

# *HR* Heather Ridge Metro Matters

Volume 14

March 2024

Number 3



**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

## There's No Better Time Than The Present to Join One of Our Heather Ridge Golf Leagues

Please give some serious thought to joining either the Men's or Ladies Golf Leagues this year. Players of all ages and skill levels are welcome to join in the fun. Applications for joining either of these leagues can be found on pages 13 – 16 in this month's *Metro Matters*.

For more information about golf at Heather Ridge, stop in the pro shop located in the lower level at 13521 E. Iliff Ave, then stop upstairs for a great sandwich at Noonan's.

See you on the course! (If the darn snow ever melts. . .)



**Barry McConnell**  
*Publisher/Editor*

**Barry**

**Heather Ridge Metropolitan District**  
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Treasurer Charlie Richardson,  
Sausalito  
Althea Zen, Double Tree  
James Cronin, Chimney Hill  
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**  
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80014  
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### IN EVERY ISSUE

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| <b>02 FROM THE PUBLISHER</b>       | <b>10 PETE &amp; VAN UPDATE</b>      |
| <b>04 HR METRO DISTRICT UPDATE</b> | <b>12 HR GOLF CLUB UPDATE</b>        |
| <b>07 AURORA FOX ARTS THEATRE</b>  | <b>18 HOA NEWS</b>                   |
| <b>08 CALENDAR</b>                 | <b>30 SERVICE DIRECTORY LISTINGS</b> |
|                                    | <b>31 CLASSIFIEDS</b>                |

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# HR Heather Ridge

## METROPOLITAN DISTRICT

### Home Inspections in Today's Real Estate Market

When I first thought about this article, I was going to title it "Brain Damage in Home Sales" or something like that. Home inspections are a necessary, good, and important aspect of home sales, e.g. – it may limit post-closing liabilities. But over the past years and decades, it has become the bane of sellers, buyers, and agents. Why is that?

When I started in real estate 49 years ago, there was no such thing as home inspections per se. It wasn't part of the standard Colorado real estate contract, but agents could and did insert inspection language in them. That language was inconsistent at best. It lacked clarity, structure, and most importantly protections and recourse as a matter of contract. My how things have changed.

The *Colorado Contract to Buy and Sell Real Estate* is a mandated form for all agents (and used by most attorneys). In 1975, the purchase contract was six pages long. . . maybe! Today, it's 23 pages with 32 sections outlining a multitude of home buying and selling issues. It's a great contract helping all parties in a home sale, but let's be clear about who it protects the most. . . the buyer.

Why is the buyer above all others? It's all about the potential loss of earnest money, especially for inspection issues.

The home inspection is found in Section 10 of the *Colorado Contract to Buy-Sell*. That section overflows with clauses about disclosure, inspection, indemnity, insurability, due diligence, and water. What surprises many people is that Section 10.2 clearly states ". . . **the buyer acknowledges that seller is selling in AS IS condition.**" Yes, the property is sold "as is," but buyers are rescued by Section 10.3. It outlines their rights and protection to inspect, object, reach agreement or not with

the seller, and to terminate without loss of earnest money. Powerful stuff!

There are many factors to a successful inspection – the contract, buyer and seller expectations, real estate agents' experiences and knowledge, and the inspection process. The key to a good inspection is the inspector. Unlike real estate agents, home inspectors are not licensed by Colorado (however, radon inspectors and repair people are licensed). This may raise questions about the quality, depth, and value of an inspection for all parties to the sale.

When inspectors inspect, they do so visually. They observe and look for known housing problems – water and electrical issues, operating condition of appliances and features, safety-code issues, etc. They do not examine things as would a licensed plumber, engineer, heating-cooling company. If an inspector has any concerns, then it will be noted in their report for further investigation. This usually means using licensed professionals to be paid for by the seller.



A buyer's *Inspection Objection* is usually the direct result of the inspection report. Most inspectors are very professional in doing their reports. They may use industry recommended forms by one of the two professional inspection societies that inspector may

subscribe to (ASHI or INTERNACHI). However, there is a tendency among inspectors to "cover their backsides" about unknown items lurking in places they can't see, or in conditions beyond their scope of inspection. As mentioned above, this may result in additional inspections by engineers, electrician, plumbers, etc. Think dollars.

The inspector's report outlines and organizes issues. It may summarize any inspection concerns recommending

further investigation or actions by the buyer. Once done, buyers may terminate the sale, or they may submit a *Buyer's Inspection Objection*. This is a contract form specific for inspections. If the seller doesn't respond, then the sale may die. Or, the buyer may withdraw the Objection and move forward.

If the seller wants to resolve the buyer's *Inspection Objection*, then another form is used. . . the *Seller's Inspection Resolution*. The seller responds by stipulating what will be done. Please note I didn't say "what the seller won't do." The Resolution needs to be well written, easy to follow, and above all reasonable to valid objections and issues presented by the buyer. It must say what the seller will do.

A home inspection can make or break a sale. From the seller's side, the best defense is a strong offense. That means discussing all possible issues with your listing agent, doing a walk-through, discussing a professional pre-inspection inspection, and the merits of marketing to include a seller paid home warranty insurance policy. The biggest home inspection issues are: furnace-central air-hot water heater, plumbing and sewers, electrical, older appliances, and exterior issues (especially in HOA communities).

Listing agents should discuss with sellers the entire inspection process, it's ramifications in a sale, and all

aspects of the Resolution. If that sale dies, then inspection issues must be disclosed to future buyers along with Objection and Resolution documents. If the actual inspection report is attached, then so much the better. However, be careful about usage in future sales because the last buyer paid for it. . .and owns it.

Buyers working with an agent need to discuss what inspection issues are reasonable and necessary for Objection. This is critical because buyers may become emotional believing a house must be in "perfect" condition before buying. Although understandable when buyers are paying full price or more along with rates that have doubled in the past two years ago – emotions may get in the way of facts.

