

The logo consists of the letters 'J' and 'R' in a stylized, dark blue, serif font. The 'J' and 'R' are connected at the top and bottom, with the 'J' having a small hook and the 'R' having a small tail.

# *Heather Ridge*

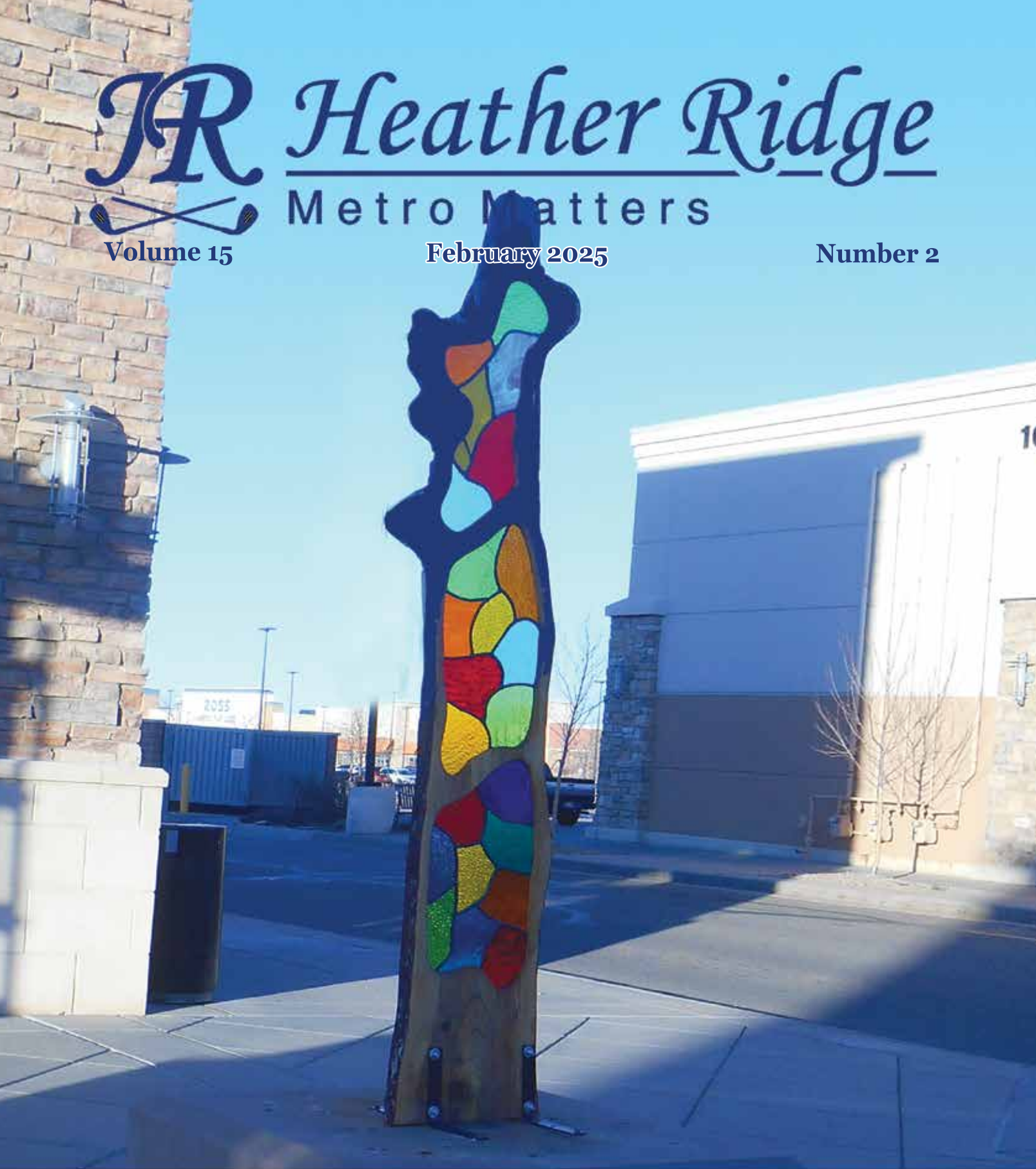
Metro Matters



Volume 15

February 2025

Number 2



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

# HR Heather Ridge

PUBLISHER'S NOTE

## Welcome to February

Each February Van Lewis and Pete Traynor present an annual summary of home sales in Heather Ridge. On pages 4–6 you can see how your home compares to your neighbor's or perhaps one of the other HOA's within the Heather Ridge community. It is useful information if you are considering selling your home. Talk to Pete or Van, they can offer excellent advice on the subject.



**Barry McConnell**  
Publisher/Editor

Tired of your own cooking? Noonan's is open for dine-in with specials for Valentine's Day in February or — celebrate Mardi Gras/Fat Tuesday, on March 4 at Noonan's featuring Homemade Gumbo and Homemade Jambalaya, and a couple of special Hot Drink items you might want to sample.

Another of our advertisers, Jus Grill is also offering Valentine's Day specials for dine-in and as always, they offer family-friendly menu items to satisfy your every craving.

## On the Cover

*"How Many Kisses"* by James Haire  
Location: Gardens on Havana — Main Street near Dickey's BBQ

## IN EVERY ISSUE

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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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Althea Zens, 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.

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Heather Ridge *Metro Matters* is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. *metromatters1@aol.com*

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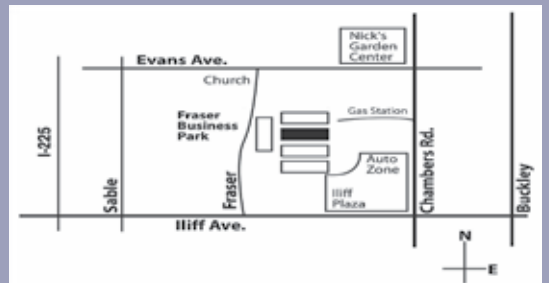
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# Heather Ridge **METROPOLITAN DISTRICT**

## HR Real Estate Sales — 2019-2024

	A	B	C	D	E	F	G
1	Column1	Column3	Column4	Column5	Column6	Column7	Column8
2	TOPICS	2024	2023	2022	2021	2020	2019
3							
4	Number Closed	60	83	115	126	113	108
5	Average Closed Price	\$ 355,042.00	\$ 358,627.00	\$ 362,333.00	\$ 325,714.00	\$ 265,875.00	\$ 256,281
6	Median Closed Price	\$357,000	\$363,000.00	\$373,000.00	\$330,000.00	\$276,000.00	\$262,000
7	Total Concession Paid	\$368,589.00	\$206,544.00	\$161,407.00	\$111,347.00	\$142,988.00	\$144,363.00
8	Number of sellers who paid	44 paid	42 paid	42 paid	46 paid	48 paid	47 paid
9	% of total sellers who paid	73% of sellers	51% of sellers	37% of sellers	37% of sellers	43% of sellers	43% of sellers
10	Average paid concession	8,377	4,918	3,843	2,421	2,979	3,008
11	Price range closed Low-hi	177-490	\$255-524K	\$188-533K	\$190-480K	\$162-375K	\$155-364K
12	Closed price range spread	\$313K	\$269K	\$345K	\$290K	213	209K
13	Number closed over \$500K	0	1	4	0	0	0
14	Number closed over \$400K	13	15	34	13	0	0
15	Number closed over \$300K	36	55	57	80	37	15
16	Number closed over \$200K	10	12	19	31	55	82
17	Number closed over \$100K	1	0	2	2	21	11
18	Number close over \$0-99K	0	0	1	0	0	0
19	Convention loans #/%	24/40%	46/55%	65/57%	76/59%	63/58%	66/59%
20	FHA Loans	19/32%	19/23%	23/20%	34/27%	25/22%	20/18%
21	VA Loans	6/10%	6/7%	12/11%	6/5%	8/7%	9/8%
22	Cash Sales	11/18%	12/15%	14/12	9/7%	15/13%	15/14%
23	Other funding Pvt or OWC	0	0	1	1	4	3
24							

The attached chart of Heather Ridge real estate sales (2024-2019) might be more information than the average homeowner needs or wants to know, but others might be fascinated. To view the full chart going back to 2007, please go to [www.heatherridgerealestate.com](http://www.heatherridgerealestate.com) and select the page *Heather Ridge RE Market*. That page and others have lots of current stories, issues, and facts.

