

HR Heather Ridge Metro Matters

Volume 12

July 2022

Number 7



Land of the Free

**Heather Ridge
Golf Club Photos
Begin on page 10**

Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

Heather Ridge

PUBLISHER'S NOTE

Friends of the Fairway
Sponsored by Nick's Garden Center
& Farm Market

I was out and about last weekend taking pictures of all the flower gardens around our community for the Friends of the Fairways contest. I am always impressed by the hard work and care Heather Ridge gardeners devote to making their homes and our community a delight to behold. Like last year gift certificates, provided by Nick's Garden Center & Farm Market, will be awarded to the winners.



Speaking of flora, over the last two years, over a hundred of new trees have been added to the golf course by golf operations. While these trees will take a few years to mature they represent a major investment in our community, improving home values, and homeowner safety.

A brief reminder – golf season is now in full swing. Golf balls travel at over 100 miles per hour and can cause serious injury to you, your children, or your pets. Stay safe. . . Please avoid walking on the golf course between 7 am and 7 pm or whenever golfers are present.

Barry McConnell
Publisher

Cover

Heather Ridge's new flag pole, located facing the 1st Tee sports a solar panel allowing the flag to remain lit.

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

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Metropolitan District**
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Vice President Van Lewis
van@vanlewis.com
Treasurer Charlie Richardson
James Cronin
Jane Klein
Kay Griffiths

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

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

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303-755-3550
www.golfclubatheatherridge.com

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HR Heather Ridge

METROPOLITAN DISTRICT

New Colorado HOA Legislation

HB22-1137 Homeowners' Assoc. Board Accountability and Transparency: Signed by Gov. Jared Polis on June 3, 2022, this new law is designed to prohibit HOA foreclosures "based solely on fines, and they will have to adhere to a cap on those fines." This bill and others (see below) were in response to large-scale HOA foreclosures this year by Green Valley Ranch.

The new law requires HOAs to give written notice to violators in their preferred language with up to 30 days to resolve things before the HOA can levy a fine not to exceed \$500. In emergency situations, 72-hours for public safety and health issues.

Before any HOA legal action, there must be two consecutive 30-day notices to homeowners to fix or resolve issues. And, the maximum interest is 8% on any unpaid fines or fees along with notices of delinquencies. Any account with an outstanding balance must now receive monthly balance statements along with the right to contest them in small claims courts – a less expensive alternative.

Lastly, the new law provides a remedy in civil suit against an HOA up to \$25,000 plus costs and attorney fees if the owners can prove the HOA violated foreclosure laws. . . and "would be applicable for 5 years after a violation occurred."

Critics of the new law say it hasn't gone far enough to restrain HOA abuses. Stan Hrincevich, president of the Colorado HOA Forum advocates for an end to HOA super liens in Colorado – this gives HOAs stronger lien powers or "standing" before other lien holders. He also wants "mandates that an HOA can't sell a home for less than 80% of its market value," as well as "ending nonjudicial foreclosures" whereby owners can have their day in court. Lastly, he wants no interest on unpaid fines and limiting HOA attorney and collection fees.

All HOAs should ask legal counsel for their interpretations of HR22-1137. Advice may vary as well as board policies. Many HOAs say they don't want to fine or foreclosure on scofflaws, but when owners don't respond to written notice or Hearings, what other recourse makes economic sense? Boards members are all volunteers, so in most cases they hire professional management companies to handle their affairs. Boards should review their policies for due process and fairness, keeping in mind that a happy HOA is one that constantly communicates and is transparent.

HB22-1040 Home Owners' Reasonable Access to Common Areas: "The purpose of the act is to 'preserve and protect unit owners' ability to use and enjoy common elements and shall not unreasonably restrict or

prohibit unit owners' access to, or enjoyment of, any common element, including during the maintenance, repair, replacement or modification of a common element."

HB22-1139 Home Owners' Assoc. Cannot Regulate Use of Public Rights-of-Way: "If your association has public rights-of-way in or through the community, a new law that prohibits the association from regulating the use of the public right-of-way.

HB22-1314 Towing Carrier Nonconsensual Tows: "Purpose of the act is to clarify the rights of the owner of a vehicle and explain the requirements for a towing operator when a vehicle is parked on private property. Associations are no longer allowed to tow a vehicle from a common parking area just because the vehicle has expired tags. Associations are also prohibited from towing a vehicle from a common parking area with less than twenty-four (24) hour notice after posting a notice."

SB22-059 Home Owners' Association Voting Proxy Limitations: "This act makes a relative minor change to the language found in a section 38-33.3-310 of CCIAO. It now requires that a proxy terminates eleven (11) months after its date is unless, the proxy itself indicates an earlier termination date."

Van Lewis

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3		5	6	7	8	9
10	11 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual 6 pm Cobblestone Crsing HOA Meeting via Zoom	12	13 6 pm CH HOA Meeting via Microsoft Teams 6:30 pm Sausalito HOA Mtg. via Zoom	14	15	
17	18 5:30 pm CCR Board Mtg via Zoom	19	20 6 pm Fairway 16 HOA Meeting at Fairway Clubhouse 2600 S. Vaughn Way	 21 6:30 pm Strawberry HOA Meeting via Zoom	22	23
24/31	25 6 pm Cobblestone HOA Mtg via Zoom	26 5:30 pm HRS HOA Meeting contact Board Member	27	28	29	30



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Is a Change Coming to Real Estate?

The answer is yes! But the change appears to be in matters of degree and not magnitude.