An adage in real estate sales goes as follows: "A home sale is 90% facts, and 10% emotion. However, emotions may determine actions." Inspection issues are mostly about facts, but buyers and sellers may do things they later regret. The key to success is knowing how home sales work, having the right people involved, and seeing the bigger picture of a sale rather than fighting over a dripping faucet. . . or an aged furnace. To get around all these complicated and sometimes fuzzy issues, it is recommended that buyers and seller prioritize their issues in terms of goals and dollars. The solution will be obvious.

**Van Lewis**

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# John Curzon



Heather Ridge lost one of our favorites recently. John Curzon always greeted you with a smile and continued that same smile as he beat your butt with a birdie on the 18th green for the win. John grew up northeast of Seattle through

high school and college excelling in basketball, baseball and most all athletics. John was a maverick side-stepping the norm. A note on a report card read, "We find it particularly hard to apply discipline, for Johnny is so likable and irrepressible." After college he played semi-pro baseball and he was adept at stepping over social norms to show talent with kindness. He enlisted in the U.S. Naval Reserves serving two years active duty.

As a business entrepreneur, he was always inventing and innovating. His ingenuity and passion for marketing led to many great ventures and a few infamous ones as well. John demonstrated an honest and fair work ethic. Strong, determined, and incredibly street-smart through multiple economic downturns, John guided his startup company, Industrial Specialties, to a successful and rewarding finish.

John's gift for athletics meant sports were an enduring part of his life, which he enjoyed sharing with many cherished friends. In his retirement, he excelled in tennis and golf. Another dream came true when John was awarded MVP at the inaugural Colorado Rockies fantasy camp in 1996. John also had a short career as a Bullfighter after venturing into Mexico during a tennis tournament in San Diego. John hung up his cape after a collision with the Bull.

John was very supportive as the fate of Heather Ridge was in question. This world is a better place because of John Curzon. We're sure that Bull was smiling as John walked away from the ring.

He is survived by the love of his life, Bonnie; and family Sons: John Curzon (Janet), Jim Curzon (Maile); Daughters: Ginny Curzon, and Chris Erickson.



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\$6 Guinness	Corned Beef & Cabbage
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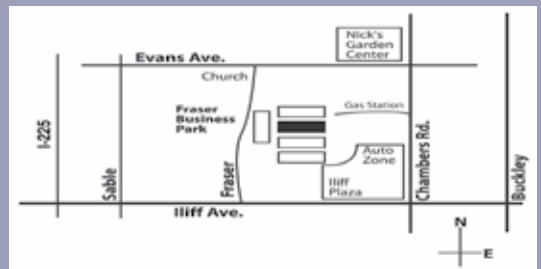
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# March 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p><b>Next HRMD Regular Meeting</b>  <b>Third Thursday each month</b>  <b>Providing there is business to conduct.</b></p> <p>For an invitation please            Email to: <a href="mailto:info@HRcolo.org">info@HRcolo.org</a></p>					1	2
3	4	5	6	7	8	9
10	11 6 pm Burgundy HOA Meeting Clubhouse  6 pm Cobblestone Crossing via Zoom	12 6-8 pm CH HOA Mtg at Noonan's first floor meeting room	13  6:30 pm Sausalito HOA Mtg via Zoom	14	15	16  
17 	18 5:30 pm CCR Board HOA via Zoom	19 	20 6 pm Fairway 16 HOA Mtg in Clubhouse	21  6:30 pm Strawberry HOA Meeting via Zoom 5:30 pm HRS HOA Mtg Clubhouse	22	23
24/31  <b>March 31</b>	25 6 pm - Cobblestone HOA Mtg via Zoom  5:30 pm Special HRS HOA Mtg Clubhouse	26	27	28	29  <b>March 29</b>	31



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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.*

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## Getting ready to sell in 2024? Great Expectations?

Any homeowner thinking about selling in 2024 should be reasonably optimistic. This is particularly true for Heather Ridge because its affordable, has/owns a golf course, Cherry Creek Schools, nearby parks and recreation, Interstate access to DIA and elsewhere, light rail, nearby shopping, and its own magazine – *Metro Matters!*



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

In 2023, the metro median price for a single-family home was \$625,000 – up 4.2% from 2022. Condos/townhomes were down 0.3% from last year with a median price of \$395,000. Heather Ridge’s median price for 2023 was \$358,627, down a bit from \$363,259 in 2022 due more to the pricing mix of homes than anything else (only one sale over \$500,000 in 2023 vs four in 2022; and fewer sales in the \$400-\$500K range [15 in 2023 vs 34 in 2022]). Otherwise, prices have held. Amen.

The biggest factor in Heather Ridge for a fast and top dollar sale is a property’s condition – Updated or remodeled? Well cared for but dated? Or, sold “as is” as done in most estate and rental property sales? Condition matters!

In 2023, the same model homes in Heather Ridge sold “as-is” vs remodeled could easily vary in price by \$100,000 or more. That’s huge! Such sales show the importance of updated/remodeled homes for buyers wanting “move-in ready” living – and no post-closing repairs. That market is strong and will pay top dollar.

Certain Heather Ridge home features add value beyond price. A two-car attached garage beats a one car any day of the week – whether attached or not. The value of garage space, especially attached, cannot be overstated. Because many Heather Ridge units are designed for reduced living and life styles, the importance of a garage may exceed the value of a home’s size, the number of bedrooms or bathrooms, and a basement or not.

The housing market is influenced by factors beyond home features. Interest rates and home prices have more than doubled housing costs over the past two years. You can blame the Fed for having rates too low and too high. However, we have stayed out of a recession and inflation is coming down (3.1% for January). If rates drop as expected and for sale inventory holds steady, home prices will be on the march upward again.

The U.S. economy is holding strong with **NO** recession in the forecast. . . for now. A strong economy means jobs and income, and in that category metro Denver is holding its own. . . and more. However, housing costs here are hurting job relocations, so companies might expand elsewhere. Currently, a median priced metro Denver home consumes 43% of household income. That’s up substantially from 29% in 2019.