In reading the above chart, please know it won't tell you what your home is worth. The chart is about numbers – average annual closed sales – home values-seller paid concessions – loans used by buyers – pricing levels – etc. It may show trends for Heather Ridge but doesn't saying why. To answers that question, readers need to contact Realtors Pete Traynor or Van Lewis. They created it and have maintained it for joint use with the Heather Ridge Metro District.

Like all homes, each Heather Ridge unit is unique given its features, location, and condition. Not surprisingly, re-sale values for the exact same models may easily vary \$75,000

to \$125,000. If that's true, and it is, then knowing market trends and facts will be helpful to Heather Ridge owners.

The above chart shows year-to-year real estate info, stats, and trends. All real estate markets have their ups and downs, and today's is no exception. According to Realtors Van Lewis and Pete Traynor, important topics for Heather Ridge are:

- **Number of Annual Closed Sales:** Closed sales have been declining since 2021 (126 closed and our highest number ever) vs just 60 in 2024. *Why are closing numbers decreasing?*
- **Average Closed Price:** Heather Ridge's closed prices have been dropping since 2022 (our highest average price year). 2024 ended at \$355,042 compared to \$362,333 for 2022. *Is our real estate losing value?*
- **Concessions Paid by Sellers:** Concessions paid in Heather Ridge have almost tripled since 2022 when 37% of sellers paid \$111,347 in total

concessions (or \$3,377 on average). In 2024, 73% of sellers paid \$355,0420 in concessions (a whopping \$8,377 on average). *Are concessions necessary to sell a home now?*

- **Types of Buyers' Loans:** 50% of our buyers use convention FNMA-Feddie Mac loans. **Warning:** If your HOA has a 10% "wind and hail" deductible for its general insurance, then FNMA-Feddie Mac may not approve mortgages for your community. FNMA-Freddie's present policy prohibits wind and hail deductibles greater than 5%. This may change given economic pressures, but for now that's the rule. If an HOA's general insurance doesn't comply, then most if not all new conventional loans are at risk. *What if my HOA has a 10% deductible?*

**Heather Ridge Real Estate Stats Compared To The Real World:** Heather Ridge has a smaller number of homes and fewer annual sales in comparison to the metro Denver area. Heather Ridge values range from \$200,000 to \$500,000 averaging 100 closings annually vs metro Denver's price range of \$100,000 to multi-million dollar sales and closed 42,404 homes in 2024.

For more information about Heather Ridge real estate, please visit Pete and Van's monthly articles in *Metro Matters Magazine*. Also visit the website [www.heatherridgerealestate.com](http://www.heatherridgerealestate.com) that's dedicated to Heather Ridge and its real estate. You will find there a chart of home sales along with a chart of the monthly HOA fees for our ten HOAs.

**Van Lewis**

## Homes Closed for 2024

HOA	Sold Price	No.	Street Name	SqFt	Bed/Bath	Sold Terms	Sellers Concession to Buyer	Seller Type
Heather Ridge South	\$490,000	2876	S Wheeling Way	1,633	4 - 4	FHA	\$16,000	Corp/Trust
Heather Ridge South	\$454,900	2816	S Wheeling Way	1,365	2 - 2	Cash	\$0	Individual
Heather Ridge South	\$440,000	2850	S Wheeling Way	1,633	3 - 3	Conventional	\$10,000	Individual
Heather Ridge South	\$440,000	2810	S Wheeling Way	1,633	3 - 3	Conventional	\$5,000	Individual
Heather Ridge South	\$351,000	2740	S Xanadu Way	1,633	3 - 3	VA	\$5,812	Individual
Heather Ridge South	\$350,000	2724	S Xanadu Way	1,633	3 - 3	Cash	\$0	Corp/Trust
Country Club Ridge	\$440,000	2270	S Vaughn Way 102	1,722	3 - 2	Cash	\$0	Individual
Country Club Ridge	\$340,000	2280	S Vaughn Way 101	1,196	2 - 2	Cash	\$4,700	Individual
Fairway 16	\$435,000	2446	S Vaughn Way F	1,650	4 - 4	Conventional	\$5,000	Estate
Fairway 16	\$415,000	2558	S Vaughn Way A	1,650	3 - 4	FHA	\$6,840	Individual
Fairway 16	\$400,000	2610	S Vaughn Way D	1,650	3 - 3	FHA	\$24,000	Individual
Fairway 16	\$176,500	2630	S Vaughn Way B	1,650	3 - 5	Cash	\$0	Individual
Double Tree	\$421,500	2663	S Vaughn Way	1,919	4 - 4	FHA	\$5,000	Corp/Trust
Double Tree	\$408,000	2673	S Vaughn Way	1,919	3 - 3	Conventional	\$1,550	Individual
ChimneyHill	\$405,000	13623	E Evans Ave	1,344	2 - 3	FHA	\$6,500	Individual
ChimneyHill	\$390,000	2071	S Worchester Way	1,344	2 - 3	Conventional	\$9,266	Agent Owner
ChimneyHill	\$388,100	13625	E Evans Ave	1,344	2 - 2	Conventional	\$0	Individual
ChimneyHill	\$384,900	13697	E Evans Ave	1,512	3 - 3	Conventional	\$10,000	Individual
ChimneyHill	\$380,000	13640	E Evans Ave	1,344	3 - 3	Conventional	\$0	Individual
ChimneyHill	\$364,000	13651	E Evans Ave	1,344	2 - 3	Conventional	\$19,449	Corp/Trust
ChimneyHill	\$330,000	2071	S Worchester Way	1,344	2 - 3	Cash	\$175	Individual
Cobblestone	\$400,000	2122	S Victor St B	1,392	2 - 2	VA	\$11,000	Individual
Cobblestone	\$390,000	2151	S Victor St A	1,208	2 - 2	Conventional	\$7,295	Individual
Cobblestone	\$385,000	1937	S Xanadu Way	1,392	2 - 2	Conventional	\$0	Individual
Cobblestone	\$350,000	2191	S Victor St C	1,208	2 - 2	VA	\$5,000	Corp/Trust

