

STONEGATE MESSENGER

A Publication of the
Stonegate Village
OWNERS ASSOCIATION



August 2026

BOARD OF DIRECTORS

President: Dave Marshall
Vice-President: Tom McHenry
2nd Vice-President: Sean Donlin
Treasurer: Frank Silici
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/WM
Call ahead for special pickups:
720-791-6999

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

Advertise in the September issue of

The Stonegate Messenger

Deadline to advertise is August 20th

E-mail kerri@porchlink.com

for rates and information or

Text Us: 720-295-2649

4th of July Parade: We celebrated 250 years with the best turnout of any parade Stonegate has ever had! Thank you to South Metro Fire for leading us at the fabulous 4th celebration!!! This community is amazing and we are so happy you all joined to celebrate!



Architectural Answers

With the extreme heat and lack of precipitation we have been experiencing over the past several months, conserving water and adhering to water restrictions is a real concern.

Xeriscaping and/or reducing the amount of sod is allowed, and pre-approved landscaping options are available for your convenience on the community website, www.svoacommunity.com.

Please keep in mind that xeriscape landscaping designs require as much, if not more, care and maintenance; they simply do not require as much water. All xeriscape landscaping plans require a functioning irrigation system to help maintain the plantings, and no more than thirty percent (30%) of either the front, side, or rear yard may be covered with non-living material.

Please be advised that any changes to existing landscaping and/or the installation of new landscaping require approval prior to work commencing. For additional details regarding landscaping requirements, please refer to the community guidelines, also available on the community website provided above.

If you have any questions, please email designreview@pcms.net directly.

Application Review Procedure – Modifications Committee (MC)

The Modifications Committee (MC) has established a process for the receipt, review, and response to all design review requests submitted to the management company, PCS. The MC schedules and convenes meetings as necessary to review homeowner applications.

There are two submission deadlines each month:

- The first Friday of the month by noon
- The third Friday of the month by noon

The MC then works to provide responses by the third Friday of the month or the first Friday of the following month, respectively.

Please note that while the MC strives to adhere to these turnaround times, the Governing Documents and Guidelines provide the Committee with up to 45 days to review and respond to all applications. Homeowners should plan accordingly, as expedited review requests will not be accepted and review timelines are based on complete submissions being provided.

Once a response has been issued, the response letter will be mailed to the mailing address on file and will also be available through the previous homeowner portal by logging into CINCWeb Axis at: <https://pcms.cincwebaxis.com/>.

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 Management:

Professional Community Services (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/>

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

Advertise in the Stonegate Messenger!

Email kerri@porchlink.com
for more information

Advertising Deadline: The 20th
of the preceding month



Stonegate Pocket News

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 and littles. Bring bikes, snacks, or just yourselves! Let's enjoy the sunshine together! Questions? Text Helen at 818-322-7124.

Thank you to South Denver Digs for sponsoring our annual garage sale!!!

www.SouthDenverDigs.com

Briarwood

Thanks to all who came to the Summer Ice Cream Social! Have a great August! Thank you, Lauren Smith

Cornerstone

Join us for a Cornerstone Summer Sendoff Social Friday, Aug. 21 from 4-5 pm at Opal Hill Park, hosted by our neighbor Jacqueline Kennedy with MileHiModern! There will be Kona Ice Truck for the kids and cold beverages for the adults!! Neighbors of all ages welcome!

Parkhill, Wildridge and Ridgeview

Greetings to all of our wonderful neighbors! Happy back to school! -Dave, Stacey, Robin and Mike

Keystone Estates

Enjoy August and your neighbors!

Creekside, The Enclave, Saranac, Overlook & Wildridge

Join us October 4th at 5 pm for a fall party at the clubhouse. Pizza will be served.

