



Heather Ridge

Metro Matters

Volume 14

January 2024

Number 1



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

Recently one of our community board members mentioned that he had a great experience with a service provider who fixed his garage door. He said that he was reasonable, professional, and honest. He shared this experience with me, and wondered if there was a way other Heather Ridge homeowners could share the names of other contractors who they are very satisfied with. Since we live in homes that were built roughly 50 years ago, we share many of the same needs across our 10 HOA's, appliance repair, heating and air conditioning repairs, garage door repairs, painting, updating, remodeling, plumbing and electrical etc. If you think this idea has merit, or if you have a service provider that you are particularly happy with, please take a moment to let me hear from you. bmcconn202@aol.com



**Barry
McConnell
Publisher/
Editor**

Hope you had a great Holiday Season.

Barry

IN EVERY ISSUE

- | | |
|------------------------------------|--------------------------------------|
| 02 FROM THE PUBLISHER | 8 PETE & VAN UPDATE |
| 04 HR METRO DISTRICT UPDATE | 10 HR GOLF CLUB UPDATE |
| 06 CALENDAR | 18 HOA NEWS |
| 07 AURORA FOX ARTS THEATRE | 30 SERVICE DIRECTORY LISTINGS |
| | 31 CLASSIFIEDS |

Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge **Metro Matters**.

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van@vanlewis.com
 Treasurer Charlie Richardson,
 Sausalito
 Althea Zen, Double Tree
 James Cronin, ChimneyHill
 Jane Klein, Cobblestone Crossing
 Kay Griffiths, Cobblestone
 Regular Meeting Schedule: HRMD
 4:00 pm, 3rd Thursday each month at
 Heather Ridge Clubhouse, providing
 there is business to conduct, but
 always be held on the 3rd Thursday
 in April and October. Email info@HRColo.org for an invitation.

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

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

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psouthwi@auroragov.org
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you're not like everyone else your insurance shouldn't be either



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AURORA, CO 80014
williammckone@allstate.com

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17697486

JR Heather Ridge

METROPOLITAN DISTRICT

Watch Out for HOA Insurance Costs

As all HOAs in Heather Ridge, metro-Denver, Colorado, and nationally look at their budgets for 2024, one item loom larger than Mount Blue (formerly Mt. Evans) over everything – *Insurance*. In some states, like Florida and California, HOA insurance is almost unobtainable – and some insurance carriers have pulled out! Fortunately, Colorado isn't one of them. . . for now.

The immediate impact of this is on HOA budgets and monthly assessment costs. When insurance costs triple, quadruple, or more for annual premiums (usually paid up-front or financed), then HOA budgets explode. The first casualty is the

home owner. For 2024 budgets, it is common now to see monthly HOA fees increase \$100, \$200, or much more.

If an HOA has limited Reserves (cash) to fund insurance payments when due, then many boards are financing premium payments or assessing owner for immediate payment. Some HOAs are doing a combination of both to remain solvent.

In Heather Ridge, not all HOAs have experienced this insurance tsunami. . . yet. But the wave is coming so be ready. Some insurance carriers and HOAs have agreements for multiple year coverage, but once expired there

will be changes based on market conditions at that time.

Why is this happening now? Local and national catastrophes have driven insurance claims through the proverbial roof. Many carriers have pulled out of the condo/townhome business, or even pulled out of states entirely. Colorado insurance brokers used to have perhaps dozens of carriers to get annual bids from, but now that number is five or less depending on an HOA's total assessed value, number of units, age of construction, and past claim-rate history.

At this time no HOA is exempt from this escalating insurance premium tsunami. The hope is to get through 2024 and see what happens in 2025. In the meantime, some HOA boards are being criticized for substantially increasing monthly fees. If those HOAs have kept their owners informed via newsletters, monthly meetings, and email blasts, then those boards are to be commended.

HOAs and their owners are not alone facing escalating insurance costs. This is happening to single family homes too. Homes in or near forests or parks are especially difficult to insure now. Also, personal insurance for townhome or condo owners (HO-6) is on the rise, as well as car and other forms of coverage.

The best advice is to talk to an insurance agent. Whether you are an HOA, single family owner, or tenant, please get the scoop on why and how much your insurance coverage is rising. *Ask not for whom the insurance premium rises, it rises for you.*

The Metro District Holiday Party Sharing, Caring, Learning, and Laughter

37 HOA board members representing all ten HOA's in the Heather Ridge Metropolitan District enjoyed an evening of great food, beverages, and great conversation on December 12.

As with last year's get together, this occasion allowed HOA board members to discuss new solutions to some of the common challenges they share as representatives of their communities in Heather Ridge. New friends, new ideas, and new resources, and some sound advice on HOA governance issues provided by David Graf of Moeller Graf Community Association Law.

In addition to the round table Q & A session, Metro District President Errol Rowland, spoke briefly but candidly about how far the Metro District has come since its formation in 2009. We were all reminded that the Metro District was formed to: Protect the open Space, Preserve our property

values, and Maintain our way of life.

Errol also shared with the group that he and some other members of the District's Board of Directors are "getting a little bit older" and that there is a need to bring younger new members of the community onto the Metro District board. The success of the Metro District is dependent on the involvement and participation of people who value the board's mission and share the board's vision of maintaining our way of life.

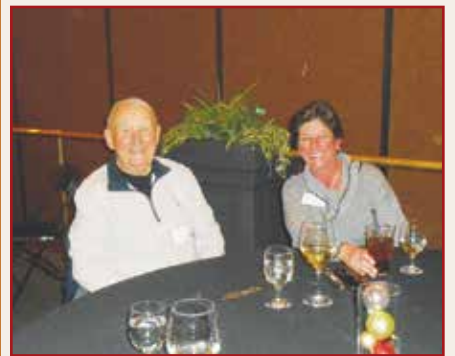
The board would like to thank all of those in attendance and is looking forward to seeing those of you who could not make it at next year's get together.

The board of directors will be reaching out over the next few weeks to discover HOA board members who might be interested in greater interaction with the Metro District Board of Directors regarding our shared future.





Barry McConnell

Van Lewis

Metro District Holiday Party For HOA Boards



January 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 6 pm Burgundy HOA Meeting Clubhouse 6 pm Cobblestone Crossing via Zoom	9	10 6 pm CH HOA Mtg via Microsoft Teams 6:30 pm Sausalito HOA Mtg via Zoom 6 pm HRS Town Hall Mtg Clubhouse	11	12	13
14 Martin Luther King Day January 15	15 5:30 pm CCR Board HOA via Zoom	16	17 6 pm Fairway 16 HOA Mtg in Clubhouse	18 	19	20 
21	22 6 pm - Cobblestone HOA Mtg via Zoom	23	24	25	26	27
28	29	30	31 5:30 pm HRS HOA Mtg Clubhouse One Time Only	 <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct.</p> <p>For an invitation please Email to: info@HRcolo.org</p> </div> 		



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friendships are put to the test when an expensive white painting upends everyone's prior assumptions. Life choices are thrust to the forefront when criticism of the prize possession devolves into personal attacks and the airing of grievances. Hailed as one of the most successful comedies of all time, "ART" is the winner of the Tony Award (Best Play), Oliver Award (Best New Comedy), and NY Drama Critics Award (Best Play). Content Advisory: Ages 16 and up. Contains adult language. Tickets: \$25-\$40