*Additional Homes Closed for 2024 on page 6*

## Homes Closed for 2024

*Continued from page 5*

HOA	Sold Price	No.	Street Name	SqFt	Bed/Bath	Sold Terms	Sellers Concession to Buyer	Seller Type
Sausalito	\$435,000	2094	S Worchester Way	1,337	3 - 3	Conventional	\$0	Individual
Sausalito	\$399,900	2405	S Worchester Way B	1,512	4 - 3	FHA	\$9,488	Individual
Sausalito	\$398,000	2419	S Worchester Way C	1,230	3 - 2	Cash	\$850	Individual
Sausalito	\$397,000	2522	S Worchester Way B	1,282	3 - 2	VA	\$15,800	Individual
Sausalito	\$385,000	2488	S Victor St C	1,230	3 - 2	FHA	\$11,500	Individual
Sausalito	\$378,500	2450	S Worchester Way A	1,273	3 - 2	FHA	\$0	Individual
Sausalito	\$374,000	2468	S Victor St B	1,282	3 - 2	Conventional	\$5,000	Individual
Sausalito	\$355,000	2407	S Victor St A	1,273	3 - 2	Conventional	\$9,100	Individual
Sausalito	\$349,000	2522	S Worchester St C	1,300	3 - 2	Conventional	\$10,000	Agent Owner
Sausalito	\$345,000	2467	S Victor St D	1,230	3 - 2	FHA	\$8,500	Individual
Sausalito	\$343,750	13288	E Asbury Ave	1,208	2 - 2	Conventional	\$13,750	Individual
Sausalito	\$340,000	2419	S Worchester Way D	1,230	3 - 2	VA	\$5,000	Corp/Trust
Cobblestone Crossing	\$385,000	13344	S Xanadu Way	1,392	2 - 2	Cash	\$0	Individual
Cobblestone Crossing	\$355,000	13444	E Asbury Ave	1,392	2 - 2	Conventional	\$5,000	Individual
Burgundy	\$379,000	2641	S Xanadu Way A	1,314	2 - 2	Conventional	\$0	Individual
Burgundy	\$359,500	2635	S Xanadu Way B	1,314	2 - 2	Conventional	\$0	Individual
Burgundy	\$330,000	2631	S Xanadu Way B	1,162	2 - 2	Conventional	\$10,000	Individual
Burgundy	\$277,500	2699	S Xanadu Way C	942	1 - 2	Conventional	\$6,000	Individual
Strawberry II	\$340,000	2445	S Xanadu Way D	1,091	2 - 2	Conventional	\$10,000	Individual
Strawberry II	\$325,000	2439	S Xanadu Way C	1,091	2 - 2	FHA	\$11,964	Individual
Strawberry II	\$317,000	2455	S Xanadu Way D	1,091	2 - 2	VA	\$5,350	Individual
Strawberry II	\$317,000	2429	S Xanadu Way C	1,091	2 - 2	FHA	\$8,000	Individual
Strawberry II	#315,000	2443	S Xanadu Way D	1,091	2 - 2	FHA	\$12,000	Individual
Strawberry II	\$312,000	2431	S Xanadu Way C	1,091	2 - 2	FHA	\$11,500	Individual
Strawberry II	\$299,900	2411	S Xanadu Way B	1,091	2 - 2	FHA	\$7,500	Corp/Trust
Strawberry II	\$275,000	2435	S Xanadu Way D	1,091	2 - 2	FHA	\$7,500	Individual
Strawberry I	\$333,000	2676	S Xanadu Way A	1,153	2 - 2	Cash	\$0	Individual
Strawberry I	\$315,000	2696	S Xanadu Way B	1,153	2 - 2	FHA	\$0	Individual
Strawberry I	\$285,900	2608	S Xanadu Way A	1,098	2 - 2	Conventional	\$8,500	Individual
Strawberry I	\$280,000	2650	S Xanadu Way B	856	1 - 1	FHA	\$12,100	Individual
Strawberry I	\$279,888	13617	E Yale Ave B	843	1 - 1	Conventional	\$600	Corp/Trust
Strawberry I	\$274,900	2620	S Xanadu Way B	843	1 - 1	Cash	\$0	Individual
Strawberry I	\$261,000	2644	S Xanadu Way D	843	1 - 1	FHA	\$6,000	Individual
Strawberry I	\$255,000	2630	S Xanadu Way A	856	1 - 1	FHA	\$5,000	Individual





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# February 2025

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2 Groundhog Day February 2, 2025 	3	4	5	6	7	8
9	10 6 pm Burgundy HOA Mtg Noonan's  6 pm Cobblestone Crossing HOA Mtg via Zoom	11  6 pm CH HOA Board Noonan's	12  6:30 pm Sausalito HOA Mtg via Zoom	13  6:30 pm Strawberry HOA Mtg via Zoom	14  Valentine's Day February 14, 2025	15 
16	17 5:30 pm CCR Board Mtg on Zoom  Presidents Day February 17 	18	19  6 pm Fairway 16 HOA Mtg Clubhouse	20	21	22
23	24  6 pm Cobblestone HOA Mtg Noonan's	25	26  5:30 pm HRS Board Mtg Clubhouse	27	28	



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## Real Estate Challenges

Each year brings new challenges to real estate. In 2020, it was Covid followed by the 'good years' for sellers (but 'not so much' for buyers). Things started changing in late 2023 as the Fed's battled with inflation forced its rates up. Today's real estate market is uncertain but not in jeopardy given recent good reports on jobs, economic growth, consumer's attitudes.



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

Stock market and bond investors have seen opposite results since 2023 – the stock market average continues upward, which is good. At the same time the yield on 10-year Treasury yield for bonds has gone up too, which is bad. Bond yields greatly influence mortgage rates – not the Fed. As of January 16, mortgage rates hit 7.04%, the highest since May of 2024. Seven percent is an importance psychological

threshold for buyers and sellers.

Pete and I each have over 50 years in real estate, so we have seen and experienced much. With hindsight and foresight and reflection, here are four real estate topics to ponder in selling a home:

**Value:** "Value is what you get (perceived worth), and price is what you paid (monetary cost) for it." In normal markets, home value to price can be measured, quantified, and expressed in terms of new carpet, fresh paint, updated features – they are price multipliers.

In abnormal markets, like the Great Recession or Covid 2020, the price to value comparison may operate opposite to each other. The recession saw home prices drop, drop, drop because homes values drowned in a sea of foreclosures. Covid saw prices rise, rise, rise because too few homes for sale were sucked up by a tornado of demand fueled by low rates and a good economy. (Readers: *I never let a good metaphor go to waste*).

**Price:** Price is the monetary cost of a home given its perceived value. The terms "over – and – undervalued" might clarify things. When a home is "over-valued" its asking price exceeds its perceived value. Undervalued homes are the opposite – perceived value exceeds its arbitrary price. During Covid, homes were not undervalued per se, but demand and low rates changed that.

**Market:** "Know your market" is the first step in real estate. Is it a sellers' or buyers' market? What about mortgage rates, affordability issues, uncertain political times? The Broncos' season? There are real estate markets within markets, local and nationally, and what works in one might not work in others. Markets may reflect economics, politics, or "vibes." Yes, that is a legitimate economic term the Fed considers.

**Motivation:** Why are you selling? Job change? Retiring? Debt? There are also life factors too – marriage, births, health, death? A zillion reasons are possible, but clarity in purpose and reason goes directly to Value, Price, and Markets. Sellers need to know and articulate their reason for selling to better market their home. It focuses on the why, followed by the how.

### The Heather Ridge Real Estate Market

Please read the annual report for Heather Ridge on page 5. Each year, Pete and I try to help owners who are thinking of selling with information about Heather Ridge. Heather Ridge is a specialty market because there are ten HOAs with multiple models, values, and prices all complemented by the golf course open space. And don't forget about Noonan's restaurant!

Pete and I have a website dedicated to Heather Ridge – [www.Heatherridgerealestate.com](http://www.Heatherridgerealestate.com). The site is kept up-to-date daily about Heather Ridge home sales, metro Denver sales, and all the issues that underpin real estate and home ownership. Reading it is time well spent. . . and enjoyable. Give it a try.