For example, Pete and I are seeing the follow changes:

- More homes for sale – 76% more for sale now (3652) than one year ago
- More price reductions – 26% more in May 2022 than one year ago (17.3%)
- More homes returning to market after going under contract – unofficial stat 27%
- More homes selling at their asking price or slightly less
- More open houses and announcements of “price improvement”
- More days to sell a home – 9-12 days vs 4 one year ago
- **Fewer** closings each month, down 7.18% and growing trend from one year ago

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The home resale market is still very active, resilient, and strong – but changing. Real estate pundits across the nation are seeing similar changes citing the following reasons:

- Inflationary costs to home loans – now a solid 5.5% increased from 3.0% one year ago
- Inflationary costs to homes and new construction – has been going up at 23% annually
- Inflationary costs to rent – same increasing costs and factors as home inflation rates
- Inflationary costs to store things – storage of spaces and increasing lease rates – up 6-9%

Earlier this year, many agents were unknowingly underpricing homes using standardized pricing models and comparison techniques. No one saw coming the tidal wave of buyers that crashed upon the housing market last February through April driving up prices by 4-6% **A Month!** Average home prices skyrocketed because million-dollar home sales tripled skewing values (May’s average residential price \$714,495; median price \$615,000). Today, agents are keenly aware not to “over price” too much as the market slows down. As days-on-market becomes longer, prices will soften.

Heather Ridge Real Estate

Pete and I watch Heather Ridge sales not on a daily basis, or hourly, but on a minute-by-minute basis. We are both hooked to the MLS system through our cell phones and computers using a program that reports what is happening in Heather Ridge by the minute if not second. This program is available to anyone who asks us, so please call if you’d like to know more.

Heather Ridge remains active and prosperous, but it is not immune to market forces or changes. In April and May, our for sale inventory levels dramatically increased. . . and on some days they spiked to levels not seen in years. As disturbing as it was at the moment, market forces did come into play, albeit slower reducing inventory levels. The change Heather Ridge is now experiencing is a reflection of metro area home sales. Please look at the number of homes for sale herein as tabulated on June 16. . . the largest monthly inventory number in a long time.

Pete and I are also seeing slower and lower prices for outdated or poor location homes. Prices in Heather Ridge are still strong, especially with two recent sales above the \$500,000 barrier. Both sales had exceptional values and/or locations. The question for anyone thinking of selling is where your home fits in?

If you are thinking of selling, remodeling, or just curious about what your home might be worth, please give us a call. Our approach to real estate is simple – to listen first, then ask questions, and to review what we are seeing and doing in the Heather Ridge market. We also look at comparative values outside of Heather Ridge, especially in Zip codes 80013 and 80015. There are some very interesting values there to be considered. Agents without our experiences might miss such market data critical to your needs.

With over 47 years each listing and selling real estate, we treat each sale as we would want to be treated. . . with respect, honesty, and sincerity. We are Heather Ridge!

Van Lewis

Homes Pending as of June 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$279,000	13645	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$320,000	2419	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$333,000	2441	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$335,000	2680	S Xanadu Way C	2 - 2	1,127	1 Carport	2 Story
Strawberry II	\$339,900	2469	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$365,000	1931	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$370,000	2142	S Victor St A	2 - 2	1,208	1 Space	2 Story
Burgundy	\$375,000	2625	S Xanadu Way F	2 - 2	1,314	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$400,000	2701	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Sausalito	\$412,500	2497	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Sausalito	\$414,900	2511	S Worchester St C	3 - 2	1,230	2 Gar, Att	2 Story
ChimneyHill	\$425,000	2033	S Worchester Way	3 - 3	1,344	1 Space	2 Story
Fairway 16	\$429,000	2416	S Vaughn Way A	2 - 2	1,365	2 Gar, Att	2 Story

Homes Closed from May 16 to June 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Sausalito	\$344,600	2418	S Victor St B	2 - 2	1,282	Conventional	\$4,500	Individual
Strawberry I	\$350,000	13655	E Yale Ave C	2 - 2	1,098	Conventional	\$0	Individual
Strawberry II	\$350,800	2411	S Xanadu Way D	2 - 2	1,091	Cash	\$8,264	Individual
Country Club Ridge	\$395,000	2240	S Vaughn Way 101	2 - 2	1,196	Conventional	\$1,000	Individual
Burgundy	\$399,000	2693	S Xanadu Way B	2 - 2	1,315	Conventional	\$0	Individual
Fairway 16	\$408,000	2446	S Vaughn Way B	3 - 4	1,650	Cash	\$0	Individual
Heather Ridge South	\$515,000	2788	S Wheeling Way	3 - 3	1,633	Conventional	\$500	Individual

Active Homes for Sale as of June 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$320,000	2471	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$399,900	2696	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$349,900	2461	S Xanadu Way D	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$369,000	2411	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$370,000	2411	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$374,900	1937	S Xanadu Way	2 - 2	1,392	1 Space	2 Story
Sausalito	\$400,000	2448	S Victor St B	3 - 2	1,281	2 Gar, Att	2 Story
Cobblestone	\$423,000	2013	S Worchester St	2 - 2	1,512	1 Space	2 Story
Sausalito	\$425,000	2504	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$447,000	2776	S Wheeling Way	2 - 2	1,365	2 Gar, Att	2 Story
Fairway 16	\$475,000	2698	S Vaughn Way F	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$509,000	2610	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story
Double Tree	\$519,900	2663	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story

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.

