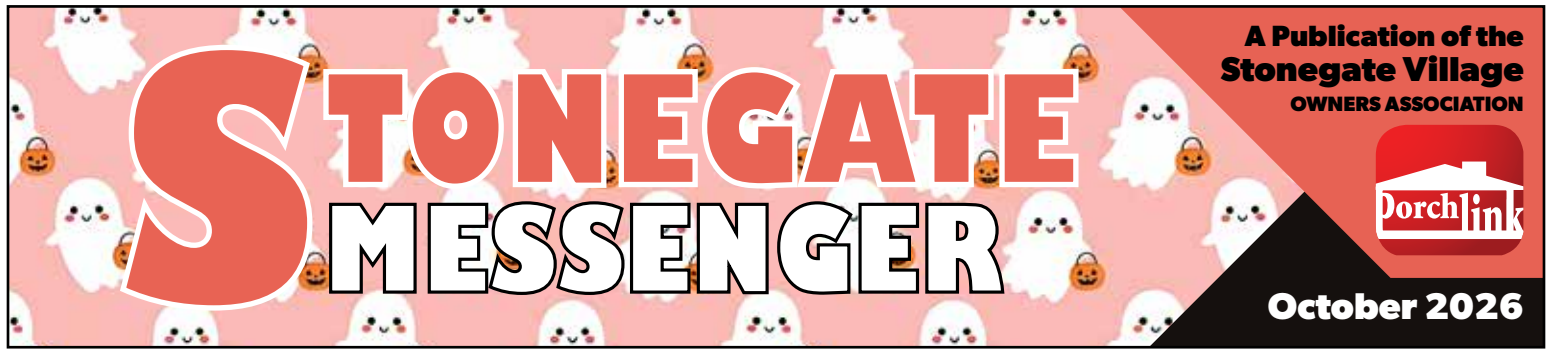




BOARD OF DIRECTORS

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 November issue of

The Stonegate Messenger

Deadline to advertise is October 20th

E-mail kerri@porchlink.com
for rates and information or

Text Us: 720-295-2649

Annual Membership and Budget Ratification Meetings

Date: Monday, October 26, 2026

Time: 6:00 p.m.

Location: Via Zoom

The Stonegate Village Owners Association **Annual Membership and Budget Ratification Meetings** are just around the corner. This year's meetings will be held via Zoom on **Monday, October 26, 2026, at 6:00 p.m.**

There are **three (3) positions on the Board of Directors up for election this year**, each for a three-year term. The membership will also consider the **Association's proposed 2027 Budget**. The Official Annual Meeting Notice, proposed 2027 Budget, election materials, ballot, candidate information, and Zoom meeting details **were mailed to all homeowners of record around September 26, 2026.**

Please carefully review the instructions included with your ballot for the different methods available to return your completed ballot envelope and the applicable return deadline.



Continued Water Restrictions

Residents who saw their lawns, gardens and trees struggle during a warm, dry year now face continued water restrictions. With the promise of a looming "super" El Niño seeming more and more wishful, here are some landscape practices to consider to get plants in the best possible shape for winter.

Deep watering

Before it gets too cold, consider taking time to thoroughly water trees and shrubs. Water a wide area around trees and shrubs, an area beyond just the dripline (roots can extend as far as a tree is tall). If you only water one spot, choose a ring just outside the dripline. A soaker hose or sprinkler is ideal – there's no need to use a "deep-root" watering device. The fine roots that soak up water and nutrients are within the top several inches of the soil, injecting water below that is not only time consuming but may miss the mark completely.

Apply enough water to thoroughly moisten the soil through that rooting zone. Probe with a screwdriver or even dig a small hole to see what the conditions are like under your tree, then water accordingly. Apply the water slowly so that it soaks into the soil instead of running off.

Mulch to do

Fall is an excellent time to apply or replenish mulch around trees, shrubs, and garden beds. A 4-inch layer of mulch helps to conserve soil moisture, to moderate soil temperatures, to reduce weeds, and to protect roots from wild temperature swings. If you live in a place that is at risk for wildfires, do not use combustible mulch like wood chips, bark, or pine needles within five feet of your home or other structures.

A good time to plant

Fall can be an excellent time to plant trees and shrubs. Cooler temperatures and generally milder weather reduce heat and water stress on newly planted plants, while soil temperatures still allow roots to get established before winter.

