send emails until the situation is resolved or you have heard back from Westwind.

## Winter Reminders

- **Ice melt** buckets will be provided at each unit for your use! If you don't have one or need it refilled, please let our management company know so they can inform our snow removal company.
- Please feel free to use the ice melt when walks become icy, it's not just for the snow company.
- Removing snow from the back patio can save the dividing wall and siding from water damage and may prevent water from seeping into your unit during melt.
- Our snow removal company this year is **Fernandez Paving**, they will be out to clear snow in walkways and in the drives when the snow reaches a depth of 2 inches. If they missed a spot or you have a complaint, please email [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com)

[westwindmanagement.com](http://westwindmanagement.com) to report it.

- Holiday lights and decorations look fabulous and festive! Please remove and store them by January 15th.

**Trash:** Large items around the dumpster will not be picked up by the trash company. Please schedule a special pick up. Items left are billed to the HOA and cause HOA fees to go up. If you see someone dumping from another community (if you can safely take a picture), please report them to Westwind, we are hoping to reach out to surrounding HOA's in order to fine these dumpers accordingly.

**\*If you do not have a parking pass, please email Westwind (via our community email) and they will send you one.\***

**Architecture: Anything (Studs Out) must have Board approval:** patios, windows, light fixtures, front doors, unit numbers and letters, etc. Submit a "Design Improvement Form or ACC Request" found at [www.westwindmanagement.com](http://www.westwindmanagement.com) to the new email listed above.

2023 Projects:

- Burgundy is pending three homeowner signatures to finalize

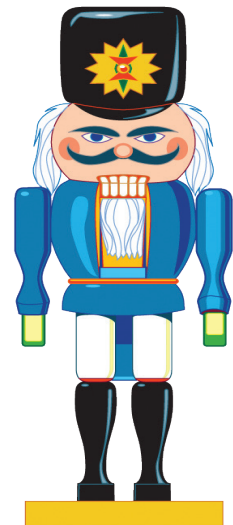


the annexation. Our lawyers are contacting the homeowners for response. Once annexation is complete, we can truly review and update our Decs and Bylaws, Rules and Regulations, and establish an Architectural Standard.

- Our community is looking to have a Reserve Study done in order to truly gauge the health of our reserves and plan for future adjustments.
- As a 70's community, the sewer system has been showing its age – biannual cleanings are scheduled to keep the lines clear, but eventual replacement of the clay lines with PVC is being thought of to bring it up to date.

**Insurance:** Make sure your Homeowner's Insurance includes HO6 Assessment coverage. Keep an eye out for a letter with coverage once the contract has been renewed.

**Jasmine Ehrlich**





# Cobblestone Crossing

**HOA Financial Meeting:** Our HOA Annual Budget Meeting took place **November 14th** via Zoom. The primary focus of the meeting was to discuss and approve the 2023 budget. Thank you to all that attended, we truly appreciate all your input and comments. Several questions and concerns were addressed. Per previous communication, the main reason for the increase is due to the significant increase in our property insurance, water, and landscaping costs. Unfortunately, without the increase we will be unable to cover our current bills.

**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](http://www.accordhoa.com) >> Associations >> Cobblestone Crossing >> – the link and multiple phone # options to access the meeting will be there.

**Fall is Here:** Temperatures continue to drop, 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, please remember to disconnect the exterior hoses when a freeze is forecasted. ***If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA.*** You can reconnect to water plants and bushes as necessary when it warms up. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, and grills are not allowed to be stored in the Common Areas.

**Fall Clean Up:** Gutters have been cleared of leaves and Eco Cutters will be on the property to pick up leaves soon. Please remember, we are always at the mercy of mother nature. 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.

**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.

**Winter Driving:** As a reminder from Midge in previous years, before hitting the road during snowy conditions, ensure all windows on your vehicle are cleared of snow, (not just a little peep hole on the windshield) this should also include making sure your headlights, taillights and exterior mirrors are also clear.