HR Men's Golf Club News

Heather Ridge Men's Golf Club 2022 Schedule

Sat 7-2-22	Red, White, and Blue Four Man Scramble (Computer Draw) Tee Times Start at 8:06 am	Sat 9-3-22	Tournament of Champions/Non-Winners Tournament – Playing Groups Set by Computer Tee Times Start at 8:06 am
7-15, 16, 17-22 Fri, Sat, Sun	Member/Member, Member/Guest (Partners must be within 10 Stokes) Horse Race Starts at 6 pm on Friday Tee Times Start at 8:06 am	Sat 9-17-22	Four Man Best Ball (2 Scores Per Hole from Team) (Computer Draw) Tee Times Start at 8:06 am
Sat 8-6-22	Two Man Point Par, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am	Thur 9-29-22	Men's Club Fall Banquet
8-13-14-22 Sat Sun	Club Championship, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 10-1-22	Two Man Scramble, Flighted – Pick Your Partner Tee Times Start at 9:18 am



Clockwise from top left: Fred Agyarkwa, Sally Simon, Matthew Huntington, and Wendy Traynor.

Kirk Thomson, Robert Hussmann, Kathi Millner, and Norma Bisdorf.

Colleen Ripe, Mark Smith, Joyce Scott, and Kirk Jamison.





HRMC Tournament Results

Men's Club Point Par, held April 23

1st Flight

1st Place – Bruce Larson; 2nd Place – Jim Murray; 3rd Place – Mike Coppens

2nd Flight

1st Place – Ben Barnes; 2nd Place-Zach Weeks; 3rd Place-Steve Meyer

3rd Flight

1st Place – Brandon Caldwell; 2nd Place-Patrick Smith; 3rd Place – Brian Hornstra

4th Flight

1st Place – Greg Johnson; 2nd Place-Roger Andersen; 3rd Place – Kirk Thomson

CTP:

#5 Greg Johnson; #8 Steve Meyer; #10 Chris Caldwell; #14 Brandon Caldwell

Men's Club 9-Hole Ball/9-Hole Aggregate, held April 30

1st Flight

1st Gross – Hussmann; 1st Net – Coppens; 2nd Net – Murray

2nd Flight

1st Gross – Barnes; 1st net – Schmidt; 2nd Net – Blosser; 3rd Net – Smith; 4th Net – Meeks

3rd Flight

2st Gross – Luna; 1st Net – Lyle; 2nd Net – Janulewicz; 3rd Net – Johnson

CTP:

#5 Barnes; # 8 Sartori; #10 Cole; #14 Stachowski

Men's Club 2-Man Best Ball, held May 28

1st Flight

1st Place – Murray/Larson; 2nd Place – Barnes/Schmidt; 3rd Place – Costa/Coppens

2nd Flight

1st Place – Thomson/VanBrunt; 2nd Place – Sarmiento/Richards; 3rd Place – Bedsole/Koches

3rd Flight

1st Place – Hansen/Meeks; 2nd Place – Andersen/Sartori; 3rd Place – Behling/Lockwood

CTP:

#5 Richards; #8 Koches; #10 Mead; #14 Schmidt

Men's Club/Women's Club Mixer, held June 11

1st Place – Hussman, Thomson, Bisdorf, and Millner

2nd Place – P. Smith, Ripe, Jamison, and Scott

3rd Place – Harmen, Stachowski, Clay, and Johnson

4th Place – Larson, Bade, Blosser, and M. Smith

5th Place – Costa, J. Meeks, Choi, and Sartori

CTP:

#5 Costa Team; #8 Barnes Team; #10 P. Smith Team; #14 Conklin Team

Left, top to bottom: Terry Bade, Don Blosser, Megan Smith, and Bruce Larson.

Frank Meeks, Sunny Choi, Jeff Costa and Wayne Sartori.

Josh Triplett, Chris VanBrunt, Megan Myers, and Giles Mead.



Clockwise from top left: Clarence Bedsole, Marcy Greene, Pete Traynor, and Jim Murray.

Ralph Conklin, Kim Larson, Joanne Carpenter, and Roger Andersen.

John Stachowski, Greg Johnson, Christi Clay, and Steve Harmon.

Dianne Barnes, Alena VanBrunt, Bob Wiley, and Harold Wallace.

Judie Meeks, Michael Koches, Ginny Lewis, and Ben Barnes.



Clockwise top left: Morris Hoole, Robert Harbison, George Wahbeh, and Teresa Anderson.

Darrel Vanhooser, Maureen Pacheco, Michael Lockwood, and Garrien Behling.

Michael Coppen, Teresa McCallister, and Chris Caldwell.

Mark Cole, Patrick Smith, Audrey Romero, and Dumitri Palea.

Rock Garden (right): Thank you Audrey Romero for the painted rocks and beautiful flowers throughout the Heather Ridge Golf Club.



9-Hole Ladies Golf Club News

The 9-Hole Ladies Golf annual potluck was held on May 17. It was well attended and the food was amazing!

— Dianne Barnes



Clockwise from left: Sally Simon, Suzy Koch, Liz Clancy, Mabel Jordan, and Mary Jean Baysore.



Audrey Romero, Ann Habberger, Kathy Curtis, and Stacey Visentin.



Cyndi Cafrey, LuAnn Ross, Sherri Cooper, Joyce Scott, and Judy Strayer.



Raquel Harrington, Sandy Finney, Sonya Mathews, Marj Copeland, Peggy Coppens, and Katie Borgmann.

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Pre-show performance by **Aurora Dance Arts** at 5:45 p.m.
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 Tuesday, July 12, 6:30 p.m.

Experience the magic of live music with the City of Aurora's Library and Cultural Services Department! Enjoy FREE concerts and performances inside different library locations throughout the city. Each event will include free refreshments, creative activities for children and information on library and cultural programs. For more information and to register, visit TinyURL.com/AuroraRhythms.

18-Hole Ladies' Club

A good time was had by all in the Men's and Women's Club Mixer on June 11. Thank you to the Men's Club for their work in hosting this tournament.