Centerstone & The Knolls

It was great to see so many people on the 4th of July! Save the date for our Fall BBQ on Saturday, August 22 at 5pm at Spiderweb Park. We'll provide burgers and hot dogs; please bring a side dish to share and your own drinks. Please RSVP to the event via email or Facebook so that we have enough food for everyone. Hope to see you there! To join our email list or Facebook group, contact us at oakmoor.stonegate@gmail.com. Laura, Loraine, and Aviann

Manor Ridge

Have a wonderful school year! Watch for an upcoming FALL EVENT!

Oakmoor, Summerwood & Crestrock

Save the date for our Fall BBQ on August 22 at 5pm, also at Spiderweb Park. We'll provide burgers and hot dogs; please bring a side dish to share and your own drinks. RSVP details will be shared closer to the event via email and Facebook. To join our email list or Facebook group, contact us at oakmoor.stonegate@gmail.com. - Laura, Loraine, and Aviann

Windrift, Terrace, Stones Landing, & Swainson Hawk

Dust off your boots and join us for a fun Neighborhood Line Dancing Night on Saturday, August 22, from 5:00-9:00 PM at the North Clubhouse! This adults-only event is the perfect opportunity to enjoy a night out with neighbors. Whether you're a seasoned dancer or have never tried line dancing before, everyone is welcome. We'll have a live DJ and a professional instructor to teach the dances, so no experience is necessary. Food will be provided, and we'll have hats and bandanas available to help you get into the country spirit. Please bring your own beverages (BYOB). If you'd like to attend, please RSVP to tkсандstoneterrace@gmail.com. We hope you'll join us for a memorable evening of dancing, food, and fun with neighbors! -Kaitlin & Tracy!



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sorensensprinkler@gmail.com

Hunter

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• Installation

• Service

RAIN BIRD
Select Contractor




The Dog Days of Summer:

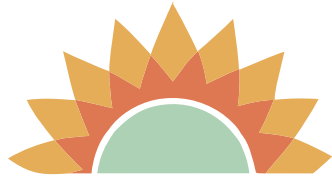
What It Means and Where the Phrase Came From

The "dog days of summer" refer to the hottest, most humid stretch of the year, typically occurring from early July through mid-August in the Northern Hemisphere. While many people associate the phrase with lazy dogs seeking shade from the heat, its true origin comes from the stars.

The expression dates back to ancient Rome, when people noticed that the brightest star in the night sky, Sirius—also known as the "Dog Star" because it is part of the constellation Canis Major (the Greater Dog)—rose in the sky around the same time as the Sun during the peak of summer. The Romans believed the combined heat of Sirius and the Sun contributed to the season's sweltering temperatures.

Although modern astronomy has shown that Sirius has no effect on Earth's weather, the phrase has endured for more than 2,000 years. Today, "the dog days of summer" is simply a colorful way to describe the long, hot days when temperatures soar, afternoons seem to slow down, and people look for ways to stay cool.

Whether spent at the beach, by the pool, or relaxing in the shade, the dog days of summer remain one of the most recognizable—and hottest—times of the year.



DID YOU KNOW?

The hottest temperature ever recorded in Colorado is 115 degrees Fahrenheit, which occurred on July 20, 2019, at John Martin Dam near Lamar

Advertise in the September 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
Email kerri@porchlink.com for more information ♦ Advertising Deadline: August 20th ♦ Rates per issue			



your stonegate neighbor +
real estate advisor



johnnie mallott

719 200 7522 // jmallott@milehimodern.com

my values

- // integrity, service + excellence as a USAF Veteran of 20 years
- // real estate is my passion + my full-time profession
- // detail-oriented focus + hands-on approach

my promise

- // dedication + devotion to prepare your home best
- // professional cleaning, sewer scope, HVAC service + roof evaluation
- // complimentary upscale + fresh staging
- // elevated photography + award-winning marketing
- // 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

interested in buying or selling? let's connect



- // scan for a complimentary home maintenance checklist
- // receive \$1,500 closing cost credit + \$500 for handyman services, totaling \$2,000 in value

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SERVING STONEGATE WITH TWO GENERATIONS OF EXPERIENCE

WHY STONEGATE TRUSTS THE MCCAFFREY'S:

- Deep roots in the Stonegate community
- Father-son team who have called Stonegate home for 34 years
- Clear communication and honest guidance
- Neighbors first, Realtors second
- Stonegate market insight you won't find online

THINKING ABOUT SELLING?

