

STONEGATE MESSENGER

A Publication of the
Stonegate Village
OWNERS ASSOCIATION



September 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 October issue of

The Stonegate Messenger

Deadline to advertise is September 20th

E-mail kerri@porchlink.com

for rates and information or

Text Us: 720-295-2649

Stonegate Social- Beat the heat!!!

Free Kona Ice! Sunday, August 30th, 11:00-12:00, South Pool Come enjoy an end of summer Kona Ice, compliments of Tom and Colton McCaffrey, of Your Castle Real Estate.

Scan
this
code



A Fresh Take On
Fundraising!



The In-N-Out Burger Cookout Truck
is making a stop to support the Chaparral SSN Program!

How to Buy Tickets:

1. Buy tickets on MySchoolBucks
2. Pick up tickets in room 204

Date: **Tuesday,**
September
29th



Cost: \$10.00 (includes: Burger, Chips & Drink)

BUY TICKETS HERE:
<https://tinyurl.com/yxrxr9sf>

Time: **5:00 - 7:00 pm**

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
 720-295-2649 www.PorchlinkMedia.com



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.

Briarwood

Mark your calendars for our annual Briarfest on October 4th at 4:00. We will be all set up in the green space where Hedge Lane and Amberstone Way meet. Please RSVP by September 15th to briarwoodcommunity80134@gmail.com with how many people from your household can come. Please bring a side or dessert to share, your favorite beverage to drink and a chair. The HOA will provide brats and hot dogs and some fun games! Thank you, Lauren Smith

Cornerstone

Happy back-to-school! Have a wonderful year!

Parkhill, Wildridge and Ridgeview

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

Keystone Estates

Enjoy fall and your neighbors! We have a lot of new neighbors say hello to!!

Creekside, The Enclave, Saranac, Overlook & Wildridge

Happy back-to-school! Watch here for future events! Please drive slowly around the neighborhood.

Centerstone & The Knolls

It's back-to-school time, which means the change of seasons is right around the corner. With that comes events like the Fall-la-la-la Festival (tentatively planned for Sunday, November 15th) and the annual Hamburgler Halloween. Please do pencil those dates into your calendar:) If you have ideas to share, would like to be added to our mailing list, or want to be part of the planning team, please send requests and ideas to stonegate.centerstone@gmail.com. In the meantime, hope you're able to enjoy some extended Stonegate summer fun followed by months of growth, safety, and health for those returning to school!

Manor Ridge

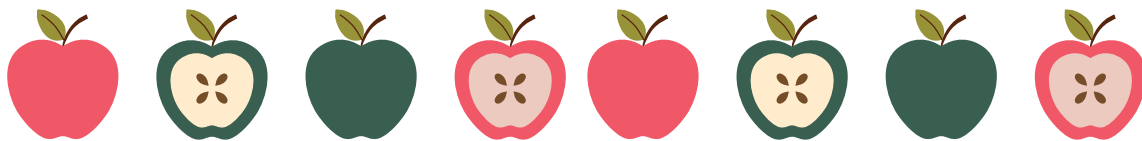
Have a wonderful school year! Watch for an upcoming FALL EVENT!

Oakmoor, Summerwood & Crestrock

It was fun seeing many of you at our neighborhood BBQ in August! Other upcoming social activities are a pizza party at the park on Stonewillow Drive prior to trick-or-treating at 5pm on Halloween and the horse-drawn sleigh ride in early December. More information coming via email and Facebook. Email us at oakmoor.stonegate@gmail.com if you'd like to join our email distribution list or Facebook page. -Laura, Loraine, and Aviann

Windrift, Terrace, Stones Landing, & Swainson Hawk

Thanks to all who came to our end-of-summer party!! Have a great fall!



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.

**HOA Board
Meeting
Schedule**

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.

Advertise in the October Stonegate Messenger!

Business Card	1/6 page	1/4 page	1/2 page
\$110 B&W \$165 Color	\$185 B&W \$240 Color	\$285 B&W \$345 Color	\$515 B&W \$575 Color
Email kerri@porchlink.com for more information ♦ Advertising Deadline: September 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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35 years of experience!



"Residential Experts"
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No Deposits EVER!

