

Heather Ridge Metro Matters

Volume 11

September 2021

Number 9

Your Own Website

heatherridgerealestate.com

- Heather Ridge
 - ◆ Listings
 - ◆ Market Reports
 - ◆ Plus a Host of Useful and Fun Info!

heatherridgerealestate.com

Heather Ridge

PUBLISHER'S NOTE

Heads up! Its back-to-school time. If you have school age children at your home, remind them that the golf course should not be used as a short cut to and from school. Golf balls travel at over 100 miles per hour. It may take a couple of extra minutes, but using the city sidewalk is a much safer choice. The "No Trespassing" signs around the golf course apply to all residents and their children.



The heatherridgerealestate.com website is a nice addition to our community, and a great source of information about "all things Heather Ridge". Please take a minute to check out.

Barry McConnell
Editor/Publisher

Cover

Website for Heather Ridge Information
heatherridgerealestate.com

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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**.

Heather Ridge Metropolitan District
President Errol Rowland
errol@idmybag.com
Vice President Van Lewis
van@vanlewis.com
Treasurer Charlie Richardson
Joan Beldock
Jane Klein
Kay Griffiths
Patt Dodd
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@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.golfclubatheatherridge.com

Presidents Council
President, Amanda Milstead
amandamilstead@comcast.net

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psouthwi@auroragov.org
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Heather Ridge Metro Matters Magazine
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Legislation Passed by Colorado, 2021 Session

Senate Bill (SB) 271 and HB1298. Decriminalizes gun possession by convicted felons, lessening penalties for misuse of firearms, and places more responsibilities on law-aiding gun owners.

HB21-1307. The insulin bill, will create cost effective programs limiting the cost of insulin to \$50 a month.

HB21-1068. Would require large-group insurance plans to start covering a free annual mental wellness exam starting next year.

HB21-1198. Would require most health care facilities to screen uninsured patients if eligible for Medicare, Medicaid or the Colorado Indigent Care Program. Also prohibits forcing a patient's home in foreclosure over medical debt. Also limits collection procedures.

HB21-1300. Limits how much health care providers can collect by placing a lien on a settlement that an injured person receives.

SB21-169. Requires insurers to test any algorithms or predictive models to ensure they don't produce discriminating results based on race, color, national origin, religion, gender, sexual orientation or gender identity.

HB21-1012. Instructs boards overseeing prescription drug monitoring to determine if it should include all prescriptions. Currently the program tracks only controlled substances, such as opioids.

HB21-1275. Allows pharmacists to get paid by Medicaid for administering injectable medications used to treat mental health conditions or addiction.

HB21-1005. Creates a task force to study the idea of health care reserve corps.

SB21-190. Will allow people to opt out of data collection websites and require companies to make three things clear: what data they are collecting, what they will do with the data, and for how they keep it.

SB21-088. Giving survivors another way to pursue claims against government entities, schools and private institutions that have youth programs such as the Boy Scouts or the Catholic Church. Caps judgments at \$1 million from private entities and \$387,000 from governmental entities.

SB21-073. Removes statute of limitations for child sex abuse lawsuits, but doesn't apply retroactively. Previously,

it was six years after turning 18. New law goes back to 1960 until January 2022 as long as a lawsuit against an institution is filed by January 2025.

HB21-1315. Immediately abolishes fees assessed on children in state juvenile system, and immediately forgives \$58 million in outstanding debt.

HB21-1314. Prohibits Colorado judicial districts from suspending driver's licenses of people with outstanding debt related to court fines and fees. It will not prevent all suspensions like those connected with DUI or other dangerous offenses.

HB21-1250. Requires police to release body camera footage unredacted within 21 days for officer misconduct complaint cases.

SB21-271. Rewrites state's misdemeanor laws to reclassify certain crimes with less harsh penalties.

HB21-1214. Promises to automatically seal arrest records within 48 hours of arrest.

SB21-138. Requires pilot program to study brain injuries for those imprisoned as part of a possible long-term project.

HB21-1110. Requires state and local agencies to meet website accessibility standards and will make it easier to sue local or state government

agencies for discrimination.

SB21-039. Prohibits employers from paying people with disabilities subminimum wages.

SB21-075. Which legally will recognize decision-making agreements that can supplement or replace guardianships.

HB21-1085. Will provide transportation for behavioral health crises.

HB21-1014. Will create an option for disability symbol on licenses or IDs.

SB21-188. Will increase ballot access for voters with disabilities.

HB21-1122. Will require training for first responders on interacting with people with disabilities.

HB21-1169. Prohibits discrimination in organ transplants for people with disabilities.

HB21-1318. Creating an outdoor equity grant program.

HB21-1065. Allows private employers to give veterans preference in employment, including veterans with disabilities.



Repairs Completed On Well at 16th Tee



Well repairs completed and the water is flowing. Thanks to Bob Knutson, the golf course grounds superintendent, who got it done sooner than expected and still on budget. The well is located at the 16th tee box, and as the photos show, it took a lot of equipment and people to make the repairs. Please see last month's article for more details.

Van Lewis



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BINGO WITH THE STARS

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Thursday, September 23, 2-3:30 p.m.
at Cherry Creek Retirement Village
Space is limited. Call 303.693.0200 to reserve your spot.



Let's play bingo for a cause! Local celebrities Rick Crandall, founder of the Colorado Freedom Memorial (CFM), and Jim Seneca, Aurora Senior Resource Officer and founder of Cops Fighting Cancer, are callers for this afternoon of FUN. There will be refreshments and great prizes for the winners!

All guests get a bingo card. Get additional cards by making donations to CFM and Cops Fighting Cancer.



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September 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;"> <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. Email info@HRColo.org for invitation</p> </div> 			1 6:30 pm Double Tree Board Meeting Date & Location to be announced on website and on mailboxes	2	3	4
5	 Labor Day	7	8 6 pm CH Board Mtg Heather Gardens Clubhouse 2888 S. Heather Gardens Way 6:30 pm Sausalito Board Mtg. via Zoom	9	10	11
	13 5:30 pm CCR Board Mtg via Zoom 6 pm Burgundy HOA Mtg Clubhouse	14	15 6 pm Fairway 16 HOA Meeting via Zoom	16 6:30 pm Strawberry Board Mtg, via Zoom 6 pm Cobblestone Crsing Board Meeting via Zoom	 17	18 METRO MATTERS DEADLINE 9-16-2021 FOR OCT. 2021 ISSUE
19	20	21 6:30 pm HRS Board Meeting contact Board Member	22	23	24	25
26	27 6 pm Cobblestone Board Mtg via Zoom	28	29	30		



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Converting to Xeriscape: 7 Steps

Why is Converting to Xeriscape a “Big Deal”?

Deciding to convert your HOA or yard to xeriscape is not a matter of dumping rocks, planting cacti, and tall grasses on the soil surface. It is a thought-out 7 step process that will cost lots of money and work.

Why? Most developers found that their buyers came from outside Colorado and wanted their grounds to copy the yards they had in their former home, like the East Coast, where the average annual rainfall was 45” distributed evenly throughout the year. Soils were amended, irrigation was required, trees were added. What you have now is a large version of a planted pot. The present HOA landscape cannot sustain itself unless someone continuously tends to it because the Denver metro area averages only 16”/year with some months dry, and more intense sunlight. Converting to xeriscape involves undoing the non-adapted areas, reverting to natural xeric conditions.

Creating a water-efficient, self-sustaining landscape came naturally to native Coloradans who used the plants around them. As the areas irrigated expanded, water consumption soared. Then in the late 70s and early 80s there were years of drought, brown lawns and heavy water restrictions. In 1981, Denver Water developed “xeriscape” gardening to address the drought. In 2020 we had only 8.7” all year.