When the time is right, please invite us to your home when you are thinking of selling. **Remember – Please don't leave home without us.**

Van Lewis



**Homes Pending as of January 16, 2025**

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$255,000	13619	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$237,500	13645	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Fairway 16	\$375,000	2406	S Vaughn Way C	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$499,000	2824	S Wheeling Way	4 - 4	1,633	2 Gar, Att	2 Story

**Homes Closed from December 16, 2024 to January 16, 2025**

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone Crossing	\$343,750	13288	E Asbury Ave	2 - 2	1,208	Conventional	\$13,750	Individual
Fairway 16	\$415,000	2588	S Vaughn Way E	4 - 4	1,650	Conventional	\$5,000	Individual
Heather Ridge South	\$435,000	2887	S Xanadu Way	4 - 4	1,633	Conventional	\$15,000	Individual

**Active Homes for Sale as of January 16, 2025**

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$250,000	2604	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$279,500	2644	S Xanadu Way A	1 - 1	843	1 Carport, 1 Sp	2 Story
Strawberry I	\$280,000	2658	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$289,900	13609	E Yale Ave A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry I	\$293,200	13657	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$294,000	2630	S Xanadu Way C	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$295,000	2441	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$299,000	13651	E Yale Ave C	2 - 2	1,098	1 Carport	Ranch
Heather Ridge South	\$339,000	2702	S Xanadu Way	2 - 2	1,462	2 Gar, Att	2 Story
Cobblestone Crossing	\$350,000	1993	S Xanadu Way	2 - 2	1,392	1 Gar, Det	2 Story
Cobblestone Crossing	\$364,900	13304	E Asbury Ave	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone	\$365,000	2181	S Victor St D	2 - 2	1,208	1 Gar, Det	2 Story
Sausalito	\$365,000	2490	S Worchester Ct E	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone	\$380,000	2152	S Victor St F	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Fairway 16	\$385,000	2518	S Vaughn Way B	4 - 3	1,650	2 Gar, Att	2 Story
ChimneyHill	\$385,000	13637	E Evans Ave	4 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$390,000	2500	S Victor St A	3 - 3	1,374	2 Gar, Att	2 Story
Cobblestone	\$390,000	2142	S Victor St C	2 - 2	1,208	1 Gar, Det	2 Story
Heather Ridge South	\$405,000	2820	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$450,000	2466	S Vaughn Way B	3 - 3	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$456,000	2761	S Xanadu Way	2 - 2	1,365	2 Gar, Att	2 Story
Heather Ridge South	\$475,000	2790	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story

 <p><b>Van Lewis</b> 303-550-1362 van@vanlewis.com</p>	 <p><b>Pete Traynor</b> 303-877-9538 PeteTraynor@ReMax.net</p>	
<p>Please remember don't leave home without them.</p>		

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 Golf Club News

Here is the 2025 Application and Schedule. Be sure and take advantage of this opportunity to enjoy the great outdoors, get some exercise, spend time with your friends or make new ones, and, oh yeah, play some golf!!!

**Darrel Vanhooser, SR/WA  
President, HRMC**

303-875-4768, <https://www.heatherridgemensclub.com/>

### 2025 HRMC Tournament Schedule

DATE:	TOURNAMENT NAME	FORMAT / NOTES
04/3/25	MEN'S CLUB SPRING KICK OFF	BANQUET - MEMBERS ONLY
04/5/25	MEMBER/MEMBER-MEMBER GUEST	FOUR MAN SCRAMBLE – COMPUTER DRAW- 2 FLIGHTS
04/19/25	INDIVIDUAL STABLEFORD	FORMERLY CALLED POINT PAR
05/03/25	TWO MAN TEAM	9 HOLES BEST BALL/9 HOLES AGGREGATE PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)
05/17/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
05/31/25	MATCH PLAY – ROUND 1 COMPLETED	MATCH MUST BE COMPLETED BY 5/31/23
05/31/25	TWO MAN BEST BALL	COMPUTER DRAW (PARTNERS WILL BE WITHIN 10 STROKES)
06/14/25	MEN'S CLUB/WOMEN'S CLUB MIXER	SHAMBLE (COMPUTER DRAW) 2 FLIGHTS
06/28/25	INDIVIDUAL GROSS/NET	GROUPS SET BY COMPUTER
06/30/25	MATCH PLAY – ROUND 2 COMPLETED	MATCH MUST BE COMPLETED BY 6/30/23
07/12/25 07/13/25	MEMBER/MEMBER - MEMBER/GUEST	SAT - SUN TOURNAMENT (MUST BE WITHIN 10 STROKES) 100% HNDPC
07/26/25	INDIVIDUAL RED/WHITE AND BLUE	GROUPS SET BY COMPUTER
07/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 7/31/23
08/09/25 08/10/25	CLUB CHAMPIONSHIP	2-DAY TOURNAMENT GROUPS SET BY COMPUTER (A FLIGHT PLAYS FROM BLUE TEES)
08/23/25	INDIVIDUAL STABLEFORD	GROUPS SET BY COMPUTER
08/31/25	MATCH PLAY – ROUND 3 COMPLETED	MATCH MUST BE COMPLETED BY 8/30/23
09/06/25	TOURNAMENT OF CHAMPIONS/NON-WINNERS TOURNAMENT	GROUPS SET BY COMPUTER
09/18/25	MEN'S CLUB FALL BANQUET	MEMBER PLUS GUEST
09/20/25	2 MAN BEST BALL	PICK YOUR PARTNER (MUST BE WITHIN 10 STROKES)

## Heather Ridge Men's Golf Association 2025 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 3, 2025, and our first tournament will follow on April 5, 2025. 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: \_\_\_\_\_ Emer. Cont, Name/Number: \_\_\_\_\_

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 2025 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 2025 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 2025 season. We have a fun filled golf season with different tournaments played 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 15, 2025.

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 2025 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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**303.750.0820**

14221 East Evans Avenue  
Aurora, CO 80014  
GardenPlazaAurora.com





## 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 or HRWGA) to Teresa Anderson, 2438 South Victor Street, Unit C, Aurora, CO 80014, OR you can Zelle your payment to FirstBank to Leigh Anderson using my email address of [ltanderson2438@comcast.net](mailto:ltanderson2438@comcast.net) and note in the memo line it is for 2025 dues and THEN send me your completed application form by mail or pdf.

---

2025 HEATHER RIDGE WOMEN'S GOLF ASSOCIATION  
MEMBERSHIP APPLICATION  
(if received by 3/15/2025 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

Birthday (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 19<sup>th</sup> Hole prior to play.

# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 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, 2025**

✂ Cut Here

Cut Here ✂

## Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2025 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 \_\_\_\_\_

# HR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone

*If January is the month of change, February is the month of lasting change. January is for dreamers. . . February is for doers.*

— Marc Parent

While February may be for doers, it's also notable for Valentine's Day celebrations. Here's to friendship, laughter, and the wonderful connections that bring our community together. Wishing you all a day filled with joy, kindness, and all the little things that make life special!

#### Updates

**Security and Safety Concerns:** The Heather Ridge Metro District hosts an annual holiday party for the

district's HOA Board members. This year, two Aurora police officers presented information on how to report a crime or voice your concerns about neighborhood safety. Most of us know to call 911 in an emergency; however, Aurora Police offer several ways to connect with them depending on the level of severity. Following is a list of telephone numbers and an online option for your use and information.

**Emergency Requiring Immediate Response:** Call 911 if you can or text 911 if you're unable to call. Take this action when reporting fire, life in danger, crime in progress, medical emergencies, or violence is being used or threatened.

**Non-Emergency That Does Not Require Immediate Response:** Call 303-627-3100. Be sure to add this number to your contacts. Take this action when requesting a welfare check, reporting a public nuisance, noise complaint, parking complaint or crimes not in progress.

**Neighborhood Safety Concern:** Call Access Aurora at 303-739-7000. Take this action when reporting on graffiti, streetlights, animal control, snow removal or code enforcement. Report Online: To report non-emergency incidents virtually, go to [AuroraGov.org/Police](http://AuroraGov.org/Police). This option is a fast and efficient way to report vandalism, identity theft, fraud or

scams, non-injury vehicle crash, or damaged or stolen property.

In addition to adding the above numbers to your contacts, be sure to add **Cobblestone security, 720-879-4568**, and the golf course security, 303-591-9134. Having this information readily available will make it easier to act when the need arises.

#### Reminders

**Thin Ice on Ponds:** While keeping your dog on a leash is one of our community's rules, it's particularly important during the winter and early spring. The ice-covered golf course ponds are tempting for some pets and almost every year, a call is placed to rescue a dog that fell through the ice. For everyone's wellbeing, please keep your dogs on a leash.