Summer is peak season for your home's curb appeal. We're capturing free exterior photos for homeowners considering a sale in the next year. Don't wait until you're listing to wish you had great photos.

303-588-2227 (Tom)
303-905-3303 (Colton)

mccaffreyteam@yourcastle.org

TheMcCaffreys.com



Scan for complimentary
exterior listing photos
this Summer!



STONEGATE VILLAGE

Metropolitan District News

August



Stonegate Village Metropolitan District

HELP!

Pollutants can be found in your storm drain.

Please do not dump or spill the following pollutant(s) into the storm drain system near your home:

- ☐ Over irrigation usage
- ☐ Motor oil
- ☐ Antifreeze/transmission fluids
- ☐ Cooking grease
- ☐ Detergents
- ☐ Solvents/degreaser
- ☐ Paint/paint products
- ☐ Home improvement waste
- ☐ Sewage
- ☐ Animal waste
- ☐ Yard waste (leaves, grass, etc.)
- ☐ Uncovered dirt and/or landscape materials
- ☐ Construction debris
- ☐ Trash
- ☐ Other _____

Clean Water – We Can All Help!

Stormwater pollution is a problem that affects all of us. With a growing population, keeping SVM's natural waterways clean from pollutants has become increasingly difficult. With an increasing number of storm drains to clean and maintain, we need your help.

When it rains, water flows over our streets and yards and carries the pollutants it picks up into the storm drains. The problem is that storm drains are not connected to the wastewater treatment plant. So, what is in the streets flows directly into our creeks, lakes and rivers untreated.

As a SVM resident, you can make a difference by becoming a **Clean Water Leader**. Both on the job and in your community, you can help make our creeks, lakes and rivers free of pollution. When you're at home, share your knowledge with neighbors and family. As you drive to work, be aware of any illegal discharges, and if you do see an illegal discharge, report it. **In the Stonegate Village Metropolitan District you can call (303) 858-9909.**

Whether at home or at work you can stop pollutants from being generated and entering our storm drain system. Here are some of the ways available:

- ✗ Use dry clean-up methods for spills and outdoor cleaning. Vacuum, sweep, and use rags or dry absorbents. Properly remove and dispose of this material when the spill is absorbed.
- ✗ Properly label, store and dispose of hazardous wastes.
- ✗ Rake, sweep up, and place all debris (dust, litter, lawn clippings, sediment, etc.) from your yard or near your property into a trash can.
- ✗ Never hose or spray debris onto the street gutter.

SVM residents can dispose of household hazardous wastes at Douglas County Household Chemical Roundups.

For more information on the Household Chemical Roundups call 303-846-6249 or visit www.tchd.org/householdchemical.htm

Stonegate Village Metropolitan District
10252 Stonegate Parkway
Parker, CO 80134
303-858-9909

CONTINUE →



STONEGATE North Villages

StonegateNorthVillages.org



NEWS & ANNOUNCEMENTS AUGUST 2026

*** News Alert ***

As part of the board's ongoing review of the district's Rules and Regulations, we'd like to highlight several important rules that all residents may not be aware of. These rules exist to help keep our community safe, enjoyable, and welcoming for everyone.

1. Family Pool and Adult Spa:

- Pool closures due to lightning or other emergencies are mandatory. When pool staff ask everyone to exit the pool, all residents and guests must leave immediately until the facility reopens.
- The Adult Spa is restricted to residents and guests **18 years of age and older**.
- Residents must remain with their guests at all times.
- Each household may bring up to **5 guests per day or 10 guests per pool season**.
- Please treat pool staff with courtesy and respect, as they are enforcing board-adopted policies designed to protect everyone's safety.

