

HR Heather Ridge Metro Matters

Volume 12

November 2022

Number 11



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

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

Barry McConnell
Editor/Publisher

Cover

Burrowing Owls at Rocky Mountain Arsenal National Wildlife Refuge — photo by Peter Eades

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

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HOA Budgets Are Usually An Annual Event

Most HOAs have an Annual Meeting to present for ratification to HOA members the Annual Budget. Most, but certainly not all HOAs use a calendar year for planning, starting on January first until the end of December. This is done to synchronize with city or other government budgetary services, insurance companies, and general services companies.

In a period of rapid inflation and economic uncertainty (a recession?), all HOA budgets depend on owners to fund it through monthly fees. If a recession hits, then budgetary concerns include loss of jobs, lost incomes, a drop in collected monthly HOA fees, and possibly foreclosures. This stresses people and budgets that have little room for income variances.

Here is a list of current budget expense concerns and their importance:

Insurance: Insurance premiums are volatile, especially given losses from catastrophic events (fire and weather events). Insurance is usually the single largest HOA expense, and in today's environment it is either growing in cost or not available (Yes, some insurance carriers are bowing out of certain markets for safer havens). Insurance costs for HOAs

have more than doubled in the past decade.

Water and Sewer: Word has it that Aurora will declare drought conditions early for 2023 watering needs. This means less water at higher costs, and most certainly less green landscaping. This is usually the second highest budgetary cost. Aurora is aggressive in promoting conservation/xeriscape programs, but to benefit from them HOAs must enroll first, pay themselves for water conservation projects, and then get reimbursed at the end. This is easily said but difficult to do given board composition and turnover.

Reserve Funding: This "rainy day" budget item gets little respect until its needed. Deferred maintenance is just kicking the can down the street. A Reserve Study is needed, but be careful what you wish for. Nowadays, most studies "over-estimate maintenance and capital items" resulting in huge and unrealistic reserve needs. Boards need to manage and contest these studies which are now 'driven' by computer applications similar to insurance company apps.

Other Operational Expenses: HOA boards usually have two mandates – create budgets to operate the HOA, and to promote and maintain its real estate values.

Towards those ends, this includes landscape and maintenance costs, professional property management, leadership, professional services (legal, accounting, etc.), communication and transparency.

Helping Sellers Sell and Buyers Buy: Towards the HOA goal to promote real estate values, the HOA and its operation must be transparent to everyone. This means keeping and providing HOA records and monthly Meeting Minutes, updated and current Rules and Regulations, and professional services and reports for all real estate needs. Lastly, but probably most importantly, a website for easy access and answers to viewers.

The key to providing all of the above and more is simple – a stable and pro-active HOA board, and a professional property management company. Property owners are paying ever increasing monthly HOA fees, and they deserve to know and understand what they are getting in return. Towards that goal and others, the responsibility for it is clear – the board and its property management company. If you don't like what your board is doing, then attend meetings, volunteer your services, or join the board.

Van Lewis



CHEF'S SPECIALS

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November 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6 	7	8  Election Day	9 6 pm CH Annual Homeowners Meeting Noonan's Banquet Hall 6:30 pm Sausalito HOA Mtg. via Zoom	10	11  VETERANS DAY	12
13	14 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual 6 pm Cobblestone Crsing HOA Mtg via Zoom	15	16 6 pm Fairway 16 HOA Meeting at Fairway Clubhouse 2600 S. Vaughn Way	17  6:30 pm Strawberry HOA Meeting via Zoom	18	19 METRO MATTERS DEADLINE 11-16-2022 FOR DECEMBER ISSUE
20	21 6:00 pm CCR HOA HOA Meeting via Zoom	22 5:30 pm HRS HOA Meeting contact Board Member	23	24  Thanksgiving Day	25  Native American Heritage Day	26
27	28 6 pm Cobblestone HOA Mtg via Zoom	29	30	 Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. For an invitation please Email to: info@HRcolo.org 		



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Hello Heather Ridge! Fall is here, and with the fall comes our annual budget workshop. Here are some of the highlights from what we discussed.

2023 Budget Workshop

This is our city’s largest budget ever, weighing in at \$1.1B for all funds. Most of our time was spent discussing staffing vacancies, public safety, and infrastructure.



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

The Aurora Police Department’s Crisis Response Team (clinician co-responder program) was made permanent and moved into the general fund, which will allow us to fill the open clinician positions more easily. The wildly successful pilot of the Aurora Mobile Response Team (non-police response program) was also made permanent and expanded to support a second team, with the goal of increasing the program’s hours of service and coverage area.

With the support of Chief Oates, I moved forward an amendment to our budget to replace a line item for a dozen additional positions for sworn officers with additional civilian employees. This amendment would have originally given Chief Oates (and his successor) enough funding to add 16 or more civilians to respond to traffic incidents, conduct crime scene investigations, and process evidence, but the total funding was cut by a majority of council in their efforts to reduce city services by \$6M to balance out a proposed tax cut.

Public Works will be bringing forward a supplemental ask of \$2.5M for traffic calming throughout the city, to include a mini roundabout on E. Florida and S. Moline, to combat speeding on collector and arterial roadways.

I also successfully brought forward a set of one-time asks:

- \$140K (reduced to \$75K) for a pilot program for our courts to cover probation programming for indigent clients with the goal of reducing recidivism through behavioral change
- \$500K (reduced to \$100K) in supplemental funds for our victims’ assistance program
- \$1M to cover the towing/recovery fees for victims of motor vehicle theft in Aurora while we work on a publicly owned impound lot
- \$400K to complete E. Warren Avenue between S. Joliet and S. Lima

Ward IV Meetings

November and December will not feature Ward IV meetings due to holiday travel, but we’ll pick back up 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, 720-634-6927 (text preferred), on Twitter or Instagram @marcano4aurora, and on Facebook at facebook.com/marcanoforaurora

In solidarity,
Juan

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Pete Traynor
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“Take a deep breath. . .”

A recent real estate article had “Take a deep breath” as part of its title, and it was spot on about what to do if we have a recession. Indeed, Pete and I have been through many real estate recessions in our almost 50-year careers, and each one taught old and new lessons about selling homes. Taking a deep breath makes for better decision making, and that’s what we practice with our clients.

First off, we are not in a “recession” yet. Announcing that belongs to the Nation Bureau of Economic Research located in Cambridge outside of Boston. It is an independent private group created in 1922 to give factual economic information free from political influences – be it government, ideologies, or businesses. There’s more to a recession than just two negative-growth economic quarters – heck, in this strange economy, it might be three or more.