When it comes to marketing a home for sale, managing inspection issues, knowing how HOAs work, getting past appraisal problems, and going to the closing table on time, Pete and I are your go-to guys. We have over 49 years each in metro Denver real estate, and we specialize in Heather Ridge. We know it inside and out. We have raised our families here, served on HOA boards, helped to save the golf course and the creation of the Heather Ridge Metro District, and we have written monthly real estate articles in *Metro Matters* since its creation in 2010.

If you’d like a visit from one of us, please email or call for a friendly visit to listen to your real estate questions. As always, we listen first before speaking. We practice our profession with the following thought – “No one cares how much you know until they know how much you care.” ***That’s us in a nutshell. Please don’t leave home without us.***

Van Lewis

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**Van Lewis**  
303-550-1362  
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Please remember don’t leave home without them.

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**Homes Pending as of February 16, 2024**

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$175,000	13617	E Yale Ave B	1 - 1	843	1 Carport	2 Story
Strawberry I	\$250,000	2630	S Xanadu Way A	1 - 1	856	1 Carport, 1 Sp	2 Story
Strawberry II	\$317,000	2429	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Sausalito	\$375,000	2522	Worcester Ct B	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	\$380,000	1937	S Xanadu Way	2 - 2	1,392	1 Space	2 Story
Fairway 16	\$390,000	2610	S Vaughn Way D	3 -- 3	1,650	2 Gar, Att	2 Story

**Homes Closed from January 16, 2023 to February 16, 2024**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$315,000	2443	S Xauadu Way D	2 - 2	1,091	FHA	\$12,000	Individual
ChimneyHill	\$330,000	2071	S Worcester Way	2 - 3	1,344	Cash	\$175	Individual
Sausalito	\$349,000	2522	S Worcester Ct C	3 - 2	1,300	Conventional	\$10,000	Agent Owner
Burgundy	\$379,000	2641	S Xanadu Way A	2 - 2	1,314	Conventional	\$0	Individual
Sausalito	\$399,900	2405	S Worcester Ct B	4 - 3	1,512	FHA	\$9,488	Individual

**Active Homes for Sale as of February 16, 2024**

HOA	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
Country Club Ridge	\$399,000	2280	S Vaughn Way 101	2 - 2	1,196	1 Gar, Att	2 Story
Sausalito	\$399,989	2468	S Victor St B	3 - 2	1,282	2 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

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**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.net](http://www.golfclubatheatherridge.net)

## 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 last 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](mailto: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!! 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 05-18-2024 <b>05-31-2024</b>	Two Man Team Individual Gross / Net <b>Match Play – Round 1 Completed</b>	9 Holes Best Ball / 9 Holes Aggregate Pick Your Partner (Must be within 10 Strokes) Groups Set by Computer <b>Match Must Be Completed by 05-31-2024</b>
06-01-2024 06-15-2024 06-29-2024 <b>06-30-2024</b>	Two Man Best Ball Men's Club / Women's Club Mixer Individual Gross / Net <b>Match Play – Round 2 Completed</b>	Pick Your Partner (Must be within 10 Strokes) Shamble (Computer Draw) Groups Set by Computer <b>Match Must Be Completed by 06-30-2024</b>
07-12-2024 07-13-2024 07-14-2024 07-27-2024 <b>07-31-2024</b>	Member / Member – Member / Guest 4 Man Best Ball <b>Match Play – Round 3 Completed</b>	Friday – Horse Race PM Sat – Sun Tournament (Must be within 10 Strokes) 100% HNDPC Computer Draw <b>Match Must Be Completed by 07-31-2024</b>
08-10-2024 08-11-2024 08-24-2024 <b>08-31-2024</b>	Club Championship 6–6–6 2 Man Team <b>Match Play – Round 4 Completed</b>	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) <b>Match Must Be Completed by 08-30-2024</b>
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](http://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**

<b>Membership*</b>	\$165.00	\$ _____	
<b>Match Play</b>	\$ 25.00	\$ _____	
<b>TOTAL DUE</b>		\$ _____	<b>Date Submitted:</b> _____

\* 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**

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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 \_\_\_\_\_

# Heather Ridge 9-Hole Ladies Golf Association

Dear Women Golfers,

Whether you are an experienced golfer, or new to the game, this association is for you. I invite you to join us for a season of tournament play at Heather Ridge Golf Course. We play every Tuesday from May through September.

You must be a paid member to play with our group. Your name, phone number and e-mail address will be listed in our on-line membership roster, providing you join by March 15, 2024.

To kick off our new season, our annual breakfast meeting will be on March 26, 2024, 9:00 am at Rosie's Diner, conveniently located just east of the golf course at 14061 East Iliff Avenue.

Applications and tournament schedules are posted in the clubhouse. Dues are \$57.00 plus a \$43.00 computer fee for GHIN services. Please send your payment to:

Sherri Cooper  
2457 S Victor Street, Unit E  
Aurora, CO 80014

I look forward to meeting you! Please join us for a summer of fun!

**Judy Ahlbrecht**  
**President, Heather Ridge 9-Hole Ladies Golf Association**  
**Text preferred: 303 726 3856**



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# HR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone

*Springtime is the land awakening. The March winds are the morning yawn.*

— Lewis Grizzard

This year, the first day of spring lands on March 19. Let's hope our dreams of daffodils and tulips outweigh the springtime snowstorms that come to Colorado.

#### Updates:

##### Town Square: Your Communications Hub

As a reminder, Associa's Town Square (<https://www.townsq.io/>) is the central place for homeowners to communicate with our HOA community managers. If you have a work request, question about your account or are planning to make some home improvements, select the Request tab which opens a window offering varying categories. Select the category that aligns with the topic of your request and submit the information.

Questions for the Board can be submitted by choosing the General category. This option is a good way to submit questions that may require additional research in order to respond. It also allows for responses to be provided between monthly HOA Board meetings.