Due to timing constraints, pictures and information from our Member/Member-Member/Guest tournament will appear in the August issue of Metro Matters.

Our next big event is the Club Championship on Saturday and Sunday, August 26 and 28.

Teresa Anderson
 Publicity

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ASSOCIATION NEWS

Chimney Hill

Pool Season: The heat roared in shortly after the pool officially opened for the season, and residents quickly rushed in to experience activity in the cooling waters. As residents continue to enjoy swimming and relaxing around the pool through the heart of summer, it is important to stay safe and be considerate to fellow pool visitors by following the posted rules on the pool house. While the pool is open, the parking spaces next to the pool should be used for temporary parking by pool users who need to use their car to bring items to the pool, so residents in units near the pool should not use these spaces for longer term parking. It is all about demonstrating community neighborhood consideration and safety.



Mayor Visit: Many residents had expressed concern about the recent homeless campsites that appeared along the I-225 fencing near the HOA entrances. In response to the concerns, Mayor Mike Coffman with the city's code enforcement manager, and 2 PAR officers met with members of the community at the HOA entrance on a Thursday afternoon at the beginning of June. The mayor and his team informed the group that they were now working with CDOT, which is responsible for the area next to the interstate, to help humanely clear the camps. At the same time, some residents informed the mayor and his team that some of the campers had been seen checking out patio areas in the community and a small BBQ had disappeared from a patio. Based on advice from the team, "No Trespassing" signs are being placed at the entrances to the HOA community, which will allow Aurora

police to respond to a resident's report of an unknown individual walking around the neighborhood. The mayor also encouraged residents to sign up with Access Aurora at https://www.auroragov.org/city_hall/contact_us, which is an easy way to communicate and report issues to the city.

ACC Requests: With the warmer sunny days, many homeowners will consider exterior renovation changes to their units, including potentially placing a raised planter box next to the back patio area. Homeowners will need to remember that these types of projects need HOA approval and will require filling out an ACC form for consideration from the HOA architectural committee. The ACC form is available through the property management website portal for the HOA.

The July HOA board meeting will be held virtually on Wednesday, July 13. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager is Sabrina, 303-369-1800, ext 142 or Sabrina@westwindmanagement.com. You may also contact interim administrator, Audrey at 303-369-1800 ext 117 or by email at audrey@westwindmanagement.com. Owners can also send requests and get general community information and account information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

Kerry Reis
with input from the
Chimney Hill HOA Board



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.

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 July 7 and 21. 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 bagged recyclables, and **No** white “foam” packing material.

Maintenance Update: We had quite a bit of tree damage as a result of the late May snowstorm. In fact, we are still looking at the possibility of trees that might have to come down. We lost two smaller replacement trees that were only a few years old, and the larger trees that suffered may still need some pruning. Once all decisions are made, we will look at replacements and will keep you posted.

We have had lots of positive feedback on how green the grass is, compared to the past couple of years. Our new grounds maintenance service is actually one we have previously used, and we are happy *happy* to have him back. We are impressed with the way the lawn looks, with the exception of a few “hotspots.” We are monitoring those and adjusting the sprinklers as

needed. Your patience is appreciated!

The routine sewer clean outs were accomplished mid-June. We appreciate everyone's patience and cooperation in getting this done. The board would like to thank Bev Nosewicz for volunteering to facilitate this annual project.

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 baby wipes, no personal hygiene products that claim to be “flushable,” because they absolutely are not!

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.

Your Water Shut-Off Valve: Be sure you know how to turn off the water to your unit. The shut off valve is located in the basement, more than likely under where the fireplace is.

This is where you shut off the water to your entire unit.

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. Also, with the huge increase in our property values of late, our insurance agent has advised us to all check that you 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

Ivan Edwardson
303-947-6853

Becky Fraser
720-838-1402

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Cobblestone Crossing

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

Landscaping Company: As previously reported, Metco is performing landscape maintenance this season. Please do not engage workers with specific requests. If there are concerns or questions regarding their activities, please contact Accord Property Management. Also, contact Accord if you observe any problems with sprinkler heads.

Pool: The pool is open. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

HOA Annual Meeting: The HOA's annual meeting is scheduled for Monday, August 8th. The meeting will take place in a conference room at the Heather Ridge golf course. Additional information about the meeting will be forthcoming from Accord Property Management.

Board of Directors: If you are interested in serving on the HOA Board, please contact Alec Hrynevich at Accord Property Management, alec@accordhoa.com. There will be at least one vacancy on the Board as Sarietha Ormsby has submitted her resignation effective July 1st since she and her husband are moving off of the property. Many thanks to Sarietha for her multiple years of service on the Board. . . *you will be missed!*

Asphalt Repair: The Board approved a proposal for Front Range Asphalt to repair the most egregious potholes in the driveways. Repairs should be complete by the time you read this.

Suggestion: For residents with fences around or on your patio, please consider staining the fences to help decrease wood rot.

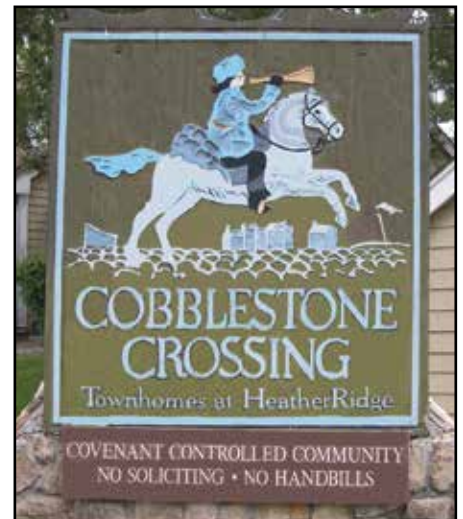
Thanks: A heartfelt thanks to those who planted flowers in planter boxes around the property and in the pots in the pool area. Also, thanks to anyone who helped pick up downed limbs and branches following the late May snowstorm. Everything you pick up means less time and money spent for the vendors to perform the activity and despite what some people believe — helping is a good thing!