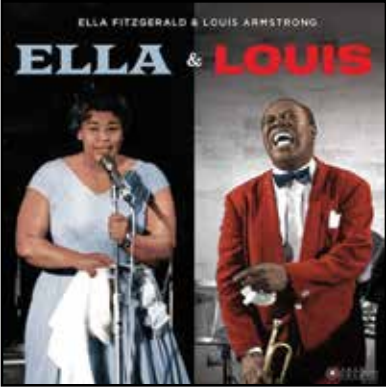
Gem in the Ocean
March 23 – April 14, 2024
Aurora Fox Mainstage

Pittsburgh, 1904: Seeking redemption, a young southerner, Citizen Barlow, arrives at the doorstep of the legendary Aunt Ester, a 285-year-old spiritual guide. There he meets Solly Two Kings, a former slave turned Underground Railroad conductor. Through a series of intertwining events, their lives become forever altered, as Citizen Barlow is taken on a mythical journey of awakening to the City of Bones, realizing the value of community and the power of belief. A 2005 Tony Award Nominee for Best Play, "Gem of the Ocean" is the first in the Aurora Fox's commitment to produce August Wilson's ten-play "The American Century Cycle". Boasting multiple Tony Awards and Pulitzer Prizes for Drama, the cycle follows the lives of Black Americans throughout each decade of the 20th century. Content Advisory: Ages 16 and up. Contains mature themes and adult language. Tickets: \$25-\$42



Ella & Louis: Jazz Music's Perfect Partnership

With Mary Louise Lee & Robert Johnson
 Sunday, January 28, 3:00 pm
 In 1956 Ella Fitzgerald and Louis Armstrong went into the studio and created the iconic album, Ella & Louis. The CJRO small band will perform music from this historic album in an afternoon of classic songs written by composers including Irving Berlin, the Gershwins, and more. Mary Louise Lee and Robert Johnson are both well-known Colorado artists and have occasionally performed together for over 30 years. Having the pair collaborating on Ella and Louis will be a performance you will not want to miss!
 Tickets: \$25-\$29



Aurora Fox Presents: 'ART'

By Yasmina Reza
 Directed by Kate Gleason
 Rights holder: Dramatists Play Service
 February 3 – 25, 2024
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Real Estate in 2024



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

One year ago, Jan 1, 2023, local and nation real estate was not sure which direction it was heading – up or down. In August of 2022, interest rates started rising quickly from 4% to almost 8% by November – that effectively killed our fall housing market. However, at the start of 2023, the economy got better and picked up enough steam to end the year on many positive notes – softening rates, reduced inflation, steady home sales, and rising home prices. Also credit low housing inventory for keeping prices strong.



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

For the last two years, the Fed has been trying to stop inflation without a recession – called a “soft landing.” The Fed might have succeeded. During the Great Recession (2007-2009), many world-wide economies were crippled by their housing markets – especially the U.S. The Fed then lowered rates and pumped money into the

economy (quantitative easing).

The post-recovery took four years before local markets returned to normalcy – balanced supply and demand for housing. Home prices started rising, albeit modestly. By 2018 the stage was set for another strong real estate market, but the Fed, fearing inflation, raised rates that “cooled” markets. By 2020, the housing market was set for another strong run when Covid hit – a game changer.

**Letter of Appreciation
to the
Heather Ridger Community
from
Richard Suder and Libby Levison, Realtors**

Dear Heather Ridge owners:

December 16, 2023

We want to acknowledgement to the Heather Ridge Community the excellent professional real estate services of Van Lewis and Pete Traynor, both Re/Max agents who special in your community.

Although not representing the sellers or buyers in the recent sale of 2723 S Xanadu Way, Dec 1, these two agents exemplify the highest and best standards of what it means to be Realtors and to help others.

Working primarily with Van Lewis in his position as a Heather Ridge South board member and president, he helped to clarify important HOA issues, expedited the processing of documents, and made himself available to both listing and selling agents for questions and concerns. This was real estate and community professionalism well beyond normal expectations and should be acknowledged.

We wish Heather Ridge home owners the best in the coming years! You will be well served by Realtors as our local real estate markets continue to grow and change. Please contact us with any questions concerning the sale of 2723 S Xanadu Way.

Sincerely,

Rick Suder – HomeSmart Realtylisting agent
303-243-0258; ricksuder@gmail.com

Libby Levison- Kentwood
720-935-0412; Libby@LifestyleDenver.com

Van Lewis – Re/Max Alliance-Aurora
303-550-1362; van@vanlewis.com

Pete Traynor- Re/Max Professionals DTC
303-877-9538; petetraynor@remax.net

Covid initially collapsed the 2020 real estate market, but by August the Fed’s quick actions saved the day – perhaps too much. Rock bottom mortgage rates fueled a housing boom never seen before. By the end of 2022, homes prices had almost doubled in two years. Unsustainable.

Expectations are high for a good real estate year in 2024. . . especially for sellers. If rates drop as expected, then home buyers will respond. . . but how quickly? Initially, some will wait to see how low rates will go, but others won’t. As the pace of sales quickens, momentum will become contagious. Prices will rise as multiple purchase offers increase. Hopefully, there will be enough homes to sell? The consensus in the real estate industry is that when mortgage rates, not Fed rates, fall to 5%, that home sales will explode.

Pete and I have experienced many real estate markets, so count on us for the best advice when buying or selling. We listen to your needs first, think about your options, and then start the conversation. With almost 50 years each selling real estate, our experiences are your best friends. Remember, **“Please don’t leave home without us.”**

Van Lewis

Homes Pending as of December 16, 2023

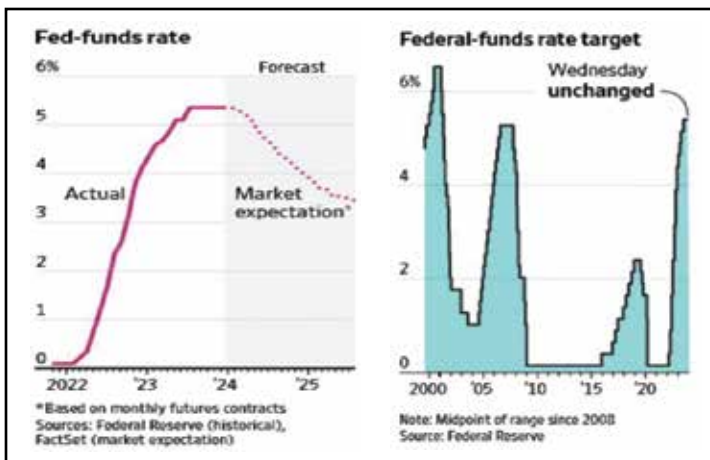
HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Sausalito	\$359,000	2522	S Worchester Way C	3 - 2	1,300	2 Gar, Att	2 Story
ChimneyHill	\$365,000	2071	S Worchester Way	2 - 3	1,344	1 Gar, Att	2 Story
Strawberry I	\$387,900	2641	S Xanadu Way A	2 - 2	1,314	1 Carport, 1 Sp	2 Story
Country Club Ridge	\$399,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Sausalito	\$399,900	2405	S Worchester Way B	4 - 3	1,512	1 Gar, Att	2 Story
Double Tree	\$459,900	2663	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story
Heather Ridge South	\$529,900	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