The 7 Steps

1. Plan and design
2. Soil modifications
3. Create practical turf
4. Plant selection
5. Irrigation
6. Mulching
7. Maintenance: the Big Payoff

Plan and Design

Observe the areas to be xeriscape as to each of these factors and record:

- amount of sun and shade throughout the day
- flat or % of slope (steeper slopes need ground cover to prevent runoff)
- north or south-facing (north-facing is considerably cooler and wetter)
- Soil type (clay, sand, rocky, loam) and drainage
- water sources already in place

Every plant species is adapted to a specific set of optimal conditions in which they thrive (just like us). An optimal area is it’s favored **microhabitat**. Any conditions outside the optimal range reduces the plant growth, flowering and appearance.

Determine the primary use of each area. This will allow you to delineate your **hydrozones (“Water” zones)**. What are these?

Oasis: the area of high human activity, such as playing frisbee, which requires turf that can take the traffic, so it will require regular watering.

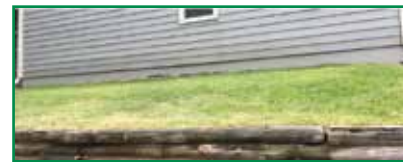
Transition zone: the areas that have light use; needs low-moderate watering, water efficient plants like grass equivalents.

Xeric (no water) zone: areas with no traffic, like a garden, which need no irrigation once established.

Most HOAs I have seen, including mine, have sprawling areas of turf where no one walks or plays: slopes, front yards, skirts, side strips, etc. Waste of water! Only pool, picnic, and playing areas need turf. Lawn anywhere else is just costing you money for no benefit. Lawn is particularly problematic on skirts and slopes. These areas need more irrigation and are difficult to maintain, often turning brown or dying but costing too much. Mostly, they don’t even look interesting.



Hydrozoning is fundamental to xeriscape. It’s a compromise between saving an essential resource (water) and having something lovely and interesting to look at.



It is best to use a map of the whole HOA or yard and identify the hydro zones on the map. The microhabitats will be needed to select appropriate plants for each area. Planning ahead gives you the best opportunity for a unified, beautiful, low-cost, efficient landscape.



Pamela J. Akiri
Ph.D Biological and
Environmental Sciences



Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

Tale of 11 “Same Model” Home Sales in Heather Ridge

It’s a “Dickens” of a Story!

It was the best of times for sellers, it was the worst of times for buyers, it was age of happy home owners, and the age of desperate and stressed buyers. . .

Heather Ridge home sales and prices are to a degree in its own world. . . except real world prices lurk just outside its boundaries because we don’t live in a vacuum. That’s why knowing and understanding comparable sales is so critically important to home marketing.

Pete and I use the “Spruce Model” in Heather Ridge to gauge our overall values – it’s the bellwether for most sales. Today, no one calls it a “Spruce” model – so it goes by the ubiquitous “a 2-story with 1633-1650 sq ft” above ground living space.

Our developer, EDI, built the “Spruce” from 1974-1978 in Fairway 16, Heather Ridge South, and in Heather Gardens. The “Spruce” also has a larger and more expensive version in our Double Tree community. With a full basement and 2-car attached garage, the “Spruce” has exceptional value that pretty much sets the price bar.

So far in 2021, eleven “Spruce” models have sold, with one sale blowing by previous prices by a country mile, e.g., \$480,000! Others might have been sold for more but didn’t, suggesting that different marketing plans could have netted more for the sellers.

To learn more about this story, please visit our dedicated website **heatherridgerealestate.com** for addresses and an analysis of comparative values. Go to the *Weekly Bread* section with the same title as this article.

Of the eleven “Spruce” sales this year, all had various location and condition issues. The chart displayed in **heatherridgerealestate.com** is very informative showing closed prices between \$345,000 to \$480,000 – an amazing \$135,000 gap for the same house. How can that be? And crazier yet, some “Spruces” closed significantly above their original asking prices – between \$40,000 to \$65,000 above.

What marketing strategy under-prices homes by \$40,000 to \$65,000 hoping buyers will bid them up to market value? Was the marketing plan to have the buyers set the final price? An auction?

Our website, **heatherridgerealestate.com** talks about this and other approaches to evaluating, pricing, and marketing homes. Today’s headlines talk about a real estate market returning to “normal,” but Pete and I discount that because of our high level of sales. We sell 15-20 or more homes each and every year, and we’ve been doing that since 1975. We are in the trenches fighting to making sales happen. We are part of the market making it happen. As good neighbors, please call us to learn more!

First Heather Ridge Listing Marketed Above \$400,000; And a \$480,000 Sale by Re/Max

Pete and I listed, and another agent sold, the “first-ever” Heather Ridge home initially listed above \$400,000. Our listing at 2650 S Vaughn Way #A was priced at \$405,000 and sold for \$405,000 with two offers. The first offer was \$20,000 above asking price, so why it failed is important to know.

However, the big sale of the year so far is 2698 S Vaughn Way, #A, listed by Re/Max. Call us to find out more! Another agent sold it for \$480,000; and better yet, that selling agent says it appraised for \$480,000. This “Spruce” model was a remarkable property backing to the pond at No. 16 tee box, and it had been remodeled to the nth-degree. Both sales were the “Spruce” models that will increase Heather Ridge values for our golf course community!



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

Van Lewis

Homes Pending as of August 16, 2021

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$210,000	2658	S Xanadu Way E	1 - 1	856	1 Carport	2 Story
Strawberry II	\$295,000	2473	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$297,500	2694	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$300,000	13623	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Sausalito	\$319,900	2418	S Victor St C	3 - 2	1,300	2 Garage, Att	2 Story
Burgundy	\$320,000	2649	S Xanadu Way A	2 - 2	1,314	1 Space	2 Story
Sausalito	\$324,900	2437	S Victor St A	2 - 2	1,273	2 Garage, Att	2 Story
Cobblestone Crossing	\$327,500	13382	E Asbury Dr	2 - 2	1,208	2 Spaces	2 Story
Cobblestone Crossing	\$335,000	13296	E Asbury Dr	2 - 2	1,392	2 Spaces	2 Story
Sausalito	\$342,900	2407	S Victor St F	3 - 2	1,273	2 Garage, Att	2 Story
Cobblestone	\$349,000	2122	S Victor St A	2 - 2	1,392	2 Spaces	2 Story

Homes Closed from July 16 to August 16, 2021

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$250,000	2471	S Xanadu Way D	2 - 2	1,091	Cash	\$0	Individual
Strawberry II	\$295,000	2455	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Individual
Burgundy	\$309,000	2621	S Xanadu Way B	2 - 2	1,162	FHA	\$0	Individual
Strawberry I	\$315,000	13635	E Yale Ave C	2 - 2	1,153	Conventional	\$0	Corp/Trust
Sausalito	\$329,500	2500	S Victor St B	3 - 2	1,282	Conventional	\$2,500	Individual
Cobblestone Crossing	\$335,000	13300	E Asbury Dr	2 - 2	1,208	VA	\$0	Corp/Trust
Cobblestone Crossing	\$335,000	13354	E Asbury Dr	2 - 2	1,392	Cash	\$0	Individual
Cobblestone Crossing	\$350,000	13266	E Asbury Dr	2 - 2	1,392	Conventional	\$0	Individual
ChimneyHill	\$353,000	2002	S Worchester St	3 - 3	1,337	VA	\$400	Individual
Cobblestone Crossing	\$362,000	13296	E Asbury Dr	2 - 2	1,392	Conventional	\$550	Corp
Country Club Ridge	\$379,100	2250	S Vaughn Way 201	2 - 2	1,476	Conventional	\$0	Individual
Country Club Ridge	\$401,000	2230	S Vaughn Way 201	2 - 2	1,476	Conventional	\$420	Individual
Fairway 16	\$405,000	2650	S Vaughn Way A	3 - 4	1,650	FHA	\$0	Individual
Heather Ridge South	\$432,000	2706	S Xanadu Way	4 - 4	1,633	Conventional	\$0	Individual
Fairway 16	\$480,000	2698	S Vaughn Way A	4 - 4	1,650	Conventional	\$0	Individual

Homes Active as of August 16, 2021

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$305,000	2693	S Xanadu Way C	2 - 2	1,315	1 Space	2 Story
Sausalito	\$330,000	2501	S Victor St B	3 - 2	1,282	2 Garage, Att	2 Story
Heather Ridge South	\$415,000	2842	S Wheeling Way	3 - 3	1,462	2 Garage, Att	2 Story

Call today for a friendly and professional visit. Pete and Van listen first. They give written marketing plans and estimates of what's best for you and your budget. They are offering an exclusive program that could fund your home improvements for resale.