Fall planting can also make watering easier. Cooler weather typically means less water is lost to evaporation, and newly planted trees and shrubs can be easier to keep adequately hydrated than they would be during the heat of summer. Proper watering is still essential: Newly planted trees and shrubs need consistent moisture as they establish their root systems.

Continued on page 10 ➤

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.

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 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 fall! Have a wonderful year! Watch Cornerstone Facebook and The Messenger for upcoming events.

Parkhill, Wildridge and Ridgeway

Greetings to all of our wonderful neighbors! Happy fall! Watch for our annual Cookie Exchange Event! -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 fall y'all! Watch here for future events! Please drive slowly around the neighborhood.

Centerstone & The Knolls

I hope you are all soaking up the last few rays of summer! Next event: Our Hamburgler Halloween event on October 31st. An invitation to order burgers for your Centerstone family will be emailed before the event. Please note that to prevent leftovers and leftouts, only those that RSVP will be guaranteed a burger. After that, it will be time for our traditional Fall-la-la-la-Festival from noon to 2 pm on November 15th at the South Side Community Center where we'll have horse-driven hayrides, pancakes from Flippin' Flapjacks to keep you warm while you mingle, and more! If you have ideas to share, want to be part of the planning committee, or would like to be added to our communications, please send a message to centerstone@gmail.com. In the meantime, mark your calendars to change your clocks on November 1st, 2026 because "fall's back."

Manor Ridge

Progressive Wine Walk...Saturday, October 10th at 4:00. RSVP if you want to host a stop by emailing buckeyesue@hotmail.com. The walk starts at 10189 Quarry Hill Place. Bring a drink to share!

Oakmoor, Summerwood & Crestrock

Happy fall! It was great to see so many of you at our annual neighborhood BBQ in August. Looking ahead, we have more fun events coming up. Join us for a pizza party at 5 PM on Halloween before trick-or-treating begins, and don't miss the horse-drawn sleigh ride on December 4th from 5:30 to 7:30 PM. Stay tuned for more details via email and our Facebook page. If you'd like to be added to our email list or join the Facebook group, reach out to us at oakmoor.stonegate@gmail.com. -Laura, Loraine, and Aviann

Windrift, Terrace, Stones Landing, & Swainson Hawk

Watch for an upcoming Christmas event. Have a great fall!

Interested in helping with the Social Committee for your pocket and overall events?

Please email mmmjingles@comcast.net by 10-10-26 for details.

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 November 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: October 20th ♦ Rates per issue



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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

October 2026



As we head into the cooler months, please remember to turn off your sprinkler system no later than October 15th.

Is Your Home Using More Water Than It Should?

As we head into the fall season, it's a great time to take a few minutes to check your home for possible water leaks. A small leak may not seem like a big concern, but over time, it can waste thousands of gallons of water and potentially increase your water bill. A toilet that continues to run after flushing—or one that occasionally makes a “ghost flushing” sound—may be leaking water from the tank into the bowl. Depending on the size of the leak, a running toilet can waste **dozens to hundreds of gallons of water each day**.

Actual water loss varies significantly depending on the fixture and severity of the leak.

Other Things to Check Around Your Home

-  Dripping faucets or showerheads
-  Toilets that run, hiss, or refill when they haven't been used
-  Water stains on ceilings or walls
-  Musty odors or unexplained damp areas
-  Leaking pipes under sinks or around appliances
-  Water heaters showing signs of moisture
-  Unexpectedly high irrigation or sprinkler usage
-  A water bill that is noticeably higher than normal

 **Try a Simple Water-Meter Test:** Turn off all faucets and water-using appliances, and make sure toilets aren't running. If your irrigation system is connected to the same meter, make sure it is not running during the test. Then check your water meter and avoid using water for 30–60 minutes. Check the meter again. **If the meter is still registering water usage, you may have a leak that needs further investigation.**

A Little Prevention Goes a Long Way

Finding a leak early can help conserve our community's water, prevent unnecessary water bills, and reduce the possibility of costly property damage.

Take a few minutes this fall to listen, look, and check—you might be surprised by how much water a small leak can waste!



STONEGATE
North Villages

StonegateNorthVillages.org



NEWS & ANNOUNCEMENTS
OCTOBER 2026

Spooky Spokes Glow Ride and Food Drive

October 24, 2026 - 5:30 p.m.