Homes Closed from November 16 to December 16, 2023

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$295,000	2668	S Xanadu Way C	2 - 2	1,153	FHA	\$5,000	Individual
Strawberry II	\$302,000	2453	S Xanadu Way B	3 - 2	1,091	Conventional	\$1,700	Individual
ChimneyHill	\$360,000	13657	E Evans Ave	2 - 2	1,344	Cash	\$0	Individual
Cobblestone	\$385,000	2121	S Victor St A	2 - 2	1,392	FHA	\$7,500	Individual
Sausalito	\$387,000	2457	S Victor St B	3 - 2	1,346	Conventional	\$7,400	Individual
ChimneyHill	\$387,500	13636	E Evans Ave	2 - 3	1,344	FHA	\$0	Individual
Heather Ridge South	\$432,500	2723	S Xanadu Way	2 - 2	1,365	Conventional	\$1,000	Individual

Active Homes for Sale as of December 16, 2023

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$269,900	2612	S Xanadu Way A	1 - 1	843	1 Carport	2 Story
Strawberry I	\$302,700	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$317,000	2443	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$317,000	2429	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
ChimneyHill	\$370,000	2071	S Worchester Way	2 - 3	1,344	1, Gar, Att	2 Story
ChimneyHill	\$379,900	13657	E Evans Ave	2 - 2	1,344	1 Gar, Att	2 Story
Cobblestone Crossing	\$380,000	13376	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$385,000	13344	E Asbury Dr	2 - 2	1,392	1 Space	2 Story






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

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

Please remember don't leave home without them.

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



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge Golf Club News

HR Men's Club News

Time to start thinking about joining the Heather Ridge Men's Club in 2024. You'll get to play golf with great tee times on Saturday mornings and play with some great guys! And you might even win something!!! We had a fantastic time this year and you won't want to miss out!!!

Please get an application filled out and mailed to the address shown on the form, along with your check, or drop both by the pro shop and I'll pick it up and turn it in for you. If you have any questions, please feel free to contact me at dvanhooser@hotmail.com or 303-875-4768.

I look forward to all our 2023 members returning and lots of new members joining us for a great season!! Have a Happy New Year. See you at the course!!!

Darrel C. Vanhooser, SR/WA
President, HRMC
303-875-4768

2024 Tournament Schedule Heather Ridge Men's Club

Date	Tournament Name	Format / Notes
04-04-2024 04-06-2024 04-20-2024	Men's Club Spring Kick Off Member / Member – Member Guest Individual Stableford	Banquet – Members Only Four Man Scramble – Computer Draw Formerly Called Point Par
05-04-2024	Two Man Team	9 Holes Best Ball / 9 Holes Aggregate Pick Your Partner (Must be within 10 Strokes) Groups Set by Computer
05-18-2024 05-31-2024	Individual Gross / Net Match Play – Round 1 Completed	Match Must Be Completed by 05-31-2024
06-01-2024 06-15-2024 06-29-2024 06-30-2024	Two Man Best Ball Men's Club / Women's Club Mixer Individual Gross / Net Match Play – Round 2 Completed	Pick Your Partner (Must be within 10 Strokes) Shamble (Computer Draw) Groups Set by Computer Match Must Be Completed by 06-30-2024
07-12-2024 07-13-2024 07-14-2024 07-27-2024 07-31-2024	Member / Member – Member / Guest 4 Man Best Ball Match Play – Round 3 Completed	Friday – Horse Race PM Sat – Sun Tournament (Must be within 10 Strokes) 100% HNDCP Computer Draw Match Must Be Completed by 07-31-2024
08-10-2024 08-11-2024 08-24-2024 08-31-2024	Club Championship 6–6–6 2 Man Team Match Play – Round 4 Completed	2-Day Tournament Groups Set by Computer (A Flight Plays from Blue Tees) 6 Holes Best Ball, 6 Holes Modified Scotch 6 Holes Scramble. Pick Your Partner (Must be within 10 Strokes) Match Must Be Completed by 08-30-2024
09-07-2024 09-19-2024 09-21-2024	Tournament of Champions / Non-Winners Tournament Men's Club Fall Banquet 2 Man Scramble	Groups Set by Computer Member Plus Guest Pick Your Partner (Must be within 10 Strokes)

Heather Ridge Men's Golf Association 2024 Membership Application

This year the HRMGA will continue a schedule of 13 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring Kick Off Banquet is April 4, 2024, and our first tournament will follow on April 6, 2024. Membership is open to all male at birth golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMGA website www.heatherridgemensclub.com (contact info for members/ tournament signups, results, and other HRMC info).
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (bring your significant other, but there will be a charge for them, amount TBD).
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes. (The Member/Member—Member/Guest fee TBD)

**PLEASE PRINT CLEARLY AND LEGIBLY SO INFORMATION
CAN BE ENTERED CORRECTLY IN OUR RECORDS.**

Name: _____ Emergency Contact Name: _____

Address: _____ City: _____ Zip: _____

Preferred Phone Number: _____ Email Address: _____

Signature: _____

*By signing, you agree to be bound by the Player Code of Conduct
furnished to you with this application.*

New Members Only:

List the name of the Men's Club member who suggested that you join HRMC, so they can get their \$20 Finder's fee bonus _____

**Do you have a recent or current USGA handicap? Yes _____ GHIN # _____ No _____
If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event.**

USGA handicap index _____ Name of previous club _____

You must have an active handicap in order to play in any tournaments or match play.

ALL MEMBERS IN 2024 WILL RECEIVE A SLEEVE OF PRO V'S!!!

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

Membership*	\$165.00	\$ _____	
Match Play	\$ 25.00	\$ _____	
TOTAL DUE		\$ _____	Date Submitted: _____

* HRMGA memberships are non-refundable

* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2024 season. All members are automatically entered in pool.

**Return this application, with your check to: Dick Hinson, HRMGA, 109 Krameria Street,
Denver, CO 80220.**

Heather Ridge Women's Golf Association



Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2024 season. We have a fun filled golf season with different tournaments play each week from May through September., as well as a Member-Member/Member-Guest Tournament and a Men's Club Mixer in June.



We have two play days, *Wednesday* and *Saturday*, beginning in May. You must be a paid member of HRWGA to participate. *You can play either or both days.*

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 14, 2024.

An email will be sent to registered members in mid-April regarding our kick-off luncheon. Tournament schedules will be posted in the clubhouse and will appear in the membership roster book.

I hope you will join us for the 2024 golf season.

Please feel free to call me with any questions 720-935-3840.

Sincerely,

Christi Clay
President, Heather Ridge Women's Golf Association

COMMITTED TO *Community*



Enjoy the comforts of home in a community that cares. Get to know our friendly residents and experienced staff who will treat you like family. We take care of the details so you can enjoy the fulfilling, carefree and safe lifestyle you deserve.


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Heather Ridge Women's Golf Association Application

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and is included in the dues.

Benefits of membership:

- Wednesday and Saturday play days (You can play either or both days.)
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Event and Men's Club Mixer
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

To join Heather Ridge Women's Golf Association.