The properties stated herein are listed by Realtors from all companies in the metro-Denver area, and are not the exclusive listings or dealings of Pete Traynor and Van Lewis as shown herein.

Heather Ridge Men's Golf Club Update

We're starting to get down to the end of the season and we've had some great golf being played as everyone was tuning up for the last few tournaments. Here are the latest results from the HRMC, including our crowning of our 2021 Club Champion Robert Hussmann who repeats as HRMC Club Champion!!!!.

Darrel Vanhooser
 HRMC President
 303-875-4768

www.heatherridgemensclub.com



2021 Club Champion Robert Hussmann

Left to right: 2021 Club Champion Robert Hussmann and HRMC President Darrel Vanhooser

18-Hole HR Ladies Club News

September will bring the end of our season. The final Wednesday tournament will be September 29. The final Saturday tournament will be our Fall Tournament on September 25, and is a team event, the prize money for which will come from dues rather than an entry fee. Your tournament chairs are hoping for a big turnout for this one! The Fall Luncheon/Annual Meeting will take place the following Saturday, October 2, at a venue still being determined.

Teresa Anderson
 Publicity

2021 Schedule Heather Ridge Men's Club

Saturday 9/4/21	Tournament of Champions/ Non-Winners Tournament Playing Groups Set by Computer Tee Times Start at 8 am
Thursday 9/16/21	Men's Club Fall Banquet
Saturday 9/18/21	2 Man Scramble, Flighted-Pick Your Partner 9:15 am Shotgun Start

July 16-18 — Member/Member Member/Guest*Flight 1*

1st Barnes/Schmidt 2nd Harbison/Terrell 3rd C. Caldwell/Doherty 4th Blosser/Jamison 5th Mead/Ragan

Flight 2

1st Van Brunt/Thomson 2nd Lyle/Huntington 3rd Dawson/Hall 4th Wallace/T. Caldwell 5th Watts/Van Wormer
 1st and 2nd Places in both Flights were the winners of the Calcutta as well as the pro shop credit.

CTP:

Day 1: #5 Buckley; #8-Behling; #10-Thomson; #15-Harbison

Day 2: #5 Shelburne; #8-Smith; #10-Costa; #14-Martinez

July 31 — 6-6-6*Flight 1*

1st Cole/Jackson 61 2nd Vanhooser/Harbison 61 3rd Harmon/Whitlock 61 4th Schmidt/Cox 63

Flight 2

1st Blair/Smith 63 2nd Lyle/Huntington 66 3rd Sarmiento/Richard 66 4th Knaub/Wallace 66

CTP's

5th Vanhooser; 8th Hussmann; 10 Hussman; 14 B. Caldwell

August 7 — 2 Man Point Par*Flight 1*

1st Coppens/Costa 40 points 2nd Larson/Murray 37 points 3rd T. Caldwell/C. Caldwell 36 points 4th Cole/Jackson 35 points

Flight 2

1st Sarmiento/Richard 47 points 2nd Thomson/Van Brunt 46 points 3rd Dawson/Weeks 36 points

CTP:

#5 Thomson; #8 Van Brunt; #10 Mead; #14 Larson

August 14-15 — Club Championship*Championship Flight:*

1st Gross Hussmann 1st Net Schmidt 2nd Net Larson 3rd Net Martinez

Flight 1

1st Gross Harmon 1st Net Mead 2nd Net Jamison 3rd Net Murray 4th Net Weeks

Flight 2

1st Gross Dawson 1st Net Thomson 2nd Net Lyle 3rd Net Blair 4th Net B. Caldwell

Flight 3

1st Gross Hansen 1st Net Palea 2nd Net Huntington 3rd Net Lockwood 4th Net Traynor

CTP-Saturday

#5-Schmidt; #8-Weeks; #10-Barnes; #14-Harbison

CTP-Sunday:

#5-Richard; #8-Hansen; #10-Martinez; #14-Harmon

Take Time to See More Colorado



Keeping the Old West Alive Since 1953

With its humble beginnings as a mountain cattle ranch in 1947, the Flying W Ranch is a living symbol of Western Heritage, embodying the romantic spirit of the Old West. What began with eleven guests in 1953, grew to more than 1,400 nightly visitors, making the Flying W Ranch one of the most popular destinations in the state of Colorado. A western Chuckwagon spread of smoked meats with all the trimmings is followed by a western stage show performed by the world-renowned Flying W Wranglers, the second longest-running western performance band in the world. The band's three-part-harmonies of time-honored tunes of the open range, superb instrumentation, and clean bunkhouse humor have delighted over seven million people from around the world.

Although the 2012 Waldo Canyon Fire completely destroyed the Flying W Ranch, in July 2020 the Ranch reopened with a stunning new facility and a new band. The summer Chuckwagon operation is held May and running through September 30.

Guests who visit the historic ranch will find themselves surrounded by striking red rock formations, hiking trails, ranch animals, and historical Old West demonstrations including Navajo rug weaving, silversmithing, and horse shoeing. The legacy and the romantic spirit of the Old West lives on at the Flying W Ranch.

You'll be introduced to the Ranch, the food, and the legacy. The piping hot Flying W Colorado smoked BBQ meats, the foil wrapped potato, and the Flying W beans, are placed on a tin plate. Your hand will be searching for the cold applesauce spot so that you can make it back to your table.

3330 Chuckwagon Road
Colorado Springs, CO 80919
719-598-4000
www.flyingw.com

Chuckwagon Hours
5:00 pm - Gates Open
6:30 pm - Dinner is Served
7:30 pm - Western Stage Show
8:45 pm - Depart





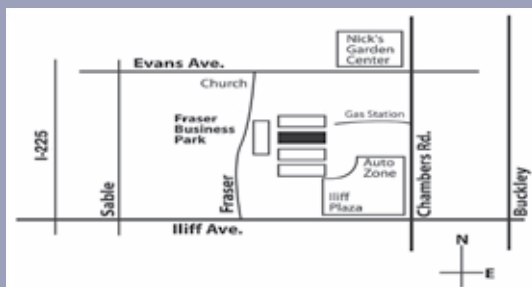
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Garden Plaza of Aurora offers a variety of exciting activities that engage the body, mind, and spirit. Residents enjoy being with others, and positive peer pressure encourages people to try new activities with their friends. Laughing often and consistent movement enables our residents to live their best life with us.

