



February 2026

STONEGATE MESSENGER

BOARD OF DIRECTORS

President: Dave Marshall
Vice-President: Tom McHenry
2nd Vice-President: Sean Donlin
Treasurer: Frank Sillici
MAL: Robert Forsyth

COMMUNITY DIRECTORY

PCS 303-224-0004
Bookkeeping Ext. 308
Design Review Ext. 200
Community Inquiries Ext. 500
MON-THURS 7:30 AM - 4:30 PM
FRI 7:30 AM - 12:30 PM

COMMUNITY WEBSITE

<https://svoacommunity.com/>
Association Issues: Covenants, HOA
Assessments, & Modification Submittals

Single-family Home Trash Service

HBS Trash
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NEWSLETTER ADVERTISING

Porchlink Media
kerri@porchlink.com

NEIGHBORHOOD WATCH

Report Non-Emergency Incidents:
303-660-7500
General Program Info:
303-660-7544

STONEGATE VILLAGE METROPOLITAN DISTRICT

10252 Stonegate Parkway
Parker CO 80134
303-858-9909 | www.svmd.org
Billing Questions, Common Area Irrigation,
Maintenance Issues, Pools, Parks, Community
Center Reservations, Open Space & Other
Amenities, Street Signage, Water & Sewer
Service

STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT

720-851-8178
Primarily Addressing Issues For Owners North Of
The High School Common Area, Including SNVMD
(aka Lincoln Park) Pool & Park.
www.stonegatenorthvillages.org

KEYSTONE ESTATES OWNERS
ASSOCIATION C/O OVERLOOK PROPERTY
MANAGEMENT
303-991-2192



Stonegate Play Group!

Calling kids of all ages! Come out to the North Pool Playground every Tuesday from 4-6pm for playtime! Get to meet other wonderful kiddos and their families. The playground has swings and two play structures, perfect for big kids and littles. Bring bikes, snacks, or just yourselves! Let's enjoy the sunshine together! Questions? Text Helen at 818-322-7124.

Weekly Neighborhood Stroller Walk

Hi Stonegate Moms!

If you've been looking for a walking buddy while out with your little one, or just wanting to meet fellow moms in the neighborhood, please join us for a weekly Neighborhood Stroller Walk, where you—and your tiny co-pilot—are officially invited! Think fresh air, easy conversation, a good cup of coffee, and a group of moms who won't judge you if you show up with a messy bun, mismatched socks, or a stroller packed like you're fleeing the country. We'll keep the pace light, the mood happy, and the babies rolling in style. Come join us, make a few new mom friends, and let's turn "getting some steps in" into the highlight of the week! If you're interested please call or text me at 303-726-1008. -Alexis



Snow Removal in Stonegate

Winter weather is here, and with it comes an important reminder for our community. Snow and ice on sidewalks can create dangerous conditions for everyone—especially children, older neighbors, and people with disabilities who are more susceptible to injury. In unincorporated Douglas County, property owners are required to clear snow and ice from sidewalks adjacent to their property within 24 hours after snowfall ends. Keeping sidewalks clear helps ensure safe travel throughout our neighborhoods while also showing care for one another.

Learn more about the shared responsibilities of snow and ice removal in Douglas County at douglas.co.us/snow.

**SNOW REMOVAL
IS A SHARED RESPONSIBILITY**



YOU

US

www.douglas.co.us/snow

DOUGLAS COUNTY
COLORADO

Member Notification Information
Community Legal Name: Stonegate Village Owners Association, Inc.
Date Declaration Recorded: May 13, 1985
Fiscal Year: January-December
Assessment: Semi-annual billing, \$100.00 due January 1st & \$100.00 due July 1st for single family homes; \$60.00 annually for attached homes due January 1st.
Assessment Includes: Social Activities, Newsletter, Covenant Enforcement, and Trash Removal for Single-Family Homes
Community Representative: Mark L. Eames, PCAM CAM Lic. No. RM 000001261
Management Company: PCS Address: 7208 S. Tucson Way, Suite 125 Centennial, Colorado 80112
Contacts: 303-224-0004 - Office Bookkeeping Ext. 308 Design Review Ext. 200 Community Inquiries Ext. 500 303-224-0002 - Fax corpoffice@pcms.net - email
Documents: The Master Declaration of Covenants and Design Guidelines and Review Procedures of the Modifications Committee can be viewed at the website https://pcms.net/stonegate-village-documents/ All other documents are available by email if requested.
Services & Utilities
Douglas County Sheriff: 303-660-7500
Electricity/Gas: Xcel Energy: 800-895-1999
CORE Electric Cooperative: 303-688-3100
Parker Post Office: 800-275-8777
Snow Removal, Street & Sign Damage: Douglas County Public Works 303-660-7490
Stonegate Village Metropolitan District- aka the water district: 10252 Stonegate Parkway, Parker CO 80134 303-858-9909 www.svmd.org



Stonegate Pocket News

STONEGATE POCKET NEWS

How do these events happen? We are so lucky to have such a fabulous Social Committee in Stonegate! Thank you to all the wonderful reps for making these events possible and giving so much to Stonegate to make it a great place to live.