Tree Trimming: Deyvis was on the property the second week of June to address issues with broken limbs as a result of the late May snowstorm. They will return later in the summer or early fall to address issues with dead limbs.

Contact Information: Email is currently the preferred mode of communication between Accord Property Management and owners. Please confirm Accord has the correct email address on file. If you do not have access to the Internet, please contact Accord to ensure it is understood that communication must be sent via USPS.

Reminders: Please ensure screens are in good shape. It's hail season so check with your insurance agent to ensure you have adequate coverage. Report broken branches, damaged edging, and sidewalks to Accord Property Management. Owners are responsible for repairing/replacing damaged air conditioner pads.

Pets: There has been an increase in the number of complaints about pet waste. Remember, pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Contrary to popular belief, it's not fertilizer. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside — take it to the dumpster.



Common Area: Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for planting. Potted plants can sit on the rock areas. Also, per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, rabbits is also prohibited.

Trash: A reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine Waste/GFL at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot or a tow. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Also, be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review the Rules and Regs for complete parking regulations.

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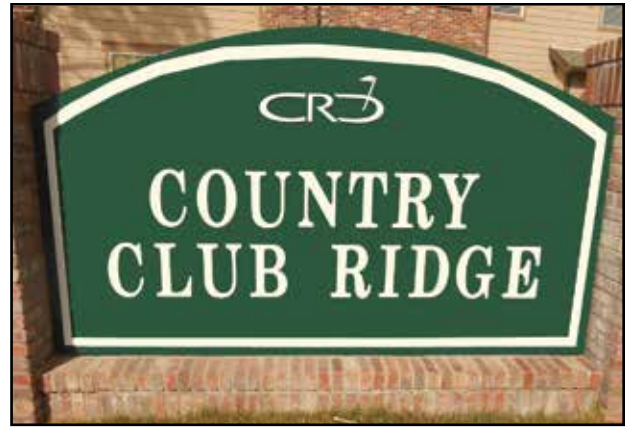


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Country Club Ridge



It's important to be a good neighbor – especially in the summer months! All of us are anxious to get outdoors to enjoy the hot sunny days and longer evenings. Windows and doors are open, sounds and smells of the community filter in. Some neighbors are looking forward to firing up the grill and enjoying the company of friends and family. Think of your neighbors while enjoying the season!

Important things to remember:

1. It's golf season – keep children and pets away from the golf course. A stray ball could result in injury. Even though the beautiful green grass is tempting, do not walk pets on the golf course or allow children to run out onto the course.
2. Be a responsible pet owner by keeping pets leashed and clean up after them. Please control barking as much as possible.
3. Patios cannot be used for storage of recreational equipment, tools, or excess furniture. Size-appropriate propane grills are acceptable, but charcoal grills are not allowed.
4. Our trash collection day is
5. Please keep guest parking spaces open for short-term use of friends, care-givers and other visitors to our property. Owners and residents are expected to use their garages, other on-site parking places or on-street parking.

Tuesday. Major holidays will delay the pick up by one day. Our Rules and Regulations state that trash totes may not be put out until 4:00 pm the day prior to pick-up and they should be retrieved by 11:00 pm the day of trash collection.

to many of our trees. Emerald Isle removed limbs and cleaned up debris, but there may be more damage to trees which wasn't detected. Please report any problems or concerns to our Property Manager, Dan Anderson at 303-309-6220 or DAnderson@metropropertymgt.com.

Thanks for being a good neighbor!

Judie Maurelli
Secretary/Treasurer
Board of Directors

Recent Spring Snow Damages Trees

A late snowstorm resulted in damage



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Heather Ridge Residents

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

Stay safe and stay off of the golf course.

Report golf course trespassers to:

**Front Range Patrol at
303-755-0665**





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303.873.2038 by June 24.



Heather Ridge South



Management Information: For HOA management information please contact Sabrina Lopez at Westwind Management at 303-369-1800 x 142, sabrina@westwindmanagement.com or her assistant Audrey Brown, 303-369-1800 x 117, audrey@westwindmanagement.com. Accounting Representative DeEtt Glover 303-369-1800 ext 110, deett@westwindmanagement.com.

Water Issues and Xeriscaping: After insurance, water is HRS's second largest expense. Our 2022 Budget is \$705,807, and water

accounts for \$90,000 or 13%, let alone \$51,200 for sewer. Other top expenses include lawncare, trash, and insurance.

With that being said, water conservation has become headline reading again. Aurora has implemented new regulations restricting new home development and *No More Golf Course!* Other Colorado communities are doing the same knowing that without water to meet growth needs, the economy comes to a standstill.

Heather Ridge South (HRS) is expanding xeriscape for all of the above reasons. In the past we have asked for volunteers wanting to change their front landscaping. That

policy is still in effect, so if you would want to do that, please contact Linda Hull through Westwind (see above management company).

On a larger scale, Linda Hull is evaluating HRS front lawn areas for xeriscaping. Primary candidates are areas proven difficult to irrigate or maintain landscaping. In all cases, owners will be contacted before any changes are made. Since the land in front and behind all units belongs to the HOA common area responsibilities, the goal is to gradually install xeriscaping as needed or wanted on a case-by-case basis. Aurora's Water Conservation Division will be helping Linda with this planning, having reached out to her as a result of our email blast

about water conservation in HRS.