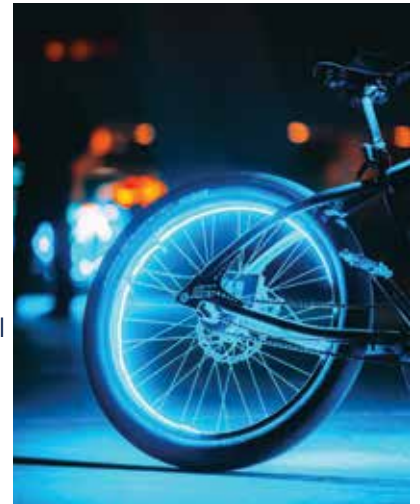
Grab your bike, string some lights, and get ready to ride. Stonegate North Villages is hosting a Halloween bike ride.

Families will roll out together from the Community Center, all decked out in lights and Halloween spirit. Decorate your bike, wear your costume, and pedal through the neighborhood as the sun goes down.

The route is one-way and marked with directional flags, so keep moving forward — no doubling back. Candy waits for our spooky riders at the finish line, packed into mini pumpkins, sized to hook right onto your handlebars.

We've also partnered with the Parker Task Force to collect food for neighbors in need. So, please bring a non-perishable item to donate. The Task Force stocks food pantries and provides limited financial assistance to prevent eviction and utility shut-offs for families in Parker, Franktown and Elizabeth.

No registration required. Just show up ready to ride and have fun!



THE DETAILS

- **Who:** Open to all residents of Stonegate Villages
- **Check-in:** 5:30 – 6:15 p.m. at the Community Center (9540 Stonegate Pkwy) — gather with your neighbors and grab glow sticks here if your bike needs extra light
- **Ride starts:** 6:15 p.m.
- **Where:** A one-way loop through Stonegate North's park paths
- **Bring:** A decorated, lit-up bike (rope lights, flashlights, or glow sticks) and your best costume, and a non-perishable food item
- **Rules:** Pedal bikes and legal e-bikes only, no motorized bikes; no pets; stay on the marked route, no doubling back, helmets required for safety
- **Parking:** The Community Center lot closes at 4 p.m. to clear space for bikes — plan to park elsewhere or ride in

NOTE: The Adult Pool & Spa will also close at 4:00 on Oct. 24 to accommodate the event.

We're Looking for Volunteers!

Want to help make it happen? We're looking for volunteers to staff stations along the route and help keep kids and families safe crossing the streets. Email contact@stonegatenorthvillages.org to volunteer.





The Water-Wise Shift: A Q&A on the District's Native Landscaping

Stonegate North Villages continued converting select turf areas to native landscaping this season. The goal is straightforward: use less water, lower long-term maintenance costs, and build a beautiful long-term landscape suited to Colorado's climate.

But the conversion isn't a quick fix. Residents may notice some converted areas looking thin or uneven as the project takes root. That's a normal part of the establishment process.

To help residents understand what's happening and why, we sat down with the district's landscaping team for a Q&A on the native grass conversion.

Why is the metro district converting turf areas to native landscaping?

"The primary reason is water conservation and reducing long-term water costs. Stonegate North Villages is required to follow drought restrictions and watering requirements established by the water district, which can significantly limit the amount of water available for landscaping during drought conditions. Because water is not an unlimited resource and drought conditions are expected to continue, we're looking for ways to reduce overall water demand. Converting appropriate turf areas to native landscaping allows the district to use less water in those areas and prioritize its available water allocation for higher-priority landscaping, trees, and other plant material. It also supports the broader water conservation efforts being asked of residents throughout the community."

What are the benefits of native landscaping compared with traditional turf?

"Native landscaping uses significantly less water once

established, requires less mowing, can reduce long-term maintenance costs, and supports greater biodiversity and a healthier ecosystem. Aesthetically, however, it will look different from the traditional manicured turf residents may be accustomed to."

What will the area look like during the first year compared with once it is fully established?

"The first year can look weedy, thin, patchy, and uneven. Converting turf to native requires disturbing the existing soil, which can expose dormant weed seeds and roots that have been in the soil for years. Weed control is particularly challenging while new native seed is germinating because broad chemical applications can also damage the new grass. Hand-pulling, selective mowing, and carefully timed spot treatments may be necessary during establishment."

How long does it take for a native area to become fully established?

"Depending on the seed mix and site conditions, full establishment can take up to three years and may require additional seeding along the way. An area is generally considered successfully established when approximately 70% of the area has native grass coverage."