BRIARWOOD

Happy Valentine's Day!! Thank you, Lauren Smith

CENTERSTONE & THE KNOLLS

Thanks to those who made it to the annual winter parade that our wonderful neighborhood facilitated for us. Believe it or not, plans for next year's events will begin soon. So, if you have ideas to share, feedback/input to give, or would like to be added to our communications, now's the time. Please send all messages/requests/inquires to stonegate.centerstone@gmail.com. In the meantime, happy celebrating to all and to all a good year!

CORNERSTONE

We hope you have a great winter! Check out our Facebook event page for inspiration.

PARKHILL, WILDRIDGE & RIDGEVIEW

Greetings to all of our wonderful neighbors! Thanks for joining in our One-Way Cookie Exchange social event of the year! We enjoyed seeing all of you! Happy Valentine's Day to all, Dave, Stacey, Robin and Mike

MANOR RIDGE

Thanks to all who came to Sunday Funday!! Happy Love Month!

KEYSTONE ESTATES

Stay warm and cozy!!!

OAKMOOR, SUMMERWOOD, CRESTROCK

Happy Valentines! It was a lot of fun to see so many people at our neighborhood holiday celebration in December. We hope you had a chance to enjoy the sleigh ride, carolers, waffle truck and hot chocolate! We will be planning some more activities later in 2026. If you'd like to receive notification of upcoming events, please email us at oakmoor.stonegate@gmail.com to be added to our email list and/or our Facebook page. Cheers to 2026!

CREEKSIDE, THE ENCLAVE, SARANAC, OVERLOOK & WILDRIDGE

Happy New Year! Watch here for future events!

SANDSTONE, WINDRIFT, TERRACE, LEGACY, STONES LANDING, SWAINSON HAWK, NEW BUILDS, NORTH STONEGATE

Happy New Year!!! Thank you to all who came to our events in 2025! See you in 2026!! Kaitlin & Tracy

Interested in helping your pocket with neighborhood events? Email Mari at mmmjingles@comcast.net.

Board Meeting Schedule

2026 Board of Directors Meeting Schedule

Please email Corpoffice@pcms.net if you would like confirmation of the Zoom meeting login details. Be sure to include the address of the property you own when requesting this information.

April 27, 2026–6:00 PM

July 27, 2026–6:00 PM

October 26, 2025–6:00 PM: Annual Membership & Budget Ratification Meetings—Please refer to the annual notice, which will be mailed to all homeowners of record, for detailed information, including login details and instructions. This notice will be sent approximately 30 days prior to the meeting date.

For the latest meeting information, please visit the Stonegate Village HOA website at www.SVOACommunity.com. This site will remain available until the new website; <https://svoacommunity.com/> is fully transitioned.



your stonegate neighbor +
real estate advisor



johnnie mallott

719 200 7522 // jmallott@milehimodern.com

my values

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- // real estate is my passion + my full-time profession
- // detail-oriented focus + hands-on approach

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- // complimentary upscale + fresh staging
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- // comprehensive comparative market analysis



We highly recommend Johnnie! Over five years, he's helped us buy two homes and sell another while becoming a true friend in the process. Knowledgeable, trustworthy and hardworking, he goes the extra mile to make every step easy and enjoyable. We're grateful for his care and dedication to his craft as a top professional in the industry." — CLIENT LOVE

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Michelle Cox
Neighborhood Plumber



STONEGATE VILLAGE

Metropolitan District News

February 2026



Water Conservation in February: A Vital Step Toward Sustainable Water Use in Colorado

As winter settles in across Colorado, it's easy to forget about water conservation during the colder months. However, February presents a unique opportunity to reflect on how we can all make a difference in conserving this precious resource. While we're still months away from the warmth of summer, conserving water year-round is essential to ensuring a sustainable future for Colorado's growing population and natural ecosystems.

Why Water Conservation Matters in Colorado

Water is a finite resource, especially in our semi-arid state. Colorado is facing ongoing challenges related to drought, population growth, and climate change, which affect both our water supply and water quality. The Colorado River, which provides water to millions of people and supports agriculture across the West, is experiencing decreasing flows, and our local aquifers are under pressure. Even in winter, every drop counts.

Winter Water Conservation Tips

While snow is falling and reservoirs are replenishing, there are still several ways to save water this winter season:

1. Fix Leaks

Even a small drip can waste hundreds of gallons of water a year. Check faucets, pipes, and irrigation systems for leaks and make repairs as soon as possible.

2. Adjust Irrigation Systems

Many homeowners forget to turn off their sprinklers during winter months. If you haven't already, ensure your irrigation system is winterized and won't run in freezing temperatures.