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new dynamic pricing!**

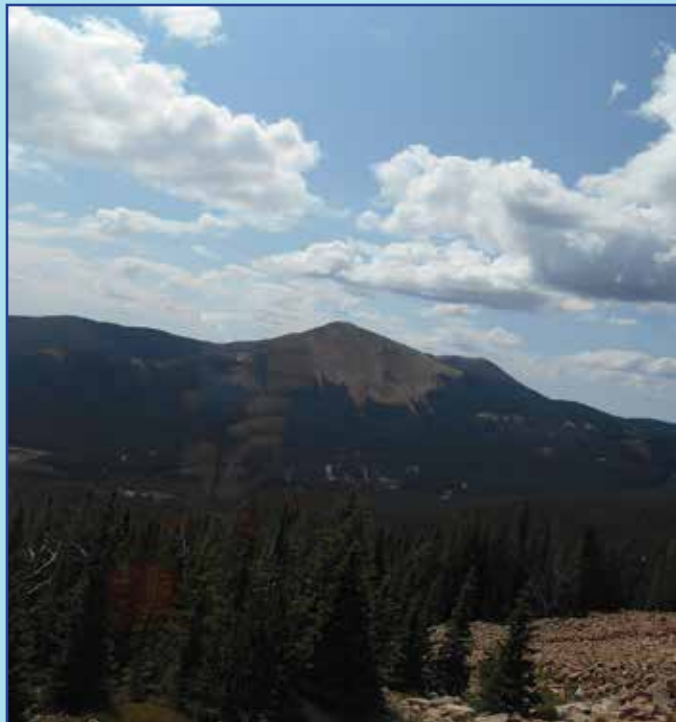


**303.750.0820
14221 East Evans Ave.
GardenPlazaAurora.com**



The BROADMOOR Manitou and Pikes Peak Cog Railway
It's hard to find the words to describe the extraordinary, but many have described the summit of Pikes Peak as the "gateway to heaven." What will you see when you get to the top? Views that span the Collegiate and Sangre de Cristo Mountain ranges, the Continental Divide, the mining town of Cripple Creek and on a clear day you may even see the skyscrapers of Denver. The view from Pikes Peak isn't the only sight waiting for you. Part of the adventure is what you see along the way. And of course, the Cog Railway that gets you there.

Pikes Peak was named for Zebulon Montgomery Pike, an early explorer of the Southwest who first sighted what he called "The Great Peak" in November 1806, but was not actually the first to climb it. He attempted to summit the mountain, but heavy snows had other plans for his crew who turned back at about the 10,000-foot mark. It was Edwin James, a botanist who had climbed many peaks in Colorado, who made it to the top in 1820. By the mid-1800s, a trail was well established to the top, and the first woman, Julia Archibald Holmes, climbed the peak in 1858.



More than just a mountain, Pikes Peak is emotionally moving: this is the place that inspired "America the Beautiful", written by Katharine Lee Bates. Her experience in 1893 on top of Pikes Peak moved her to pen the poem that became one of the most patriotic songs honoring America. Once you make your way to the top of Pikes Peak, America's Mountain, it's hard to say how the experience will move you.

Round-trip journey to the summit of Pikes Peak, reaching 14,115 feet in altitude and sweeping 360-degree views.
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Round-trip journeys last 3 ½ hours including 40 minutes at Summit and begin at 9:20 am, 10:40 am, 1:20 pm and 2:40 pm

Standard ticket seats are assigned; however, Pikes Peak cannot guarantee that your seats will be together. Adult – age 13 and over \$58.00. Child age 3 – 12 \$48

Reserved seating offers the opportunity to choose your seat on the train. Adult – age 13 and over \$68.00. Child age 3 – 12 \$58.00





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14481408

HR Heather Ridge

ASSOCIATION NEWS

Cobblestone

All the months are crude experiments, out of which the perfect September is made.

— Virginia Woolf

Project Updates:

New mailbox units were installed, and residents are now enjoying the benefits of these updated mailboxes. All residents should have keys to their assigned mailbox. If residents have need for a replacement key, please check the community portal for information on how to get one.

A vendor was selected for this year's phase of the overall landscaping improvement project. Key items being addressed during this phase



include removal of the remaining pfizer stumps and lava rock, the installation of driplines, weed barrier and the rock replacement. More detailed information will be shared with homeowners prior to beginning the work.

Repairs to the trash and recycling enclosures remain on the project list scheduled for this summer/early fall.

More information on timing for the repairs will be shared soon.

Reminders:

You have the power to be informed on project updates and announcements. Homeowners and residents can enter or update their email address in the portal by selecting My Contact Info in the navigation bar. Communication to residents occurs primarily through email. Make sure you receive these announcements by ensuring that your current email address is entered in the portal.

Insurance Coverage:

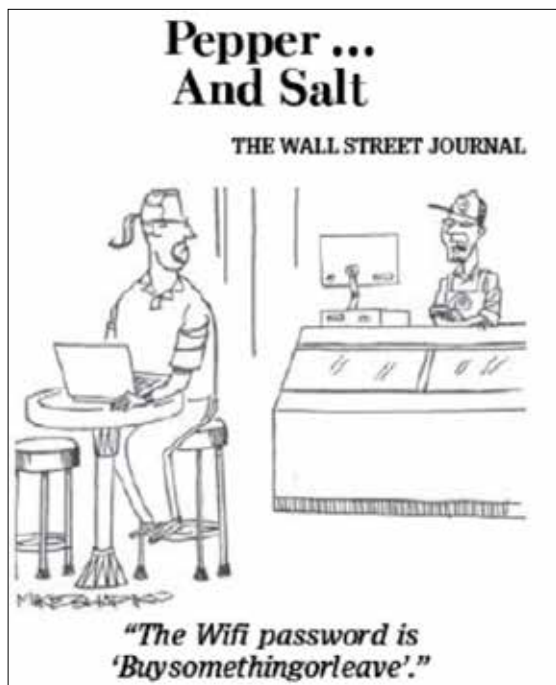
Making it a priority to evaluate your insurance coverage annually is good practice. Homeowners who live in the unit need to obtain an HO6 (condo owner's) policy. Check with your insurance company to ensure that you have adequate loss assessment coverage. Loss assessment applies if you are assessed by the association for an underinsured covered claim or the deductible portion of a claim. The cost for this coverage is minimal. Yet, it is extremely

valuable should it be needed. If you have questions regarding the association's insurance, you can reach our agent Pat Wilderotter at 720-212-2065. To request a certificate of insurance, please email your request to certificate@thinkccig.com or fax your request to 303-799-0156, attn: HOA dept.

Trash and Recycling: The pickup schedule for trash is Monday, Wednesday, and Friday. Recycling pickup is Monday and Thursday. Remember to properly use the recycle bins by breaking down corrugated boxes and separating recycle materials and trash appropriately. The trash dumpsters are for regular household trash only.

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 by Angela Watts, awatts@cchoapros.com.

Sharon Taylor





Danielle Jurinsky

for Aurora City Council At Large

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TOGETHER We can focus on what is important for Aurora!

Public Safety

A top priority for Danielle is fighting for a stronger, safer Aurora while bridging the gap between Aurora citizens and our local Aurora law enforcement.

Jobs & the Economy

As a successful small business owner and entrepreneur, Danielle knows firsthand what it takes to live within a budget, make payroll and grow a business.

Development

Danielle would like to see more development in Aurora, more things to do and more infrastructure. We are a metropolitan city that doesn't function like one.

Taxes & Fees

Danielle isn't a politician, she's a job creator and a single mom who works hard to live within her budget and believes government should do the same.

Revitalizing Neighborhoods

Local Aurora residents know what's best for their neighborhood and unlike politicians, Danielle will listen to those needs and respond.

I believe Aurora is where you have a chance to live out the American dream.

My pride for our city is second to none! I will fight to ensure equal opportunity for all!"

Contract Danielle

303.775.9790

DanielleForAurora@gmail.com

[f/DanielleForAurora](https://www.facebook.com/DanielleForAurora)

3124 S. Parker Rd. Ste. A2-149

Aurora, Colorado 80014

Paid for by Danielle For Aurora



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 will be in September, date and location have not yet been determined. Date and agenda will be posted on the website, as well as on the mailboxes at each end of the community once a date has been set.

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 September 2, 16, and 30. 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.

Maintenance Update: TruGreen is scheduled for another "weed and feed" treatment. Our tree service completed their summer tree trimming, snipping off broken branches to prevent damage from wind or snow storms this winter. They also treated the pine trees along our border with Danbury Park, and they cleaned up a lot of the low hanging branches on the pine trees along S. Vaughn Way. There will be a follow-up winter trimming session on trees that could not be pruned in the hotter summer months.