How often will native areas be mowed or maintained once established?

"Once established, native areas may generally be mowed approximately twice per year, typically in the spring and fall, although additional maintenance may be necessary for weed control."

For more information, visit the website by scanning the QR code.
www.stonegatenorthvillages.org



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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 October 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
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	
Auriane Kirkendall	720-281-7081	B*, P, H	Sandstone Terrace
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 October 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
Mya Smilie	720-526-7567	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	
James Tipple	720-813-0595	L, S	Terrance/Stonegate North
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.



Continued Water Restrictions

Article continued from front page →

Renew your lawn

If your lawn is in need of a pick-me-up as the end of the growing season nears, consider aerating and over-seeding to maximize precipitation and to re-energize the yard for next spring. According to a 2009 CSU study, core aeration on 2-inch centers (the recommended distance for aerating) improved water infiltration into the soil; if lawns were top-dressed after aeration with 1cm of compost, water infiltration improved even more substantially prior to a “dry-down” event where the turf received no water, and thereby prolonged the turf’s visual appeal (and health).

Core aerating and topdressing with compost before the first of October and watering the lawn (if you’re not lucky enough to be under a thunderstorm or two) would be a good way to prepare the turf for continued dry conditions and would help make sure every drop that falls from the sky after Oct 1 makes it into the soil. Core cultivation alone would help, but not as much. The aeration holes improve water infiltration; the compost filling the holes prevents evaporation from the holes. Core cultivate on 2” centers, spread the compost, then sweep the lawn with a broom or rake to move the compost into the holes.

Overseed only if the lawn is thin, also after aeration for best results.

Toasted Pumpkin Seeds

This year when you carve your jack-o-lantern, save those pumpkin seeds. You can make a tasty snack on the cheap that will have everyone asking for more. Try some of these variations this fall season.

For each recipe, follow this easy procedure. Remove and clean your seeds. Rinse them well, let them dry and then season them. Spread on a baking sheet sprayed with nonstick cooking spray. Bake for about 20 minutes in a 350 degree F oven, stirring half way through, until the seeds are crispy and light golden brown. Remove from baking sheet, give them a good stir, and serve once they’ve cooled. After you’ve toasted them, you can store them in an airtight container for up to one week.

Spicy Garlic Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 2 teaspoons garlic powder
- 1 teaspoon crushed red pepper
- 1 teaspoon salt
- 1 teaspoon black pepper

Savory Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 1 teaspoon salt
- 2 teaspoons Worcestershire sauce
- 1/2 teaspoon garlic powder

Curried Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 2 teaspoon curry powder
- 1 teaspoon salt

Sweet Cinnamon Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 1 tablespoon brown sugar
- 1 teaspoon ground cinnamon
- 1/4 teaspoon salt

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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We have been advertising in the Porchlink newsletters for almost 2 years now. The staff is always professional and pleasant to work with. The newsletter has been very helpful in getting business for our small plumbing company. The ad usually pays for itself each month because so many people use it to get reasonable, trustworthy services.

Michelle Cox
Neighborhood Plumber



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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: We might move next year, but we haven't decided. Is there anything we should do now, or should we wait until we know?

Answer: You don't need a moving date to give yourself a head start. And you certainly don't need to spend the fall remodeling a house you may decide to stay in.

I'd start with a simple question: What would you be glad you took care of, whether you moved or not?

Maybe it's the peeling trim you've been meaning to paint, the loose railing, or the sprinkler issue you worked around all summer. While the weather cooperates, take a walk around the outside of your home and make a short list. Handling small maintenance items now means fewer things competing for your attention later—and you get to enjoy the improvements yourself. Even better, ask a trusted friend to walk through with you. We all get used to the little quirks of our own homes, and a fresh set of eyes can spot things we've stopped noticing.

If a move is on your radar, I'm happy to offer a free consultation to help you decide what's worth doing before selling. I can also arrange complimentary professional exterior photos while your yard still has its color, so you'll have them if you decide to list during the colder months. There's no need to have a moving date figured out.

Inside, resist the urge to start a big project just because you think a future buyer might want it. There's a difference between fixing something that needs attention and replacing something that works perfectly well. A kitchen or bathroom renovation deserves more thought than "we might sell." Most of the time you will not get your money back when you sell.