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

One big factor supporting our “good but troubled economy” is present employment – its strong with unemployment at near record low levels. That might change if companies start layoffs, but so far so good. There are still almost two jobs for every job looker.

Another factor is for sale and/or distressed residential real estate inventory. Across the nation and in metro Denver, for sale inventories have increased but not beyond normal real estate conditions. It may not be a strong sellers’ market now, but it certainly isn’t a buyers’.

In the Great Recession, it started with strong job layoffs and skyrocketing “distressed” homes for sale. Inflation was a factor, too, but nothing like today’s economy. Back then, the Fed raised its rates somewhat, but soon reversed course to nurture lower mortgage rates to clear out growing housing inventories. None of those circumstances exist today.

But one big lesson learned from recession concerns home prices. Inflation can become deflation in a heartbeat, and that means falling prices are tough to recover. Here is a brief report from the National Association of Realtors about recovering from deflated home prices:

“House prices peaked in late 1979 and it took 6.5 years for inflation-adjusted prices to recover. They next peaked in mid-1989 and this time it took 11 years. When they topped out again in mid-2005, it took until late 2020, 14.5 years, for prices to regain their pre-Housing Bust peak. Once home prices start falling, it can take a while for them to fully recover in inflation-adjusted terms.”

So, if we fall into a recession now, home prices might take years to recover. This lesson from past recessions might influence selling your home today, or someone buying it. Pete and I encourage sellers to see the market ‘as it is, not what it was’ based on the many reasons to sell. That’s why we listen first to owners, then ask questions. Why you are selling is important to pricing – in fact, it is critical.

Real estate values and activities in metro Denver have decreased in the past three months. We believe this will continue in a gradual manner through 2022 and into 2023. The main cause is rising mortgage rates now at 7%. That has severely hurt “affordability” given home price inflation for the past two years. The Fed’s policies in 2023 will be crucial to what happens next.

Another reason local and national values are falling is due to market mix and statistics. The million dollar and above home market is very soft contracting almost 30% in sales and 10% in prices in the past four months. Wow, that’s quite a change! Statically speaking, its growth over the past two years skewed the “average” home price beyond realistic value, and is now being replaced by “median value” to show real value. So yes, prices are softening, but not as much as the statistics would make you believe.

Van Lewis

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Please remember don’t leave home without them.

Homes Pending as of October 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$237,500	13657	E Yale Ave C	1 - 1	856	1 Carport, 1 Sp	2 Story
Strawberry I	\$253,000	2650	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$275,000	13651	E Yale Ave D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$315,700	2662	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
ChimneyHill	\$375,000	13623	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Fairway 16	\$399,000	2406	S Vaughn Way B	2 - 2	1,365	2 Gar, Att	2 Story
Sausalito	\$425,000	2458	S Victor St c	3 - 2	1,300	2 Gar, Att	2 Story

Homes Closed from September 16 to October 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$230,000	2644	S Xanadu Way B	1 - 1	843	Conventional	\$5,000	Individual
Strawberry II	\$299,000	2411	S Xanadu Way C	2 - 2	1,091	Cash	\$0	Corp/Trust
Burgundy	\$310,000	2695	S Xanadu Way A	2 - 2	1,162	Conventional	\$300	Individual
Sausalito	\$413,000	2500	S Victor St D	3 - 2	1,230	Conventional	\$1,000	Individual

Active Homes for Sale as of October 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$205,000	2606	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$299,000	13657	E Yale Ave A	2 - 2	1,098	1 Carport	2 Story
Strawberry II	\$315,000	2465	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$320,000	2461	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$322,000	2411	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$329,000	2471	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$329,500	2441	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$330,000	13641	E Yale Ave C	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$350,000	2451	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	\$350,000	2635	S Xanadu Way E	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$374,900	13310	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Heather Ridge South	\$379,900	2846	S Wheeling Way	2 - 2	1,462	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
Sausalito	\$405,000	2467	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
Heather Ridge South	\$519,000	2804	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$524,900	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.

Heather Ridge Golf Club News

9-Hole Ladies' Club News



*Katie Bergmann
Club Champion*



*Kathy Curtis, 2022 and 2023
President*



*Sherri Cooper
Most Improved Player*

*Nine hole ladies are tough!!!
Year-end tournament in fog
and cold weather... a good
time was had by all!!*

Kathy Curtis



18-Hole Ladies' Club News

The fall luncheon, annual meeting and awards banquet was held on October 1 at Ajuua Mexican Restaurant. The luncheon was yummy, the annual meeting election resulted in the addition of one new board member, Megan Myers, and the return of the remaining board members. Awards were presented to the winners of the Ringers competition: A Flight: Alena VanBrunt-63, Sunny Choi-64, and Kim Larson-68. B Flight: Kathy Curtis-73, Megan Myers-78, and Maureen Pacheo-82. C Flight: Liz Clancy-78, Kathi Millner-81, and Stacey Visentin-84. Most chip-ins went to Patti Enright-Harris with 7. Most rounds played: Wednesdays – Joyce Scott, Saturdays – Teresa Anderson, and total for the season – Teresa Anderson. Congratulations to all the winners! And a big congratulations to Megan Myers for winning most improved golfer of the year!

Teresa Anderson
Publicity

Alena VanBrunt holding the Club Championship plaque



Heather Ridge Men's Club News

What a 2022 season we had!!! A big thank you to the board of the Men's Club for all their hard work during the season.

It was great playing with old friends and new friends we made this year. Be on the lookout for the 2023 Application and Schedule to be in upcoming issues of *Metro Matters*.

Darrel Vanhooser
HRMC President
<https://www.heatherridgemensclub.com/>
303-875-4768

4 Man Best Ball on September 17

- 1st Place Agyarkwa, Jamison, and Bade
- 2nd Place C. Caldwell, Harmon, Triplett, and Lacey
- 3rd Place Vanhooser, Harbison, and Stachowski
- 4th Place Willey, P. Smith, and Van Brunt

CTP's: #5 Vanhooser Team; #8 Larson Team;
#10 Lyle Team; #14 N/A

2 Man Scramble on October 1

Flight 1:

- 1st Place Richard/Sarmiento
- 2nd Place Larson/Murray
- 3rd Place M. Smith/Vanhooser
- 4th Place C. Caldwell/Harmon

Flight 2:

- 1st Place Blair/Triplett
- 2nd Place Hoole/Lacey
- 3rd Place Thomson/Van Brunt
- 4th Place Andersen/Meeks

CTP's: #5 Harmon team; #8 Harbison team;
#10 Jamison team; #14 Van Brunt team

Rocky Mountain Arsenal National Wildlife Refuge



Bison photo by Dean Tudehope

The Rocky Mountain Arsenal National Wildlife Refuge is located just 10 miles northeast of downtown Denver, where you can step into nature and see the native wildlife that call the Refuge home. Bison, deer, raptors, songbirds, waterfowl, prairie dogs, and coyotes to name just a few of the animals you will see on your visit. Take a nature escape and discover the variety of wildlife and outdoor recreational experiences waiting for you. Visiting the Refuge is free!