Membership dues are \$100.00

Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

2024 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2024 will be included in the roster book)

Name _____ **Spouse's** _____
Last First First

Address _____
Street City Zip

E-mail Address _____

Phone Number () _____ () _____ () _____
(For Roster) Home Cell Work

Birthdate Month _____ Day _____ **GHIN#** _____

The Wednesday and Saturday weekly tournament entry fee is \$5.00 each play day and is paid in the receptacle in the 19th Hole prior to play.

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2024 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

Benefits of Membership:

- ♦ Preferred tee times
- ♦ Prizes in each Flight
- ♦ Directory of Members
- ♦ Meet new golf partners

To join, complete the bottom of this form and mail it with a check payable to "9-Hole Ladies Golf Association," mail to:

Sherri Cooper
2457 S. Victor Street, Unit E
Aurora, CO 80014
Phone 720-434-1370

DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2024

✂ Cut Here

Cut Here ✂

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2024 Membership Application

Dues are \$57.00 PLUS a \$43.00 computer fee for GHIN (Golf Handicap Index Number) Services

Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name _____ Husband's Name _____

Home Address _____

Phone Number _____ Cell # _____

Birthday (Month & Day) _____ GHIN Number _____

Email address _____

833-WHO-HIT-U

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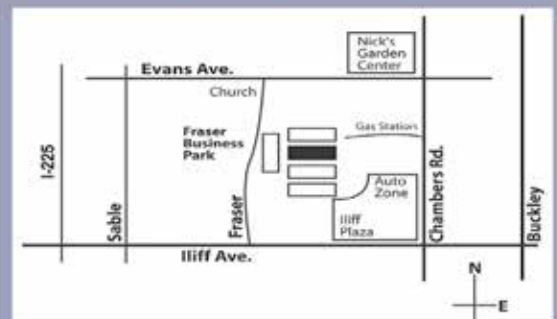
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Ice Skating Opportunities In Aurora

Big Bear Ice Arena

8580 East Lowry Blvd, Denver, CO 80230
303-343-1111

Our Figure Skating, Hockey and Public Skate programs provide wonderful experiences for youth, teens and adults alike. Whether you are just learning how to skate or have been on the ice for many years, we have a program for you. Come join us at Big Bear Ice Arena!

Arena Open Sunday – Saturday: 6 am-11:30 pm

For Public Skate Times Schedule please visit www.bigbearice.com

Admission Prices:

Session Prices for Members:

Members can reserve spots in advance online

Public Skate: \$9

Skate Rental: \$5

Session Prices for Non-Members:

Public Skate: \$14

Skate Rental: \$5



Figure and Public Skating at Big Bear Ice Arena

The Pond Ice Rink

The Pond at Southland Town Square

6155 S Main St, Aurora, CO 80016
303-627-5000

Enjoy daily winter ice-skating with friends and family on The Pond!

Open through Sunday, February 25

Monday-Thursday: 4-9 pm

Friday: 4-10 pm

Saturday: 11 am – 10 pm

Sunday: 11 am – 7 pm

Admission \$14

All School Holidays: 11 am – 10 pm

The Pond will sell advance Session Tickets



Hockey Programs at Big Bear Ice Arena

*Ice Skating through
February 24 at The
Pond at Southland
Town Square.*





13521 E Iliff Ave, Aurora, CO
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JANUARY CHEF'S SPECIALS

**Served from 1/1/2024 to 1/28/2024

- Chicken Tortilla Soup - - - \$9.75
- Chorizo Queso - - - \$10.50
- Smothered Chicken Tamales - - - \$14.50
- Steak Tacos with Corn Pico - - - \$13.50



SUPER BOWL SUNDAY

Feb. 11th

- \$1.25 Wings
- \$6.50 Jameson
- \$6.50 Tito's Vodka
- \$3.50 Domestic Pints
- \$4.50 Skyy Bloody Mary's

PRE-ORDER OUR WINGS FOR YOUR OWN PARTY!
 Ask your server for details!

20 for \$25
40 for \$50
60 for \$75

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HR Heather Ridge

ASSOCIATION NEWS

Strawberry

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

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

HOA Meetings: HOA meetings are held via Zoom the third

Thursday of every month, at 6:30 pm. For more information go to the Accord Property Management website <http://www.accordhoa.com>. If you are not comfortable with an online meeting, you can call at the phone number listed to join the meeting.

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

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

Unauthorized Parked Vehicles: We've noticed an increase in non-resident vehicle parking, including vehicles with out of state plates. Strawberry has tagged two vehicles over the last month to either be moved or be towed. Thankfully, we didn't have to tow because the vehicles were moved off of the property. Please report non-Colorado plates to Kyle with Accord Management. If the non-Colorado plated vehicle is owned by a Strawberry resident, you have 30 days to obtain Colorado plates.

Non-working vehicles, i.e., flat tires, mechanically down vehicles, etc., cannot be stored (parked) on the premises in open parking spaces or carports. We want to keep our community free of non-residential parking to ensure that we have adequate parking for our residents



and Strawberry does not become a storage place for non-working vehicles.

Little Dog Reminders: Please pick up after your dog(s), including your small dog(s). Visually the dog

excrement is smaller for littler dogs, however, the small excrement can spread disease just as much as a large dog. Please be considerate of your neighbors and respectful of the Strawberry community to keep it as "poop free," as possible.

Trash Dumpsters: Please be mindful of picking up trash when missing the dumpster while discarding your trash. Please pick up pieces you left on the ground, including dog poop bags thrown on the dumpster roof! Let's clean up after ourselves!

New Year Resolutions: Now we can look forward to a fresh start in 2024! It's the time of year when we make resolutions for changes in our lives for the upcoming year. How about making a resolution to become involved in your Strawberry community by attending the monthly board meeting? Suggestions are always welcome for improvement and any ongoing issues you may be experiencing. We must work together to make this a nice place to live.

Faith Gillis

Fairway 16

Property Manager at Advance HOA

Tiffany Averett

(303) 482-2213 ext. 235

tiffany.averett@advancehoa.com

After Hours Emergency Maintenance 800-892-1423

Our Next HOA Board Meeting: Our next meeting will be January 17, 2024.

Budget/Dues for 2024: Our monthly 2024 dues have been set at \$575/month effective January 1, 2024. All homeowners should have received notification from Advance HOA following our November board meeting.

Special Assessment for 2024:

The Special Assessment vote passed with 37 votes in favor, 6 against, and 4 not counted for failure to mark either for or against. The due date for the special assessment will be March 1, 2024, and owners will be sent a letter that will discuss its terms and a payment plan, if requested.

Reminder: Snow Removal:

Landwise, LLC shall shovel the areas as directed by the Contracting Officer at least once per twelve (12) hour period. Snow shoveling of "Sidewalks Only" will be required with accumulation of two (2) inch and snow plowing at four (4) inches or within twenty-four (24) hours' notice from Contracting Officer. For storm events in excess of eight (8) inches and/or with unusual conditions such as high moisture content, dangerous visibility, etc., work may be delayed as necessary due to longer travel and work times. Landwise will not be held responsible for damaging any curbs, landscape features, and irrigation, sod or site structures when snow depths are over eight (8) inches unless the structures are marked with snow marking reflective pins.

Replacing the Old Declarations: The Declarations is a document which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with current Colorado state law governing common interest communities. The

Board voted to pursue replacement by working with our attorneys. The initial cost for creating a new document will be around \$6,000. There may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. *This effort is still in process, and will be subject to approval by 67% of homeowners.*

Maintenance Item: You should have received an e-blast from Tiffany (Advance HOA) confirming our gutters have been cleaned. Thank you for your patience as we worked through the schedule of the contractor, and if you have any questions or concerns, please contact Tiffany.