2. Vandalism to Amenities in the Park: Please help protect district property by reporting damage to district management and ensuring all amenities — including playgrounds, picnic tables, tunnels, and park equipment — are left in the same condition you found them.

3. Golf carts, ATVs, and Electric

Motorcycles/E-Motos/E-Dirt Bikes: Motorized vehicles are **not permitted** on district sidewalks, trails, parks, or open space unless specifically authorized.

4. Parking Lot: Parking is **not permitted**:

- Along red-painted fire lanes or curved portions of the parking lot.
- In front of dumpsters.
- In any location that blocks emergency vehicle access or traffic circulation.

5. School Drop-Off and Pick-Up: The district parking lot is **not** designated for school drop-off or pick-up. Please use the school's designated traffic pattern. Students should also not park in the district parking lot during school hours.

6. Public Restroom: Help keep this facility clean by disposing of trash properly and respecting district property. Vandalism and misuse increase maintenance costs for everyone.

7. Community Center: Please remember to follow all rental rules, including:

- Do not tape decorations to walls.
- Return furniture to its original location.
- Remove all personal belongings and decorations after your event.
- Leave the facility clean for the next reservation.

Help Keep Our Community Safe

These rules are intended to help protect the safety of everyone using district amenities while reducing unnecessary maintenance and repair costs.

The board is currently reviewing and updating the district's Rules and Regulations. Additional details and enforcement provisions will be included in the revised Rules and Regulations, including the potential suspension or revocation of amenity access for an entire household when violations occur. Residents will be notified once the revisions have been adopted.

Please help by reminding everyone in your household — and any guests using district amenities — to follow these rules so we can continue providing a safe and enjoyable community for all.

Upcoming Changes to Family Pool Hours

Summer Hours: May 23 to August 18

Weekdays: 10:00 a.m. to 8:00 p.m.

Weekends: 9:00 a.m. to 8:00 p.m.

Late Summer / After School Hours: August 20 to September 4

Weekdays: 4:00 p.m. to 8:00 p.m.

Weekends: 9:00 a.m. to 8:00 p.m.

Labor Day Weekend Hours: September 5 to September 6

Saturday & Sunday: 9:00 a.m. to 8:00 p.m.

Labor Day Hours: September 7

Monday: 11:00 a.m. to 8:00 p.m.

Early Fall / Weekend Only Hours: September 8 to September 20

Weekends Only: 10:00 a.m. to 7:00 p.m.

Closed Weekdays

The Adult Pool & Spa | Hours Remain the Same

Weekdays: 10:00 a.m. to 8:00 p.m.

Weekends: 9:00 a.m. to 8:00 p.m.





SNVMD



SNVMD



SNVMD



SNVMD



SNVMD

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.

Upcoming Meetings

The next meeting is August 26, 2026.

ADDITIONAL INFORMATION

VIZpin Questions or Access

Email registration@stonegatenorthvillages.org

Community Center

For questions, information or reservations

Email reservations@stonegatenorthvillages.org

ADA Accommodations

Email ada@stonegatenorthvillages.org

Irrigation Issues

Emergency hotline: 720-851-8178

All other issues, feedback or concerns can be emailed to: contact@stonegatenorthvillages.org



Scan here to go to the SNVMD website.



Students Are Going Back to School!

As the school year kicks off, please be sure to stay alert while driving through the community. With kids walking, biking, and scootering to school in the weeks ahead, we appreciate everyone taking extra care out there.

FINAL
FLICK & FLOAT
OF THE SUMMER
SEASON!

FRIDAY, AUGUST 7

MOVIE BEGINS
AT DUSK

STONEGATE NORTH
VILLAGES POOL



CREATING MEMORIES AND A PLACE TO COME HOME TO



SNVMD



SNVMD



SNVMD



SNVMD



SNVMD



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for ages 2½ through Elementary

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- ✓ Eligible for Colorado UPK
- ✓ Social, emotional, and academic growth with an authentic Montessori curriculum



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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 August 2026.