25% Discount
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- ✓ 5-7, 9 & 10 Year Exterior Warranty
- ✓ 2 Year Interior Warranty
- ✓ Free Color Consulting and Test Quarts (with signed contract)
- ✓ We paint over 600 homes per year!

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Exterior Paint"**
9 Year Warranty



720-328-2572

paul@innovativepaintingllc.com
www.innovativepaintingllc.com
Doing business since 1991!



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



mccaffreyteam@yourcastle.org



TheMcCaffreys.com

THREE THINGS STONEGATE HOMEOWNERS SHOULD KNOW BEFORE DECIDING TO SELL

1

STONEGATE IS ITS OWN MARKET

Pricing, days on market, and buyer demand in Stonegate consistently outperform many surrounding areas. It's one of the most sought-after communities in Douglas County, and that difference matters when you're deciding to sell. A generic Parker market snapshot tells a different story than a Stonegate specific one.

2

TIMING MATTERS

Stonegate draws a lot of families, and great schools are a big reason why. This brings buyers into the market between February and July, as families work to get settled before the next school year begins. These months will typically generate the most traffic.

3

KNOW WHAT IS WORTH FIXING (AND WHAT ISN'T)

Not every renovation pays you back, and not every repair is necessary before you sell. What matters is knowing which updates actually raise your sale price and which ones are just money spent with no return. Figure that out early, before you are ready to list your home.



Scan for a free
home evaluation!



STONEGATE VILLAGE
Metropolitan District News
September 2026



Like the Loch Ness Monster or Bigfoot, the fabled poop fairy has been the stuff of legend. Flying undetected in parks, neighborhoods and schoolyards, she was said to follow close behind dogs and their owners—picking up what the dog left behind, before flying off to the next canine creation. A widespread belief that she existed seemed to reassure some that cleaning up after one's dog was sort of...optional. However, in response to a growing number of poop piles, and a growing number of complaints, SVMMD would like to bring you this public service announcement: ***There is no poop fairy.***

Please share this message with your friends and neighbors and together, we can debunk the poop fairy myth and clean up our neighborhood. Thank you!



STONEGATE
North Villages

StonegateNorthVillages.org



NEWS & ANNOUNCEMENTS

SEPTEMBER 2026

A Big Thank You to Pool and Lifeguard Team

It was a busy, full season at the Family Pool, and in August the district hosted an appreciation event for Front Range Recreation and our lifeguard staff — a small gesture towards the big thank-you we all owe them for the work they put in all summer long.

It's easy to see a lifeguard stand and simply think "young adult or teenager." But those lifeguards have extensive training and skills and certifications that have earned them a spot in that chair. Our guards are trained to recognize and respond to emergencies in seconds, to enforce safety rules consistently and fairly, and to manage a bustling pool deck — all while representing our community and balancing sometimes delicate public relations. It's a big job.

We're grateful to and proud of every guard and staff member who kept our pool safe and enjoyable for everyone this season. Their training is what makes our pool a place families can trust and enjoy worry-free — and extending a little kindness toward the people doing that job throughout the season goes a long way.

Thank you to our pool staff, and thank you to our community for another great season.



Adult Pool & Spa: A Friendly Reminder

The Adult Pool & Spa continues to be one of our most-loved amenities — and a few simple habits help keep it that way for everyone.

A quick refresher on the basics:

- **Age 18+ only**, and each person must badge in individually with their VIZpin — not just one person for the group.
- **No glass** is allowed in the pool area.
- **Keep music and noise to a minimum**, especially in the evening hours.
- **The gate locks at 8 p.m. sharp.** Please plan to be packed up and out by then, not just heading that way. Privileges can be revoked for anyone still in the area after closing.

Thanks for helping us keep this a great amenity for the whole community to enjoy.

The Adult Pool & Spa Hours

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

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

Fall Family Pool Hours

Late Summer / After School Hours:

September 1 – September 4

Monday–Friday: 4:00 p.m. – 8:00 p.m.

Labor Day Weekend Hours:

September 5 - September 7

9:00 a.m. – 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.





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 October 28, 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.