Alison and Patt met with a representative from the City of Aurora's Water Conservation Department. They provided a complementary irrigation assessment, which was very helpful. We need to switch out sprinkler heads in certain zones, and that will be our late summer/early fall project. We are also working with them on areas where we may incorporate Xeriscaping in a couple of areas, which will help our summer water bill!

Insurance Coverage: Double check with your insurance company to assure that you have adequate coverage with an HO-6 (condo) insurance policy. Also, confirm you have loss assessment coverage – and verify that your coverage is adequate should there be a need for a special assessment

Architectural Approval: If home improvements are in your budget, remember any changes to the exterior of your townhome will

need approval from the Architectural Control Committee. As a reminder, if you have a patio enclosure, it is your responsibility to maintain it. Please take a walk around the outside to see if you need to repair or replace siding or wood trim. Let us know if you need information on the Double Tree gray and white paint colors.

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 house. Or you might consider setting up a bill-pay option with your bank.

Website: If you would like access to the "residents only" section of the website (www.doubletreetownhomes.com), please send your email address to secretary@doubletreetownhomes.com.

Patt Dodd



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and its
lifestyle.**

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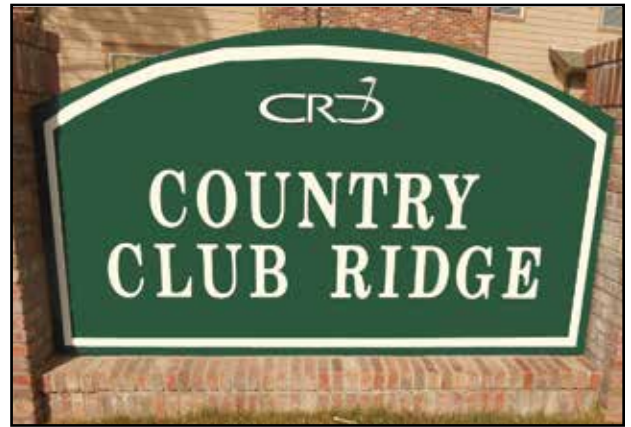


Country Club Ridge

All of us have been required to adapt to change in 2020 and 2021. Our lives at Country Club Ridge included!

Our manager has often been told, "We'll do the best we can. We are facing a labor shortage." So, we have been annoyed when trash collection is missed or our grass hasn't been cut. Customer service seems a thing of the past.

But I want you to know that your Board of Directors does not have a labor shortage, and we hope to give you, the owners and residents, excellent customer service. We have two first-time



Board members and two experienced Board members working to maintain a safe and pleasant community in which to live. If you have a concern, please contact our property manager, Matt Bramlett, or our assistant manager, Patrick McAleer at Colorado Association Services, 303-232-9200. You may also sign in to TownSquare and write an email. The

Board reviews all concerns, questions and comments.

Our meetings are held on Zoom the Owner's Forum is the first item of business on the agenda. This is your spot to speak to the Board directly. Meetings are held at 5:30 pm on the third Monday of the month. In September, the date is September 20.

The link is posted on TownSquare.

I hope one of the changes you make in 2021 is increased participation in your community by attending meetings regularly to voice your concerns and hear about plans for the future.

See you there.
Judie Maurelli

Cobblestone Crossing

Annual Meeting: The HOA's Annual Meeting took place on Monday, August 9th. Highlights from the meeting included a review of accomplishments and plans as well as topics brought up by residents which included, but were not limited to, discussions about retaining walls, landscaping and the irrigation system. One Board member was re-elected, and three new Board members were elected. Current Board members are Jody Bohl, Tracy Ducloux, Debbie Flynn, Midge Miller, Sarietha Ormsby, Larry Ransford and Kim Thornberry. We appreciate your input. Thanks to the residents who attended or submitted proxies.

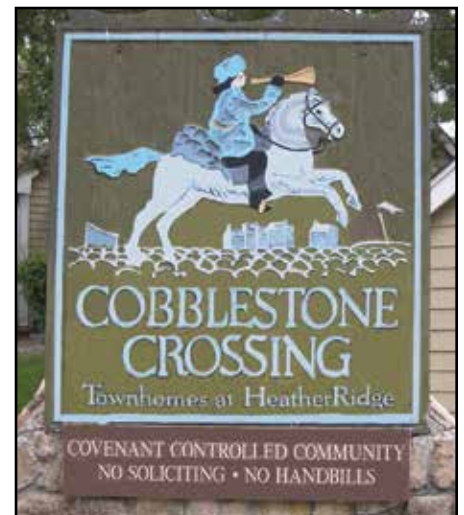
FYI: Until further notice, the monthly Board meeting, held the second Monday of the month at 6 pm, will be conducted via Zoom. Instructions on attending the meeting are located on Cobblestone Crossing's home page on Accord Property Management's website.

Landscaping Company: As previously reported Metco is performing landscape maintenance this season. Please do not engage their workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management. Also, please report malfunctioning sprinkler heads, broken irrigation lines or extremely dry areas to Accord Property Management.

ensure you have adequate coverage. Report broken branches, damaged edging and sidewalks to Accord Property Management. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners are responsible for front doors, screen/storm doors, sliding doors, windows and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

Reminders: Please ensure screens are in good shape. It's hail season so check with your insurance agent to

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.

Gutters and Downspouts: The gutters and downspouts tend to fill when a hail or strong thunderstorm

hits. If your gutters need cleaning, please notify our property manager so they can be cleaned.

Reminder: With the dry conditions we've experienced, please consider giving the bushes and trees around your residence a bucket of water.

Moving PODs: If you are moving and plan to use a POD container, please be aware the POD must fit in your Reserved parking place without inhibiting the ability to use the adjacent parking places. If the POD is too large to fit in your Reserved parking place, it has to be placed on the street.

Pets: Remember, pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs

and cats. 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.

Common Area: Individual homeowner's potted plants are not to encroach on the grass areas of the property. Potted plants can sit in the rock areas. If a previous resident planted anything in rock area around the residence, it is the current resident's responsibility to maintain the area in good condition. Per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees. Also, feeding wildlife, including but not limited to birds, rabbits and squirrels is prohibited.

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 large item pick up. There are recycling dumpsters in C, D and E. Also, be considerate of your neighbors and please break down boxes before depositing them in the dumpsters.

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 Regulations for complete parking regulations.

Midge Miller



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Sausalito



Hello Residents. We are pleased to tell you that Sausalito has 5 new Board members and the entire Board is eager to work on your behalf and happy to be a part of this community. In the meantime, if you have an issue, question or concern please contact Property Manager, Emily Terry (information below).

Board Meetings: Second Wednesday, 6:30 pm, of each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation. Contact Emily for a link to attend if you do not already receive email notifications.

Board Members: President Marlene Woodruff, Vice President Jeff Jameson, Treasurer Linda Chaisson, Secretary Sara Kersting, Architectural Committee and Member at Large (ML) Patty Robinson, Landscape Committee TBD, Pool Committee and ML Suzy Koch and Siding Committee and ML Frazier Hollingsworth.

Complex Management: HOA Simple main/emergency 303-260-7117, Property Manager Emily Terry, eterry@hoasimple.com, 720-390-6095.

Landscape & Snow Removal: Landwise LLC 303-523-0471, Property Manager Paul Menninger.

Complex Security: Brownstone Security 720-879-4568, Randy.

Business for Everyone

The HOA annual meeting was held August 9. Five new Board Members were elected. Those new members are Linda Chaisson, Frazier Hollingsworth, Sara Kersting, Suzy Koch, and Patty Robinson. All of them were on the Siding Committee and share a preventative/proactive attitude towards maintenance and a desire for homeowners to be more cognizant and involved in their homes' maintenance. This Board/homeowner cooperative approach is intended to gain more control over budget items and expensive systems repairs/replacement (siding, sewer, electric, pool).