Your Personal Vehicle Parking Spaces:

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

Guest Parking Spaces: The guest parking spaces located around the property are for short term guest parking only. They are not for extra cars you own, cars that need repairs, or commercial vehicles that you drive home. Owners of vehicles in

violation of Fairway 16 guest parking guidelines are subject to fines and or having their vehicles towed at the owner's expense.

Reminders:

Holiday Lights and Decorations:

Thank you to those who have added a festive look to our community this year. Please keep in mind decorations should be promptly removed at the conclusion of the holiday.

Outdoor Lighting: Since our nights are longer now, for security purposes we encourage you to have lights on the outside of your home illuminated from dusk to dawn.

Board Members and Committee Volunteers Wanted:

If you have an hour or two a month to contribute to your community, please consider serving on the Board. Great communities like Fairway 16 are the result of engaged homeowners.

Important Contact Information:

Donna Sovern, Board Secretary
Ryan Brand, Board Member At Large



Burgundy

Burgundy is a Covenant Controlled Community

Monthly Board Meeting: Second Monday of the month at 6:00 pm, we'd love to see you there!

Board Members Beginning January 1, 2024: Lori Foster, Nathan Mendel, and Melissa Reuler

Management Contact Information

Company: Westwind Management Company

Manager: Roxanne Chaparro

Website: www.westwindmanagement.com

Email: burgundyinheatherridge@westwindmanagement.com

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



Burgundy HOA in the Works:

1. Annual Board Members training to be completed through Westwind early January 2024.
2. Sewer Cleanouts to be completed
3. Bid for community lighting
4. Bid to redo trash enclosures in each driveway

Owner Reminders:

*Fireplace Safety Tips

- If possible, keep a window cracked open while the **fire** is burning.
- Be certain the damper or flue is open before starting a fire. Keeping the damper or flue open until the fire is out will draw smoke out of the house. The damper can be checked by looking up into the chimney with a flashlight or mirror. Do not close the damper until the embers have completely stopped burning.
- Use dry and well-aged wood. Wet or green wood causes more smoke and contributes to soot buildup in the chimney. Dried wood burns with less smoke and burns more evenly.
- Smaller pieces of wood placed on a grate burn faster and

- produce less smoke.
- Clean out ashes from previous fires. Levels of ash at the base of the fireplace should be kept to 1 inch or less because a thicker layer restricts the air supply to logs, resulting in more smoke.
- The chimney should be checked annually by a professional.
- Even if the chimney is not due for cleaning, it is important to check for animal nests or other



- blockages that could prevent smoke from escaping.
- Minimize your child's chance of **burns** from the hot glass front of some fireplaces, including **gas fireplaces**. Safety screens can be installed to reduce the risk of burns.
- Make sure the area around the fireplace is clear of anything that is potentially flammable (i.e.:

- furniture, drapes, newspapers, books, etc.). If these items get too close to the fireplace, they could catch fire.
- Never leave a fire in the fireplace unattended. Make sure it is completely out before going to bed or leaving the house. If you leave the room while the fire is burning or the fireplace is still hot, take your small child with you.
- Install both smoke and **carbon monoxide detectors**. Test them monthly and change the batteries at least once a year.
- Keep a fire extinguisher on hand.

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

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

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

Insurance: Make sure your Homeowner's Insurance includes HO6 Assessment coverage. Keep an

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

Clubhouse Rental: The clubhouse is available to rent. Please contact Westwind Management for rental guidelines and procedures.

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

outlook.com for a large item pickup (mattresses, furniture, TV's, tires, appliances, etc.). You can be billed back if the HOA is billed extra by the trash company for your dumped items.

- *In Pasadena, California, there has been a Rose Parade held every year since 1890. It has since been broadcasted worldwide and is typically viewed in over 100 countries around the globe.*
- *If you were born in January, your birthstone is a garnet!*
- *The Dianthus Caryophyllus is*

the birth flower of January – more commonly known as the Carnation!

- *In leap years, January always starts on the same day as April and July.*
- *Finally, Julius Caesar added the 31st day to the month and completed it to the full month of January that we practice now!*

Lori Foster

Country Club Ridge

During Winter months a substantial snowfall could be just around the corner. Please keep weather forecasts in mind when parking your car outside your garage.

We have very limited parking spaces on-site. If snowfall exceeds one inch, you are expected to leave all parking spots empty to facilitate snow removal. This is **Not** a suggestion – it is documented in our Rules & Regulations! Be aware that your car could be towed without a 24-hour notice if 1” of snow is on the ground. Snow plowing

and shoveling will start at 2”. Snow storage spots are designated near all buildings. Please be sure to leave these parking spaces open.

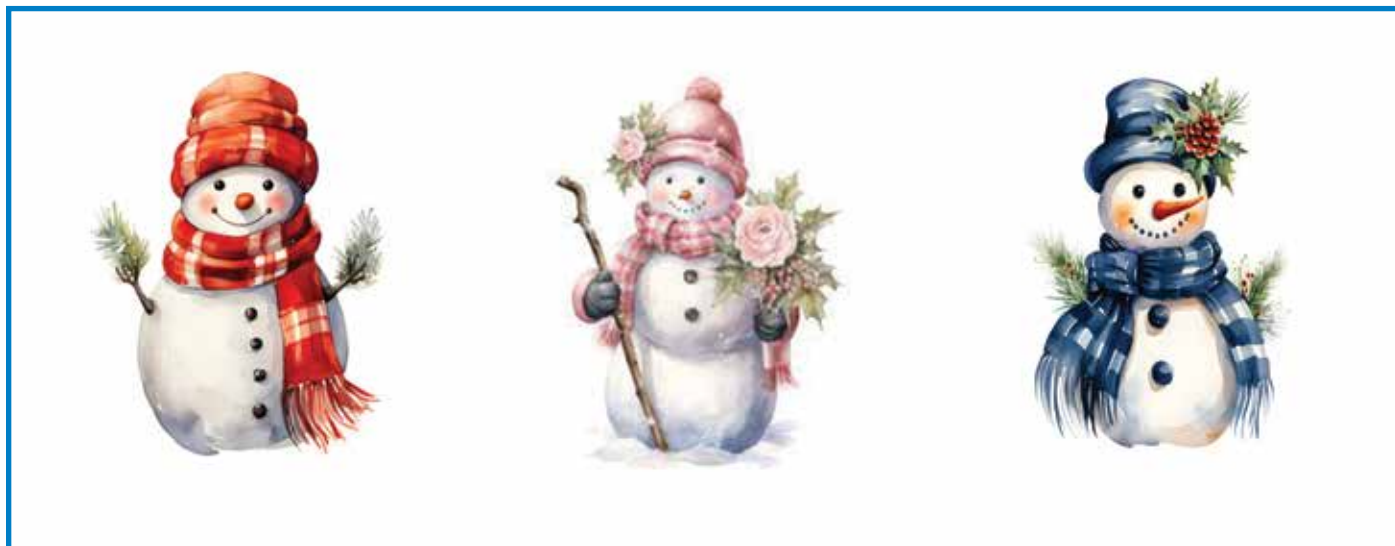
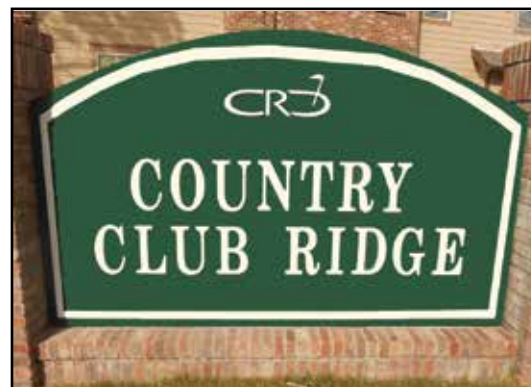
We cannot predict exactly when snow plowing and shoveling will take place. During a large snowstorm, this

may happen more than once. If your walkway or driveway becomes icy, the HOA provides buckets of ice melt in every cul-de-sac for your use. Another Important Reminder: Our Rules & Regulations state that cars cannot be “stored” on the property. Every vehicle must be operable,

registered and moved from a parking space every 7 days.