3. Minimize Water Use Indoors

- Take shorter showers and install water-saving showerheads.
- Run your dishwasher and washing machine only with full loads. Small changes add up over time.

Long-Term Strategies for Water Conservation

February is also a great time to think about longer-term water-saving strategies that will benefit you and your community:

- **Landscaping for Drought Conditions:** Consider xeriscaping, which uses drought-tolerant plants that require less water and maintenance. Colorado's climate is naturally conducive to xeriscaping, and more homeowners are adopting this approach.
- **Water-Efficient Appliances:** If you're planning to upgrade appliances, look for water-efficient models. Dishwashers, washing machines, and even toilets have advanced in technology, offering significant reductions in water use.

Colorado's Water Future: What's at Stake?

As Coloradans, it's our responsibility to be stewards of the land and water resources that sustain us. The decisions we make today can influence our future water supply for generations to come. Conserving water isn't just about reducing our bills or conserving a finite resource—it's about ensuring that our environment thrives, our agriculture remains sustainable, and our cities and towns continue to grow responsibly.

Let's take small steps every day to reduce our water footprint. In February, a month that often feels a bit quieter in our busy lives, it's a perfect moment to reflect and commit to making water conservation a priority.

Thank you for your continued efforts to protect Colorado's water.

Target Your Market With Neighborhood Newsletters!



2026 Publications:

CENTENNIAL:

Willow Creek 1, 2 and 3, Foxridge & Hunters Hill

PARKER:

Stonegate, Stroh Ranch & Pradera

AURORA:

Blackstone, Tallyn's Reach, Tollgate Crossing, Saddle Rock North, Saddle Rock East & South, Murphy Creek & The Farm

CASTLE ROCK:

Sapphire Pointe & Founders Village

ERIE:

Colliers Hill

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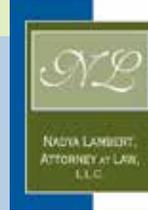
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HBS Recycling Schedule

MONDAYS South side of Lincoln	TUESDAYS North side of Lincoln
January 2026 1/5/2026 1/19/2026	January 2026 1/6/2026 1/20/2026
February 2026 2/2/2026 2/16/2026	February 2026 2/3/2026 2/17/2026
March 2026 3/2/2026 3/16/2026 3/30/2026	March 2026 3/3/2026 3/17/2026 3/31/2026
April 2026 4/13/2026 4/27/2026	April 2026 4/14/2026 4/28/2026
May 2026 5/11/2026 5/26/2026	May 2026 5/12/2026 5/27/2026
June 2026 6/8/2026 6/22/2026	June 2026 6/9/2026 6/23/2026
July 2026 7/6/2026 7/20/2026	July 2026 7/7/2026 7/21/2026
August 2026 8/3/2026 8/17/2026 8/31/2026	August 2026 8/4/2026 8/18/2026
September 2026 9/14/2026 9/28/2026	September 2026 9/1/2026 9/15/2026 9/29/2026
October 2026 10/12/2026 10/26/2026	October 2026 10/13/2026 10/27/2026
November 2026 11/9/2026 11/23/2026	November 2026 11/10/2026 11/24/2026
December 2026 12/7/2026 12/21/2026	December 2026 12/8/2026 12/22/2026

Please Help!

Trash must be bagged and placed inside a container with a lid. Failure to do so can result in trash blowing into the street and into neighbors' yards, which is both unsightly and disrespectful. Please take responsibility for properly securing your waste.

Let's all do our part to keep the community clean—if you see trash or debris, please take a moment to pick it up. Small actions make a big difference, and together we can maintain a clean and respectful environment for everyone.

Trash/Recycling Update:

HBS Trash pickup times do not occur at the same time each pickup day and operate 7:00 AM – 7:00 PM. Because of this, if residents contact the HOA office, we may not immediately know if a pickup is delayed earlier in the afternoon. The best way to stay informed is to sign up for notifications from HBS Trash for your address here: <https://forms.gle/Mqgnw2VPY6SX3f7E6>. To ensure these notifications do not go to your junk folder, please add postmaster@hbstrash.com to your contacts. Pickups may be delayed due to hazardous materials in containers, such as motor oil, which require the truck to halt for safe cleanup, extra pickups, including this year's heavy leaf volume, which causes trucks to fill faster and requires additional trucks, or weather conditions. You can contact HBS Trash can be by email at customerservice@hbstrash.com or by phone at 720-547-8600 (Monday–Friday, 8:00AM – 5:00 PM).

Call ahead for special pickups:

(i.e., furniture, construction/remodel, excess, etc.) 720-791-6999

720-791-6999 | www.hbstrash.com

RECYCLING GUIDELINES

For the health and safety of our workers, please make sure all recyclable materials in your curbside bins are washed out and clean and follow the below guidelines.