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

Sharon Taylor



*A February dusting of snow at dawn.*

**Statistical History of  
Heather Ridge Real Estate.**  
Visit [heatherridgerealestate.com](http://heatherridgerealestate.com)



# Double Tree

**Board of Directors:** Double Tree's Board Members include President Alison Ruger, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd.

**Property Management:** Double Tree is managed by Metro Property Management (MPM). Homeowners now have the option to use ACH (Automated Clearing House) for their monthly payments, automatically deducting your monthly dues from your checking account. If you would like to use this method, please contact MPM. You may also send a check directly to the MPM bank lockbox in Phoenix, and that address will be included in your monthly statement from MPM. Or, you can send a check



to Metro Property Management at 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014. Please contact our Community Manager Jen Wyman with any questions or issues. Her phone number is 303-309-6220.

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. Please contact MPM for login information.

Please make sure that MPM has your email address to receive community updates via email blast. Additionally, any notices that need immediate attention will continue to be posted on the mailbox.

Winter is here! Please refrain from parking in the designated snow storage area located to the east of 2661 S. Vaughn Way. As a reminder, sidewalks will be hand shoveled at an accumulation of 3 inches, and the main driveway will be plowed at 6 inches.

Please monitor the weather report reports for subzero weather. Always open the cabinet doors under your kitchen and bathroom sinks. Any damage to your home as a result of a frozen and bursting water pipe is your responsibility. Repairs can be costly, not to mention the damage to your home.

**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 February 13 and 27. 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 truck's mechanical arm to lift and empty the carts. Also, please place the wheels of the cart toward the house.

You can recycle glass and plastic bottles (wine and liquor bottles included), plastic "tub" containers, paper, cans, and cardboard. Rinse them out before you put them in the bin. Please keep food and liquids out of your recyclables. **Also, NO plastic bags; and please do not put smaller items in a plastic bag and then put it in the recycling bin. NO white "foam" packing material. It has to go in the trash.** We have determined, however, that pizza boxes are, indeed, recyclable! Just scrape away any leftover cheese before you put the box in the bin.

**Waste Management Bins:** As part of our renewal agreement with Waste Management, they will be replacing trash and recycling bins as needed. Details will follow as to how this will occur.

**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 as a result of an insurance claim.

With the increase in property values of late, 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! As the TV insurance commercial says, "It's better to have it and not need it than to need it and not have it!" Yes, it's a commercial for life insurance, but still...!

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

**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 extended periods of time.

**Patt Dodd**



# 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; Ersin Sulukioglu, Vice President; Faith Gillis, Secretary; Members at Large: Tina Lockman; Felicia Smith.

**HOA Meetings:** 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 **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. If you receive a voicemail, please leave a message; they will get back to you. Security patrol may not respond at once, but a report will be made of the incident.

**Emergencies Call 911:** All non-life-threatening emergencies, please contact the Aurora Police Department (APD) Non-emergency line, 303-627-3100. Unfortunately, not all calls received are responded to due to priority calls, such as domestic violence and shootings. When reporting a crime to APD, if asked if you would like a follow-up call from APD, please allow a call back from the responding officer. You may unknowingly have information about the crime that can be helpful. Reported crime with follow up from the responding officer are tracked on the APD district map, which will indicate to APD that additional patrols are needed in the vicinity.

**Trash Dumpsters:** Please let Kyle, Accord Property Management, know if our current trash vendor (HBS) misses any pick-ups in your area. He will notify HBS, so they can come back and empty the dumpster promptly. HBS has done a tremendous job with our dumpster emptying!

Strawberry dumpsters are for residential trash only, not discarded toilets, sinks, cabinets, large pieces

of furniture, etc. Please do not use our community dumpsters for non-residential trash. If you are observed with leaving these items in or around the dumpsters, you can be issued a violation. We want to keep our community debris free and have adequate room for daily residential trash bags and broken-down boxes. Thank you for being considerate to your neighbors.

**Snow Removal:** If there are any areas where sidewalks have been overlooked, please be diligent in notifying Kyle, so he can address any issues with shoveling immediately. Strawberry trigger points for the vendor to provide snow removal is 2 inches for sidewalks and 4 inches for drives/parking lots. Clever Landscaping employees are getting to know our community, so please keep in mind that during blowing snowstorms, some sidewalks have previously been shoveled, even if it appears to not be shoveled.

**Pet Care and Safety Reminders:** Residents at Strawberry cannot leave dogs unattended on outside decks or patios per HOA Rules and Regulations. Continual barking and dog excrement is a violation of HOA Rules and Regulations and Aurora Animal Control Code Enforcement. Decks and patios must be free of dog excrement, including urine. Please discard immediately to prevent the spread of disease and to keep the area odor free. Remember we live near other residents and your neighbors do not want to be exposed to health hazards that can easily be prevented.

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 or patio. Subzero temperatures will easily allow frostbite to set in. Members of your community can report this to the HOA and Aurora Animal Control.

Faith Gillis



# Heather Ridge South



**Westwind Property Management:** The business manager is Brook Ramirez, 303-369-1800x152. Email: Brook@westwindmanagement.com. The Community Administrator is Audrey Brown, 720-509-6067. Email: Heatherridgesouth@westwindmanagement.com. Please direct all initial questions, needs, reports to Audrey during business hours. For emergencies, call Westwind at 303-369-1800. During business hours, follow the prompts to reach Audrey or Brook. After hours, follow the prompts for on-call manager. If you leave a message and no return call within 15 minutes, call again. Keep notes of your calls.

## January's Sewer Project on S. Xanadu Way – 2025:

All plans went well except for the weather. . . it took more days due to snow. The 24 affected units were vacated on Jan 6, and everybody returned home by Jan 17, 2025. Much thanks to the many board members and volunteers who worked on this project spearheaded by Dave Elgin and Scott Mansfield.

Dave and Scott are the board's maintenance committee that oversees our buildings, roadways, and water-sewer lines. Our sewers are cleaned three times annually and scoped as needed. Last year that program revealed a bad section of sewer pipe on S Xanadu Way needing special attention. . . and soon.

Sewage leaves our buildings through a single black cast iron pipe connecting to clay sewers that drain to the city's lines. Our clay and cast-iron lines were standard construction practices in 1975 vs. using PVC-plastic pipes today. The clay lines are made up of 4-to-6-foot sections sealed together end-to-end and buried 8-14 feet underground.

The weakest point in a clay line is its junction with other lines feeding into it. That was the problem on S Xanadu where more building sewer lines join the main line than at any other location in HRS. If that section of S Xanadu line would collapse at a critical junction in that line, then all 24 units would have to vacate immediately pending restoration.

Knowing the urgency, Dave and Scott

researched solutions and found the best one – lining the sewers before they collapsed. If a line collapses it must be excavated for repairs. The estimated excavation cost for S Xanadu (about 450 lineal feet) was \$500-\$700K given variables. The accepted bid cost to line the sewers before collapsing under non-emergency circumstances was \$129,000.

The above figures do not include off-site lodging and per diem costs for about 33 people (and pets) that was estimated to be about \$4,000 per day.

Sewer lining is not a quick fix 'kicking the can down the street' solution. It is estimated to last up to 50 years. Possibly more. For 40-plus years, the U.S. Navy has used this method on all its ships, and so far, so good.

A special thank you to the residents who had to vacate for repairs. In December the Board held a special meeting with them explaining the problem and requirement they vacate for sewer repairs including water shutoff. Everyone supported the plan knowing a few days out of their homes was better than weeks-on-end if the line collapsed. Once the project is completed, a report will be done with final figures and a narrative.

**HOA Fees and Payment Coupons:** Your HOA fees for 2025 are \$490 and \$485 – the same as 2024. For those using coupon books, please disregard confusing numbers referencing the special assessment

amendment done last year. For any questions, please contact Brook Ramirez at Westwind.