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

Cameron Allen	303-885-4256	B*, P, L, C, S	
Ellie Allen	303-478-8565	B*, P	
Liam Arreola	720-812-1245	P, H, L, C, S	Terrace
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
Dexter Bourne	303-523-6791	P, L, C, S	Cornerstone
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	
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
Alana Evans	720-309-0776	B*, P	Windrift
Aiden Evans	720-309-0775	P, H	
Alferose Fish	720-601-9614	B, P, H	
Lillian Frasl	720-766-0799	P, H	Sandstone Terrance
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
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
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
Emily Moy	303-519-7924	B*, P, H	Sandstone Terrance
Mallory Neff	303-881-4471	P, H	

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 August 2026.**

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

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 Smilie	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	
Iwva 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.

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 violations and the complaint shall contain the nature of the alleged violation, the location, 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 or via fax at 303-224-0002.



The Second Spring: Your August Planting Guide for Douglas County Don't Put Those Garden Gloves Away Just Yet!

By Katie C Shaw, Colorado Master Gardener Apprentice

As a Master Gardener Apprentice right here in Douglas County, I often hear neighbors say they are "winding down" their gardens once August hits. But here's a local secret: August is actually our "Second Spring!" While the summer heat is still lingering, the shortening days and cooler nights signal a whole new cast of characters that it's their time to shine.

In our high-altitude environment, the first frost typically arrives between late September and early October. This gives us a beautiful 60-to-70-day window to squeeze in one more delicious harvest before the snow flies.

What to Plant Now for a Fall Feast

Focus on "cool-season" crops. These plants actually prefer the declining temperatures, and in some cases, a light kiss of frost makes them taste even sweeter.

1. The "Speed Demons" (Ready in 25–40 days)

These are perfect for the impatient gardener (like me!).

Radishes: These are the sprinters of the garden. Plant them now and you'll be slicing them into salads in less than a month.

Spinach & Arugula: These greens bolt (go to seed) in the July heat, but in the August cooling trend, they stay lush and tender.

Lettuce: Stick to leaf varieties rather than head lettuce for a quicker turnaround.

2. The "Crunchy Staples" (Ready in 50–60 days)

Carrots: Look for "short" or "finger" varieties. Carrots grown in the cooling soil of autumn are remarkably sweet because the plant converts starches to sugars to act as a natural antifreeze.

Beets: Both the roots and the earthy greens are fantastic fall harvests.

Kale & Swiss Chard: These are the tough guys of the Douglas County garden. They can handle a light freeze and will keep producing well into October.

3. Herbs that Love the Chill

Cilantro & Dill: These notoriously "finicky" herbs hate the summer sun but thrive in the late-season breeze.

Parsley: A biennial that will stay green even when the first dusting of snow hits the Foothills.

4. Fruits: The Strawberry Strategy

While most fruit trees and bushes need to be planted in spring, August is a great time to manage your Strawberry Starts. If you have runners coming off your main plants, now is the time to tuck them into the soil or move them into towers to establish roots before winter dormancy.

Pro-Tips for High-Altitude Success

Hydration Is Key: August in Colorado is notoriously dry. Even though the air is cooling, keep your seed beds moist. A light layer of mulch can help hold that precious moisture in.

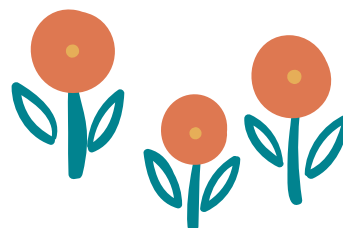
Mind the Wind: Those late-summer gusts can dry out tender seedlings in hours. If you're planting in an exposed area, consider a temporary windbreak.

Frost Prep: Keep some row covers or old bedsheets handy. If we get a surprise early frost in September, covering your plants overnight can extend your season by weeks!

Ready to get started?

Grab your seeds and head out this evening when the sun is low. There is nothing quite like the flavor of a "Second Spring" harvest enjoyed on a crisp October afternoon.

Happy gardening!