This 15,000-acre expanse of short and mixed grass prairie is home to more than 330 species of wildlife, including bald eagles, bison, black-footed ferrets, deer, coyotes, burrowing owls,

and prairie dogs. The site began as a U.S. Army base and is now managed by the U.S. Fish and Wildlife Service to protect wildlife and habitat.

Enjoy 20 miles of trails open year-round. Please note, Upper Derby Trail and First Creek Trail have seasonal closures. Follow all posted signs and park vehicles in designated areas only.

- The 11-mile self-guided auto Wildlife Drive takes approximately 1 hour to complete.
- The Wildlife Drive is open to motorized vehicles; speed limit is 30 mph.

- Follow the directional symbols.
- Stay on paved roads and observe all posted signs such as “Stay in Vehicle” or “Area Closed”.
- Stay in your vehicle when the road becomes one way only.
- Always stay at least 75 feet (23 meters) away from bison.

The Refuge is open daily from sunrise to sunset and closed on Thanksgiving, Christmas, and New Year’s Day, unless otherwise noted. To protect wildlife and habitat, visitor access is limited to designated trails and roads only. All other Refuge lands

and staff roads are closed to visitors. It is your responsibility to know all Refuge rules and regulations for the protection of wildlife and visitors.

Spring

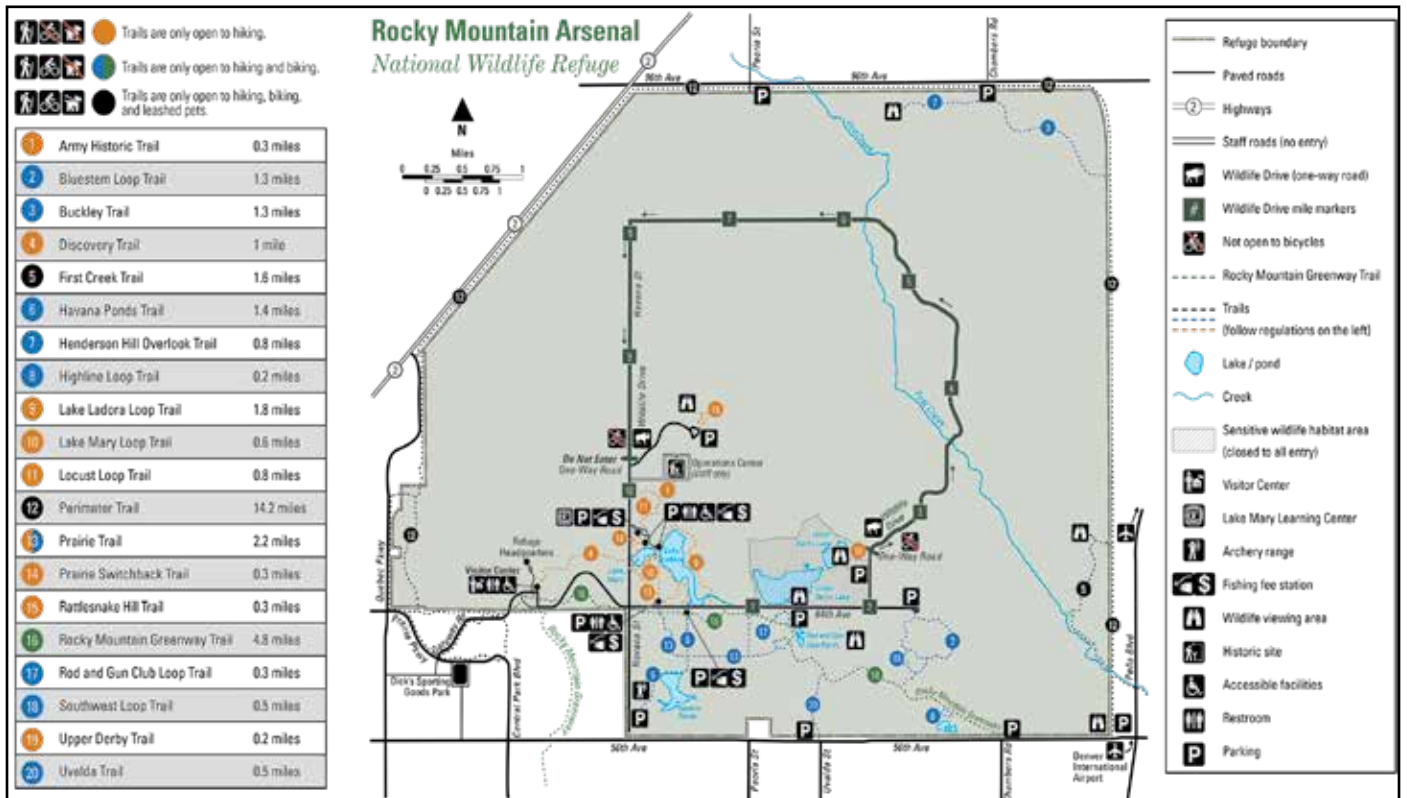
In the spring, the Refuge's woodlands are visited by Bullock's orioles, warblers, finches, and other migrating songbirds. Among the open grasslands, western meadowlarks and kingbirds are plentiful, and mountain bluebirds race through on their way to the foothills west of Denver. Cinnamon-colored bison calves frolic around their mothers. Great blue herons, American avocets, and snowy egrets wade in the shallows around ponds and lakes. Swainson's hawks, lark buntings, and yellow-headed blackbirds make their annual appearance. Prairie dog pups and black-footed ferret kits venture out of their burrows, fawns emerge from locust thickets, and loud begging calls of black-billed magpie chicks come from their enormous stick nests.