The WHO does WHAT within OUR COMMUNITY

Stonegate North Villages
Metropolitan District (SNVMD)
stonegatenorthvillages.org

Stonegate Village Metropolitan District (VMD) 11940.org

Stonegate Village Owners Association (VOA) voa@stonegate-village.org

Douglas County douglas.co.us

Recreational Facilities	✓	✓		
Roads (maintenance & snow removal)				✓
Parking Lots, Sidewalks and Walking Paths	✓	✓		✓
Snow Removal	✓	✓		✓
Fence Maintenance	✓	✓		
Water Provider		✓		
Trash and Recycling Services			✓	
Covenant Enforcement and HOA Assessments			✓	

The WHO does WHAT within OUR COMMUNITY: Roles and Responsibilities Guide

In addition to the district, there are several different entities working together to keep our community running smoothly, and it's not always obvious who handles what. Here's a handy guide to help you know exactly where to turn. You can download the full, detailed guide on the website under "Helpful Links."

CREATING MEMORIES AND A PLACE TO COME HOME TO



SNVMD



SNVMD



SNVMD



SNVMD



SNVMD



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Authentic Montessori Education
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 September 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	
Harper Bates	720-448-6896	B*, P, H, S	Legacy
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	
Peyton Hritz	720-636-4919	B*, P, H, C	Windrift
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

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 September 2026.**

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

Emily Moy	303-519-7924	B*, P, H	Sandstone Terrance
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	
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	

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	
Caleb Turner	830-385-6351	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.



A Brief History of Colorado's Most Famous Crops

Whether you're a transplant or a Colorado native, you've likely heard of some of the homegrown crops that come around every season. Whether it's a roadside stand, or at the grocery store, you've likely heard about Palisade Peaches, Olathe Corn, or Rocky Ford Cantaloupe. But do you know how they got there? Why do we grow peaches on corn and the western slope? Or cantaloupe in the southern plains? Today, we'll be exploring the history of Colorado's most famous crops, and what makes them so special.

Palisade Peaches

Georgia may be the peach state, but if you're from Colorado you wait every season for Palisade Peaches to return. Palisade is a small town located on the western slope, near Grand Junction. The region is also famous for its vineyards and orchards, which grow well in the dry climate of the region. Peaches, however, are a bit more surprising.

In the 1870s and 1880s, as Euro-American settlement expanded into what is now the Palisade area following the forced removal of the Ute people from much of western Colorado, settlers began experimenting with fruit cultivation. After having much difficulty growing nearly anything in the dry climate, early orchardists helped develop irrigation systems that transformed the Grand Valley into one of Colorado's premier fruit-growing regions. This effort built an irrigation canal which diverted some water from the Colorado River to the dry Grand Valley, opening up the region to more large-scale fruit farming. The region's dry climate, irrigation practices, elevation, and dramatic day-to-night temperature swings contribute to the peaches' concentrated flavor and sweetness. The high elevation of the region and cool summer nights don't allow for the peach trees to grow as large as their Georgia counterparts, which keeps the flavor and sweetness more intense. While a Georgia peach might grow to be bigger and juicier, a Palisade peach is more compact and flavorful. Today, tens of millions of pounds of peaches are exported from the Palisade area annually.

Olathe Sweet Corn

If you've heard of Olathe Sweet Corn, you might have thought it comes from Kansas. Indeed, Olathe is one of the largest suburbs of Kansas City, but Olathe Corn actually comes from Olathe, Colorado, which is located in the Uncompahgre Valley between Grand Junction and Montrose. Corn is the most cultivated crop in the nation, and you'll see it all across the plains, so what makes Olathe Corn so special?

True to its name, Olathe Sweet Corn is known for its distinct sweet taste, much sweeter than those grown in the American Midwest. The crop got its roots back in 1978 when declining sugar beet production in the region led to farmers exploring other crops to diversify. The sweet corn seed was developed by David Galinat, who ran the Olathe-based company Mesa Maize. The specially developed variety could grow with less water than other varieties of corn, along with the intense sunlight due to Colorado's high elevation, again leading to its sweet flavor. By the 1990s, the corn was so popular, the region hosted an annual sweet corn festival, which later expanded to neighboring Montrose to accommodate the crowds.