ACCEPTABLE RECYCLING ITEMS

1. What items CAN be recycled?

Paper mixed paper cardboard newspapers, magazines, & catalogs cartons paperboard phonebooks & paperback books	Metals aluminum cans foil pie plates steel cans loose metal jar lids bottle caps
Plastics rigid plastic bottles and containers plastics #1-7, No food residue, plastic bags, Styrofoam or hard plastic items	Glass Clean and washed-out glass containers including bottles, jars, etc. No food residue

- Empty and rinse all containers
- Place recyclables loose and unbagged in your recycling container
- Flatten all cardboard and paperboard boxes
- Place your recycling container 4ft from cars and other obstacles

1. What items CANNOT be recycled?

Please **DO NOT** place the following products in your curbside recycling container.

NO GARBAGE | NO PLASTIC BAGS | NO PLASTIC FILM | NO STYROFOAM®

- **NO PLASTIC BAGS OR FILM:** We cannot accept plastic bags in your curbside recycling bin. Plastic bags can be recycled at most local grocery stores.
- **NO NON-RECYCLABLE PLASTICS:** We accept plastics #1-7 but there are some plastics that are not recyclable. These products include Styrofoam, hard plastic items including toys, plastic chairs, flower pots, PVC pipes and any other plastic products that are not listed in these guidelines.
- **NO LIQUIDS OR FOOD RESIDUE:** Please completely empty and rinse out all containers before recycling.
- **NO CERAMICS OR OTHER GLASS PRODUCTS:** Do not place glass, ceramics, china, dishes, mirrors, light bulbs, Pyrex, porcelain, or window glass in your curbside recycling container.
- **NO SCRAP METAL:** No scrap metal items of any size in your curbside recycling container.
- **NO ELECTRONICS:** Do not place electronic devices in your curbside recycling container.
- **NO HAZARDOUS WASTE:** We do not accept hazardous waste such as oil-based paint, automotive fluids, car batteries, fertilizers or pesticides. Latex paint recycling locations can be found on PaintCare.org.



South Denver Digs Realty is a boutique brokerage that does most of its business in the Parker area. We have been the #1 real estate team in Stonegate for over 16 years. We love Stonegate!

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Your Home Helper

We receive many questions about homes, updating, real estate and more. Our goal with this monthly column is to address commonly asked questions in Stonegate. Please send your questions to Dan@SouthDenverDigs.com.

Question:

Why Did My Lender Require a Termite Inspection... in Colorado?

Answer:

This is an odd one. Many Colorado homeowners have never encountered termites firsthand. Our dry climate has historically kept them in check, especially compared to the Southeast or Midwest. That said, termites do exist in Colorado, and recently, certain loan programs now require termite inspections regardless of local history. Veterans Affairs (VA) loans, in particular, have tightened their appraisal and underwriting standards. One result is a required Wood Destroying Insect (WDI) inspection, often called a termite report, before closing. This applies even in areas where termite activity is considered low.

The purpose isn't to create busy work or derail transactions. It's about long-term durability and structural integrity. The lender, who guarantees their investment with the home, wants confirmation that the home is free from active infestations or damage that could affect its safety and value over time.

It doesn't mean there's a problem with your home. In most Colorado transactions, termite inspections come back clean. When issues are found, they're often minor and manageable. Think of this requirement as a verification step, not a red flag.

With ever-increasing lending guidelines, we're seeing more emphasis on risk management and documentation. Termite inspections, and many other tests/documents are becoming a normal part of the process, even in markets where they weren't common before. The upside? Buyers gain confidence, lenders gain clarity, and the home sells with fewer surprises.

If you're preparing to sell and have questions about inspections, loan requirements, or what to expect during the process, we are happy to walk you through it. Our goal is to educate you so you will have a smooth closing, with no surprises!

South Denver Digs Realty is a boutique brokerage that does most of its business in the Parker area. We have been the #1 team in Stonegate for over 16 years. Contact us at Dan@southdenverdigs.com or 303-798-2290 www.SouthDenverDigs.com.

Complaint Procedure

Who May Submit Complaints? Complaints regarding alleged violations of the Covenants, Design Guidelines or Rules and Regulations may be reported by members of the Board of Directors, members of the Community or the Association's Manager.

How Complaints Should Be Submitted: Complaints by a member of the community shall be in writing and must include a contact name and email address or phone number in case there is an inquiry from the Board or management office regarding the complaint submitted. Anonymous complaints will not be accepted. Your name and contact information will not be provided to the person you have made a complaint about; it is only needed for the management team. The member must have observed the alleged violation and shall contain the nature of the alleged violation, the location of the alleged violation and the date it was observed; photos are very helpful. A complaint may also be submitted by any member of the Board of Directors or by the Association Manager after a walk through or inspection of the Community.

You may send your concerns via email at support@pcms.net.