New On-Site Maintenance Contractor: *Royal One* has been contracted to provide maintenance services for HRS given the retirement of our long-time on-site helper Wayne Mueske. He has been trying to retire for the past five years, but just like Al Pacino in *God Father, Part III*, "Just when I thought I was out, they pull me back in." We have been blessed to have had Wayne as our friend and landscaping-maintenance person for the past 15 years – or more. He has made many friends here as well as doing private maintenance work. We will miss him, but he's not gone yet!

Wayne will be here to help *Royal One* learn the "ins and outs" of HRS.



Royal One is a local company owned by Richard Lopez that he started in 2014. His company specializes in community maintenance work with dedicated works to each site, not rotating workers. HRS has contracted with Royal One for the balance of 2022 to see if we are a good match for each other. The key to keeping HRS looking good is finding another Wayne Mueske, but absent that a company like Royal One might be the answer. After meeting twice with Richard, the board felt comfortable with his proposal and work services to finish the year out with him.

Pool Rules: The HRS pool is for HRS residents. Access to the pool is via your key card, and residents should not open the gate for anyone not in possession of a key card. If they are a resident in good standing, they will have their own key card. All attendees should be wearing pool bands whether using the pool or being in the pool area. Owners are given resident bands and guest bands. Extra guest bands can be temporarily acquired through Westwind Management. Also, thank you to our smokers for using the designated smoking area on the pool grounds. This helps keeps the pool

area enjoyable for smokers and non-smokers.

If your access key card does not work, please contact Sabrina at Westwind asap. It appears that a recent software upgrade "deleted" a number of pool access codes. If you haven't used the pool this year, but plan to, please take the time to visit it now to see if your card works. Better that vs. finding out it doesn't work on the day you do want to use it.

**Van Lewis,
Meg Gose, Linda Hull**

8th Annual "Friends of the Fairways" Competition

It's time to think about submitting your nominees for our Annual "Friends of the Fairways" competition, sponsored by Nick's Garden Center & Farm Market. Nominate your garden or your neighbors. Send your nomination to Publisher Barry McDonnell, email Barry at bmcconn202@aol.com. Barry, along with a few highly skilled and unbiased flower garden judges, will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens.

Nick's Garden Center & Farm Market will once again provide gift certificates to our winners.

- ★ 1st Place — \$200.000 Nick's Garden Gift Certificate
- ★ 2nd Place — \$100.00 Nick's Garden Gift Certificate
- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ Off Fairway Winner — \$50.00 Nick's Garden Gift Certificate



Past Winners

Burgundy



Monthly Board Meetings

Board Meetings: Second Monday at 6:00 pm at the Burgundy Clubhouse or Virtual. Please check website for updates. Contact our Community Manager, **Sabrina Lopez** to be added to Agenda.

Homeowner participation is at the start of the meeting. Board Members: Pres. – Josh Ryines, VP – Lori Foster, Sec. – Jasmine Ehrlich, Treas. – Paige Cassara, Member at Large – Mundy Horton.



Burgundy is a Covenant Controlled Community

Management Contact Information:

- **Main/Emergency:** 303-369-1800, website: www.westwindmanagement.com
- **Manager:** Sabrina Lopez, 303-369-1800 ext. 142, Sabrina@westwindmanagement.com
- **Admin Assistant:** Paul Acevedo, 303-369-1800 ext. 187, paul@westwindmanagement.com
- **Accountant for Assessments:** DeEtt Glover, deett@westwindmanagement.com
- **Update your email address with Westwind Management to receive community announcements.**

Being A Good Neighbor:

- Follow HOA Covenant Rules. Disregarding rules causes HOA fees to rise, not only yours, but your neighbors, and can result in fines.
- Warm weather means open windows; remember sound carries. Keep car radios and noise at a minimum.
- Trash and water are not free. These come from everyone's HOA fees. **No On Property Vehicle Washing or Maintenance.** Water is one of our largest expenses.
- Patios and front areas that are well kept keeps property values up, prevents thefts and is pleasant to see. Patios and front steps are not for storage.

- Owners who rent units, make sure your tenants understand HOA rules and know who to contact in case of emergency. Inform Management Company of tenant information for contact purposes.
- Pickup after your pets and keep them leashed.

Golf Course Is Not A Dog Park Or Community Park. Pay and Golf Or Stay Off!

Common Area: Potted plants or decorations must not encroach grass areas of the property. Potted plants are allowed in rock areas. Alterations of Common Areas are not allowed, including hanging items in trees. **Feeding wildlife is prohibited. Do Not Feed The Squirrels!!** They

chew siding and fences. You're allowed one bird feeder in your space but not in trees.

Parking: Residents/Tenants, **At No Time**, are allowed to use Visitor Parking. Visitor parking is short term parking, 24 hours or less, and the New Unit Guest Pass in **clear view!** Please abide by this or receive a fine or tow.

Warm Weather Reminders: Due to City Ordinance and Fire Codes, **No Charcoal Grills or Fire Pits** are allowed in Attached Housing. If planning any updates to anything outside of your unit, you must contact the Management Company for **Board approval Before** you do any work.

Architecture: Anything (Studs Out) must have Board approval: patios, windows, front doors, etc. Submit a "Design Improvement Form" found at www.Westwindmanagement.com.

2022 Projects:

- Landscape company is JBK. Projects include updating landscaping with rock and Xeriscape and tree maintenance.
- A survey of Burgundy will be done to locate unused satellite dishes.



Plan is to have all unused satellite dishes removed all at once. Look for more to come on this.

Pool: No Glass, No Smoking and No Pets in-side the gates. You must be a Resident or Tenant or accompanied by a Resident or Tenant and have a key, to use the Pool. ID is required on premises. Rules are posted at the Pool and if disregarded, privileges can be revoked.