Summer

Summer brings fields of prairie grasses dotted with colorful wildflowers in full bloom. White pelicans coordinate their swimming to drive fish into



*Eagle photo by Rich Keen/DPRA.
Bison/calf photo Rich Keen/DPRA/U.S. Army*





Winter

Winter brings a blanket of snow covering the prairie making prey highly visible to predators, including ferruginous hawks and other raptors, which are attracted to the Refuge's large population of cottontail rabbits and black-tailed prairie dogs. Numerous bald eagles migrating from the north seek nightly shelter in the massive cottonwood trees lining the lake edges. A nesting pair of bald eagles that reside at the Refuge year-round begin tending to their nest in preparation of laying eggs that will hatch in late March. Snow-frosted faces of bison can be seen on blustery winter days. Small mammals, such as pocket gophers, thirteen-lined ground squirrels, and kangaroo rats are in hibernation underground.

shallow water for a quick group meal. Burrowing owl nest and raise their young in unoccupied prairie dog burrows. While bull snakes are commonly seen on dry land, chorus frogs and painted turtles can be found around the wetlands. Known for being one of the best warm-water fisheries in Colorado, Refuge lakes hold bluegill, largemouth bass, and lunker northern pike.

Fall

In the fall, coyotes are well-camouflaged among the rust and

golden-colored grasses as they hunt from the edges of prairie dog towns. Mule and white-tailed deer bucks display their impressive antlers as they compete for does. Refuge lakes provide a haven for migrating waterfowl such as northern pintails, northern shovelers, redheads, and ring-necked ducks. Silhouettes of great horned owls may be seen perched close to tree trunks after the leaves have fallen. Sandhill cranes announce their brief visit on their migration to the south.

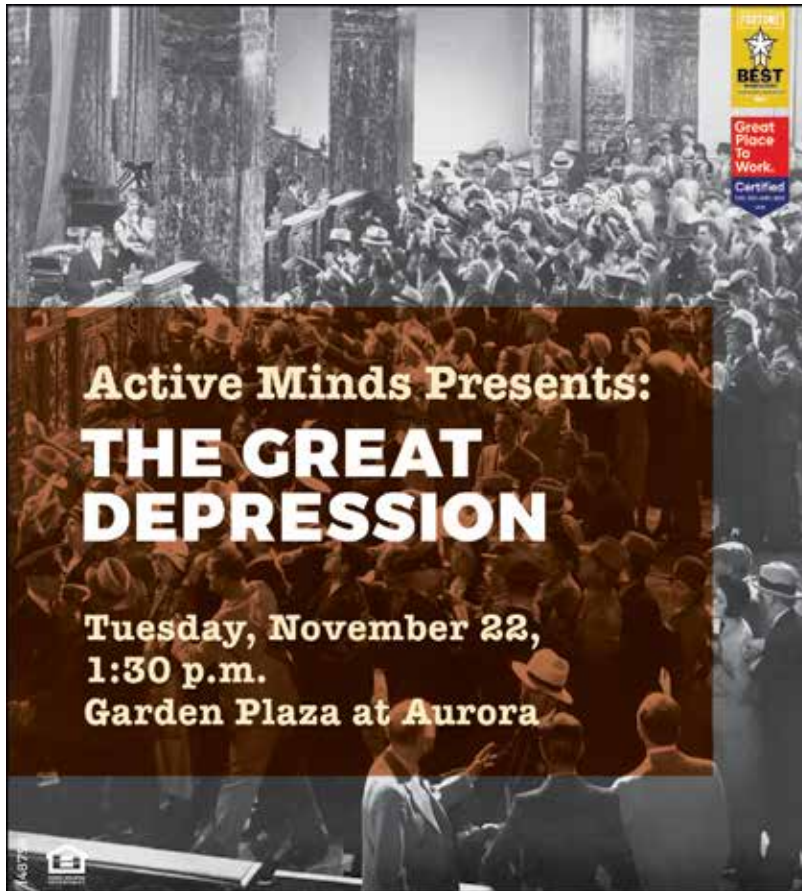
- Bicycles and Class 1 e-Bikes are permitted on blue and green trails only.
- Bicycles and Class 1, 2, and 3 e-Bikes are permitted on designated Refuge roads, and on the First Creek Trail and Perimeter Trail.
- Bicycles are not permitted in the bison enclosure areas.
- No bicycles are permitted when the road becomes one way only.

All trails are accessible, except for portions of the Prairie, Havana Ponds, and Rattlesnake Hill Trails. All restrooms and parking lots are accessible. Equal opportunity to participate in and benefit from programs and activities of the U.S. Fish and Wildlife Service is available to all individuals regardless of physical or mental ability. For more information, please contact the U.S. Department of the Interior, Office of Equal Opportunity, www.doi.gov/accessibility

Rocky Mountain Arsenal National Wildlife Refuge
 6550 Gateway Road – HQ
 Commerce City, CO 80022
 303-289-0232
rockymountainarsenal@fws.gov
www.fws.gov/refuge/Rocky_Mountain_Arsenal

Photos: Black-footed Ferret Chigger – Elisa Dahlberg/USFWS. Springtime at Lake Mary – Erin Mihlbachler/USFWS
 Information provided by Rocky Mountain Arsenal National Wildlife Refuge





Active Minds Presents:
THE GREAT DEPRESSION

Tuesday, November 22,
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Christmas Sugar Cookies With Royal Icing

Yes, it is that time of year already, we need to start thinking of all the cookie exchanges as well as the parties we will be attending or hosting. To enjoy the holidays with ease you can bake some of your Christmas cookies now and freeze for later. Here is a great recipe for just that cookie. Christmas sugar cookies with royal icing are golden brown and crisp on the outside, but soft and tender inside. The best and festive gourmet holiday cookie.

Ingredients

Sugar Cookies:

1/2 cup unsalted butter, softened to room temperature
 1 cup granulated sugar
 1 egg
 1 teaspoon vanilla extract
 1/2 teaspoon baking powder
 1/4 teaspoon salt
 2 cups all-purpose flour

Royal Icing:

3 cups confectioners' sugar
 2 tablespoons meringue powder
 1/4 cup room temperature water
 1/2 teaspoon vanilla extract
 gel food coloring (optional)

Make the Sugar Cookies:

1. In a large mixing bowl, cream butter and sugar together using a hand mixer (or stand mixer) on medium speed until light and fluffy, about 2 minutes. Add egg and vanilla and beat until combined. Turn the mixer to low speed and add baking powder and salt. Gradually add flour and mix until combined.
2. Form the dough into a ball and wrap it tightly in plastic cling wrap. Freeze for 30 minutes or refrigerate until firm (at least 1 hour, up to overnight).
3. Preheat the oven to 350 F. Line a half sheet baking pan with parchment paper or silicone baking mat.
4. Remove the dough from refrigerator and let it sit at room temperature for 5-10 minutes. On a lightly floured surface, use a rolling pin to roll the dough out until it is 1/4-inch thick. Use Christmas cookie cutters to cut out cookie shapes.
5. Transfer the cookies onto the lined baking sheet, placing them 1-inch apart. Re-roll any scraps and repeat to cut out more cookies.
6. Bake cookies for 8-10 minutes, until the edges start to turn golden brown. Let the cookies cook for a couple minutes on the baking sheet, then transfer them to a wire cooling rack to cool completely (preferably overnight, if icing).