With that said, sewer lines are shared so please remember there are several items, other than toilet paper, which should never be flushed, among those

are disposable wipes. Even though advertising states they can be flushed, it's not mentioned that they easily clog sewer lines. Several neighbors have had considerable and costly problems because of them. To avoid costly repairs to you and the HOA main sewer lines let's be preventive and do not flush wipes. Thank you.

By the time you read this, the painting project is scheduled to have been completed. This is a very large community and it's certainly possible some areas may have been missed. If you see anything which should've been addressed but wasn't, please let HOA Simple know by emailing eterry@hoasimple.com as soon as possible with details and photos if possible. This is the preventive/proactive approach talked about. So, this weekend, go out and look closely at the painting for any missed issues like rotted wood, missing caulk, etc.

With the homeless encampments increasing in Aurora and close to Sausalito, a question about who to call if people are seen camping on Sausalito property was asked at the last Board meeting. If on Sausalito property call Randy at Brownstone 720-879-4568. If on the golf course call Aurora Police Department non-emergency number 303-627-3100. If you see illegal activity or feel threatened you can opt to call 911. Dealing with this issue is complicated. Please be respectful and safe.

Here are some September checks you should perform on your property to maintain condition, safety, market value and reduce need for those expensive repairs and maintenance.

- **Inside (homeowner responsibility):** Check and maintain fire extinguishers. Clean and lubricate garage door and opener. Have fireplace and chimney inspected and/or cleaned if you use your wood burning fireplace often. Make sure windows are sealed tight.
- **Outside:** Inspect roof for damage or leaks. Check walkways for cracks. Inspect and note those repairs needed to siding, walkways and report any concerns to Emily and/or the Board, again with description and photos if possible.

September's the month where summer may still linger on, but the chill of autumn is beginning to rear its head. The harvest is being gathered, and our thoughts turn to the fall and the winter to come. Have a wonderful September.

Sara Kersting

A dedicated website
for
Heather Ridge
Real Estate

Heatherridgerealestate.com

Strawberry

Management: Accord Property Management Company, 10730 E. Bethany Drive #280, Aurora, CO 80014, 720-230-7303. Kyle Thishkou is our manager, kyle@accordhoa.com.

Board Meetings: Our next Zoom HOA meeting is scheduled for **September 16, 2021, at 6:30 pm**. Please contact Accord Property Management for information about logging on. Homeowners are encouraged to attend.

Architectural Approval: Prior approval is need for all changes to the exterior of a unit. Please submit a Design Improvement Form to



Accord Management with cost and photos before beginning any work.

Website: Our website is accord.hoa.com. Contact our management company for the username and password.

Security: Front Range Patrol provides security at Strawberry. They watch for suspicious activity. Please use these numbers when needed:

Non-emergency: 303-627-3100
Emergency: 911
Front Range Patrol: 303-591-9027

Trash: Please use dumpsters only for household waste. Large items need to be picked up by appointment through Alpine Waste or through another collection agency. If you see someone

depositing trash next to a dumpster, take a picture and report to Accord Property management. They will be fined. Otherwise, the cost is absorbed by all homeowners.

Pets: Please pick up pet waste and dispose of it properly. Bags are available at kiosks throughout the community. Dogs and cats are to be on a leash always.

Noise: Please be respectful of noise ordinances. Refrain from playing music or making noise at a high volume.

Pool Closure: The pools are scheduled to close on Labor Day.



Vickie Wagner



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Heather Ridge South



Management Information: For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115, Janelle@westwindmanagement.com or her assistant Audrey Brown 303-369-1800 ext 117.

Update on Concrete and Roadway Repairs: The driveway replacements on S Wheeling Way are done, and the work on S Xanadu Way started near the end of August with hopes to be done in early September. Also, the interior concrete water drain pans are scheduled to be replaced towards the end of August. Once all the concrete is done, the interior asphalt will be seal coated

and striped. At this time, all work is within budgets. Please remember that all project expenses are being paid from our Reserves, and not from our annual operational budget or any special assessment.

ACC Notices to Owners About Their Unit's Exterior and Landscaping: Thanks to those who complied quickly and reported back "Job done!" Some residents had questions or concerns before doing the work, but thanks to Janelle, Dan, Samantha and others, most of the problems have been resolved.

Window screens were a big observation this year. More than in past years, the Architectural Control Committee (ACC) observed more torn and missing screens – especially the garage window facing the front courtyard. All windows must have a screen *UNLESS* a window is a "fixed,

non-opening one-piece" structure. This *doesn't mean* you can *nail a window shut* calling it a non-opening window to avoid screen issues. *This means* working with the HOA for a better community.

The HOA also has jurisdiction over front courtyards and back patios (please visit *Rules and Regulations* posted our website, www.heatherridgesouth.org). If furniture or other items are deemed inappropriate and asked to be removed, a property owner has a right to come to the board for a Hearing. Failure to follow procedures could result in a daily fine of \$10. The ACC will conduct a fall walkabout in September/October. Please contact Janelle with questions.

HRS Pool: Closure of the Heather Ridge South pool is scheduled for September 20th (last day to use it

is Sunday September 19th). If the weather turns significantly cooler earlier than that, the board may choose to close it earlier. If that occurs, an email will be sent out to residents notifying them. Please make sure your contact information is updated with Westwind Management to get these important notifications!

Budget Review Coming: Starting with HOA's September board meeting, the board of directors will be reviewing proposals for the 2022 Annual Budget. The board finalizes and votes on the Annual Budget at its October meeting. That budget is then ratified at our Annual Meeting, December 7. It's the annual budget that determines in large part your monthly HOA fee. Please contact Janelle if you want to attend.

HRS On-Site Maintenance: HRS is looking for an on-site maintenance person. Interested applicants need to contact Janelle at Westwind. The work is part-time with weekly hours varying by the seasons, weather, or special projects.

Please Report Maintenance Problems or Concerns to Janelle: All residents are asked to inspect and observe the exterior of their units, in particular for water issues. When it rains, please observe your gutters and downspouts for proper drainage; watch the pop-up sprinkler heads; and watch for erosion or water running towards your unit and not away from it. Plugged rain gutters are proving quite troublesome and damaging if not caught early. Thanks!

Van Lewis and Meg Gose



A website all about Heather Ridge and its lifestyle.
Heatherridgerealestate.com

Chimney Hill

Pool Closing and School Re-opening: It has been a hot summer through July and August with western wildfires bringing haze and low air quality to our outside activities, but hopefully a cooler autumn will bring some calmer times in September. For many residents, the pool has brought calm recreation to many residents, but the pool season will wrap up on Labor Day weekend, so plan on a final dip during the holiday. At the same time, many schools will finally be able to open up to in-person teaching, so keeping an eye out for students heading to and from class will be important while driving within the community.

Community Garage Sale: In August, the board sought input about having a season closing BBQ party and community garage

sale event, but there was very little response. At the board meeting, the board decided not to host a BBQ party for the end of the pool season. However, the board did feel that a community garage sale event would still be helpful for residents to clear out items from their storage areas and decided to schedule the garage sale event for the beginning of autumn on September 25. Those residents who would like to be a part of the event are requested to alert the board through the Yardsalechimneyhillbbq@gmail.com email address, so that the board will be able to organize signage directing buyers to homes having a garage sale during this event.

Water Usage: This past year, our HOA funds have been hit hard due to the insurance increases brought on by the FPE breaker boxes in our community and the increase in water rates during the current drought conditions along the Front Range. In regards to the water usage, it is important to avoid over-watering gardens, especially since our landscaping already has maintained irrigation systems in place, and to avoid washing cars in the neighborhood, when there are car-washing locations that employ water recycling processes. Also, it is important to check one's water

systems within the home for potential leaks and water overuse. The city of Aurora is providing a free water audit program to city residents. The website link to contact the program is https://www.auroragov.org/residents/water/water_conservation/water_use_assessments/.