You can track progress toward the resolution of your request in your original submittal. Some homeowners have indicated that they do not get follow up information. Be sure to check your notification settings to ensure that they are set for you to receive follow up responses. You can check your notification settings by opening your Profile Setting, then select Notifications, which opens a dropdown menu for all potential notification options in Town Square.

#### Reminders:

**Ice Melt:** We can expect spring snowstorms and along with them the aftermath of thawing and freezing. Buckets of ice melt are available at mailbox locations. A scoop is in each

bucket to make it easy to spread ice melt around these areas. Please be sure to replace the cover after each use. Your help with this ongoing task is appreciated. Homeowners are not restricted from purchasing and placing buckets of ice melt on front porches.

**Pick Up After Your Pets:** The three pet-waste-stations within the community are stocked with bags as a courtesy for the community. The Board tries to ensure that these stations are stocked with bags; however, if a station is temporarily out of them, the task of picking up after your pet remains the dog owners' responsibility. Cobblestone HOA does not hire a service to remove pet waste

**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**



*After the snowstorm on 7th fairway.*

# Strawberry

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

**Board Members:** Sonja Mooney, President, [sonja.strawberry.hoa@gmail.com](mailto:sonja.strawberry.hoa@gmail.com); Ersin Sulukioglu, Vice President, [strawberryhoa.sulukioglu@gmail.com](mailto:strawberryhoa.sulukioglu@gmail.com); Faith Gillis, Secretary, [faithstrawberryboard@gmail.com](mailto: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 on your phone to attend at **720-707-2699 (Denver)**, or **719-359-4580 (US)**, meeting **ID 83309919250#**

**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.

**Trash Dumpsters:** Please let Kyle, Accord Property Management, know immediately if our current trash vendor (HBS) misses any pick-ups in your area. He will immediately notify HBS, so they can come back and empty the dumpster promptly. HBS is still learning the Strawberry community layout, so please be patient with Kyle and the HBS vendor.

**Snow Removal:** Please inform Kyle, Accord Property Management, right away if there are any areas where sidewalks have been missed. Outside Dreams employees are getting to know our community layout, so please be patient with Kyle, so he can address any issues with shoveling. Keep in mind that during blowing snowstorms, some sidewalks have previously been shoveled (even though it does not seem like it's been shoveled).

**Pet Care and Safety Reminders:** Residents at Strawberry cannot leave dogs unattended on outside decks

per HOA Rules and Regulations. Continual barking is a violation of the HOA and Aurora Animal Control, so please be considerate of your neighbors by bringing your dog inside. Decks must be free of dog excrement, including urine, and cleaned up immediately to avoid the spread of disease and to keep the area odor free. Remember we live in close proximity to other residents within our community. One last note, for the safety of your dog, it's

especially important during snow and bitter cold days to **Not** leave your dog unattended on the deck. Subzero temperatures will easily allow frostbite to set in. Members of your community can report this to the HOA and Aurora Animal Control. Violations from the HOA and Aurora Animal Control can be issued. If you have pets, please review the current HOA Rules and Regulations to avoid any future misunderstandings.

Faith Gillis



## Happy St. Patrick's Day

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# 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:** President – Lori Foster; Vice President – Nathan Mendel; Treasurer – Vacant; Secretary – Melissa Reuler; Member at Large – Vacant

## Management Contact Information

*Company:* Westwind Management Company

*Manager:* Roxanne Chaparro

*Website:* [www.westwindmanagement.com](http://www.westwindmanagement.com)

*Email:* [burgundyinheatherridge@westwindmanagement.com](mailto:burgundyinheatherridge@westwindmanagement.com)

[roxanne@westwindmanagement.com](mailto:roxanne@westwindmanagement.com)

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



## Burgundy HOA in the Works:

1. Bid for community lighting
2. Bid to redo trash enclosures in each driveway
3. Assessment of community sewer lines
4. We will be looking at more ways to conserve water and electricity in the community over the next year.

## Homeowner Reminders:

- Homeowner Fireplace Annual Inspection should have been completed by the end of February 2024. Emails, mail notices etc. were sent to each homeowner. *Our community insurance coverage is on the line if units are not inspected.*
- All Holiday type decorations should be removed shortly after each Holiday is over.

- Clubhouse Accessibility for Disabled Persons to attend Monthly Board Meetings. Please email [Roxanne@westwindmanagement.com](mailto:Roxanne@westwindmanagement.com) to alert her of your intention to attend the Monthly Board Meeting no later than the Friday prior to the Burgundy Board Meeting so we can move the meeting for the month to the lower level of the clubhouse.

## Burgundy Bulletin Board:

- Energy Saving Rebates to think about to help save on Water and Electricity inside your home. **City of Aurora Toilet Rebate:** Toilets – City of Aurora <https://www.auroragov.org/cms/One>
- **Home Depot Toilet Rebates:** Rebate Center – The Home Depot (search toilet) <https://www.homedepot.com/rebate-center>
- **Rebates offered from Excel:** Home Rebates – Residential Services – Xcel Energy <https://co.my.xcelenergy.com/s/residential/home-rebates>
- **Excel Home Energy Squad Free Services:** Xcel Co Energy – Home <https://xcelenergycores.clearesult.com/>

We can all do our part by replacing older toilets, faucets, shower heads, water heaters, and thermostats to newer and more efficient up to date models.