Street Snow Removal Reminder:

As a reminder, the street (public right-of-way) snow removal in the community is provided by Douglas County. Their website can be found at www.douglas.co.us/road-work/snow-and-ice-removal/.

Sidewalk Snow Removal Reminder

Residents are responsible for shoveling the sidewalk all the way to their property line, not just to the mailbox. The sidewalk snow removal is a matter enforced by Douglas County and not the Association, and a link to the County website is <https://www.douglas.co.us/road-work/snow-and-ice-removal/citizen-responsibilities/>. This includes information on citizen responsibilities, an online form to submit a complaint, etc.

Porch Lights Aglow

The long winter nights and short winter days are upon us again. The long, dark nights are the perfect opportunity for the criminal element to strike. The best way to prevent criminal activity is to keep the area well lit. If you are worried about cost, don't be too concerned. Studies show the demand is low at that time of day, so there is only a nominal cost. That makes the porch light a relatively inexpensive way to protect your valuables. There is much more expensive crime-fighting equipment out there, but the police even suggest that leaving your light on is the best deterrent to a would-be criminal. For the best savings, use a 40-watt, 130-volt bulb. Light also prevents accidents.



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Roses, Springtime, and Colorado

Brought to you by the CSU Extension Master Gardener Volunteers of Douglas County, CO

With Valentine's Day right around the corner, everything is coming up roses! Well, not quite, but very soon it will be time to look at your existing garden and plan for any changes. You may wish to incorporate new roses, or add in complementary plants to fill out the garden bed.



Roses have a reputation for being difficult to grow. Au contraire! Once established, many roses are a basic, easy-to-grow shrub. Colorado and roses do quite well together, despite the freezing temperatures and mounds of snow we usually receive in winter.

Winter in Colorado means dormancy, which is how many outdoor plants survive the cold. To protect themselves, rose plants have shed their leaves from last season and stopped producing new growth.

With the crazy weather we have had thus far this winter – periods of balmy, springlike temperatures punctuated by a quick snowstorm here and there, some plants are rightfully confused! They have been fooled by this stretch of warm weather and are prematurely budding or sending out new shoots. Roses, however, will normally show these same indicators in late February and early March as signs that they are coming out of their dormancy.

So how can you ensure a successful rose season this year? Follow these simple guidelines.

- **WATER:** First up is to not forget to water your roses during those extended periods of warm days and dry conditions. All perennials will benefit from this needed moisture until seasonal rains and summer sprinklers kick in. Winter watering should continue unless the ground is frozen— the aim to provide plants an inch of water per month. When natural precipitation falls short of an inch, pull out the hose.
- **PRUNE:** Your next task would be to make a plan for pruning. Determine when the last frost date is in your area, and count back four to six weeks – this is the ideal time to prune most rose plants. Prioritize removing branches that are dead or unhealthy. Then, prune to open up space in the plant for better air circulation, and then for shape.
- **CLEAN UP:** Once the weather improves, the snow disappears and the cold lessens, you can get out to your rose bed and begin cleaning up the area. Rake and remove any fallen leaves, garden debris, and weeds. Leave the plants mulched for now, as the mulch helps keep the root zone cool, preventing early waking!
- **THINK SMALL:** Did you know that the miniature rose plant you received for Valentine's Day could become a permanent addition in your Colorado landscape? That's right – miniature roses, if cared for indoors until the last frost has passed, may be transplanted successfully into your backyard garden, window box, or outdoor planter. These tiny indoor beauties often become root-bound and underdeveloped in their original containers. Transplanting outdoors provides more room for the plant's roots to expand, a higher quality of soil in which to grow, plus additional sunlight and fresh air – leading to a better chance for success and healthy growth in the long run.
- **ENJOY:** One of nature's most beautiful offerings, the rose can add years of enjoyment and beauty to your home landscape. From the hardy shrub rose, showy grandiflora, native Wood's rose, to a dainty miniature rose, your options abound.



For further information and varieties that do well in Colorado, check out:

<https://extension.colostate.edu/resource/selecting-and-planting-roses/>

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Advertise in the March Stonegate Messenger!

Business Card \$110 B&W \$165 Color	1/6 page \$185 B&W \$240 Color	1/4 page \$285 B&W \$345 Color	1/2 page \$515 B&W \$575 Color
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Email kerri@porchlink.com for more information ♦ Advertising Deadline: February 20th ♦ Rates per issue

Stonegate Teen Services: If you would like to add your child's information to our list, please send their name, phone number, and services provided (see key below) to corpoffice@pcms.net. **List updated February 2026.**

B: Baby sitter *Red Cross Certified or CPR Certified | **P:** Pet Sitter | **H:** House Sitter | **L:** Lawn Care | **C:** Chores | **S:** Snow Shoveling