Improper Waste Disposal:

As has been brought up before in previous issues, residents should arrange and cover the costs for direct waste removal of oversize items with Republic or another waste disposal service. However, some residents have continued to put large waste items next to the trash enclosures, bringing undue costs to the HOA. If a resident is seen placing large items next to the waste bins, it would be good to report it, so that the costs can be charged directly back to the responsible party.

Sewer Issue: Even though it seems handy to use "flushable wipes" for certain personable issues, it has been discovered that type of wipes are not flushable within the forty year old clay sewer pipes within our community, and have caused several backups within these pipes at many locations. Please dispose of these "flushable wipes" within your standard garbage disposal bags going

into the community waste bins.

Obituary: Near the end of July, our community lost a longtime homeowner, Val McDaniel, to cancer. Many in our community had provided him sympathy a year ago, when his wife, Di, passed away suddenly, which he greatly appreciated. Most of us remember Val for the special rose garden he nourished in his front retaining wall and backyard patio area and will truly miss his positive outreach to his fellow neighbors.

Association business management is provided by Westwind Management Group. Our association business manager, Sabrina, can be reached by phone at 303-369-1800, ext 142 or by email at Sabrina@westwindmanagement.com. You may also contact her interim assistant, Liana at 303-369-1800 ext 144 or by email at liana@westwindmanagement.com. Owners can also get general community information and account 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**



Burgundy



For information, requests, ideas, complaints or rule clarification, please call the management company. Board Members will be advised. Burgundy is Covenant Controlled.



Board Meetings: Second Monday at 6:00 pm. Wish to be added to the agenda, contact our Community Manager, **Janelle Mauch**. Homeowner participation is at the start of the meeting.

Board Members: Pres. – Josh Ryines, VP – Lori Foster, Sec/Treas. – Bev Valvoda, Members at Large – Jasmine Ehrlich and Mundy Horton.

Burgundy is looking for a few new Board Members for next year. If interested, please submit your name to Westwind Management to be added to the Agenda for the Annual Meeting on October 11, 2021.

Management Contact Information:

Main/Emergency: 303-369-1800, website: www.westwindmanagement.com
Manager: Janelle Mauch, 303-369-1800 ext. 115, email Janelle@westwindmanagement.com

Assistant: Audrey Brown, 303-369-1800 ext. 117, email audrey@westwindmanagement.com

Please send your email address to Janelle at Westwind to receive community announcements.

property. We have received numerous complaints. Your neighbors who pay for your water will appreciate it.

Parking: The Parking Committee has held three meetings. Proposals are being prepared by the Committee. Remember, all residents and guests must still abide by the HOA parking rules and regulations set forth by Burgundy's Declarations and Bylaws.

Clubhouse Rental: The clubhouse is now available for rental. Please check with Westwind Management Company for Rental Guidelines and Procedures.

Neighborhood Watch: Crime is rising! Please report any incidents or suspicious activity to the police at the Non-Emergency Number 303-627-3100. If you feel you are in danger, call 911. All reports are documented.

Landscaping: Fall upkeep will be starting. Please start thinking Snow! Remember to remove your hose before cold weather. Also do your own fall cleanup with your plants and store your planters away.

Architecture: Anything on the Outside (Studs Out) is Owned by the HOA. You own Studs in Only! You do not own the land but do have access to it which is part of the HOA and Community Access. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, patio fence/wall, satellite dish, vents, skylights, holes placed



Food Truck: September 30th, 5:00 to 7:00 pm in Burgundy Clubhouse Parking lot. All Metro District Welcome! Greeks "Eat Like in Greece". They are known for delicious pitas (meat and veggie options). Free Ice Cream Sandwiches! OPAH! Menu: <https://www.originaldenver.com/>

***Trash Reminder: ***

Absolutely No Items are to sit outside of the trash bins or Anywhere in the Driveway!!!!

Community Social Committee:

Burgundy is interested in holding a few community gatherings, book clubs, walking groups, etc. If you interested in volunteering for the committee to plan a little fun and a few get to know your neighbor events, contact Paige Cassara by calling Westwind Management and leaving your contact information.



Special Annexation: Please remember to sign your Annexation form and have it notarized if you are in Driveway D, E, or F. It is important that owners understand their responsibility to sign the annexation forms. The longer you wait the more you will be costing your neighbors in legal fees.

Car Washing: Please refrain from washing your car on Burgundy

Photos from July's Truck – Thanks Mundy.



in the outside walls, etc. Submit a "Design Improvement Form" found at www.Westwindmanagement.com, attach photos if possible.

HO-6 Assessment Insurance: Check and make sure you have adequate HO-6 insurance to cover assessments that may happen due to storm damage.

Bulb Planting for Fall: Fall is a great time to plant your spring/

summer bulbs. Allium, crocus, daffodil, hyacinth, iris and tulips to name a few. Add a little color to your Spring!



Have a Wonderful Labor Day!!!
Beverly Valvoda

Ivan Edwardson
303-947-6853

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720-838-1402

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**with current CFN card. Not valid on already discounted items.*

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Greek Salad
Gyro Meat, Black Olives, Cucumbers, Tomato, Red Onion, and Feta on a bed of Romaine Lettuce served with a side of Tzatziki Sauce and Greek Dressing.
\$12.50

Gyro Pita
Gyro Meat, Black Olives, Shredded Lettuce, Tomato, Red Onion, and Feta in a toasted Pita. Served with Tzatziki Sauce and choice of side.
\$12.50

Breakfast Gyro Skillet
A bed of Breakfast Potatoes on a hot skillet topped with Gyro Meat, Tomato, Red Onion, Feta, and two Eggs cooked your way. Served with Pita and a side of Tzatziki Sauce.
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- \$1 OFF** ALL GLASSES OF WINE
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Fairway 16

Water Conservation: It is important to avoid over-watering gardens, and to avoid washing cars in your driveway. The city of Aurora is providing a free water audit program to city residents. The website link to contact the program is [https:// www.auroragov.org/residents/ water/water_ conservation/water_ use_ assessments/](https://www.auroragov.org/residents/water/water_conservation/water_use_assessments/).

Sewer Issues: We have had two sewer-line back up issues this year. These issues are caused by a combination of three factors. 1) Older clay pipes, tree roots, and improper disposal of non-flushable paper products

in toilets. Even though it may seem handy to use the toilet for disposing of sanitizing wipes, and paper towels, unlike toilet paper these items do not disintegrate when flushed. These products eventually get caught on tree roots that have penetrated the underground pipes resulting in a backup of one or more sewage lines, and in many cases an expensive repair.

Maintenance Issues: All residents are asked to inspect and observe the exterior of their units, in particular for water issues. When it rains, please observe your gutters and downspouts for proper drainage; report broken sprinkler heads. Plugged rain gutters are quite troublesome and damaging if not caught early. Thanks!

Fairway 16 Pool Closing and School Re-opening: It has been a hot summer through July and August with western wildfires bringing haze

and low air quality to our outside activities, but hopefully a cooler autumn will bring some calmer times in September. The pool season will wrap up on Labor Day weekend, so plan on a final dip during the holiday. At the same time, many schools will finally be able to open up to in-person teaching, so keep an eye out for students heading to and from school.

Architecture: Anything on the Outside "Studs Out" is **Owned by the HOA. You own from the "Studs in" Only.** 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.



Golf balls travel at over 100 miles per hour. Please stay safe – and stay off of the golf course between 7 am and 7 pm.

Important Contact Information:
Property Management Company – Advance HOA
Stacy Rukavishnikova – 303 482-2213 ext 277, stacy@advancehoa.com
Advance HOA After Hours Emergency Maintenance – 800-892-1423

Security
Front Range Patrol – 303 591-9027

Next HOA Board Meeting:
Wednesday September 15th at 6 pm (Via Zoom, Homeowners are welcome).

Barry McConnell

Heather Ridge Residents

The golf course is for golfers who have paid a fee to play on it.

Stay safe and stay off of the golf course.