*In terms of March Holidays or Monthly Celebrations here are a few:*

**Dr. Seuss' Birthday, Read Across America Day – March 2**

**International Women's Day – March 8**

**Pi Day, Birthday of Albert Einstein – March 14**

**Ides of March – March 15**

**St. Patrick's Day – March 17**

**National Crayon Day – March 31**

**Easter occurs in March every four years**

**March Madness – NCAA Basketball Tournament**

**Daylight Savings Time Change – Spring Forward**

## Insurance:

- *Homeowners Insurance* should include an HO6 Policy.
- *Homeowners Insurance* should include a *Loss Assessment Endorsement Policy* with a recommended minimum of \$15,000. Having the Loss Assessment Endorsement Policy should help to cover you for a special assessment. Be sure to confirm with your Agent if you are covered for all Assessments or just Wind and Hail. There should be no sub-limit that would leave you on the line for the difference between the sub-limit and the assessment. For more information, please contact Dalton Spanbuaer with Anderson Ban Insurance, Inc. [Dalton.andersonban@gmail.com](mailto:Dalton.andersonban@gmail.com), 303-814-3558 ext. 2.
- *Renters Insurance* – If you are a renter of the unit be sure to look into Renters Insurance to cover your belongings inside the unit.
- *Make sure you always get your coverage in writing from your agent.*

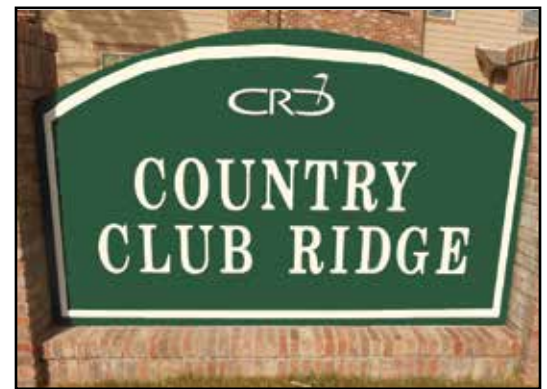
**Lori Foster**





## Country Club Ridge

The Board of Directors invites you to participate in monthly Board meetings held at 5:30 pm, the third Monday of each month. The meetings are held online except for the Annual meeting in October. Owners receive an email from Metro Property Management with the agenda and a link. Click on the link to join the conversation. There is a Homeowner Forum during the meeting where you may voice concerns, offer suggestions, and get to know about your community. The next meeting is 5:30 pm, Monday, March 18th.



Have you changed your phone number or email address? Please keep your contact information up-to-date by emailing Dan Anderson with changes and additions at [DAnderson@MetroPropertyMgt.com](mailto:DAnderson@MetroPropertyMgt.com).

The calendar says Spring is on the way, but we know March usually holds a snowstorm or two. Shoveling and plowing take place when snowfall is 2" or more. Please continue to use

your garages for primary parking. If a snow event is forecast, do not park in snow storage spots. Vehicles may be towed if they are parked near snow storage areas. There are ice melt buckets in the cul-de-sacs near each building. This is for your use if walkways or driveways are icy. Please report to our Community Manager if the supply is low or out.

Continue to use Handicapped Parking for short-term parking if you have a

valid Handicapped Sticker or license plate. If you have a vehicle that is not being used, find other parking arrangements. According to our Rules & Regulations, no vehicle may be parked on the property without being used more than seven days.

Thanks for being a good neighbor.

**Judie Maurelli**  
**Board of Directors**

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# Double Tree

**Board of Directors:** Double Tree's 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 March. The date, meeting time, and location will be posted on the mailboxes.

**Property Management:** In-mid February, you all received a letter from Metro Property Management (MPM), the company we have contracted to manage our property. To reiterate what the letter stated, homeowners now have the option to use ACH (Automated Clearing House) for their



monthly payments. If you would like to use this method, please complete the auto debit form included in MPM's letter. This gives MPM authority to deduct your monthly dues from your checking account. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your statement that you will get the end of March.

Double Tree townhomes will be included in the Metro Property Management website. There will be a secure portal where confidential account information may be viewed. Log-in information will be sent to owners in mid-March.

It is MPM's goal to make this transition from self-management to management company as seamless as possible. Please bear with us, as we may experience a few hiccups. You may contact Molly Ryan, President of MPM, with any questions. Her phone number is 303-309-6220.

**Maintenance Update:** As a reminder, our snow policy calls for hand shoveling sidewalks at 3" of snow, and plowing the main driveway at 6". Also, **please** do not park in the spot reserved for designated snow storage in front of 2661. Parking in this spot during inclement weather could result in your car being towed at your expense.

When weather is predicted to dip into dangerously low temps as it did mid-January, please remember to leave all of your cabinet doors under your sinks open, so that warm air can circulate and hopefully help prevent pipes from freezing. Also, set your thermostat a little higher during

these colder nights. It might cost you a few more dollars on your electric bill, but any damages resulting from frozen pipes are your responsibility and can get expensive. And confirm your insurance coverage, should you need to make a claim for resulting damages.

**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 March 14 and 28. 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.**

**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





# Chimney Hill

## Management:

Advance HOA Management – 303-482-2213

**Maintenance and General Requests** – [Clientservices@advancehoa.com](mailto:Clientservices@advancehoa.com)

**Property Manager** – Ashley Thomas, [ashley.thomas@advancehoa.com](mailto:ashley.thomas@advancehoa.com)

**Monthly Meeting:** The March board meeting will be held at Noonans in the first floor meeting room on Tuesday, March 12, 2024 at 6:00 – 8:00 pm.



**Emergencies:** Call 911. For all non-life-threatening incidents, please call the Aurora Police Department non-emergency line at 303-627-3100. After hours Emergencies Only, Advance after hours staff, 800-892-1423.

**HO6 Insurance Policy:** Please check to make sure that you have adequate assessment insurance to cover any assessment for wind/hail claim or any insurable claim to our complex.

**Snow Melt for Driveway and Steps:** Ice melt in buckets have been placed around the community for *All* residents. Please do not remove them from the common area where they've been placed. Hopefully Spring will be here soon!

**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 and Pets:** Please be a responsible pet owner by picking up and disposing of your pet's 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!!*

The 2024 Spring Activity guide available for all activities can be found at [auroragov.org/activityguide](http://auroragov.org/activityguide). Summer camps will be available too.

## Reminders\*\*\*

**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.



**Trash Bins:** Please keep area clean. All trash must fit inside dumpster. No large items are to be placed inside dumpster.