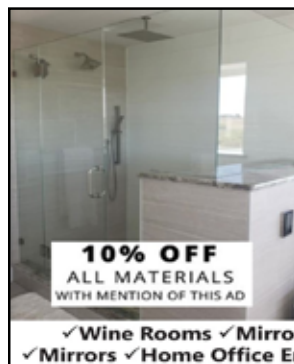
HOA Board Meeting Schedule

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.

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.



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Covenant Corner

During routine inspections, it was observed that some homes may be in need of **exterior painting**, as one or more of the following conditions may be present: fading, exposed wood, bleeding, chipping, or peeling paint. The Association encourages homeowners to take a look at their property and begin making arrangements for any needed repairs or repainting.

Some **driveways** may also be in need of repair and/or replacement due to cracking, sinking, and/or displaced areas.

The Association appreciates your attention in addressing any necessary repairs and/or replacements. Please take a moment to review the Community Covenants and Guidelines at www.SVOACommunity.com, and any applicable Resolutions regarding requirements for driveway repairs/replacements and exterior paint prior to scheduling work. **Modifications Committee approval is required before any work commences for projects involving changes or modifications.**

As a reminder, cooler and rainy days are often the best conditions for weed control and manually hand-pulling weeds. Use those overcast days to tackle general routine upkeep and yard maintenance, including:

- Bed weeding
- Fertilizing
- Regular mowing
- Pruning and trimming
- Reviewing your water management program

(Definition of a weed: a plant held to have no value, especially one growing plentifully and detrimentally in a garden, lawn, or bed area.)

Please also take a moment to check your sprinkler system to ensure sprinkler heads and emitters are directed properly and functioning correctly.

The Association appreciates your continued attention in maintaining your property and helping preserve the overall appearance of the community.

The Accounting Spotlight

This is a reminder for homeowners to register for an account on the Vantaca payment portal, which has been in place since March 2025. Please register as soon as possible to ensure your payments are properly processed and applied.

Assessment Details

Single-Family Homes:

The Association's semi-annual assessment is \$100.00, due:

- January 1st
- July 1st

Attached Homes (Townhomes & Condominiums):

The Association's assessment is \$60.00, due:

- January 1st each year

Important Information

Any previous autopay arrangements prior to March 2025 were discontinued. You will need to re-enroll through the new portal to continue automatic payments.

How to Register

To register, please follow the prompts on the site:

- Visit: <https://www.SVOACommunity.com>
- Click **"Sign Up"**
- Select **"Don't have an account number & registration key?"**
- Submit a login request

Note: You do not need your new account number to begin the registration process.

Please allow up to **3 business days** to receive your information and submit only one request at a time.

We appreciate your prompt attention and your continued support of the Stonegate community.

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303-798-2290

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: I stepped onto my deck and noticed a soft spot. Is it dangerous, and what should I do?

Answer: With Colorado's summer entertaining season in full swing, decks become one of the most-used parts of the home. Unfortunately, they're also one of the most overlooked when it comes to maintenance. If you've discovered a soft or spongy spot on your deck, don't ignore it. It could be a warning sign that the structure needs attention before someone gets hurt.

In most cases, soft decking is the result of moisture damage. Rain, snow, irrigation overspray, and even leaves trapped between deck boards can hold moisture against the wood for long periods. Over time, that moisture can lead to rot, decay, or insect damage. While older decks are more susceptible, even newer decks can develop problems if they aren't properly maintained.

Start with a visual inspection. Look closely at the affected area. Signs of trouble include discoloration, cracked or splintering boards, mold, mildew, mushrooms, or boards that appear warped. Using a screwdriver, gently press into the wood. If it sinks in easily or the wood crumbles, rot is likely present. Don't forget the structure underneath. The deck boards are only part of the system. If it's safe to do so, inspect the joists, beams, posts, and the ledger board where the deck attaches to the home. Structural deterioration beneath the surface is often more serious than a damaged deck board and should be evaluated promptly. This is the most likely cause of soft spots.