**Decorations:** Please be careful when putting up holiday decorations and ensure electrical 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, Nov. 25th. Enjoy the Holidays. . . ***Merry Christmas, Happy Hanukah, and Happy Kwanza from the Cobblestone Crossing Board of Directors.***

**Security Reminder and Safety Tips:** Theft, including car theft, car break-ins and garage break-ins, has continued to increase in the community. Please remember to lock your garage, remove any items of value from your car, always lock



car doors, and please notify the Aurora Police Department as soon as a break-in is discovered. We are also recommending parking in your garage if the space is available. It is traveling season, remember to lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your residents while away. We also recommend picking up packages as soon as possible to avoid those porch pirates. Lastly, while there is exterior lighting throughout the community, we recommend leaving front and back porch lights on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn.

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

**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!

**Parking Reminder:** *Parking decals are required seven days a week for vehicles parked in an Open or Guest parking space between the hours of 6:00 pm and 6:00 am. A parking decal is not required for vehicles parked in a Reserved parking place.* Residents are limited to two vehicles parked on the property at all times. This includes parking one in your garage (if you have one). Parking spaces are designated as “Reserved”, “Open” or “Guest”. Homeowners are assigned one Reserved parking space in which they may park without a parking decal. Owners are issued one parking decal that allows them to park in an Open space. Open parking spaces are on a “first come, first serve” basis for all residents and guests. Vehicles parked in an Open or Guest parking space are limited to twenty-four hours. Vehicles may not be parked in an Open space if a resident’s Reserved space is vacant. Owners are assigned one Guest decal that is to be used only by a visitor or guest. Anyone who lives on the property is **Not a Guest** and should **Never park in a Guest** parking space.

**Pets:** Please be a responsible pet

owner, **please pick up and dispose of pet waste immediately.** . . this applies to all pets large or small! Contrary to popular belief, it’s not fertilizer and **we are paying an additional fee each month to have pet waste picked up by a third-party service.** Picking up after your pets 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 try to have your pet use a different area each day and there are supplements you can add to your dog’s food to reduce the amount of protein in your dog’s diet which reduces the amount of nitrogen in the dog’s urine.

**Trash/Recycling:** *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. Please remember anytime we dispose of large items in the trash or contaminate the recycling we are charged an additional fee.

**Owners and Renters:** 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 contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

**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



*Oh Christmas Tree,  
Oh Christmas Tree  
How lovely are thy branches*



# 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, and Secretary Patt Dodd. The next board meeting has not yet been scheduled. Date and time will be posted on the mailboxes.

**Annual Meeting:** The 2022 annual meeting was held on November 13 at Aletha Zens' home. We thank the homeowners who either attended in person or returned their proxy, allowing the meeting to proceed with a quorum. Materials from the meeting have been distributed, including the 2023 budget and notice of increase in dues. The board is happy to welcome



new member Sharon Grimes (2691 S. Vaughn Way), who will join the board January 1, 2023.

**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 8 and 22. Remember to set your recycling out the night before, as they have been coming before 8 am. Please 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.

**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:** Our landscaping maintenance company finished the grounds cleanup in mid-

November. Clean up was late this year, as we had quite an extended fall. It took several big wind storms for the trees to give up the last of their leaves. This late season also delayed the fall cleaning of our gutters. We are waiting on our tree service to come back and finish some cleanup work from the May snowstorm. Several of the jagged breaks in some of the trees along the Vaughn driveway need to be cleaned up.

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

**HOA Dues:** Your monthly assessment is due on the first of the month and is late and subject to a late fee after the tenth. If you mail your check, please mail it early enough to ensure that it arrives on time. You also have the option of dropping your check off at Aletha's. If you pay through your bank app, please increase your monthly check by the amount indicated on the increase notice. Also, remember you 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.

**Patio Enclosures:** We have determined which patio enclosures need a little attention and will be contacting you with a bid, if your address is on the list. Some of the patio enclosures need a lot more work than others, and we will work with our contractor, weather permitting, to get this project underway as soon as we can.

**Guest Parking:** Please have your guests park in the designated guest parking lots, not along (or even on) the sidewalk.

**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 to [secretary@doubletreetownhomes.com](mailto:secretary@doubletreetownhomes.com).