Thanks for being a “Winter aware” good neighbor!

Judie Maurelli



Sausalito

Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Suzy Koch–President, Frazier Hollingsworth–Vice President, Linda Chaisson–Treasurer, Patty Robinson–Secretary, Kelly Bailey–Member at large, Laurie Hoffman–Member at large, Hannah Herbold–Member at large. *Committee Heads:* Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome) and Laurie Hoffman (landscape)
- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager: Suzanne Lopez, 303-221-1117 x 123, slopez@lcmpm.com, Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmpm.com, 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape. Call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown.
- **Trash Pickup:** Republic Service, 720-471-2709. Pickup is Tuesdays early am. Recycle is every other Tuesday am.
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

Happy New Year! The HOA Board would like to wish all its residents a very happy, healthy, safe and prosperous 2024!



to windows and doors, adding solar panels, satellite dishes, hot tubs and for the complete list refer to the Rules & Regs. It is always best to check if any exterior home improvement requires an approval HVAC.

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

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

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

Enjoy the New Year!!!!

Patty Robinson

Insurance: At the beginning of the year is a good time to review your homeowner's policy. Be sure to check with your insurance agent that you are covered with HO6. It is usually an inexpensive add-on to your policy but very important for townhouses.

Speed Limit: The speed limit in the complex is 15 mph. We have lots of walkers with and without pets. Let's use extra caution to keep our neighbors safe. Walkers, please wear bright clothing and use flashlights to help drivers see you. It is especially dark out longer this time of year.

Delivery Packages: Please stay vigilant with deliveries. Please pick them up as soon as possible or ask a neighbor to help. It is for the security for all not to have visible packages sitting on doorsteps.

Holiday Decorations: The lighting was fun to see! Holiday décor and lighting is to be removed and turned off by the last day of the National Stock Show January 21, 2024.

Parking During Snow Events: It is important to leave visitor parking spots empty during snow events. Snow removal crews need to clean them and use some to put snow in during large snow events. Also snow removal equipment may be in the visitor's spots.

Architectural Approvals: The HOA is required to approve changes

Chimney Hill

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

Monthly Meeting: The HOA's monthly meeting will be held on Wednesday, January 10, 2024 at Noonan's 1st floor conference room.

Call for Committee Members: If you have time to contribute to your community and are interested in volunteering on

a committee(s) please email Roxanne Chaparro at roxanne@westwindmanagement.com.

Emergencies: Call 911. For all non-life-threatening incidents, please call the Aurora Police Department non-emergency line at 303-627-3100.

Snow Removal: Do not park in stalls marked with signs designated for snow storage sites. *Your vehicle will be towed at your expense. Ice melt buckets have been placed around the community for all residents.*

Sewers: Our clay pipe lines leading to the main lines are aging. *Please do not flush **Any** type of wipes, flushable ones or non-flushable ones. They will clog the main line.*

Grounds & Pets: *Be a responsible pet owner by picking up and disposing of your pets' waste. Some pet owners think it's OK not to pick up after small dogs! Picking up pet waste applies to **All Pets** – large and small!! Picking up after your pet is a City of Aurora ordinance and failure*

to do so also is a health hazard.

Parking Spots: *Parking passes are required for All vehicles parked in parking spaces between the hours of 6 pm to 6 am. As a reminder, we have issued new parking passes to all homeowners. Renters – please check with your landlord if you have not received a new parking pass. If your vehicle is parked in the parking lot and does **Not** have a **New Parking Pass** displayed, effective Jan 1, 2024, it will be tagged to tow out of the complex.*

Reminders***

Speed Limit: The speed limit on the property is 10 mph please be mindful that we do have children living on the property.

Owners and Renters: If you are renting your unit, it is the *owner's responsibility* to keep you informed of community activities and rules and regulations for the complex. Please make sure your owner has your contact information.

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

Architectural Improvements: As a reminder all exterior improvements need to have an Architectural Control form submitted prior to any work being started. Improvements include but are not limited to window, screen doors and front doors, patio fences, satellite dishes, air conditioners, furnaces, hot water heaters, security cameras, pergolas, shades and weather stations etc.

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

Holidays: With the New Year upon us, the Board of Directors would like to take the opportunity to wish all of our residents a very Happy & Healthy 2024!

Entire Board of Directors



Heather Ridge South



Management Company – Westwind Westwind: Its general number is 303-369-1800. That is also the emergency number to call during and after business hours. Do not call Westwind (WW) for your general inquiries or requests, but instead do the following: Call 720-509-6067 and leave your message. Or, email Heatherridgesouth@westwindmanagement.com. You should get a response notice within 24 business hours. Our Association Business Manager is Janelle Mauch, and our Community Administrator (CA) is Jordan Cade.

Annual Meeting, Dec. 7, 2023: It started at 7 pm and finished sometime after 9. Yes, a bit longer than usual but for good reasons – the 2024 Budget and board member elections. The 2024 Budget called for a \$50 increase in monthly dues almost exclusively from an “estimated” increases in our insurance costs alone. By a show of hands, almost everyone at the meeting came about the budget.

That \$50 increase for 2024 was driven by one factor only – insurance costs. Heather Ridge South does not have a budget problem; it has an insurance problem. If not for insurance costs, the 2024 monthly assessment fee would have increased slightly as done in past years.

Insurance for 2023 cost HRS \$125,000. For 2024, the board budgeted \$225,000 because of warnings by our insurance broker about skyrocketing insurance premiums and “horror” stories from other HOAs.

At the start of the meeting, it was immediately announced after introductions that the “estimated” \$225,000 insurance figure for the 2024 would be significantly higher. In fact, it was the lowest of three bids at \$384,000 (highest at \$419,000), which meant a \$159,000 budget shortfall for the 2024 Budget.

As part of the Treasure’s Report that evening, our insurance broker, Dalton Spanbauer of Anderson-Ban, spent over 45 minutes explaining the current insurance market and answering questions. His comments, along with those from our attorney, David Graf, and one of our home owners who is a retired insurance

executive “calmed the waters” about what was happening and why. No one was happy about this, but all agreed nothing could be done now and a plan is needed to pay the shortfall (see 2024 Budget Shortfall).