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Ellie Allen	303-478-8565	B*,P	
Easton Bartlett	720-810-0896	P, L, C, S	
Sarah Bell	720-498-7556	B*,P	
Arianna Bennett	720-827-5476	B*, P	Cornerstone Terrace
Delaney Bitzer	720-525-6104	B, P, H	
Evan Bitzer	720-660-2940	H, L, S	
Brittany Bjork	983-888-7012	B*, P, H, C	South Stonegate
Liam Brant	720-799-6370	L, C, S	North Stonegate
Connor Bulbuk	303-910-5704	B, P, L, C, S	Creekside/Enclave
Ty Bulbuk	303-910-5704	P, L, C, S	Creekside/Enclave
Christopher Burdick	303-587-4276	B, P, L, C, S	Stonegate North
Max Burton	720-763-5309	B, P, H, L, C, S	The Knolls
Kiley Bush	720-231-6206,	B*, P	
Kristen Carson	720-360-5240	B*, P, H	
Shannon Clark	303-506-6533	B*, P	
Emma Colander	303-419-5961	P, H	
Isabelle Conner	720-636-3919	B*, P, H, L, C, S	
Adriana Contois	802-922-7213	B*	North Stonegate
Camden Contois	802-598-5694	L, S	North Stonegate
Anastasia Courson	904-502-4044	B, P, H	
Sadie Crain	303-905-0706	B*, P, H	
Max Dolan, 17	720-588-7505	Dog Walking	
Nina Douglas	303-898-0877	B*, H, C	
Erika Eiland	720-630-5220	B, P, H	
Kaylee Ellsworth	630-854-4690	B, H, S	Enclave
Madelyn Ellsworth	630-854-4690	H, S	Enclave
Natalie Ellsworth	630-854-4690	H, S	Enclave
Lily Engemann	573-292-7699	P	Cornerstone
Rebecca Ellsworth	630-854-4690	B, H, S	Enclave
Allerose Fish	720-601-9614	B, P, H	
Evan Frelinger	720-717-5600	B*,H	
Camryn Frattinger	775-830-2452	B*	
Nicole Fresquez	303-917-7225	B*,P, H, C	
Tommy Gamlin	720-202-1475	B, P, H, C, S	Windrift
Hadley Hancock	720-618-8948	B, P, H, C, S	
Addison Hansen	720-333-3145	B, P, C	

Maryn Hayen	720-298-6212	B*, P, C, S	Manor Ridge
Morgyn Hayen	720-298-6212	P, C, S	Manor Ridge
Natalie Hayden	720-951-8100	P, H	
Elyse Healy	720-803-9261	B*, P, H	Saranac
Patrick Healy	720-813-3214	P, H, C, S	Saranac
Rebecca Hensley	303-241-4986	B*, P, H	
Sarah Hensley	303-241-4986	B*, P, H	
Carter Hodgson	720-404-3658	B, P, H, L, C, S	Summerwood
Lucas Hodgson	303-997-8793	B*, P, H, L, C, S	Summerwood
Taylor Horner	720-226-2415	B*, P, L, C	Enclave
Chloe Hritz	720-626-3623	B*, P	
Heath Jansen	303-908-6511	P, S	Sandstone Terrace
Eli Johnson	720-281-8161	P, H, L, C, S	Creekside
Arabella Kamm	720-233-1417	B, P, C	
Sophia Kamm	720-233-1417	B, P, C	
Allison Kamstra	303-526-8572	C, P	
Emily Kamstra	303-526-8572	C, P	
Ethan Kamstra	303-526-8572	L, C, S	
Jack Kamstra	303-526-8572	B*, P, H, C, S	
Brooklyn Karjala	720-338-9628	B*, P	
Willow Kreutzer	303-807-9829	B*, P, C, S	
Louie Le	720-646-4211	B, P, H, L, S	
Ava Lucero	720-900-9848	B	
Kennedy Lueck	720-355-6664	B*, H, C	
Olivia Marks	720-412-1603	B*	North Stonegate
CJ Marsh	720-810-5266	B, P, C, S	
Naomi Martin	720-425-0451	P, H, L, C, S	
Adyson Martinez	720-402-7178	B, P, H, C	
Sophie Matthews	720-589-5157	B*, P, H, dog walker	Cornerstone
Sydney Matthews	720-736-0451	B*, P, H, dog walker	Cornerstone
Jasmine Mayes	303-945-6423	B*, P, H	
Cody Mayes	626-743-3983	L, C, S	
Grace Miller	720-495-1250	B*, P	
Shawn Miller	720-495-1250	L, P	
Daniel Miller	720-495-1250	L, P	
Riley Mills	720-900-8401	B*, H, L, C, S	Stonegate South
Zoey Morales	303-906-3451	B, P, C	Saranac

Stonegate Teen Services: If you would like to add your child's information to our list, please send their name, phone number, and services provided (see key below) to corpoffice@pcms.net. List updated February 2026.