Prepare the Royal Icing:

1. In medium mixing bowl, combine confectioners' sugar with meringue powder. Add water and vanilla extract and beat with a hand mixer on medium-high speed, until smooth. If you find that the icing is too thick, add a little water (a teaspoon at a time). If you find the icing too thin, add a little more sugar.
2. To color the icing, add gel food coloring. You can also use liquid food coloring, but this will have a slight effect on the consistency of the icing. You may need to add a little more sugar to get the consistency right.

Notes

Make ahead instructions: You will need to plan ahead and give yourself enough time when making these cookies. First, the cookies need

to completely cool before icing for at least a few hours. Otherwise, the icing will get too runny from the warm cookies and won't set properly. Second, the icing needs a few hours, up to a day, to completely set and harden, otherwise it can easily get smudged when storing, handling, or transporting. If adding multiple layers of icing, you need to allow the bottom layer to dry first, at least 30 minutes.

How to store: Store sugar cookies in a single layer in an airtight container at room temperature for up to 3 days, or in the refrigerator for up to one week.

How to freeze: Sugar cookies freeze beautifully. Store them in an airtight container, layered in between pieces of parchment paper and store in the freezer for up to 3 months.



Author: Sam | Ahead of Thyme

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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 Sara Kersting, Vice President Suzy Koch, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), and Sara Kersting (landscaping), 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, Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown
- **Trash Pickup:** Alpine Waste & Recycling, 303-744-9881
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

Concrete Work: The concrete work on the road repairs was completed

last month. Thank you to all for your cooperation during this much needed improvement.

Insurance: This is a good time to review your townhouse's insurance to check that you have proper coverage including the HO6 policy. Contact your insurance agent for more information.

Sewers: Reminding everyone to *Never* flush flushable wipes in your units. Our pipes are not designed to handle them. Also, they do not breakdown as advertised. It is also helpful in tubs or sinks that do not get regular use to run water down them once a month. About a ¼ of a tub full will work for tubs and a sink full for sinks.

Visitor Parking: This holiday season please be respectful of the Visitor Parking Spaces. If you have overnight guests contact Brownstone Services at 720-879-4568. These parking spaces may have to be used and/or vacated during a snow event.

Landscape: November will bring the continuing of Fall clean up. Gutters will be cleaned after leaves have fallen. If you have trees or bushes inside your patios, you are responsible for keeping them trimmed. They are never to touch roofs, siding or fencing. Please trim

them at 12" away from any of these structures. You may contact the property manager if you would like to hire the tree trimmer to do your patio trees. She will give you his contact information. If your patio tree or bush does damage to any structure you are responsible for those repairs.

Snow Removal: There is a good chance we will see our first snow of the season in November. Our new landscaper Epic Landscape, will be handling snow removal this season. He will be using a piece of equipment similar to what was used in the past for the auto courts. This equipment will be stored in visitor parking. If you have any issues, please contact the property manager. Many times, they are already working on resolving an issue.

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 on the last day of the National Stock Show which is January 22, 2023.

Architectural Forms: A reminder that any external home improvements such as new windows, doors or solar panels must have a CCR form completed before any work is started. This form also must be approved by the HOA before any work can start. Please refer to the Covenants, Condition & Restrictions on the website to get further details.

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!

November 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.

- Disconnect outdoor hoses and place spigot covers on to prevent freezing pipes.

- Remember it is important to keep all rooms over 55 degrees to keep pipes from freezing.
- Clean dryer vents and duct systems, furnace check and filters changed, cover air conditioning units, test smoke and carbon monoxide detectors, check exterior lighting.
- Keep helping conserve water, check your flashlights and have working batteries ready.

Happy Thanksgiving!!!

Patty Robinson

Chimney Hill

Fall brought some mild sunny days with a few shots of rain in the first weeks of October, but we can be prepared for cooler times coming in November. As standard time returns at the start of the month, darker evening time will return for the nightly commute, so driving slow and safe within the community will continue to be important for the protection of our bundled late walkers.

Painting Project: The painting of the first and second cul-de-sacs have been completed, and the units in this section are looking very nice. Even though the occasional issue arose during the painting process, the general appreciative response from the

homeowners in this section, as well as other residents in the community and the board, is that the painting contractor and crews handled the job very well. Another step in properly maintaining the community has gone well.

New Property Manager: On October 1st, Westwind Management introduced Roxanne Chaparro as our community's new property manager. Her team will still include Brooke Robinson, our community administrator, and Sierra Purcell, our accounting assistant, to manage our community's property. In order to make contact easier for the community homeowners and residents, a community email address, ChimneyhillInHeatherridge@westwindmanagement.com, and a dedicated community phone number, 720-509-6071, has been set up for a streamlined process. Owners can also send requests and get general community information at <https://por->

[tal.westwindmanagement.com](https://por-tal.westwindmanagement.com). New users will have to create an account with a username and password before using the site.

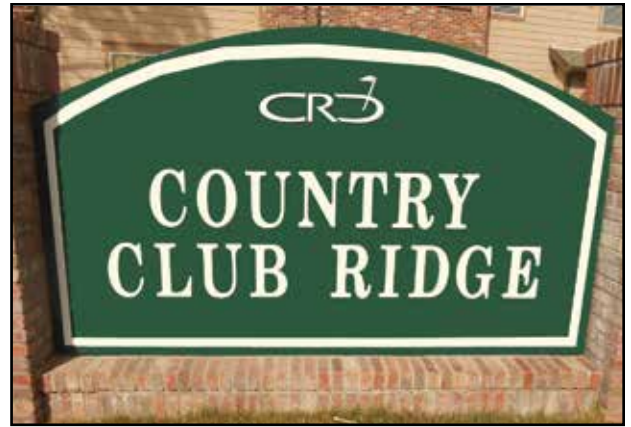
Annual Homeowners Meeting: This year's annual HOA meeting will be held on Wednesday, November 9 at 6 pm, and homeowners be prepared to finally meet in person at the Noonan's ballroom in the Heather Ridge Golf Course clubhouse at Iliff and Xanadu. The terms of two seats on the board are up for election, and information on homeowner candidates who have indicated they wish to be elected or re-elected to the board, as well as a mail-in ballot for homeowners who will be unable to attend the meeting in person should have been sent out to all homeowners. All homeowners should have also received the 2023 fiscal budget recently passed by the board. A financial advisory letter describing the community issues and concerns that determined the board's discussions in developing this

budget will be included. The annual meeting will start out with the budget ratification portion. If any homeowner has not received the financial advisory letter, budget, or the board ballot, reach out to our property manager, Roxanne, and request a replacement before the meeting. This is the time for homeowners in our community to gather and express concerns and positives about the condition of our community. As the homeowners express their thoughts during the homeowner forum, the board will be able to update the homeowners on some of this year's achievements and goals for the community in the upcoming year. Here's to having a positive meeting, which will be a good lead-in to a happy Thanksgiving and wonderful holiday season.