**Patt Dodd**



*Merry  
Christmas*



# Fairway 16

**Property Manager at Advance HOA**  
**John Guzman-Peonio**, CMCA®, AMS®  
Portfolio Manager  
Team Leader – Management Services  
303-482-2213 x235  
303-495-5895 fax  
[john@advancehoa.com](mailto:john@advancehoa.com)

**Our Next HOA Board Meeting:** There will not be a December 2022 HOA meeting. Our next meeting will be Wednesday January 18th at the clubhouse at 2600 S. Vaughn Way starting at 6 pm. We have several new homeowners in our community, and we look forward to seeing you all there.

**2023 Budget:** Our HOA fee will increase by \$26.00 to \$373.00 per month starting January 1, 2023. If you are using a bank bill pay service, please be sure to adjust your January 1 scheduled payment to \$373.00. As we all know the price of just about everything has gone up substantially in the last 12 months. These increases have had a dramatic effect on our roofing replacement project, landscape maintenance, utility and sewer repair costs. While we make every effort to manage these costs, our operating expense and reserve expense continue to place strains on our 2022 budget.

## **Board Members and Volunteers Wanted.**

Our board of Directors is not limited to five members. 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.

**Holiday Decorations:** According to our Rules and Regulations, Halloween and other Holiday decorations are permitted inside of your courtyard only. Exceptions require prior board approval.

## **Changes are coming to several of our rules and procedures**

During the recent Colorado legislative session, several laws were passed that directly impact how Homeowners Associations operate. An explanation of these changes will be sent out to each homeowner in the coming weeks via email.

*Please make sure our property manager has your current email address.*

**Parking Guidelines Reminder:** Guest parking spaces are reserved for short term guest parking. They **Are Not** for residents with multiple cars everyday parking or for overnight parking of commercial vehicles. Residents have room for 4 cars (two cars in their garage and two cars in their driveway). Additional vehicles and commercial vehicles must be parked on the street.

**Landscaping & Trees:** The irrigation system was turned off November 1. If you have new trees or shrubs close by, please remember to give them a good drink of water once or twice a month over the winter.

## **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 early 2023 subject to approval by 67% of homeowners.

**Sewer Issues:** We have had four



major sewer-line back up issues 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.

**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.

**Important Contact Information:** Advance HOA After Hours Emergency Maintenance, 800 892 -1423.

**Barry McConnell**

# Cobblestone

*It seems like everything sleeps in winter, but it's really a time of renewal and reflection.*

— Elizabeth Camden

As this year draws to a close, here's wishing everyone a happy and safe holiday season.

**Onboarding Update:** The onboarding process with Associa is progressing. Thank you for your patience as we get established with our new HOA management company. These transitions generally take about 60 days as everyone makes the move to a new system.



Rest assured that no late fees will be applied to the HOA monthly assessments for November and December.

Here is contact information for the Lakewood office and our new management team:

- Main Office Line: 303-232-9200
- Main Office Email: [customerservice@associacolorado.com](mailto:customerservice@associacolorado.com)
- Cyndi Gould – Community Manager  
[cgould@associacolorado.com](mailto:cgould@associacolorado.com)  
303-962-1616
- Samone Evans – Assistant Manager  
[sevans@associacolorado.com](mailto:sevans@associacolorado.com)

Please reach out to them with any questions you may have.

**Holiday Decorations:** Our community loves to decorate with the seasons and the year-end holidays are no exception. 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!

HOA meetings occur 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.