Today, the sweet corn is exported from Colorado from coast to coast, while the seeds grow crops across the United States.

Rocky Ford Cantaloupe

Rocky Ford Cantaloupe comes from Rocky Ford, a small town on the Eastern Plains about an hour east of Pueblo. Having grown up in Colorado, I often competed against Rocky Ford High School's own team, aptly called the Meloneers. Not many places in America lay claim to cantaloupe, but Rocky Ford's tie to the fruit dates back 1870, when a man named George Washington Swink set up the region's first farms. By the 1880s,

Swink was growing a number of crops, including watermelon. In 1886, Swink chose to expand to Netted Gem Cantaloupe, the first time the crop had been grown in the Arkansas Valley region. Just five years later, the melon was being advertised as far as Denver. The popularity saw the region continue to grow, with more and more farms popping up to sell the famous cantaloupe. By 1895, the crops were being shipped as far as New York City.

Similar to what we saw with Olathe Sweet Corn and Palisade Peaches, the region's climate led to the unique sweet flavor. The cold evenings paired with hot summer days, as well as lack of water resources and high mineral content in the soil give the melon a distinctly sweeter taste. Rocky Ford melons are known for achieving exceptionally high sugar levels compared with many commercial varieties. This makes the region's melons so popular to this day.

Conclusion

As you can see, Colorado's unique climate allowed for these non-native crops to develop distinct flavor profiles. The dry climate, intense heat, cool nights, and mineral-rich soils give Colorado its famous crops. Don't forget to grab yours this fall!

Submitted by John Murgel, Extension Specialist, Horticulture and Natural Resources, Douglas County, Colorado State University Extension

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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.



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!

Contact us at
www.SouthDenverDigs.com
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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: As a Realtor, what do you notice in the first five minutes of walking into a home?

Answer: A lot! After years of walking through thousands of homes with buyers and sellers, I've learned that you can tell an amazing amount about a house in the first five minutes. Buyers do the same thing, whether they realize it or not. Here's what I notice first:

Curb Appeal: My opinion starts forming before I even get out of the car. How does the yard look? Is the exterior maintained? Is the front porch inviting? A few small maintenance items aren't a big deal, but several of them can make you wonder what else has been neglected.

Smell: This is a big one. Every house has a smell, but homeowners become nose-blind to their own. Pets, cooking, smoke, moisture and mustiness can turn buyers off almost instantly. Be careful with the opposite extreme, too. If I walk into a house and it smells like someone detonated a pumpkin spice air freshener, I start wondering what we're trying to cover up.

Light: Bright homes simply show better. I notice whether the blinds are open, lights are on, windows are clean and rooms feel bright. A dark room can feel smaller and less inviting even when there's absolutely nothing wrong with it.

Maintenance: I'm looking at floors, walls, doors, trim, faucets, windows and ceilings. One scuffed wall means nothing. But when I start seeing little problems everywhere, it creates the impression that maintenance has been deferred.

Things That Don't Look Right: Water stains, unusual cracks, uneven floors, windows with condensation, fresh paint in one suspicious little area — those things catch my eye. They don't necessarily mean there's a serious problem, but they usually deserve another question.

And, as the kids say, "Vibes": This one is hard to quantify, but it's real. Does the house feel welcoming? Does the layout make sense? Does it feel clean, comfortable and cared for? Buyers often say, "I just like this one," without being able to explain why. That's the vibe, and it will have a surprisingly big impact on how buyers react to a home.

The biggest problem for homeowners is that we stop seeing our own houses. That scuffed wall, loose cabinet handle or pile of stuff by the garage becomes invisible after you've walked past it 500 times.

Here's my advice: Occasionally, pretend you're seeing your house for the first time. Start at the street, walk through the front door and look around like a buyer would. Look up, look down, turn on the lights — and yes, smell your house.

You may be surprised what you notice in the first five minutes.

At South Denver Digs we have a staging consultant look at all our listings and advise on how to set the home up for the sale. Call us for a free selling consultation.

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.



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Michelle Cox
Neighborhood Plumber



HBS Recycling Schedule

MONDAYS South side of Lincoln	TUESDAYS North side of Lincoln
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.