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



Country Club Ridge



Country Club Ridge held its 2022 Annual Meeting on October 17, 2022. This was the first in-person meeting held since 2019. Dan Anderson, our new Community Manager was introduced to the homeowners. Board members were elected and the 2023 Budget was ratified.

The Board Members elected for two-year terms are Rob Katnich, Jon Dowdle, Judie Maurelli and Victoria Dare. Rob, Jon and Judie are returning members, and Victoria

volunteered to join the Board as a new member. Welcome and thanks, Victoria!

The 2023 Budget of \$244,224.00 was ratified by the homeowners present. Due to current costs of materials and services, there is an 18% increase over last year's budget. Monthly fees will increase in January 2023. A letter and

payment packet will be sent out before year end.

The Homeowner's Forum was an important part of the meeting. Questions were answered and resident's concerns were addressed. Water damage from the rainstorm in August led the discussion. Parking, trash and water usage were also brought up.

Thanks to all of you who took time to attend the meeting. Fifteen households were represented, fulfilling the Quorum requirements. It was good to see neighbors and discuss our community after two years of on-line meetings.

The next Board meeting will be held via Zoom at 5:30 pm, Monday, November 21st. All homeowners receive an email with the Zoom link to the meeting. Please plan to attend.

Thanks for being a good neighbor.

Judie Maurelli
Country Club Ridge
Board of Directors



**Happy
Thanksgiving**



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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. 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.

New Property Manager: As of September 30, 2022, Sabrina Lopez is no longer with Westwind Management Company. We wish her well given her short stint here. She took over from Janelle in March 2022, but is now replaced by Chaillot (pronounced Schi-Oh) Lockley, and assisted by Brooke Robinson. It is asked that residents needing their help contact them by calling 720-509-6067 or email Heatherridgesouth@westwindmanagement.com. It is promised that you will get a return message within one business day.

Winter is coming, so please get ready!

- Remove hoses from outside faucets. Freeze damage to your water line is an owner's responsibility, not the HOA's. Why? Because outside faucets are extensions of interior water lines, and all interior water lines along with plumbing are an owners' responsibility.
- Vehicles parked in front of garages will be towed when the snow plows first show up. Each year the HOA leaves fliers on outside parked cars to remind owners about this. Email blasts will announce pending snow storms, towing, and plowing schedule. Towing in this case is deemed an emergency action and requires no 3-day notice.
- Owners are responsible to remove snow in 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, our landscape company, removes

street and driveway snow as needed. Four inches of snow is the standard depth to consider snow removal, but the HOA reserves the right to delay or not to plow given weather conditions and forecasts.

- Never, ever leave your home with the furnace off or too low to prevent interior freezing. This happened about seven years ago, and the HOA won a \$10,000 judgment for insurance costs. Also, if your unit is vacant during the winter, find a neighbor, friend, or family member to check on it. Open cabinet doors beneath sinks so pipes don't freeze.
- **Slip or Fall Injuries:** Injuries on HOA property must be reported to management. Our general insurance provides for injuries given their nature and location. Snow "ice-melt buckets" are seasonally placed in driveways, especially north facing ones or steep driveways. Residents can request one as needed.
- **Trash Pickup:** During winter, residents are allowed to place garbage cans on lawn areas vs leaving them on the concrete surfaces that may be plowed. As always, no garbage should be put out before 6 pm Thursday night, and removed by end of day on Friday.
- **Know your neighbors** and keep an eye on each other during the dark and cold winter months. Please reach out and practice the Golden Rule.

Parking Issues:

- The HOA monitors parking within

the HRS property. Warning tickets will be placed on vehicles that are in "no parking" areas or have not moved from a parking lot spot and appear to be abandoned. These tickets supply 72-hour notice to the owner to move the vehicle before it is towed (at the owner's expense). The HOA can have a vehicle towed if it is in a fire lane, blocking snow removal, or blocking a neighbor's driveway without giving 72 hours' notice due to safety concerns.

- Commercial vehicles cannot be parked in HRS driveways, even if owned by a resident. Please park these vehicles on the street.
- Please note these guidelines for street parking from the City of Aurora:
 - Park 5 feet from driveways.
 - Park 15 feet from fire hydrants
 - Park 30 feet from crosswalks/ stop signs/traffic signals
- City street parking cannot exceed 3 days in the same spot if the vehicle is not working properly or if it has expired license plates, 5 days if it is an RV, 7 days if it does work properly. When moving your vehicle, be sure the new parking spot is at least 100 feet away from the last one to avoid a ticket.
- **If residents have city street parking violations they want to report, they can do so by calling 303-739-7000 or going to <https://www.auroragov.org>.**

Van Lewis
Meg Gose

Burgundy

Monthly Board Meeting

Board Meetings are held every **2nd Monday at 6:00 pm** in-person at the Clubhouse. Contact Chaillot Lockley (via the new email provided below) to be added to the Agenda. Homeowner participation is at the start of the meeting and is much appreciated.

Board Members: President – Josh Ryines, VP – Lori Foster, Secretary – Jasmine Ehrlich, Treasurer – Mike Rosales.

Burgundy is a Covenant Controlled Community

Management Contact Information: **Please Note the Updated Email and Phone Number**

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com

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

Shoutout

Thank you to all the wonderful homeowners who came to last month's meeting to discuss concerns and give feedback – we love seeing you all involved in our beautiful community! Homeowners are welcome and encouraged to stay for the entire meeting after the homeowners forum so you can know what is happening in our community.

Fall Cleanup

Before it starts to freeze, please remember to:

- Remove hoses from the spigot so that the water line doesn't freeze
- Change furnace filters

*This year we used JBK Landscaping to care for the grounds and have chosen to renew their contract for the next two years. Reg has been easy to contact and shows up on-site. He has proven to be responsive to homeowner concerns and understands the community's desire to make sustainable, economic decisions for the long-term care of our community. This year, JBK helped our community save \$15,000 alone.

Winter Reminders:

- Ice melt buckets will be provided at each unit, if you don't have one, please let our management company know so they can inform our snow removal company to place them.
- Please use the ice melt when walks become icy.
- 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 on walkways and on the drives when the snow reaches a depth of 2 inches, if they missed a spot or you have a complaint, please email the community email to report it.