**Snow Shoveling and Plowing:** Immediately after each storm ends all perimeter sidewalks are cleared by our on-site maintenance company Royal 1. They also hand shovel around plowed driveways but do not clear snow inside of the fenced courtyard.

Plowing is done by JBK, our landscaping company. They usually start plowing after a storm has passed beginning with interior streets then driveways.

For plowing to be cost effective, cars parked in driveways after the initial storm stops will be towed without notice for plowing. This policy is in our *Rules and Regulations* and is repeatedly announced each winter season.

**Cars Parked in Your Driveway:** Please try to park in your garage. Garages are for cars, not for storage or anything else that prohibits parking there. Because some vehicles are too large to park in the garage, owners are asked to be considerate of others when parking outside. This is a growing problem at two locations in HRS – the Triangle area on S Xanadu Way, and S Wheeling Way's interior road. Such situations may hinder plowing, emergency vehicles, or the comings and goings of others. If you feel a car hinders safety, please contact Brook at Westwind.

Van Lewis



# Fairway 16

**Property Manager at Advance HOA** – Susan Lange – 303-482-2213 x 228 or [susan.lange@advancehoa.com](mailto:susan.lange@advancehoa.com)

**After Hours Emergency Maintenance** – 800-892-1423

**Our Next HOA Board Meeting** – Our next meeting will be Wednesday, February 19, 2025.

**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.

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

**Holiday Decorations:** Residents are welcome to tastefully decorate their homes for the holidays. There is no need to submit an architecture request for decorations. Please avoid attaching decorations directly to the siding, as hooks and other fasteners may damage it. The Denver area tradition is to remove holiday décor prior to the last day of the National Stock Show, January 26, 2025.

**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.

**Snow Parking:** Please do not park your car or your guest’s car in visitor parking during a snow event. The snow crew cannot plow and clear out those parking spaces. Also, several parking spaces may be needed to push snow to.

**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.

**Ryan Brand**

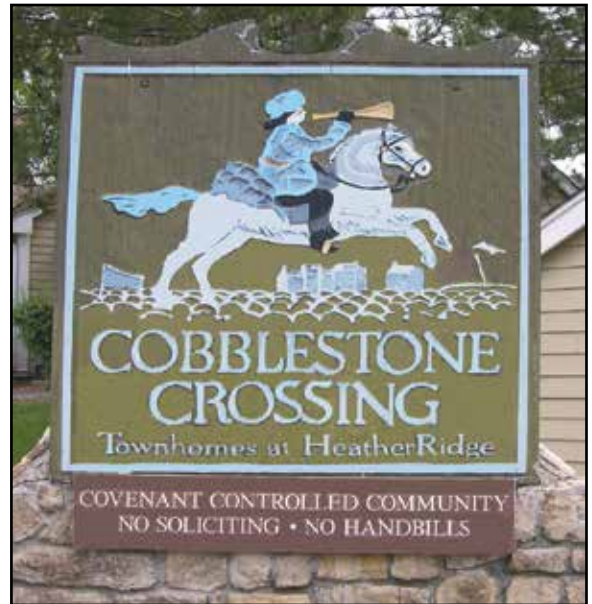


# Cobblestone Crossing

**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 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.

**Asphalt Replacement will be Summer 2026.** The new proposed special assessment payment plan schedule for 2025–2026: Total of 4 payments with the 1st payment due March 2025, 2nd payment July 2025, 3rd payment October 2025 and the last payment March 2026. There will be more info to follow regarding the payment structure.

**Owners and Renters:** It's 2025, please make sure Alec with



Accord Property Management has your up-to-date contact information, including your current email address. He can be reached via email at [alec@accordhoa.com](mailto:alec@accordhoa.com). If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your current contact information. Also, subletting by a renter is not permitted and owners are responsible for rectifying the situation.

**Snow Removal:** Special thanks to Larry, he has continued to use the tractor to clear the 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 does not come. Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. Please make sure not to park in the guest spots that are designated for snow.

**Ice Melt:** Buckets filled with ice melt are by the mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass. We also approved at the January meeting for Alec to request an ice breaker truck with Eco Cutters to help in the extremely icy areas of the property.

**Reminders:**

- Please disconnect the exterior hoses when a freeze is forecasted.

***If you leave a hose connected and the inside water line freezes, the cost is the owner's responsibility, not the HOA.***

- Please report broken branches to Accord Property Management. As a reminder, please do not engage the workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management.

**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

**A website  
all about  
Heather Ridge  
and its  
lifestyle.**

**Heatherridgerealestate.com**

- \*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.

**New Residents:** When you see new residents moving in, stop by to introduce yourself and welcome them to the neighborhood. While new owners receive a copy of the

Association’s Rules and Regs prior to closing, in the craziness surrounding moving they may not have time to read them, so do them a favor and provide a heads-up regarding parking regulations and requirements for tags in Open and Guest spots.

**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; and covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

**Jody Bohl**



Christy Kyle  
Senior Mortgage  
Consultant

## Reverse Mortgage

### Call to Get Your Questions Answered or Receive a Quote in Just One Day!

1. Have your *HOA dues increased*, or are they about to increase, or possibly both?
2. Does your community have any *special assessments due* now or coming due for improvements in your neighborhood?
3. Have you heard of a Reverse Mortgage? There are many misconceptions about Reverse Mortgages. I would like to explain the process, and let you know how it can help you, especially if you are on a fixed income. the bank **DOES NOT** take your home. Your heirs will receive your property, just like they would if you had a traditional mortgage.
4. Can you do a *Home Equity Line of Credit* to give you access to your equity to help in this situation?
5. Do you need education on how to *access your home equity*, even if you think you wouldn't qualify for a traditional mortgage?
6. With a Reverse Mortgage, you can access your *equity immediately* while eliminating your monthly mortgage payments.

We at the Kyle Team, LLC live in your community and care about our property, value, and neighborhood. Even with a fixed monthly income, or limited budget, **THERE ARE SOLUTIONS!** We want to keep **AND** increase our property values through maintaining improvements. We are here to answer your questions.

Contact: **Christy Kyle, Senior Mortgage Consultant,**  
**The Kyle Team, LLC**  
**303-437-4208 cell; [Christy@TheKyleTeam.com](mailto:Christy@TheKyleTeam.com)**





# 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:** 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, CMCA

*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 (Office) or 303-369-1800 (x150)



## Burgundy HOA in the Works:

1. Sewer line replacement ongoing discussions working toward a plan.
2. The Decs and Bylaws Committee first draft to Legal.
3. Replacing dumpster structures in Drive C and Drive F.
4. Spring/Summer landscape discussions.
5. Pool contract discussions.

- **Board Meeting Minutes:** You can access the monthly board meeting minutes a week after the meeting online at <https://portal.westwindmanagement.com>.

- **Burgundy Buzz:** A monthly publication recapping the monthly HOA meetings and you can find a copy in your email or at the side of each mailbox.

- **Heather Ridge Metro District:** Please look online <http://www.heatherridgecolorado.org/> as there is a lot of great information here and you can also access the monthly *Metro Matters* publication on this site.

**Lori Foster**

## Homeowner Reminders:

- **Snow Removal Company:** BrightView, 303-288-2701. Snow removal will begin when there is a trigger depth of 2" (two inches) on the ground. Please do not remove stakes on the property so they know where not to put the snow. Please leave ice buckets at your door and do not move to other locations (i.e., the mailboxes). Brightview will however shovel sidewalks along Xanadu per the city ordinance.
- **Trash:** Pick up will now be 3 days a week (Monday, Wednesday, and Friday).
- **Garages:** Please be sure all lights are turned off in your garage unit when not in use this adds to the community electric bill. Per the Decs & Bylaws only your garage door should be the main source of electricity. Electric cars are not to be plugged into the garage units either.