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.

Think You Have Tried Everything To Help Your Struggling Student?

School success takes more than 20/20 vision.

Symptoms to Be Aware Of:

- Difficulty with reading.
- Underperforming in academics or athletics.
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- Poor handwriting.
- A diagnosis of ADD, ADHD, or Dyslexia.
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	COLOR	\$165	\$240	\$345	\$420	\$575	\$845
STROH RANCH Parker 80134 / 2,400 homes *E-NEWSLETTER	COLOR	\$55	\$80	\$105	\$135	\$150	\$190
PRADERA Parker 80134 / 550 homes	BLACK & WHITE	\$65	\$90	\$120	\$155	\$195	\$400
	COLOR	\$85	\$115	\$145	\$180	\$245	\$465
BLACKSTONE Aurora 80016 / 2,457 homes	BLACK & WHITE	\$115	\$155	\$200	\$265	\$325	\$500
	COLOR	\$150	\$185	\$250	\$290	\$365	\$635
TALLYN'S REACH Aurora 80016 / 2,037 homes	BLACK & WHITE	\$115	\$155	\$200	\$265	\$325	\$500
	COLOR	\$150	\$185	\$250	\$290	\$365	\$665
TOLLGATE CROSSING Aurora 80016 / 1,500 homes	BLACK & WHITE	\$55	\$95	\$140	\$185	\$245	\$390
	COLOR	\$75	\$130	\$170	\$220	\$295	\$545
SADDLE ROCK NORTH Aurora 80016 / 663 homes	BLACK & WHITE	\$65	\$90	\$120	\$155	\$195	\$400
	COLOR	\$85	\$115	\$145	\$180	\$245	\$465
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
	COLOR	\$85	\$115	\$145	\$180	\$245	\$465
THE FARM AT ARAPAHOE COUNTY Aurora 80016 / 1,500 homes *E-NEWSLETTER	COLOR	\$35	\$50	\$65	\$85	\$100	\$125
WILLOW CREEK 1 2 3 Centennial 80112 / 1,629 homes	BLACK & WHITE	\$100	\$160	\$200	\$275	\$355	\$450
	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
FOUNDERS VILLAGE Castle Rock 80104 / 2,200 homes *E-NEWSLETTER	COLOR	\$40	\$60	\$80	\$100	\$125	\$200

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Architectural Answers

What requires approval, and how do I submit a request for review?

Unless the Community Wide Standards state otherwise, any changes to the exterior of the home and/or lot will require approval **prior to work commencing**.

Requests may be submitted throughout the year. We suggest planning and submitting requests for next spring and summer improvements during the fall/winter, as the Committee has up to **45 days** to review all requests.

To submit a request for review, you will need to provide a completed submittal form, which is available on the Association's website at www.svoacommunity.com. For the submittal form to be considered complete, the **"Describe Improvement"** section of the form must be completed, and adjacent neighbors' signatures must be obtained.

In addition to the completed form, all requests will require additional submittal information, such as, but not limited to, drawn plans, images, photos, and samples. Due to the wide range of requests submitted for review, the Community Wide Standards do not specify exactly what documentation is required for each type of request. Please reach out to designreview@pcms.net directly for additional information regarding the requirements for your specific request.

There are two submission deadlines each month: **noon on the first and third Fridays of the month**. For requests submitted by the first Friday deadline, the Modifications Committee generally tries to provide a response by the third Friday of the month. For requests submitted by the third Friday deadline, the Committee generally tries to provide a response by the first Friday of the following month.

These timelines do not apply to requests for **pre-approved color schemes or pre-approved roofing colors**. Please note that while the Modifications Committee makes every effort to adhere to the turnaround times noted above, per the Guidelines, the Committee has up to **45 days** to review a request.

Once the Committee has provided a response, a response letter will be mailed to the address on file and will also be available by logging into the old CINC homeowner portal at pcms.cincwebaxis.com.

If the status of your request is showing as **"Open,"** your request is still under review. Please do not add a note to the account requesting an update, as any available updates will be posted on the portal.

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/>.

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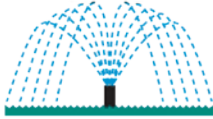
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