Report golf course trespassers to:

Front Range Patrol at

303-755-0665

Heather Ridge



Golf Club

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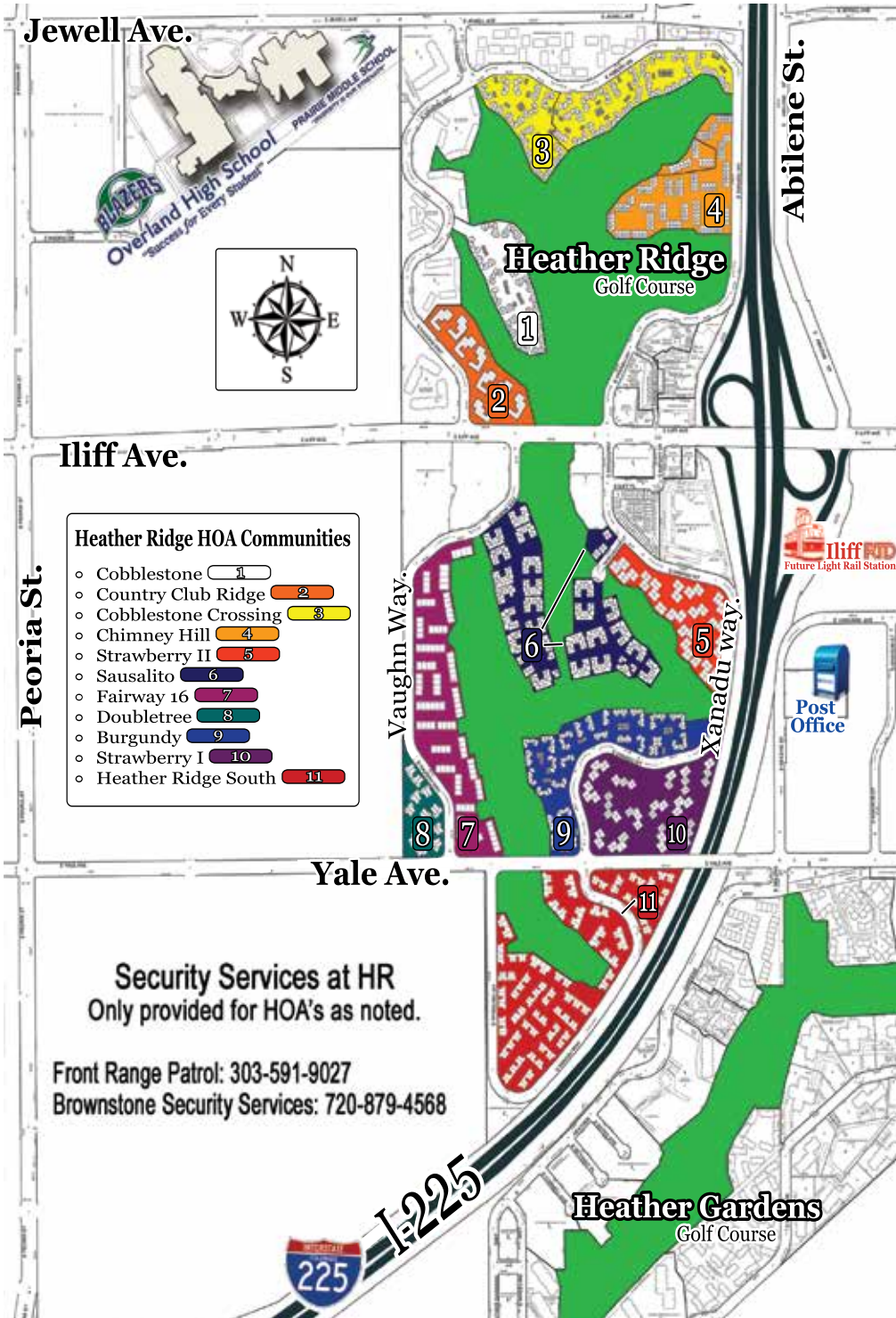
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Heather Ridge Community Map



- Heather Ridge HOA Communities**
- Cobblestone 1
 - Country Club Ridge 2
 - Cobblestone Crossing 3
 - Chimney Hill 4
 - Strawberry II 5
 - Sausalito 6
 - Fairway 16 7
 - Doubletree 8
 - Burgundy 9
 - Strawberry I 10
 - Heather Ridge South 11

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

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

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

Country Club Ridge
Colorado Association Services
Matt Bramlett
303-232-9200
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
Stacy Rukavishnikov
303-482-2213 x 277 # Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: Front Range Patrol

Heather Ridge South
Westwind Management Group, Inc.
Janelle Mauch – 303-369-1800 x115
Janelle@westwindmanagement.com
Units: 176
HOA Meeting: 4th Tues. 6:30 pm
HRS Clubhouse, 2811 S Xandau Way
www.Heatherridgesouth.org
Security: Front Range Patrol

Sausalito
H.O.A. Simple LLC
Emily Terry, Property Manager
eterry@hoasimple.com
303-260-7177 x5; # Units: 159
HOA Meeting: 2nd Wed. 6:30 pm
Heather Ridge Golf Club
www.Sausalitohoa.com
Security: Brownstone Security

Strawberry II
(Strawberry I not in HRMD)
Accord Property Management
Kyle, 720-230-7303
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Strawberry Clubhouse,
2638 S Xandau Way
Security: Front Range Patrol
(for both Strawberry I & II)

Burgundy
Westwind Management Group, Inc.
Janelle Mauch, Manager
janelle@westwindmanagement.com
303-369-1800 x 115
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

Chimney Hill
Westwind Mgmt Group, Inc.
Sabrina Lopez
westwindmanagement.com
303-369-1800
Units: 116
HOA Meeting: 2nd Wed., 6 pm
Heather Gardens Clubhouse, 2888
S. Heather Gardens Way

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

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 Call Wanda McConnell — 303-881-3066 Or Email Wanda — ensley53@aol.com**

September 2021

Children's Museum of Denver

Museum will be open Wednesday - Sunday for 2 play sessions per day and families can check in at any time. museum play session hours, 8:30 am - 12 pm | 12:30 pm - 4 pm
2121 Children's Museum Dr, Denver
303-433-7444

Fine Arts Center Museum, Colorado Springs

Museum Free Days are offered the second Saturday and third Friday of each month. Advanced timed tickets are required for museum entry.
30 West Dale Street, Colo Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

All guests are required to have a timed ticket for entry into the Museum. A separate, timed ticket is also required for all guests for: temporary exhibitions, Discovery Zone (free), and Space Odyssey (free). Face coverings required
2001 Colorado Blvd., Denver
303-370-6000, dmns.org

Denver Botanic Gardens

Denver Botanic Gardens York Street is open with limited capacity and timed tickets. Tickets will be available two weeks at a time. Tickets will not be available onsite.
1007 York Street, Denver
720-865-3500, botanicgardens.org

Chatfield Farms

Chatfield Farms is open with limited capacity and timed tickets. Tickets will be available two weeks at a time. Tickets will not be available onsite. Last entry 2 p.m.
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, botanicgardens.org/chatfield-farms

Plains Conservation Center

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.
6:30 am-4:30 pm Monday-Friday
8:00 am-4:30 pm Saturday & Sunday
720-865-3500

Denver Zoo

Tickets will NOT be available at Denver Zoo and must be reserved online. Online tickets are required for all guests including Denver Zoo members and children 2 and under.
2900 E 23rd Ave, Denver
720-337-1400

Four Mile Historic Park

Call for Covid-19 Update
715 Forest Street, Denver 80246
720-865-0800
www.fourmilepark.org

Aurora History Museum

Reservations and face coverings are required for all Museum guests until further notice. To support safe physical distancing, Limited reservations each day. Each museum admission reservation made for Tuesday through Friday is good for 1 hour and 20 minutes. A Saturday reservation is good for 1 hour.
15051 E. Alameda, Aurora 80012
303-739-6660, museum@auroragov.org

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

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