**Please Do Not Leave Any Items on the Ground Outside the Dumpsters.**

**Parking Spots:** Parking passes are required for *All* vehicles parked in parking spaces between the hours of 6 pm to 6 am. 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.

Do not park in stalls marked with signs designated for *snow storage* sites. Your vehicle will be towed at your expense.

**Call for Committee Members:** If you have time to contribute to your community and are interested in volunteering on a committee(s) please email Ashley Thomas at: [ashleythomas@advancehoa.com](mailto:ashleythomas@advancehoa.com)

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

## Architectural

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

**The Chimney Hill Board of Directors**



# Heather Ridge South



**Management Company – 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](mailto: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 Audrey Brown.

**Vote on the proposed New Declarations:** The HRS Board of Directors announces a Special Meeting for Monday, March 25, 2024 to be held at its clubhouse. Pre-registration starts at 5:30 pm, and the Directed Proxy Vote Meeting starts at 6 pm. This is a meeting to collect proxy votes and to announce the results. The meeting is not a presentation or discussion of the issues. However, for questions, our attorney, David Graf, will be present as will Janelle from Westwind and HRS Board members.

Notice of the meeting will be mailed to all HRS owners on and off site. For those who have already turned in their proxy, your vote is now of record. For those who have not voted with their proxy, a proxy will be attached to the mailed Notice. You may mail it back to Westwind, send it via Internet to [Janelle@Westwindmanagement.com](mailto:Janelle@Westwindmanagement.com), or leave it in the proxy box at the clubhouse (that box is collected daily). Also visit our community website [Heatherridgesouth.org](http://Heatherridgesouth.org) for updates.

For any questions or concerns, please contact Janelle Mauch at Westwind. Also feel free to contact board members Van Lewis (303-550-1362) or Linda Hull (303-868-3168).

**Snow Plowing and Weather Conditions:** Recent plowing has resulted in complaints about landscape damages near garages. The complaints address plow damage to sod-grass areas and snow stacked on lawns or inconvenient locations. Such things happen from time to time, and *all damage will be repaired this spring. . . but not now.* Westwind ask residents to contact them to

better monitor snow plowing. Our plowing is not done by Westwind but contracted through our landscape company, JBK.

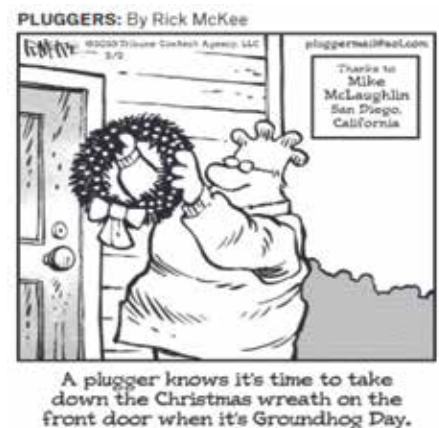
Please remember to watch email blast from Westwind about snow conditions. When snow accumulates on driveway 2-inches or more, plowing operations may begin soon given weather forecasts. JBK will begin plowing at 4-inches of snow. Also remember to clear vehicles from your front driveways for plowing. Cars blocking plowing will be towed at owners' expense.

**New Garbage Company:** Republic is our new provider, but collection days for organic and recycle remain the same – Friday. Re-cycle pickup is every other week. A calendar of pickup service dates has been emailed to all residents, but if you need one, please contact Westwind at [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com). You will have a response in one business day. Lastly, when you put items out for collection, you must collapse cardboard boxes. Republic will not remove items that violate its contract rules – such as furniture, propane tanks or BBQs, large or bulky items, etc.

**Reminder About Monthly HOA Dues:** Due to the huge increase in annual insurance cost for the 2024 Annual Budget, monthly fees have increased accordingly. Year 2024 will see two rate changes as follows: January and February fees \$390 and \$395; and March through December fees \$485 and \$490. If you are using automated banking services (your bank or Westwind's) for fee disbursement or collection, please update the funding amount.

**Architectural Control and Violation Letters:** Things have changed over the past two years regarding how HOAs manage architecture violations. Colorado House Bill 1137 mandates that notice go out in Certified Mail with specific language and dates for response or action. The HRS board has directed Westwind to change and implement policies the new law requires. This has resulted in the Certified Letters, frequent inspections of community property and Hearings. If you receive such notice, please don't ignore it or get angry. . . Westwind is doing its job. If you have any questions or concerns, please contact [Heatherridgesouth@westwindmanagement.com](mailto:Heatherridgesouth@westwindmanagement.com) or call 720-509-6067. Everyone wants HRS to look good and operate safely, so please be understanding of why this is happening. Your board is required to oversee community standards and conditions, and in doing so must follow state laws about giving Notice, Recourse, Hearings, Fines, and Resolution.

**Van Lewis**



# Fairway 16

## Property Manager at Advance HOA

Lauren Gerbholz

303-482-2213 ext. 243

lauren.gerbholz@advance.hoa.com

After Hours Emergency Maintenance 800-892-1423

**Our Next HOA Board Meeting:** Our next meeting will be Wednesday, March 20, 2024.

## Fairway 16 HOA in the Works:

- Sewer Cleanout project in progress
- Assessment of community sewer lines
- Completion of roofs on final six buildings is in progress.

## 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 flushed down toilet paper only, please. No facial tissues, cotton balls, pads, cotton swabs, hair, dental floss, baby wipes, personal hygiene products (that claim to be “flushable” but they absolutely are not.) Also please be aware of what you put down the drains and garbage disposal. Scrape food, oil, and grease into the trash (not your garbage disposal). If oil and grease are liquefied, please empty them into a sealable container and dispose of in the trash.

**Insurance Coverage:** Please confirm with your homeowner insurance provider that you have adequate coverage, including the HO-6 (condo) coverage. Also confirm, if you do have coverage, that it is adequate should there be a need for a special assessment. Your Insurance Agent can guide you to what would be adequate. If you have not filed an insurance claim for the recent special assessment, you may wish to do so if you have coverage as several homeowners have been reimbursed.