Trash: Do Not set trash and large items around the bins. *Securely Bag All Trash!!!* Remember, break down your boxes for Recycle bins.

Spring/Summer Weather: Make sure your Homeowner's Insurance includes HO6 Assessment coverage.

- Please deposit cigarette butts properly, not on the grounds. Fire Danger is Extreme.
- Lock all doors and keep your valuables out of your vehicles. Theft is all around us.

Beverly Valvoda



Strawberry

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

Board Members: Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, ersinsulukioglu@gmail.com; Eric Farley, eric.farley.hoa@gmail.com; Vickie Wagner, hrstrawberryhoa@yahoo.com.

HOA Meetings: Our next HOA meeting will be held via Zoom on Thursday, July 21, 2022, at 6:30 pm. Information can be found on



the property management company website <http://www.accordhoa.com>.

Painting: Painting of siding at Phases 1 and 2 is complete. The painting company did a great job! Repair and painting of covered parking areas will be in 2023.

Landscaping: Keesen Landscaping Co. is busy trimming trees and bushes, laying landscape rock, fixing sprinkler issues, and replacing railroad ties where needed.

Security: Front Range Patrol provides security at Strawberry.

Please use the following numbers when needed:

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

Vickie Wagner



Cobblestone

Let a man walk ten miles steadily on a hot summer's day along a dusty English road, and he will soon discover why beer was invented.

— G. K. Chesterton

Project Updates:

Many thanks to our residents for your flexibility during the process of seal coating the asphalt. While planned for May 31st and June 1st, Mother Nature had other ideas and rain caused some rework and a short delay. Still, the board appreciates how everyone cooperated with the car removal process. Kudos go to Ray Griffiths for managing this process despite the weather challenges. In the end, the appearance of



the asphalt and newly painted stripes is a big improvement. In addition, this task extends the life of the asphalt, which saves dollars in the long run.

The landscape improvement committee reviewed bids and selected a vendor for the final phase of this major project. Sod, shrubs and plants will be added to various spaces throughout the community. Drip lines will be installed in areas with new plants. Cobblestone will be added to spots

that were missed last year. The plan is to complete this major improvement project this summer.

Installing new signage throughout the community continues to be in process. This project will be completed this summer.

Reminders:

Dogs need to be on a leash. Many in our community are proud dog owners and are seen walking them

during the day and in the evenings. While it may be tempting to let your dog play in a common area without a leash during the summer months, it's a potential hazard for your dog and for those of others. Please review and abide by the community's rules for pet ownership as stated in the rules and regulations document, which can be found on the portal under Documents, then select the Policies tab. These rules are designed to benefit everyone in the community regardless of whether they are pet owners.

A big thank you goes to homeowners who are submitting an ARC request form before beginning improvement projects. As a reminder, the committee has thirty days to review the request. Forms submitted with specific details support the review process.

HOA meetings occur the fourth Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Invitations for these virtual meetings are sent by Lewis Moses, lmoses@cchoapros.com or Lisa Larson, llarson@cchoapros.com.

Sharon Taylor



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Fairway 16

Our 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, July 20 at the clubhouse, 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.

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.

Pool Opening: The pool is open for residents and their guests. The easing of COVID restrictions will allow the pool and public bathrooms to be open and no restrictions on the number of residents within the pool area. However, pool users will still need to follow the basic posted pool rules and be respectful of other residents.

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.

Irrigation: The sprinkler system was turned on May 1. Water is our community's' second biggest expense. This is largely due to the age and inefficiency of our sprinkler system. As a result of an extremely dry Spring, the City of Aurora has issued watering guidelines that restrict our watering days and times. Per the city's guidelines, the sprinkler controllers are currently set to run three times a night (for a few minutes) and three days per week. This watering approach is called cycle and soak. While this may not be

enough water to make our yards look like the Botanical Gardens, it does conserve water, and helps to control cost. Homeowners can help our conservation effort by not leaving water running for prolonged periods while washing cars, and installing water saver toilets, and water saver shower heads. Also, please report any broken sprinkler heads and or leaks to our property manager.

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 percent of homeowners.

Sewer Issues: We have had four major sewer-line back up issues last 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.



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: Anything modification the outside of your home "Studs Out" is requires and 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

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).
- **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, 303-962-9382, aweiss@lcmpm.com.
- **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](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, and paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>.

Meet and Greet: Come join the fun! Please come join fellow residents for a Meet and Greet on Sunday, July 17, 2022 from 4 to 6 pm. It will be a great way to get to know your new and long-time neighbors. This will be a casual and bring a dish to share event. The front area near the Victor Street pool will be the place to be. The HOA will provide paper products like plates and flatware. Please bring

your own beverages and chairs. If you have a banquet table, pop tent or games we can use that would be very helpful.

Golf Course Reminder: A friendly reminder to new and current residents, the golf course does not allow pet's waste to be placed in their trash receptacles. We ask if you see this happening to contact the golf course pro shop at 303-755-3550. Please take your pet's waste to your trash.

Garage Sales: Homeowners are individually allowed to have a garage sale. Items must be kept in your garage space. Please be courteous of your fellow autocourt residents for their access to their garages.

Landscape: It is a fun time of year watching the trees bloom and the grass growing. Our new landscaper is busy repairing and repositioning sprinkler heads on our aging sprinkler system. The hope is to use our water more conservatively and more accurately. In May the challenging weather and wind created a need to change the timing of some landscape work.