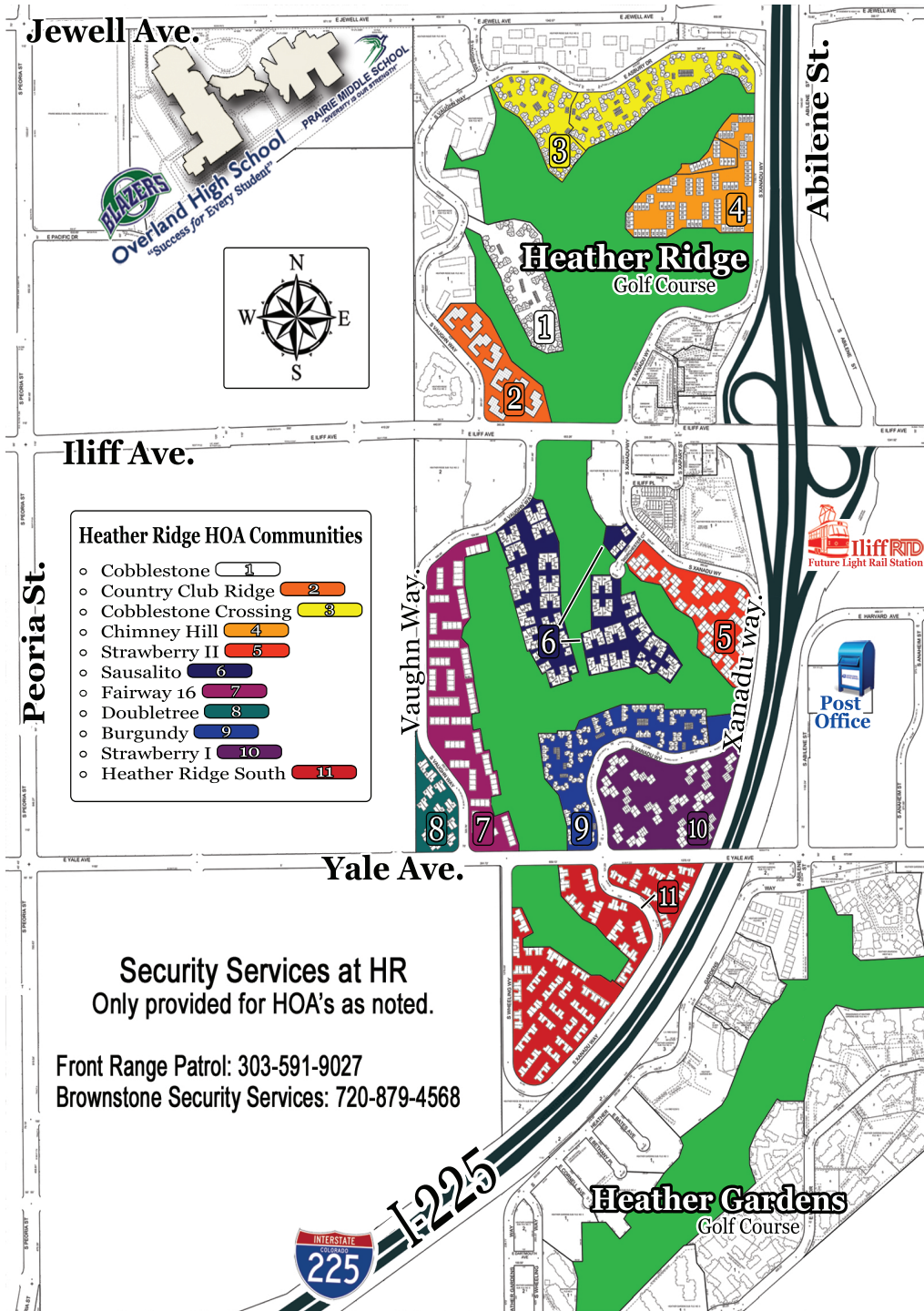
**Sharon Taylor**



**Please stay off the ice.  
Call 911 to report an emergency.  
Call Front Range Patrol at  
303-755-0665**



# 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 Mon. semi-monthly  
 Contact Aletha for information  
 Security: None

**Fairway 16**  
 Advanced Management HOA  
 Gabriel Lazaro  
 303-482-2213 ext. 297  
 # Units: 116  
 HOA Meeting: 3rd Wed. 6:00 pm  
 Clubhouse, 2600 S Vaughn Way  
 www.fairway16.com  
 Security: Front Range Patrol

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Chaillot Lockley – 303-369-1800 x142  
 heatherridgesouth@westwind-management.com  
 # Units: 176  
 HOA Meeting: 4th Tues. 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: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com  
 Security: Brownstone Security

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

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

**Burgundy**  
 Westwind Management Group, Inc.  
 Chaillot Lockley  
 heatherridgesouth@westwindmanagement.com  
 303-369-1800 x 142  
 # Units: 120  
 HOA Meeting: 2nd Mon. 6 pm  
 Burgundy Clubhouse  
 Security: None