The 2024 Budget was ratified with no objections and goes into effect January 1, 2024 through February with a \$50 increase (\$390 and \$395 respectfully). However, it was amended on Dec 21, when the board approved adding \$95 as of March 1 for the balance of the year. Then, the monthly payments will be \$485 and \$490.

The second important issue of the evening was election of board members. For the first time in memory, at least 30 years, there were four candidates seeking three seats. Board members Van Lewis, Linda Hull, and Dave Elgin were up for re-election. Gwen Eden, an owner, was a floor nomination as the fourth candidate. Using proxies and written secret ballots, the meeting re-elected Van, Linda, and Dave each for three-year terms to expire at the end of 2026.

After the election, attendees started leaving as a motion to adjourn was called. One lone voice responded shouting “Yes,” so the evening came to an end. Thanks to all who came in person or spirit (proxies).

2024 Budget Shortfall – \$159,000: The board learned about the three insurance bids at 2 pm on Dec. 6 – the day before our Annual Meeting. At 5 pm that day, the HOA board held an emergency “work-study meeting” to discuss matters with available members and our insurance agent. The first decision

was to inform everyone about this at the Annual Meeting, which was done. The second one was to schedule a subsequent work-study session after the Annual Meeting. That happened on December 14 at 11 am.

At that study session, the following concerns were discussed: HOA Reserve liquidity vs penalty fees cashing in early our CDs (Certificates of Deposits), insurance premium due dates, financing insurance payments to preserve liquidity, homeowners’ monthly fee structure, calendar and billing cycles for monthly fees, and recapture of Reserve funds used to finance insurance. Also, there was a limited time before January 1, 2024 to mail owners notice of payments along with coupon books.

It was also decided to hold a regular board meeting on December 21, 2023 to conduct board business to approve the amended 2024 Budget addressing the \$159,000 insurance shortfall. That meeting was held with the following amendment: Effective March 1, 2024, monthly fees will be increased again an additional \$95 per unit to fund “shortfall” insurance costs. The total monthly HOA fee for the balance of 2024 will be \$485 for two-bedroom units, and \$490 for three-bedroom ones for the remainder of 2024.

The Board is keenly aware of and sensitive to home ownership budgets within HRS. Forecasting the future for 2025, no one knows if insurance rates will come down or not. The immediate goal is to get through 2024 by watching expenses and closely managing operations. . . which the Board does each and every year.

Van Lewis

Cobblestone

New year — new verse, a new chapter, or just the same old story? Ultimately we write it. The choice is ours.

— Alex Morritt

Happy New Year! Wishing everyone health and happiness in the year ahead.

Updates:

Wood Burning Fireplace Compliance

A big thank you to all who have complied with the steps required by our insurance company regarding the inspection of all wood burning fireplaces.

There are several homeowners who still need to complete the two steps detailed below. As a reminder, Cobblestone's insurance company mandated that all units with wood burning fireplaces must have an annual cleaning by a licensed and insured contractor for us to maintain our insurance on the exterior portions of the property.

The steps needed to meet this requirement are:

1. All homeowners reply to the email announcement from Associa with a picture of your fireplace area labeled with your unit address.
2. Homeowners with wood burning fireplaces need to submit a receipt for the inspection and, if required by that inspection, cleaning of your fireplace by a licensed and insured contractor by January 10, 2024. Receipts can be sent to the email address used in the announcement.

Updated Rules and Regulations:

In order to comply with the insurance company mandate and to align with recent Colorado state legislation, Cobblestone's old rules and regulations needed to be revised. Please take some time to review the updated Rules and Regulations found in Town Square under Governing Documents. It's every homeowners' responsibility to be aware of and to abide by the community's rules and regulations. Landlords are required to make sure

their tenants are informed of them as well. Your cooperation is appreciated.

Looking toward 2024:

During Cobblestone's annual meeting held on November 27, the 2024



Coyote relaxing near sand trap on seventh fairway

budget was presented and ratified. Monthly HOA dues will be increased by 10%. Two homeowners were added to the HOA Board. The Board now comprises Leah George, Ray Griffiths, Sharon Taylor, Annie Filce, Dave Johnson and Pam Davis. Information about projects prioritized for 2024 will be shared in upcoming editions of *Metro Matters*.

Reminders:

Holiday Decorations:

Many thanks to all of our homeowners who put up lights and other decorations that contribute to the holiday spirit. Here's a gentle reminder that lights and decorations need to be put away by January 30.

HOA meetings occur on the fourth Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback.

Invitations for these virtual meetings are sent to all homeowners by email and through the News & Events section of Town Square.

Sharon Taylor

Cobblestone Crossing

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

Owners and Renters: Happy New Year!!! It's 2024, please make sure Alec with Accord Property Management has your up-to-date contact information, including your current email address. He can be reached via email at alec@accordhoa.com. If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure

your owner/management company has your current contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

Upcoming Recycling for Trees and Electronics – information from the Dec. 14th, 2023, Aurora City Newsletter

Tree Recycling: Christmas tree drop-off sites throughout the city for free recycling through January 08.

The free recycling site locations are:

- Del Mar Park, 12000 E. Sixth Ave. (at Peoria Street in the west parking lot)
- Saddle Rock Golf Course, 21705 E. Arapahoe Road (west of E-470)
- Olympic Park, 15501 E. Yale Ave. (east of Chambers Road)

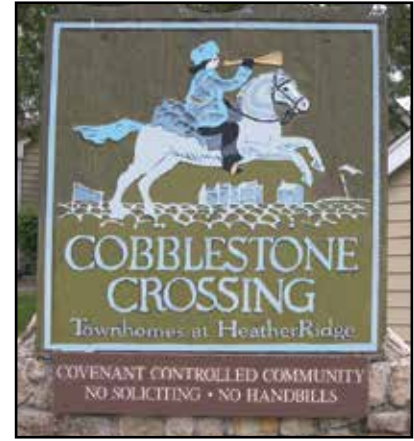
Please remove all nails, decorations and stands from trees prior to drop-off. Free mulch is available anytime (while supplies last) at all drop-off locations. Please bring your own truck, bags, shovel, and containers. Learn more at AuroraGov.org/Trees

Electronics Recycling: The city is offering special event pricing for e-cycling for Aurora residents (no business customers) from Jan. 2 to 6 at Techno Rescue, 3251 Lewiston St., Suite 10. Techno Rescue, the city's e-cycling partner, will be open from 8 am to 4 pm Monday through Friday, and from 10 am to 2 pm Saturday. Most electronic items – desktop computers, laptops, cell phones, tablets, gaming equipment, consumer electronics and similar – are accepted. A fee of \$5 will be charged per vehicle/individual for one standard grocery bag and \$10 per vehicle/

individual for any load greater than one standard grocery bag. Additional fees will be charged for LCD and CRT monitors, televisions, and floor model printers. Cash or debit/credit card is preferred as payment. Visit AuroraGov.org/Recycle (go to Electronics Recycling) for a complete list of items that are not accepted and for more information on fees.