## Pomegranate Fizz Recipe

### Ingredients:

- 5 fresh basil leaves
- 1 tablespoon agave syrup or honey
- 1 fluid ounce fresh lime juice
- 3 fluid ounces pomegranate juice
- 4 fluid ounces club soda
- ice cubes, as needed
- 1 lime wedge

### Directions:

In a shaker, add basil leaves with lime juice and agave syrup and mash with a cocktail muddler. Add pomegranate juice to the shaker and shake well. Fill a glass with ice cubes and strain shaker contents into the glass. Top with club soda and garnish with lime wedge.



# Game Night!



Come join us at the Burgundy Clubhouse once a month for game night. Bring your favorite game, snack, and drink along with your competitive spirit and enjoy a few hours with your Burgundy neighbors and other local Heather Ridge Metro District Community neighbors. Look for the monthly information in your email and or on the side of the mailboxes for dates and times. You can also reach out to [Burgundyinheatherridge@westwindmanagement.com](mailto:Burgundyinheatherridge@westwindmanagement.com) for more information.

## HAPPY VALENTINE'S DAY



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- Breakers
- Smoke Alarms
- Co<sup>2</sup> Detectors
- Light Fixtures
- And More



# Sausalito

**Hello Sausalito Residents,**

- **Board Meetings:** The second Wednesday, 6:30 pm, every other month via Zoom. We will continue to hold meetings by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** Patty Robinson–President, Frazier Hollingsworth–Vice President, Linda Chaisson–Treasurer, Kelly Bailey–Secretary, Hannah Herbold–Member at large. Committee heads: Frazier Hollingsworth (unit exterior surfaces), Patty Robinson (architecture), Kelly Bailey (welcome)



- **Property Management (PM):** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager (PM): 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](http://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/>

**Insurance:** Pat Wilderotter, our HOA insurance agent, was the guest speaker at the January 8, 2025 board meeting. She discussed both HO6 (Condo/townhouse homeowner insurance) and Loss

Assessment insurance in case of a special assessment. Homeowners are required to have HO6 insurance and are strongly encouraged to have Loss Assessment insurance. She also stated that the HOA insurance only covers the structures as originally built. If a unit has had any improvements or upgrades made before or during the current homeowner owning the unit those added changes need to be considered in your HO6 insurance policy. Some examples would be solar panels, mini splits, additional windows and kitchen and bathroom remodels. She also recommends your policy be at replacement cost. Please contact your insurance agent for more information about your individual policies or Pat at 720-212-2065 if you have additional questions.

**Reserve Study:** The HOA is required to have a Reserve Study every 5 years. The reserve study will start in about April or May so you may see this agency's staff reviewing our complex in the spring.

**Snow Parking:** Fingers crossed for a light snow plowing season. Please do not park your car or your guest's car in visitor parking during a snow event. The snow crew cannot plow and clear out those parking spaces. Also, several parking spaces may be needed to push snow to.

**Ice Melt Buckets:** Please contact PM if your ice melt bucket is getting low or lid is not closing. There should be one bucket in each auto court.

**A Friendly Reminder:** As with all the complexes in our Metro District sewer pipes are aging. One of the reminders we hear from plumbers regularly is to remind our homeowners to **DO NOT FLUSH** flushable wipes. They snag and bunch up in the pipes creating clogs. Help keep toilets running smoothly!

**Little Library:** Due to very limited storage for books please only leave 1 or 2 books at a time for sharing. If you have lots of used books to donate, please take those to the local library. Enjoy a read in the cold weather with a hot cup of tea,

**Security:** Please be on alert if you see anything suspicious report it to our security company and/or police. Keeping the garage doors closed 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.

**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

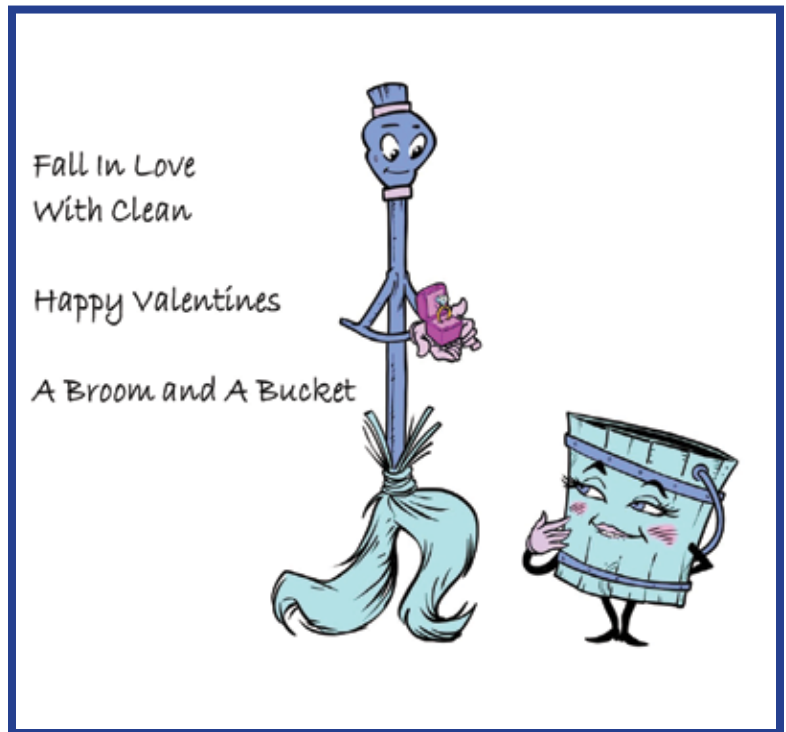


best. If you see some trash pick it up if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of it in your trash. Pets must always be on leash when outside the unit. Please do not leave your pet waste in golf course trash containers.

**Architectural Approval and Required Form:** It is always best to check if any exterior home improvement requires a HOA approval. The HOA is required to approve all changes to windows and doors, adding of solar panels, satellite dishes, hot tubs and more to see the complete list refer to the Rules & Regs along with Addendum A form.

Architectural Control Request Form is found on the website and is required to be submitted for approval before any work is to be started. Submit completed form including attaching the contractor's contract and insurance credentials to the PM for board approval prior to beginning the project.

**Patty Robinson**



## Country Club Ridge

**Board Meeting:** 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 Homeowners 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, February 17th.

**Your homeowner monthly assessment** increased on January 1st by \$20. If you are sending in checks or directing payment through your bank, please increase the amount sent in.

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

**Parking:** After a mild and dry December, colder weather is here. February and March usually give us a snowstorm or two. Shoveling and plowing take place when snowfall is 2" or more. Continue to use your garage for primary parking. If a snow event is forecast, do not park in snow storage spots. Vehicles may be towed

if they are parked in 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. Also, report walkways and driveways that have not been shoveled or are icy. Resident safety is our top concern.

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.**

*All the best for a prosperous 2025*

**Judie Maurelli  
Board of Directors**

# Chimney Hill

**Management:** Advance HOA Management – 303-482-2213

**Maintenance and General Requests:** *Clientservices@advancehoa.com*

**Property Manager:** Ashley Thomas – *Ashley.thomas@advancehoa.com*

**Monthly Meeting:** HOA Board Meeting will be February 11, 2025 at 6 pm in the Conference Room at Noonan's

**Emergencies:** For life-threatening emergencies, call 911. For all non-life-threatening incidents, please call the



Aurora Police Department **Non-Emergency** line at **303-627-3100**  
**OR:** After Hours Emergency Only – **Advance HOA After Hours Staff** – **800-892-1423**

If you see anything that needs to be addressed around the property, please contact Ashley Thomas, the Property Manager, via email *ashley.thomas@advancehoa.com*. Include a phot if possible.