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

**Cobblestone**  
 Cherry Creek HOA  
 Professionals  
 Angela Watts, 303-693-2118  
 awatts@cchoapros.com  
 # Units: 74  
 HOA Meeting: 4th Mon. 6 pm  
 Heather Ridge Golf Club  
 Security: None

**Strawberry II**  
 (Strawberry I not in HRMD)  
 Accord Property Management  
 Kyle, 720-230-7303  
 # Units: 328  
 HOA Meeting: 3rd Thurs. 6:30 pm  
 Via Zoom  
 Security: Front Range Patrol  
 (for both Strawberry I & II)



# Service Directory



**Pink Figures Fitness LLC**  
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[www.pinkfiguresfitness.com](http://www.pinkfiguresfitness.com)



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Phil 4:13 "I can do all things thru Christ which strengthen me"

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Owner **Gary Meschko 720-435-6612**

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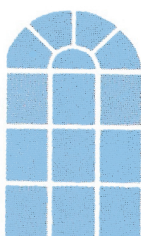


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**Wanda McConnell 303-881-3066**

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 Call Wanda McConnell — 303-881-3066 Or Email Wanda — [ensley53@aol.com](mailto:ensley53@aol.com)

# December Activities

## Children's Museum of Denver

The Museum is open 7 days a week from 9 am - 4 pm. Reservations are required to guarantee entry. Those without a reservation will be admitted as space allows.

2121 Children's Museum Dr, Denver  
303-433-7444  
[mychildsmuseum.org](http://mychildsmuseum.org)

## Fine Arts Center Museum, Colorado Springs

Free Day — Saturday, December 10 and Friday December 16 from 10 am-4 pm  
Advance reservations, class registration, or ticket purchase are required to visit the Fine ArtsCenter

First Friday, December 2 at 5 pm. Join us for a First Friday celebration 5-8 p.m.

Drinks and snacks (credit card only) available in Deco Lounge. As part of First Friday celebrations, This event is free and open to the public.

First Friday attendees get FREE access to FAC Museum Center. 30 West Dale Street, Colo Springs  
719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

## Denver Museum of Nature & Science

Free Day: December 5.

All guests and members are required to have a timed ticket for entry into the Museum. Reserve Tickets. Save time and money when you reserve your tickets online! Guests and Members are strongly encouraged to purchase tickets in advance online. A separate, timed ticket is also required for all guests for the Planetarium, Laser Fantasy and "Apollo: When We Went to the Moon". Face coverings required  
2001 Colorado Blvd., Denver  
303-370-6000, [dmns.org](http://dmns.org)

## Denver Botanic Gardens

Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.

1007 York Street, Denver  
720-865-3500, [botanicgardens.org](http://botanicgardens.org)

## Chatfield Farms

Advanced online registration is required to

ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.  
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, [botanicgardens.org/chatfield-farms](http://botanicgardens.org/chatfield-farms)

## Plains Conservation Center

Free Day — Thurs., December 15, 10 am-3 pm.

Advance registration is not required. Visitors will not be allowed entry without adequate masks covering their mouth and nose, which must always be worn by adults and children 3 and over, except while eating or drinking.  
Hours: 9 am - 2 pm. 720-865-3500

## Denver Zoo

Denver Zoo will be limiting the number of visitors per day. Online tickets are required for all guests, including Denver Zoo members (free) and children two and under (free). Timed tickets are staggered every 15 minutes. Tickets will not be available at Denver Zoo and must be reserved online. Masks are required indoors at Denver Zoo for guests 2+. 2900 E 23rd Ave, Denver, 720-337-1400

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Retired man with references, will stay at your house.

**Heather Ridge Metro Matters December 2022**

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](mailto:raylubinski@yahoo.com)

## SELLING YOUR HOME?

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

## HANDYMAN

Call Bert Dalton at 720-323-9678 or email him at [fishingtoolman@gmail.com](mailto:fishingtoolman@gmail.com), Bert is located at Peoria and Yale.

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(Left to right) Dr. Daniel Zeppelin, Dr. Aaron Sun, Dr Lisa Augustine, and Dr Ronald Yaros

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