Reminders:

- Exterior Holiday Decorations are requested to be removed by January 15th.
- Please disconnect the exterior hoses when a freeze is forecasted. *If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA.* You can reconnect to water plants and bushes as necessary when it warms up. Also, per Rules and Regs, personal property, including but not limited to flowerpots, hoses, chairs, and grills are *not allowed* to be stored in the Common Areas.
- Please report broken branches to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management.
- Please ensure your screens are in good shape. If you notice tears or worn screens, please replace or remove them. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners are responsible for front doors, screen/storm



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

- It is traveling season, remember to lock doors and windows when leaving home, put lights on automatic timers, and ask a neighbor to keep an eye on your resident while away. We also recommend picking up packages as soon as possible to avoid those porch pirates. Lastly, while there is exterior lighting throughout the community, we recommend leaving front and back porch lights on overnight. Light control sockets can be installed in the exterior fixture to turn on lights at dusk and off at dawn.

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

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

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 24 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.

New Residents: When you see new residents moving in, stop by to introduce yourself and welcome them to the neighborhood. While new owners receive a copy of the Association’s Rules and Regs prior to closing, in the craziness surrounding

moving they may not have time to read them, so do them a favor and provide a heads-up regarding parking regulations and requirements for tags in *Open* and *Guest* spots.

Pets: Please be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

Trash/Recycling: A reminder, it is the resident’s responsibility to dispose of large items that don’t fit in dumpsters. Please call Republic Waste at 303-277-8727 to arrange for a large item pick up.

Recycling: Our community has recycling dumpsters in C, D and E. Please be considerate of your neighbors and break down boxes before depositing them in the dumpsters.

What can’t I recycle?

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

Accord Emergency Contact

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

Jody Bohl

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Double Tree

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

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

Note to Owners: It is the owner's responsibility to communicate community policies and procedures to their renter. Also, please provide Aletha Zens with name and contact information for your renters.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on January 11 and 25. Feel free to put your bins out the night before. And, make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around. Waste Management has asked us to remind you to separate your two bins by three feet to allow their automatic truck arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

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

and No white "foam" packing material.

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

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

With the significant increase in our property values of late (reference your tax statement!), our insurance agent has advised us to all check



that we have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

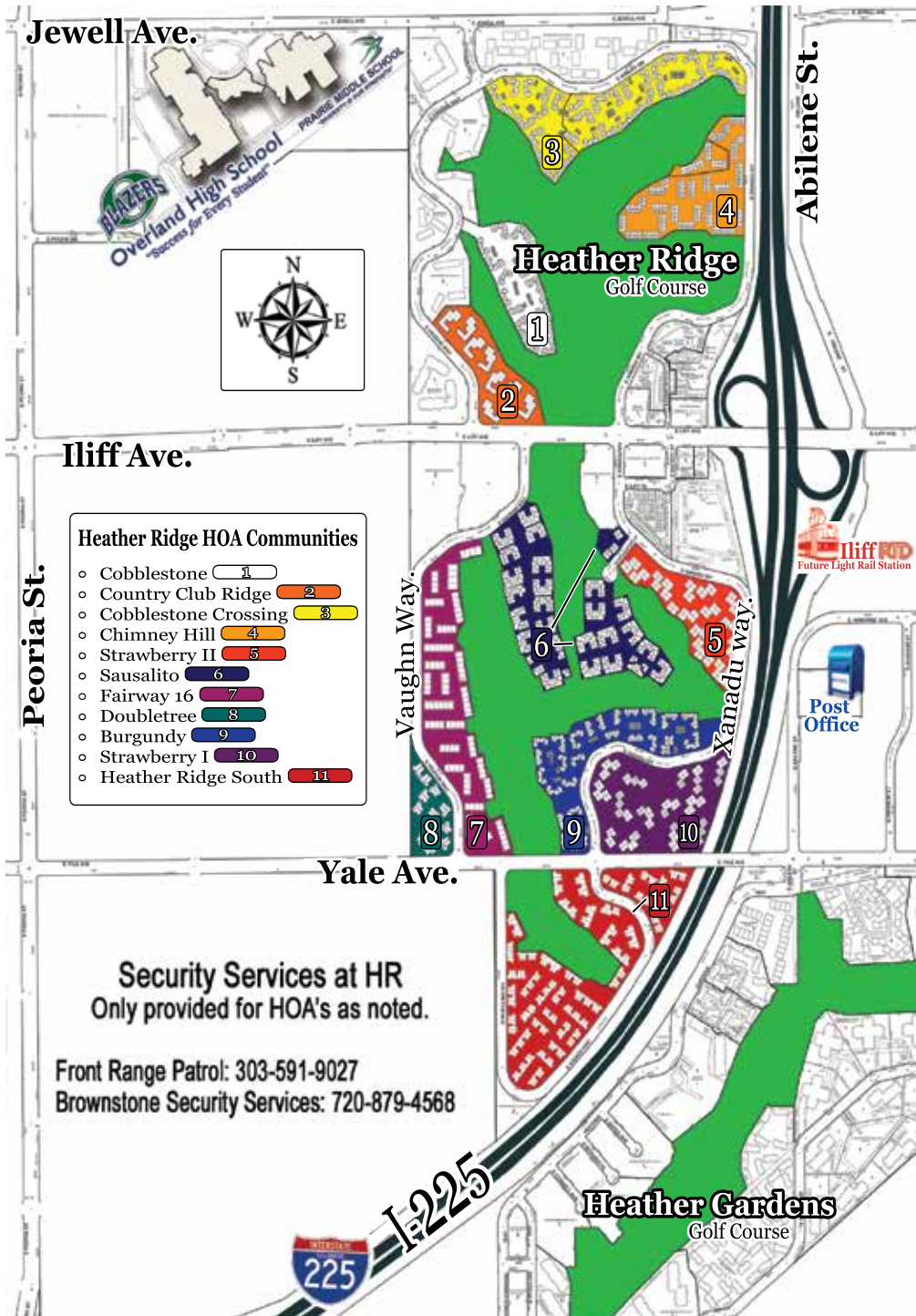
Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. Only toilet paper, please. No facial tissues, no cotton balls or pads, no cotton swabs, no hair, no dental floss, no baby wipes, no personal hygiene products that claimed to be "flushable," because they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

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

Patt Dodd



Heather Ridge Community Map



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

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

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

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

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

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

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

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

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

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

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

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

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January 2024 Activities

Children's Museum of Denver

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

Denver Museum of Nature & Science

Free Day: Monday, January 8, 9 am—5 pm
Save time when you reserve your tickets online!
Members do not need to reserve Museum
Admission tickets. Please bring your member
card! Guests are strongly encouraged to
purchase tickets in advance online. A separate,
timed ticket is also required for the Infinity
Theater, Planetarium, or some temporary
exhibitions -- including members. 2001 Colorado
Blvd., Denver. 303-370-6000, dmns.org

Denver Botanic Gardens and Chatfield Farms
Free Day York Street & Chatfield Farm: Monday
January 15 (Martin Luther King Jr. Day)

Denver Botanic Gardens — 1007 York Street,
Denver, 720-865-3500, botanicgardens.org
Chatfield Farms — 8500 W Deer Creek Canyon
Rd, Littleton 720-865-4346, botanicgardens.org/
chatfield-farms Please purchase or reserve
your tickets in advance for general admission,
programs and all events. Please arrive within
30 minutes of your selected time. Your time is
not limited once inside the Gardens. Tickets
will open three months in advance and will be
released on the 1st of the month.

Plains Conservation Center

Free Day: Monday, January 18, 10 am—3 pm.
It's free to come in, hike the trails, explore
the visitor center and check out the tipis and
homestead village.

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

Denver Zoo

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

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

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