B: Baby sitter *Red Cross Certified or CPR Certified | **P:** Pet Sitter | **H:** House Sitter | **L:** Lawn Care | **C:** Chores | **S:** Snow Shoveling

Nick Moreno	720-584-7409	P, H, C, S	
Kyle Moreno	720-527-1953	P, H, C, S	
Mallory Neff	303-881-4471	P, H	
Samantha Neufeld	720-201-2992	B*, P, L, C	
Andrea Newman	303-907-8128	B, P, H, C	
Taylor Newman	303-990-0876	B*, P, H, C	
Zach Norville	720-935-6966	H, C, S	The Knolls
Marz Nystrom	720-456-5570	B*, P	
Jovie O' Connor	303-842-5834	P, H, L, C, S	
Kate O' Connor	720-318-4004	B, P, H, L, C, S	
Corissa Olson	720-466-0944	B*, P	
Jocelyn Palmer	720-412-4070	B, P, H, S	
Benjamin Parkes	720-724-8744	P, L, S	Summerwood
Sarah Parkes	720-724-8744	B*, P	Summerwood
Lilly Patton	303-913-2160	B*, P	Overlook
Ashley Perkins	516-984-9255	B, P	
Kaylee Perrin	720-602-9016	B*, P, H	
Ella Rapone	720-584-7726	B*	
Matias Raygoza	760-697-5850	P	
Aleks Reison	307-259-5196	B, P, H, L, C, S	Stonegate North
Gabriella Reyna	303-956-6620	B, P, C	
Jack Richards	303-483-1415	P, L, C, S	
Katelyn Richards	720-432-0091	B, P, C, S	
Maleah Roberts	720-940-9093	B*, P	
Lucas Romero	720-724-0666	B*, P, H, L, C, S	Stonegate North
Ava Rozsits	720-537-7052	B, P, C	
Rebecca Ruth	303-919-9087	B	
Britta Sabey	720-645-0371	B, P, C	Manor Ridge
Brynn Sabey	303-945-0595	B, P, C	Manor Ridge
Kylie Scavo	303-717-4074	B, P	
Campbell Schildt	720-925-8435	B, P	
Avery Seeley	720-902-1170	P, H, C	Highlands
Bridger Sherman	303-779-6612	P, H	
Salem Sherman	303-746-1547	B, P, L, H	
Savannah Simpson	303-598-0870	B*, P, H	
Tommy Skelton	720-322-3414	B*, P, L, S	Summerwood
Hailey Smlie	480-225-5581	B*	Stonegate North

Ava Spencer	847-204-3319	B*, P	
Sophie Spencer	847-204-3319	B*, P	
Nick Spykstra	303-941-9548	B, P, H, C, S	
Tyler Spykstra	720-391-5982	P, H, C, S	
Ivwa Sternkopf	303-919-2505	B*	
Braden Sullivan	303-941-6399	P	
Julia Thomas	303-350-6102	B, P, H, L, C, S	
Ashlyn Travis	303-587-5187	B*, P, H	
Jordan Vaughn	720-880-8159	B*, P, H, C	
Ian VonFeldt	303-563-9876	B, P, H, L, C, S	Park Hill
Maddie Wess	720-643-9080	B*, P, H	
Kayla Wess	720-710-6816	B*, P, H	
Izzabella (Izzy) Whyte	720-281-4734	P, C, S	Manor Ridge
Maya Wicke	720-365-2155	B*, P, H	
Kalea Willborn	303-808-4726	B, P, C, S	Terrace
Emily Wolf	720-837-5589	B*, P, H	Overlook
Taylor Zumwalt	303-324-0724	B*	

Teen Services-Pocket Neighborhood Update

The Association has received a suggestion to provide an option for teens to provide their pocket neighborhood location as part of their teen service listing based on the size of the community. If you would like to update your teen's listing to provide your pocket neighborhood, please send the name of the teen listed and the pocket neighborhood you reside in to corpoffice@pcms.net.

Teen Services Update:

If you have previously registered your teenager for the Teen Services listing in the newsletter publication and your teen is no longer interested in having their name listed or has moved out of the community, please send an email to corpoffice@pcms.net and request that your teen's name be removed from the list. The Association has received a few calls indicating that they have tried calling several of the teens listed and were told they are now at college or moved, etc.



STONEGATE North Villages

StonegateNorthVillages.org



NEWS & ANNOUNCEMENTS FEBRUARY 2026

The History of Stonegate North Villages Metropolitan District

Many residents ask about the role of the metropolitan district — how it differs from the HOA — and why there are two separate metropolitan districts in the area. This month, we wanted to revisit this topic and share a bit of a history lesson with our residents, so let's dive in!

A Timeline

Our district was formed in 1998 when the developers elected to separate Stonegate into two distinct areas and metropolitan districts. This legal division created Lincoln Park Metropolitan District and Stonegate Village Metropolitan District. Stonegate Village, with its earlier development timelines, was established as the water provider.