Instead, use this time to sort through one storage area, gather receipts and records for major repairs and improvements, and make a list of projects you're considering. Having those details handy saves you from trying to remember later what was done, when, and what it cost. Appraisers are asking for actual receipts now instead of just approximate numbers for updates and repairs. Separate the things that need fixing from the things you'd change for your own enjoyment. That distinction can help you decide where your time and money belong.

If a move becomes part of next year's plans, you'll have a little less to do. If you stay, you'll have a home that's better cared for and easier to enjoy. Either way, that's a worthwhile use of October.

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
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>(i.e., furniture, construction/remodel, excess, etc.) 720-791-6999</i> 720-791-6999 www.hbstrash.com	

Trash & Recycling Cart Tips



Residents are encouraged to utilize the **provided trash and recycling carts** for collection. When placing multiple carts curbside, please **leave adequate space between them and keep them clear of vehicles or other obstacles** so WM's automated trucks can safely service each cart.

Need an additional cart or missing a recycling cart? **Contact WM directly to confirm available cart options and arrange delivery.**

Did You Know....

The United Nations Educational, Scientific & Cultural Organization (UNESCO) designated Mesa Verde National Park as one of the first 12 World Heritage Sites on Oct 9, 1978. The park protects some of the best-preserved Ancestral Puebloan archeological sites in the US.

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.

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

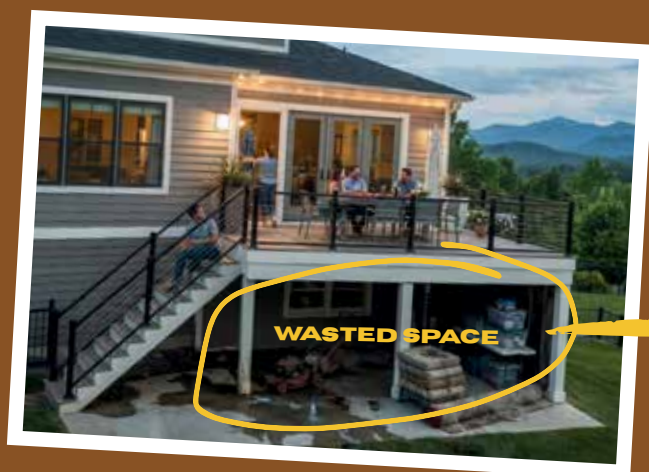
For missed pickups, service questions, and other customer service needs, this phone number will remain active.

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.

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Best of all- new advertisers can try classified advertising in and receive the same ad **FREE** in the following month's issue! Our deadline is always the 20th of the preceding month.

There is **no long term commitment**, you are welcome to advertise on a monthly basis depending on your needs. **However, most of our classified advertisers stick with us month after month... for years!** Why not give it a try?

New advertisers can try classified advertising in and receive the same ad FREE in the following month's issue! Our deadline is always the 20th of the preceding month.

Architectural Answers

This month, we will discuss exterior accent lighting/permanent lighting, such as Jellyfish Lighting. Yes, this type of lighting is allowed but does require approval prior to installation.

When submitting for approval, you will need to provide a completed submittal form, including the adjacent neighbors' signatures, current photos of each side of the home where the lights will be installed, with the installation location noted on the photos, and a brochure for the proposed project. Please note that links to information are not accepted.

There are restrictions as to when these types of lights may be set to holiday/seasonal lighting. Please visit the Association's website at www.svoacommunity.com for further information on those restrictions and to obtain the submittal form.

Please email designreview@pcms.net directly with any questions you may have.

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. 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 may be mailed to the mailing address on file and will also be available through the old homeowner portal by logging into CINCWeb Axis at: <https://pcms.cincwebaxis.com/>.



Ingredients

- package of Oreos
- chocolate frosting
- 1-2 packages of candy corn (buy these early b/c they're hard to find the closer it is to Thanksgiving!)
- bag of Hershey kisses
- red hots



Oreo Turkey

Originally published in the St. Louis Post Dispatch

*Do you have a favorite recipe you'd like to share?
Let us know at kerri@porchlink.com.*

Instructions

- Spread chocolate frosting on top of Oreo cookie.
- Unwrap Hershey kiss and place on top of Oreo as the turkey head.
- Place 4 candy corns as the feathers.
- Spread frosting on red hot to stick to Hershey kiss as the gobbler.
- Use as table decor at each Thanksgiving place setting.

Happy Thanksgiving!



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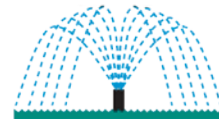
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