Parking: Residents/Tenants are not allowed to use Visitor Parking at any time. Visitor parking is short term parking, 24 hours or less, and the New Unit Guest Pass must be in clear view. Please send violations to burgundyinheatherridge@westwindmanagement.com with pictures attached.

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

2022 Projects:

- Burgundy is seeking legal advice for the four to five remaining homeowners who have failed to fill out the necessary documentation



to finalize the annexation. We will keep the community updated with the progress of this. Once annexation is complete, we can truly review and update our Decs and Bylaws, Rules and Regulations, and establish an Architectural Standard.

- 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.
- **Declaration and Bylaw** revisions are underway – please keep an eye out for a draft and announcement regarding this.

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 Budget Meeting will take place at 6 pm on Monday, November 14th via Zoom. The primary focus of the meeting will be the discussion of next year's budget. As we mentioned at the annual meeting, we had a significant increase with our property insurance and this is one of the main reasons we will be expecting an increase in the monthly fees for 2023. Accord will send additional information to owners regarding the budget prior to the meeting. Please plan to attend if you have any questions or concerns.

Reminder: Until further notice, the monthly Board meeting, held the second Monday of the month at 6 pm. This will be conducted via Zoom. Instructions on attending the meeting are located on the Cobblestone Crossing's homepage on the Accord Property Management website <https://www.accordhoa.com/>

Security: Theft, including car theft, car break-ins and garage break-ins, have 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. 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.

Fall is Here: Temperatures continue to drop, it's time to start the plant and garden clean up. Please remember to bag up dirt and flowers/plants, place them in the dumpster. Do not dump the dirt in the rocks and/or common area. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, grills, are not allowed to be stored in the Common Areas.

Hoses: Please remember to disconnect the exterior hoses when a freeze is forecast. If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA. You can reconnect to water plants and bushes as necessary if and when it warms up.

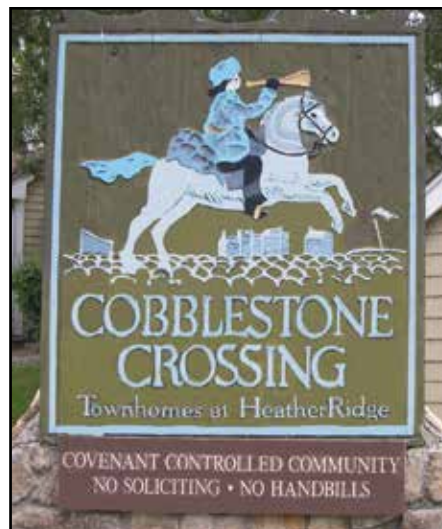
Snow Removal: It's time to think about snow removal. Sidewalks will be cleared when two inches of snow accumulate and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow and

make sure not to park in the guest spots that are designated for snow.

Landscaping Company: Eco Cutters Inc. (EC) is in full effect. You may have noticed multiple areas with yellowing, they have sprayed for weeds and crabgrass. Several areas were heavily infested, as our previous contractor did not appear to have sprayed weeds much at all. Per EC, most of the areas should be able to fill-in and green-up still 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.

Reminders: Please ensure screens are in good shape. If you notice tears please replace or remove. 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.

Thank You: A heartfelt thank you to the residents who perform various activities around their homes, i.e., picking up trash, leaves and small branches, trimming bushes, and taking care of planter boxes. Your efforts are much appreciated.



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 pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster. Also, dog urine is killing the grass in multiple areas throughout the community. If you are a dog owner, please make every effort to ensure you are not contributing to this ongoing problem. Please 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: 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. 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.

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

Strawberry

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

Board Members: Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, ersinsulukioglu@gmail.com; Vickie Wagner, hrstrawberryhoa@yahoo.com; Faith Gillis, faithstrawberryboard@gmail.com; Karen Myers, 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.

It's already the Fall season! Wow, Summer flew by fast! At least we can take in the beauty of the changing colors of Fall in Colorado, but this

also means that snow is just around the corner. During our snow season, everyone's safety is important. If you see any slippery problem areas, please immediately contact Kyle, Accord Property Management, so the issue can be resolved ASAP. It's important to contact him right away, so he can have any additional areas that have been reported, handled at the same time.

Pet Reminders: We love our dog companions because they bring us loads of joy and happiness, but not all residents are dog lovers. Be considerate of our neighbors and our community by keeping your dogs on leash at all times (including the friendly ones), and please pick up their poop! It's the law.

For more information, City of Aurora Codes, go to <https://aurora.municipal.codes/code/14>. Strawberry HOA may issue a violation for not picking up after your dogs, and dogs not on leash. Separate violations may be issued by the City of Aurora.

Your concerns are important to Strawberry Management and the Board Members (remember we are residents, too!). We invite you to attend the monthly meetings, so we can answer questions and/or address any community concerns you may have. We need your observations, as residents of Strawberry, so we can come together as a community.

Happy Thanksgiving!

Faith Gillis



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: While we do not yet have a date for our upcoming annual meeting, it will be in November. Details will be forthcoming, along with financial statements and a proxy package. When you get this information, please review it carefully and consider attending the annual meeting. We would love to see you in person!



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 November 10 and 24 (25th due to Thanksgiving holiday). 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: We have begun the Xeriscaping process, working with the City of Aurora. While some preliminary planning can take place in the fall before the weather turns bad, the actual work will not start until next year. We will keep you updated. We are very excited about the opportunity given to us by the City of Aurora, and we

look forward to making changes that will ultimately save water . . .and money on our water bill!

Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that 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.

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. We were hoping

to have this sooner rather than later, but it has been difficult finding contractors to bid on the work. Please be patient with us as we work to get these estimates to you.

Insurance Coverage: As another reminder, please double check with your insurance company to ensure 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. With the huge increase in our property values of late, our insurance agent has advised that we all confirm we have adequate coverage on our individual homes. You don't want to be under insured, should anything happen!

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), please send your email address to secretary@doubletreetownhomes.com.

Patt Dodd



*Happy
Thanksgiving*

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

Our Next HOA Board Meeting: Wednesday November 16th 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 is set to increase by \$26.00 to \$373.00 per

month for 2023. 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. The 2023 budget calls for an increase of \$26.00 to our monthly HOA fee. Homeowners wishing to comment about the upcoming 2023 budget and associated assessment fee are encouraged to provide input before the new budget is finalized in November.

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 will be turned off by November 1. Tree trimming is being completed on the 6-8 crabapple trees on the property.

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

Fall has always been my favorite season. The time when everything bursts with its last beauty, as if nature had been saving up all year for the grand finale.