Several damaged boards may simply need replacement. However, if multiple areas are soft or the framing has been compromised, larger repairs—or even a complete rebuild—may be the safest option. A qualified deck contractor can determine whether the deck is structurally sound and recommend the most cost-effective solution.

A few simple maintenance habits can dramatically extend the life of your deck. Inspect your deck every spring and fall. Clean away leaves, snow and debris that trap moisture. Wash and reseal wood decks every two to three years, or as recommended by the manufacturer. Keep sprinklers from constantly spraying the deck. Tighten loose fasteners and replace damaged boards promptly before problems spread.

Thinking about selling? A deck is one of the first outdoor features buyers notice, and it's almost always evaluated during the home inspection. A well-maintained deck adds curb appeal, expands usable outdoor living space, and gives buyers confidence that the home has been cared for. On the other hand, visible rot or soft spots can raise concerns that lead to repair requests or lower offers.

If you're unsure whether your deck is safe or need recommendations for trusted local contractors, I'd be happy to point you in the right direction.

South Denver Digs Realty is a boutique brokerage that specializes in Stonegate and Parker. We have sold more homes in Stonegate than any other team for the last 16 years! If we can help you with anything real estate related, please call/text/email 303-798-2290 www.SouthDenverDigs.com.



HBS, the Association's current trash provider, has recently been acquired by Waste Management. Residents may begin noticing Waste Management trucks in the community; however, there are no changes to trash and recycling collection schedules, services, or contact information at this time.

HBS Recycling Schedule

MONDAYS South side of Lincoln	TUESDAYS North side of Lincoln
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

Call ahead for special pickups:

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

720-791-6999 | www.hbstrash.com

Trash/Recycling Update:

As previously communicated, the Association's trash provider, HBS, has been acquired by Waste Management (WM). The HBS and WM teams have recently provided additional communication regarding the transition, and we wanted to clarify the current contact information.

At this time, there are no changes to the Association's trash and recycling services, collection schedules, or the current service agreement. Residents may continue to see both HBS and Waste Management trucks servicing the community as the transition progresses.

Customer Service Contact Information:

Customer Service Phone: 720-547-8600

For missed pickups, service questions, and other customer service needs, this phone number will remain active.

As a reminder to the community, please ensure that all trash is fully bagged to prevent spills, particularly with items such as new or used kitty litter. All trash should be securely enclosed in a bag before being placed in dumpsters or trash receptacles to help maintain cleanliness and prevent debris from spreading throughout the area.

Properly bagging trash also helps deter pests and keeps common areas clean and sanitary for all residents. We appreciate your cooperation in helping keep the community well-maintained.

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 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.

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	COLOR	\$150	\$185	\$250	\$290	\$365	\$635
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SADDLE ROCK E&S Aurora 80016 / 1,566 homes	BLACK & WHITE	\$65	\$90	\$145	\$200	\$285	\$395
MURPHY CREEK Aurora 80018 / 1,400 homes	BLACK & WHITE	\$65	\$90	\$120	\$155	\$195	\$400
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	COLOR	\$150	\$195	\$255	\$325	\$420	\$550
FOXTRIDGE Centennial 80112 / 1,000 homes	BLACK & WHITE	\$75	\$120	\$175	\$225	\$260	\$400
	COLOR	\$105	\$165	\$210	\$245	\$345	\$475
HUNTERS HILL Centennial 80112 / 275 homes	BLACK & WHITE	\$35	\$60	\$80	\$110	\$145	\$225
	COLOR	\$55	\$70	\$100	\$135	\$175	\$300
COLLIERS HILL Erie 80516 / 1,686 homes	BLACK & WHITE	\$90	\$115	\$150	\$200	\$245	\$375
	COLOR	\$105	\$135	\$185	\$230	\$300	\$475
SAPPHIRE POINTE Castle Rock 80108 / 800 homes *E-NEWSLETTER	COLOR	\$40	\$60	\$80	\$100	\$125	\$200
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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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