Pool Reminder: The Worchester and Victor pools will have staggered openings and closings this summer season to extend the pool use season. The Worchester pool was opened May 28, 2022 and will close Sept 5, 2022. The Victor pool opened June 18, 2022 and will close Sept 25, 2022. So, mark your calendars for additional pool time this year. Please read all the pool rules and regulations listed at each pool. It is important to

never prop open gate and to check gate that it locked before leaving. Please contact property manager if you need a replacement key. The keys are \$25 each. A homeowner must be present with their guests. The pool is to be used at your own risk and sole liability.

Grounds and Pets: Please help with keep our property looking it's best. If you see some trash pickup if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of in your trash.

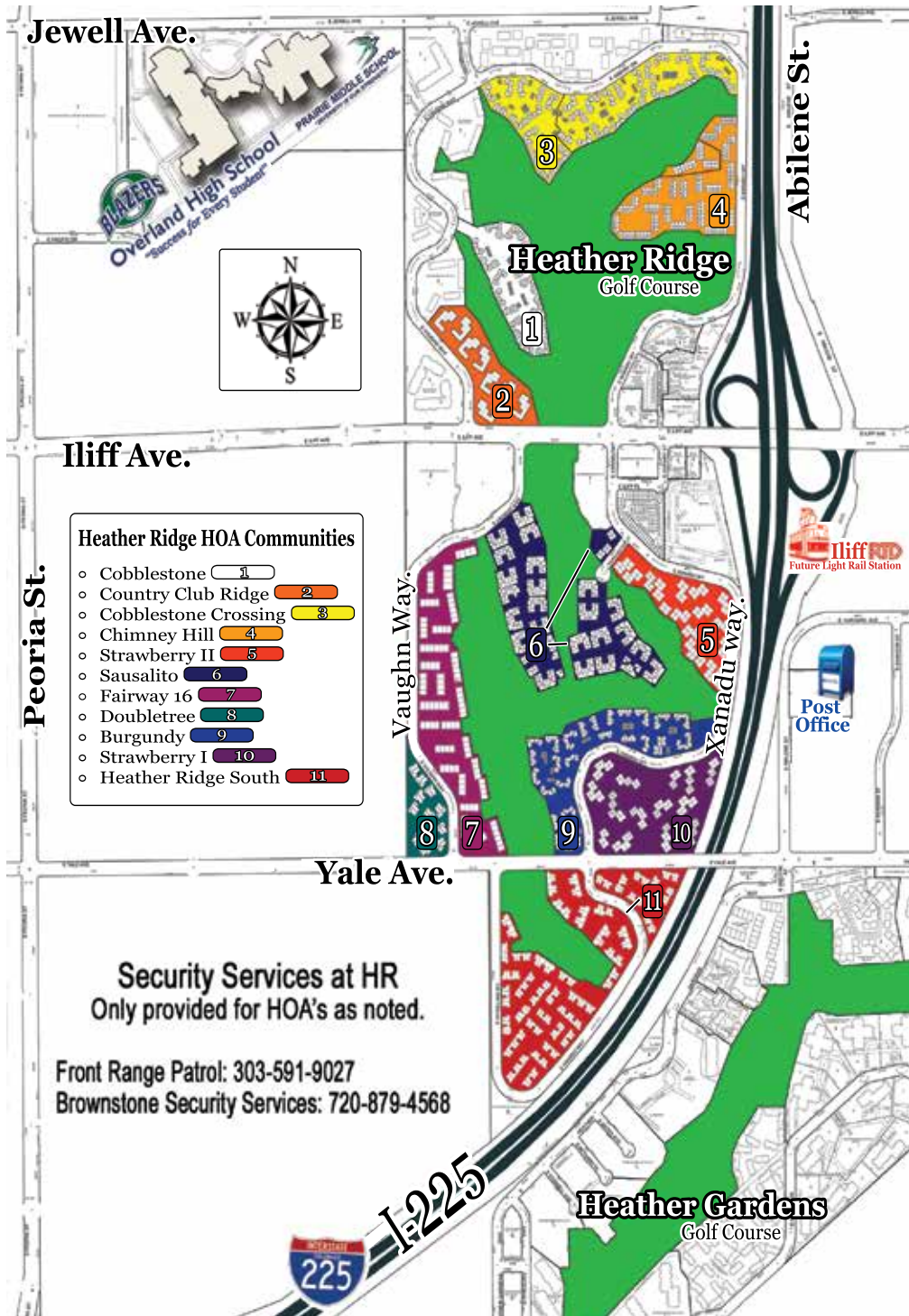
July homeowner checks you can perform some on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance.

Keep helping conserve water, all operable windows must have screens per R&R, please check condition of screens and frames, and service AC units. Keep mosquitos away by removing standing water, donate winter clothes, pack a summer emergency car kit and of course, enjoy the wonderful CO sunshine!

Patty Robinson



Heather Ridge Community Map



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

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

Double Tree
 Self Managed, Alison Ruger
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha for information
 Security: None

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

Heather Ridge South
 Westwind Management Group, Inc.
 Sabrina Lopez – 303-369-1800 x142
 Janelle@westwindmanagment.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
 Strawberry Clubhouse,
 2638 S Xanadu Way
 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.
 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.
 Silvia Gregory
 westwindmanagement.com
 303-369-1800 ext. 120
 # Units: 116
 HOA Meeting: 2nd Wed., 6 pm
 Held virtually via Microsoft Teams
 Security: None

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

Service Directory



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

July 2022

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 — July 9 & 15, 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 — Wednesday, July 6. 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 — Wednesday, July 6. 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, July 23, 9 am-2 pm
Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and the City of Aurora. Advance registration is not required. Visitors will not be allowed entry without adequate masks covering their mouth and nose, which must always be worn by adults and children 3 and over, except while eating or drinking.
Hours: 9 am - 2 pm
720-865-3500

Denver Zoo

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

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