— Lauren DeStefano

As we enter this season of appreciation, the Board extends its gratitude for our Cobblestone community. Again this year, residents participated in project committees, organized social events, and generally looked out for our neighbors. Your actions make Cobblestone a great place to live. Wishing you all a grand and meaningful Thanksgiving holiday!

News:

Effective November 1st, Cobblestone will be under new HOA management. Associa is our new HOA management company. Welcome letters and information about how to make your monthly dues payment will arrive shortly. This change is expected to provide greater service and improved communication to our community.

Project Updates:

Solar Policy: Cobblestone's Board adopted a new solar policy that went into effect on October 17. Formally named Policy Regarding Renewable Energy Generation Devices and Energy Efficient Measures, this policy provides information about the solar devices allowed and details the process for approval prior to installation. It also specifies homeowner's responsibility for these items.

It was distributed via email on October 11 and posted to the community portal. If you feel you didn't receive it, please check your portal or reach out to the community manager.

Reminders:

Follow up to the Landscape Improvement Project: With the completion of this project, it's a good time to remind everyone that plants may only be added to containers. There should not be a need to add any plants in the ground for the areas that were addressed in this project.

Giving New Plants Tender Care: The sprinkler system has been shut off for the winter. If you have new plants in front of your unit, will you please water them if they look stressed. This action is only necessary until we get our first hard freeze.

ARC Request Forms are available through the portal. Remember that a completed ARC Request Form is required before mak-

ing improvements to the exterior of your home. If you plan to replace your front door, screen door, porch lights or garage door, there is a list of approved items in the portal under the forms tab.

Lighting: We continue to have

issues with lighting throughout the community. Please know that the Board is exploring many avenues to fix this problem and hopes to have a solution soon.

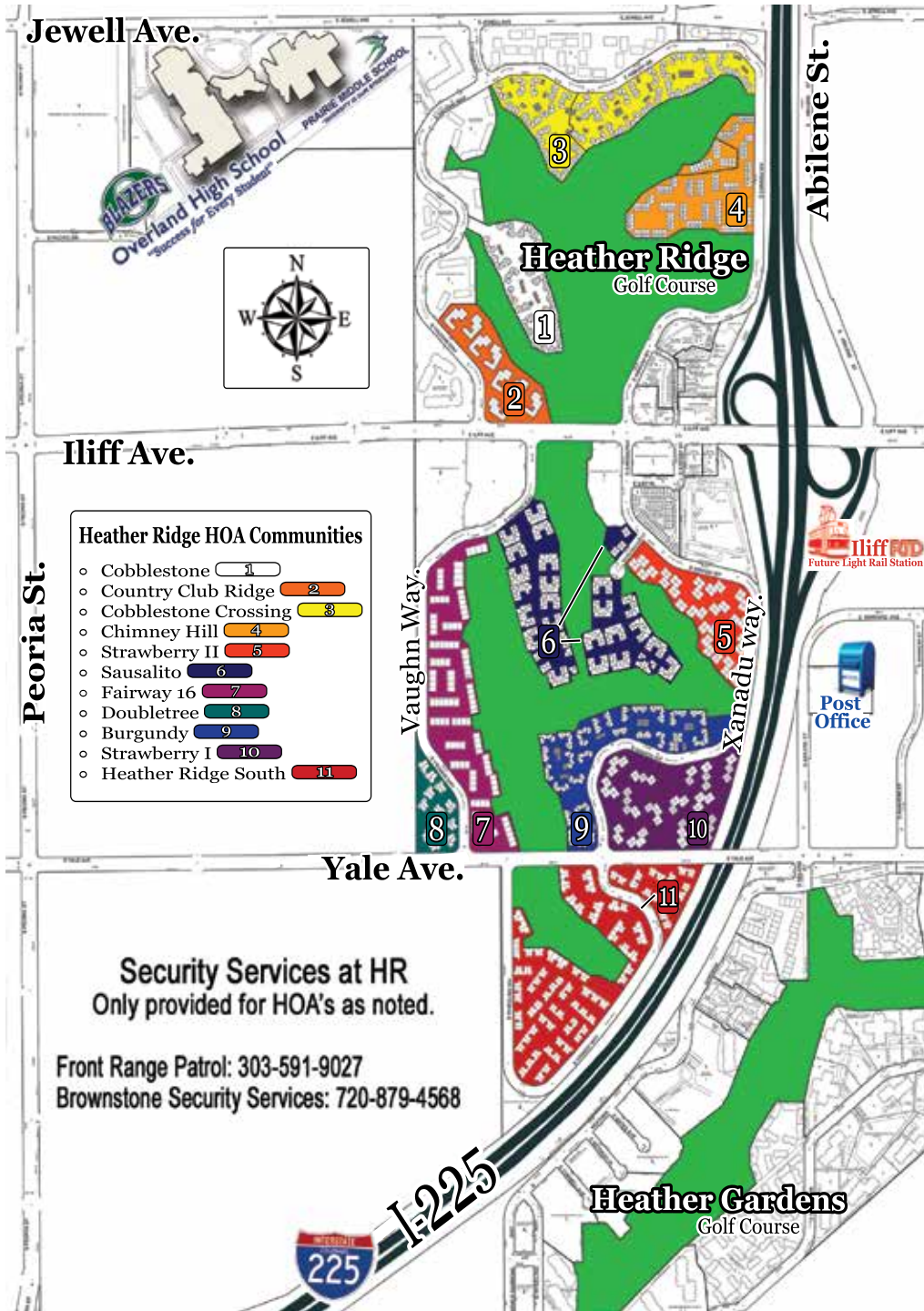
HOA meetings occur the fourth Monday of the month. Homeowners

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.

Sharon Taylor



Heather Ridge Community Map



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
 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

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

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.
 Sabrina Lopez, Manager
 sabrina@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@heatheridge@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

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Wanda McConnell 303-881-3066

November Activities

Children's Museum of Denver

Museum will be open Wednesday - Sunday by reservation only. Masks are required inside the Museum for all guests ages 2 and older, regardless of vaccination status.
2121 Children's Museum Dr, Denver
303-433-7444
mychildsmuseum.org

Fine Arts Center Museum, Colorado Springs

Free Day — Saturday, November 12 and Friday November 18 from 10 am-4 pm Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center. 30 West Dale Street, Colo Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

Per the Denver Department of Public Health & Environment, masks are required for everyone ages 2 and up. 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

Free Day — Friday, November 25
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

Chatfield Farms

Free Day — Friday, November 25
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

Plains Conservation Center

Free Day — Saturday, November 19
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

Classified Ads

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