The initial homes built in Stonegate Village were developed from 1982 through the 1980s and 1990s, with the full build-out beginning to develop in 2001. Development in our area, originally named Lincoln Park, began later — with building continuing from 2001 and into the last few years, including the Meritage and Richmond homes being sold and developed in 2019 and 2020, and the Lokal development, just nearing its final sales.

In September of 2020, aiming to create greater continuity

between the two districts, Lincoln Park Metropolitan District elected to change its name to Stonegate North Villages Metropolitan District.

Two Separate Metropolitan Districts

The paths taken by the developers and the community's different development timelines created the need for two districts — which still operate as distinct entities today. While the two districts are separate, many of the amenities and services intersect and joint operating agreements have been created so that residents get the benefit of both Stonegate North Villages and Stonegate Village facilities and land. In fact, it is often difficult to tell where Stonegate North Villages ends and Stonegate Village begins, owing to the contiguous, tree-filled flowing streets that appear to seamlessly join the two communities.

Metropolitan Districts and the Homeowner's Association (HOA)

Metropolitan Districts are governmental entities which fall under the Colorado Department of Local Affairs Division of Local Government. As a special metropolitan district, services are maintained and operated by funds received either through property taxes or fees. With these funds, the district manages and oversees the 24-hour operations across the district including the management of the Stonegate North Villages Community Center, the Family Pool, the Adult Pool & Spa and the numerous parks and open spaces. There is a separate Homeowner's Association (HOA) and this association has oversight of covenant enforcement, trash and recycling and fence maintenance.

Developers separate Stonegate into two metropolitan districts, acknowledging the areas are on different development timelines. The existing entity remains Stonegate Village Metropolitan District and the newer one is named Lincoln Park Metropolitan District.

1998

Stonegate Village Metropolitan District development begins to reach full build-out.

2001

Lincoln Park Metropolitan District, which is continuing to be built out and developed with homes from Richmond, Meritage and Lokal, is renamed Stonegate North Villages Metropolitan District.

2020

The two districts, Stonegate North Villages Metropolitan District and Stonegate Village Metropolitan District, operate independently, but have joint use agreements, allowing residents to use many recreational amenities cross both districts.

TODAY

CREATING MEMORIES AND A PLACE TO COME HOME TO

Board of Directors for Stonegate North Villages

The District is governed by a board of directors who serve staggered terms. You can email the Board of Directors directly at board@stonegatenorthvillages.org.

Vicky Strain, President | Tim Sepp
Robert Kuehl | Jon Kool

Upcoming Meetings

The next meeting is February 25, 2026. Meeting details can be found at the bottom of the website: StonegateNorthVillages.org

Thanks for making a note of the best ways to reach the district.

Questions on VIZpin?

Email registration@stonegatenorthvillages.org

Need information on the Community Center?

Email reservations@stonegatenorthvillages.org

Need help with ADA accommodations?

Email ada@stonegatenorthvillages.org

Have a question or comment unrelated to VIZpin or reservations?

Email contact@stonegatenorthvillages.org

See a water leak? **Emergency hotline: 720-851-8178**



Who Does What

To help residents understand who does what in our community — and which entities provide which services — we have produced a handy guide. Please use the QR code here to view that guide and even download the information.



How Do I Know Whether I Live in Stonegate North Villages or Stonegate Village?

Our Stonegate North Villages Metropolitan District website has a quick and handy visual of the area. Check it out to see where the dividing lines are between Stonegate North Villages and Stonegate Village and to get an overview of Stonegate North Villages Metropolitan District and our district's many amenities.



APPLICATION REVIEW PROCEDURE

Modifications Committee (MC)

Our MC has established a process for the receipt, review and response of all design review requests. The MC will schedule and convene meetings as necessary to review homeowner applications submitted to the management company, PCS. There are two deadlines per month for submission, the first and third Fridays of the month at noon. The Modifications Committee then tries to submit their responses by the third Friday of the month or first Friday of the following month, respectively. Please note that while the MC tries to adhere to the noted turnaround time, per the Guidelines they have 45 days to review your request. Once a response has been provided, a response letter may be mailed to the address on file and will also be available by logging into the homeowner portal. Please email designreview@pcms.net with any questions and/or to submit your request for review.

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Address: 16469 Amberstone Way in Stonegate.

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Blackstone	2,457	\$37
Tollgate Crossing	1,500	\$27
Tallyn's Reach	2,037	\$37
Saddle Rock North	663	\$27
Saddle Rock East/South	1,566	\$27
Murphy Creek	1,400	\$22
The Farm	1,500	\$12
ALL OF Aurora	11,123 HOMES	\$179
Willow Creek 1, 2, & 3	1,629	\$37
Foxridge	1,000	\$27
Hunters Hill	275	\$12
ALL OF Centennial	2,904 HOMES	\$66
Sapphire Pointe	800	\$17
Founders Village	2,200	\$17
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