**Welcome to February!** The beginning of winter began with a warmer and drier December, and transitioned to a colder and snowier January, even if precipitation was still a bit below normal. Will the groundhog announce an earlier spring this year? We can hope, but a few snows will still be likely with frozen shady spots still hanging around the community roads. As daylight hours increase, more residents will try to enjoy relaxing walks in the neighborhood, but care should be taken around any remaining ice spots. To protect walkers and prevent inadvertent skidding, drivers should be vigilant in observing the 10-mile speed limit. With a Friday Valentine's Day and the following Presidents Day Weekend, there will be lots of time to bring love and recreational gathering among family and neighboring friends.

**Board Meeting:** January's board meeting was the first meeting by the new board members since the annual meeting in November. With board president Matt Sullivan leading the way, the meeting addressed many

concerns for the upcoming year and went longer than expected, but the new board expressed a willingness to work together to maintain and improve the community. Within the two months prior to the meeting, two board members officially resigned from the board bringing the current board down to five members with two seats open. Even though the board can operate at the current number of members, having a full board provides the best oversight and consideration to keep the community well served. Any homeowners who would like to be considered for the open board positions should contact our property manager, Ashley Thomas, and attend the next board meeting prepared to discuss their experience and motivation for volunteering. The board is hopeful two additional eager and qualified homeowner candidates can be identified as quickly as possible. In addition, the two board members who resigned had held two executive positions on the board, vice president and secretary. During the executive session at the meeting, the board members voted one of the at-large members to the vice president position, but held off on assigning the secretary position, so if the two open seats are filled in a subsequent meeting, one of the two new volunteers may be deemed eligible to take on the secretary position.

**ACC Committee:** In addition to the board openings, the three person ACC architectural committee also had one of its members resign recently. The volunteer committee oversees the consideration of submitted

homeowner architectural requests for potential exterior improvements to their units. The committee consists of one member who is on the board, and two other non-board homeowner volunteers. As it was one of the non-board members who recently resigned, any homeowner who feels avidly eligible for this committee should also send in a consideration request with appropriate background information for the board to consider at a future meeting. Being able to service the community well is a wonderful feeling and truly makes a difference.

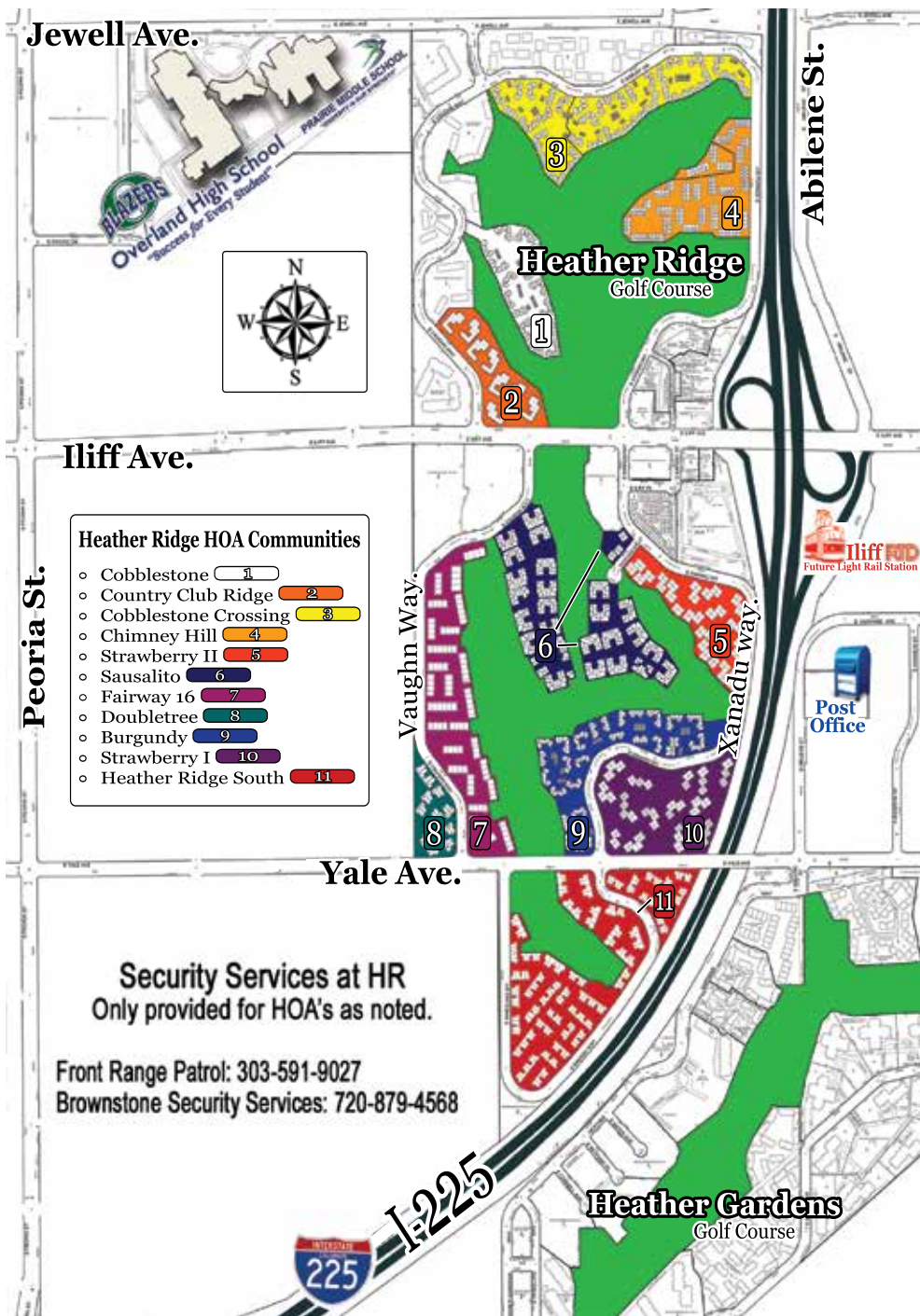
**The next board meeting** is scheduled for Tuesday, February 11 at Noonan's conference room at 6 pm. Homeowners are encouraged to attend, express concerns during the homeowner's forum, and keep up to date on the issues and projects the board is handling.

**Kerry with input from  
Chimney Hill Board  
Matthew \* Maureen  
\*Robin\*Jarred**

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real estate  
articles-reports: Visit  
[heatherridgerealestate.com](http://heatherridgerealestate.com)**



# 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**  
 Metro Property Management  
 # Units: 24  
 HOA Meeting: TBD  
 Contact Jen Wyman, 303-309-6220 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.  
 Brook Ramiez, 303-369-1800 x 152  
 Heatherridgesouth@westwind-management.com  
 # Units: 176  
 HOA Meeting: 4th Wed, 5:30 pm  
 HRS Clubhouse, 2811 S Xandau Way  
 www.Heatheridgesouth.org  
 Security: None

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

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

**Burgundy**  
 Westwind Management Group, Inc.  
 Roxanne Chaparro  
 burgundyinheatheridge@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  
 ashley.thomas@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  
 Noonan's  
 Security: Brownstone Security

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

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



# Service Directory

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Heather Ridge  
Resident 6 years

Heather Ridge  
Resident Rating  
5\*\*\*\*\*

**Chuck**  
303-913-8208

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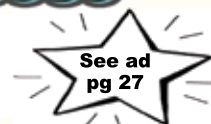
**Scott or Mike 720-244-4166**

### TABOR Refund Alert!

Colorado citizens **MUST** file a Colorado state tax re-  
turn in order to receive their TABOR refund for tax year  
2024. Seniors should file for state taxes even if they  
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BOR refund. For more information call Smoky Hill Tax  
Service at 303-680-6794.

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**303-621-5574 Harry**

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# Service Directory

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**RHONDA BROWN**  
ENROLLED AGENT, MASTER TAX ADVISOR, NOTARY  
CALL FOR AN APPOINTMENT **303.680.6794**  
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