**Clubhouse Rental:** The Fairway 16 Clubhouse is available to rent. Please contact Advance HOA for rental guidelines, procedures, and pricing.

**Note to Owners:** It is the owner’s responsibility to communicate community policies and procedures to their renter. Also please provide Advance HOA with name and contact information of your renters.

## Reminder: Snow Removal

So, homeowners are aware, the current contract we have for snow removal consists of the following:

The provider 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. The provider 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.*

## 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. These are not for your extra cars, 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.

## Reminder:

**Outdoor Lighting:** 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

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

**Owners and Renters:** The New Homeowners Association (HOA) Portal has been launched. We are excited about this new addition, as it will streamline announcements, communication, and online payments. If you have not received the registration email or if you have had issues registering, please contact Alec with Accord Property Management. He can be reached via

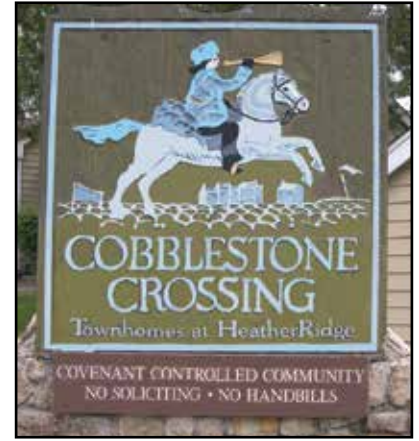
email at [alec@accordhoa.com](mailto:alec@accordhoa.com). Once you are registered, the Portal can be accessed through the [accordhoa.com](http://accordhoa.com) website by clicking on *Client Log In*. If you are renting your unit, it is the owner's responsibility to keep you informed of activities and 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.

**Sewer Line Cleaning Recommendation:** Maintaining a clean and functional sewer system is essential for the well-being of our community. Blocked sewers not only cause unpleasant odors but can also lead to costly repairs and environmental hazards. To help ensure our sewer system remains in top condition, here are some recommendations for effective sewer cleaning.

- **Regular Inspections:** Schedule routine inspections of your sewer lines to identify any potential issues early on. This proactive approach can prevent major blockages and damage.
- **Professional Cleaning Services:** Consider hiring professional

sewer cleaning services at least once a year. These experts have the tools and expertise to thoroughly clean your sewer lines and remove any buildup or debris.

- **Proper Waste Disposal:** Be mindful of what you flush down your drains and toilets. Avoid disposing of items such as grease, oil, paper towels, feminine hygiene products, and non-biodegradable materials, as they can contribute to blockages.
- **Use Bio-Clean Products:** Bio-clean products contain natural enzymes and bacteria that break down organic waste, helping to keep your sewer lines clear and odor-free. Regular use of these products can prevent buildup and clogs.
- **Install Drain Screens:** Place drain screens over your sinks, showers, and tubs to catch hair, food particles, and other debris before they enter your sewer lines. This simple measure can significantly reduce the risk of blockages.
- **Educate Residents:** Spread awareness about the importance of proper sewer maintenance



within our community. Encourage residents to report any signs of sewer problems promptly, such as slow drains, gurgling noises, or foul odors.

By following these recommendations, we can all contribute to a cleaner and more efficient sewer system for our neighborhood. Let's work together to keep our sewers flowing smoothly!

**Snow Removal:** March is normally one of our snowiest months. Please remember sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. Special thanks to Larry and his snow removal efforts. He has been using the tractor to clear main sidewalks, clear in front of dumpsters and in front of garages. This has been a tremendous help on the smaller accumulation days when the plow and shovelers do not come. Please 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. Please avoid dumping on the grass.



# HAPPY SPRING





**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 should not be put in the recycle dumpster?**

- \*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.

**Pet Owner:** 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 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.

**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.

**Architectural Forms:** All changes or updates to the exterior must be submitted to the Board through the Architectural 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.

**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**



# 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](mailto:slopez@lcmpm.com), Billing Questions: Allison Weiss, 303-221-1117 x108, [aweiss@lcmpm.com](mailto:aweiss@lcmpm.com), 303-962-9382.
- **After-Hours Emergency:** LCM, 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape. Call property manager first, emergency number only, 720-561-1568.
- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown.
- **Trash Pickup:** 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](https://www.lcmpm.com) website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpm.com/Account/Login/48233/>

**Spring is Almost Here:** Days are getting longer and soon to see flowers popping out. Please be a good neighbor and know the rules before planting and placing out personal exterior items. There are limitations designed for the good of the whole complex.

**HOA Insurance:** Rising insurance costs are a big issue across the country. The HOA's insurance increased more than expected this year but less than other HOA's in the Colorado area. The deductible went from 5% to 10% due to the size of the community. For example, in the event of a hail/wind storm that causes damage to the complex, all 159 units would be assessed 10% of their share of the building limit of the wind/hail deductible. This is why it is important for homeowners to carry HO6 insurance on their personal policies. Please contact your personal insurance agency to find out if you have enough coverage to meet the HOA's deductibles.

**Keeping Up With The Siding:** Please do not penetrate the siding with any items to prolong it's life. Keep plants and other items from touching the siding. This is also a rule in the Rules and Regs. If you see any issues after winter, please report to the property manager. Touch up paint is available please contact PM for this as well. Prolonging the life of the siding is cost saving to all residents and helps maintain the property value of your investment.

**Security:** Keeping the garage doors when not in operation is very important for the security of the neighborhood. Also keeping delivered packages picked up as soon as possible. If you see anything of concern, contact our security company or the police as soon as possible. Let's work together on keeping Sausalito a safe and thriving neighborhood.

**Architectural Approvals:** The HOA is required to approve changes to windows and doors, adding solar panels, satellite dishes, hot tubs and for the complete list refer to the Rules and 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!

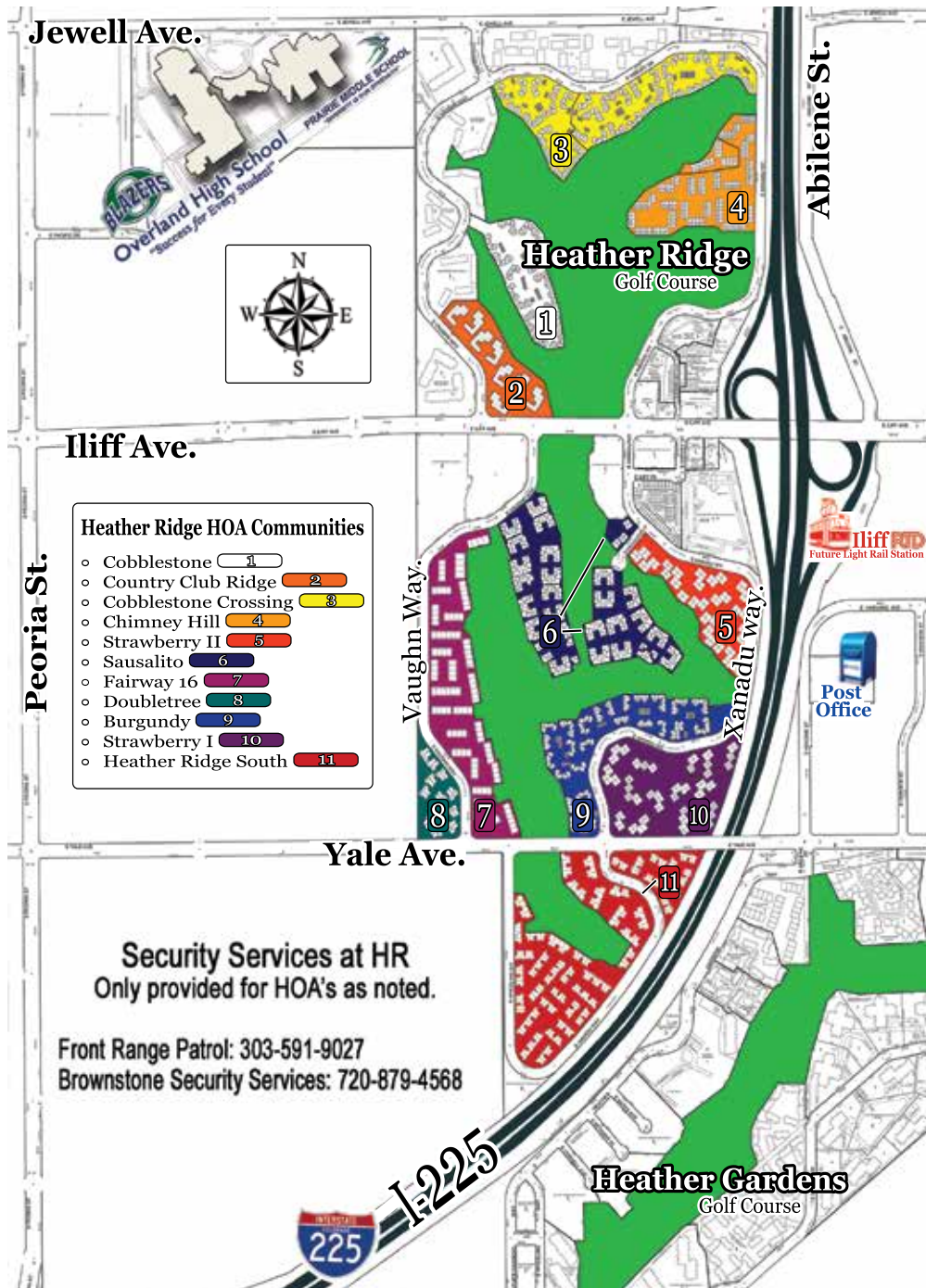
**Architectural Forms:** A reminder that all changes or updates to the exterior must be submitted to the Board through the Architectural Control Request Form found on the website. This is for items such as new and replacement windows, HVAC, satellite dishes, storm doors, etc. The complete list of items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

**Happy St. Patty's Day!!!**

**Patty Robinson**



# Heather Ridge Community Map



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

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

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

**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

**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**  
Advance HOA Management  
clientservices@advancehoa.com  
Ashley Thomas  
ashleythomas@advancehoa.com  
303-482-2213  
# Units: 116  
HOA Meeting: 2nd Tues. at 6 pm  
Noonan's main conference room  
Security: None

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



# Service Directory

## TABOR Refund Alert!

Colorado citizens **MUST** file a Colorado state tax return in order to receive the \$800 TABOR refund in 2024. Seniors should file for state taxes even if they have no additional income in order to receive the \$800 check. For more information call Smoky Hill Tax Service at 303-680-6794.



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pg 9

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Heather Ridge Resident Rating 5★★★★★

**Chuck**  
303-913-8208

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### ELECTRICAL SERVICE & REPAIR

Local Heather Ridge Electrician—licensed and insured. Light Fixtures, Receptacles, GFIC Outlets, Switches, Dimmers, Breaker Replacement and more. Call or email for all of your electrical needs! Kell\*Star Electric LLC. **303-590-8940.** Email: [kellstarelectric@comcast.net](mailto:kellstarelectric@comcast.net).

### HANDYMAN

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

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Retired man with references, will stay at your house. Will come by before sitting, reasonable rates. Pets treated as my own. I have family in the Heather Ridge community. Call Ray Lubinski at 715-299-9911 or [raylubinski@yahoo.com](mailto:raylubinski@yahoo.com)

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Iliff and Peoria, 2 Bedroom, 2 Bath, 1100 + sq. ft. \$1600 plus utilities, monthly. \$1000 security deposit. 3rd Floor, No Pets, Non-Smoker. Washer and Dryer in Unit. Call Kyle for more information at 970-520-2969.

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