



A Publication of the
STROH RANCH
Community Association



October 2026

Community Directory

Questions Regarding Stroh Ranch
Development Codes, Covenants & Restrictions:

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://strohranchhoa.com/>

Architectural Committee

Approval Of New Landscaping, Exterior Paint Colors,
Additions To Exterior Of Home, Etc.

PCS: 303-224-0004 ext. 200

Homeowners' Association Inquiries

& HOA Assessments

Stroh Ranch Community Assoc., Inc.
303-224-0004 | Bookkeeping Ext. 308

Creekside Recreation Center

303-840-1240

Questions Regarding

The Creekside Townhomes Association:

Western States Property Services

303-745-2220 | FAX 303-745-3335

Schools:

Douglas County School District: 303-387-0100

Legacy Point Elementary School (PK-5)

303-387-8725

Sagewood Middle School (6-8) 303-387-4300

Ponderosa High School (9-12) 303-387-4000

Water and Sewer Service

Parker Water & Sanitation District:
303-841-4627

Snow Removal | Street Damage

Town of Parker: 303-840-9546

Advertise in the November issue of

On The Go at Stroh Ranch

Deadline to advertise is October 20th

E-mail: kerri@porchlink.com

Text Us: 720-295-2649



Creekside Recreation Center Hours

Monday through Friday 7am – 9pm | Saturday 7am – 7pm | Sunday 9am – 7pm

Creeksidereccenter@gmail.com | 303-840-1240

Indoor pool closes ½ hour before rec center closes

Youth Night Indoor Pool Party – October 23rd:

Let's celebrate fall with an Indoor Pool Party for 6th-8th graders on Friday, October 23rd from 6:30-8:30pm. Youth need to bring just themselves, a swimsuit and towel! Tunes will be played and there will be prizes for games, so be sure to come. Youth night is open to all 6th-8th graders. Cost is \$7 per person and includes Pizza, soda, snacks and prizes. **RSVP and credit card payment MUST be made by Wednesday, October 21st at 9:00pm by calling 303-840-1240 or stopping in at the rec center. A minimum of 20 kids signed up and paid is required to hold this event.** Each resident is allowed up to 2 non-resident friends. Parents, if you are new to having you child attend this event, it is supervised by MaryBeth, Katie, lifeguards and staff. It begins promptly at 6:30pm and ends at 8:30pm. The staff supervises only during that time so please make a note of it. **ALSO, be sure your child (and friends, if necessary) has a signed note from you if you are NOT planning to pick them up at 8:30pm and are allowing them to leave the rec center at that time without adult supervision (i.e., riding bikes, walking home, etc.).**



Halloween Event:

Join the fun at the annual Stroh Ranch Halloween Parade (ages 1 – 12 yrs) on Saturday, October 31st at 10:00am sharp! Be sure to wear your costumes and bring your 'trick or treat' bag to parade around the park for candy at staffed locations. Donuts and beverages will be served in the rec center after the parade for the whole family.

Karate for Kids:

Tuesdays and Thursdays: All ages

5:30pm

Mondays & Wednesdays: Adult special needs

4:00pm

For more information or register: Call 303-841-2145 or go to www.karate4kids.com to sign up.

PERSONABLE AND PROFESSIONAL ESTATE PLANNING:

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NADYA LAMBERT
ATTORNEY AT LAW



Contact Us

Phone: (303) 734-7131 | Frontdesk@NadyaLambert.com

6855 S. Havana St., Suite 370, Centennial, CO 80112
(Off of Intersection of E. Arapahoe and S. Havana)

Call today for a FREE 30-minute consultation.



THE STROH RANCH ANTHOLOGY SWIM TEAM IS WISHING THE STROH RANCH COMMUNITY A SPOOKY OCTOBER



@strohranchanthologydolphins



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www.petersenglass.com

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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 and for owner verification.* The member must have observed the alleged violation and shall contain the nature of the alleged violation, the location of the alleged violation and the date it was observed; photos are very helpful. A complaint may also be submitted by any member of the Board of Directors or by the Association Manager after a walk through or inspection of the Community.

You may send your concerns via email at support@pcms.net or via fax at 303-224-0002.

Member Notification Info

Community Legal Name: Stroh Ranch Community Association, Inc.

Date Declaration Recorded: March 18, 1988

Fiscal Year: January-December

Assessment: \$110.00 Semi-annually due January 1st & July 1st.

Includes: Trash Removal, Newsletter, Covenant Enforcement, Social Activities

Community Management: Professional Community Services (PCS)

Address: 7208 S. Tucson Way, Suite 125, Centennial, Colorado 80112

Contacts:

Office: 303-224-0004, **Fax:** 303-224-0002

Email: corpoffice@pcms.net

Documents: The Guidelines and Enforcement Policies can be viewed at the Stroh Ranch website.



Stroh Ranch Classified Ads

OB PAINTING

10% OFF Interior or \$500 OFF Exterior Painting.
Over 30 years in business. Call today! 303-908-9063.



THE ENGRAVING LASER elevates your Colorado business brand. We expertly engrave your company logo onto premium tumblers, metal business cards, and custom glassware.

Call or Text 720-443-1814.

GT'S SPRINKLER BLOWOUTS: \$50 for up to six Zones, then five dollars a zone. 18 years' experience. Work guaranteed. Parker only. 720-891-0701.

NEED HOT TUB HELP? Denver Hot Tub Repair- fast, reliable repairs, diagnostics, and Maintenance. Ashton: 720-616-8875. Local, insured service you can trust.

LOKKEN PAINTING COMPANY-Kevin Lokken: 45 Years of custom painting experience. Interior and Exterior. Free Estimates. Call: (720) 325-3750 or kevinlokken58@gmail.com.

UNLOCK EXCLUSIVE SAVINGS ON OUR WEBSITE, MOOREHEATINGAC.COM! Elevate your comfort today – visit us online or call 303-680-5300 to schedule your furnace maintenance/repairs/installations.

CARPET REPAIR/RE-STRETCHING: Carpet & upholstery cleaning. Wool area rug cleaning. Specials: \$25 off each service provided. Call A Personal Touch 720-344-2870.

THE BEST CLEANERS: Lowest prices in town. Honest people. Free estimate. References available (720) 364-8403.

A BETTER GARAGE DOOR INC. Garage door and opener repair to full replacements 25 years experience with multiple trucks for a quick response 303-920-2267.

ROOF REPLACEMENT AND REPAIRS. Family owned and operated. Senior and Veteran discounts. A+ rating with BBB. 30 years experience. Free estimates. Barker Quality Construction call BOB BARKER 303-921-2952.

IT'S COOLING OFF AND THAT MEANS IT'S TIME TO FIRE UP YOUR FIREPLACES! GAS OR WOOD, QFS WORKS ON ALL OF THEM! Call today. Schedule to have your fireplaces cleaned and ready to go for the weather ahead! Quality Fireplace Solutions. 303-946-6535.

LOOKING FOR JEWISH LIFE NEAR YOU? Check out Karov Collective! We are a new community who gather monthly for Shabbat, family learning, and more. Don't miss Rosh HaShanah in Lone Tree! karovcollective.org

**Try classified advertising-
It's easy, affordable and EFFECTIVE!**

UPGRADE YOUR CLASSIFIED AD!

Add a logo for (\$15 per newsletter), border (\$15 per newsletter) or QR code (\$15 per newsletter) to your ad!

Rates per issue for 25 words, \$.50 per additional word:

Publication	# of Homes	Rates per issue
Stonegate	4,600	\$37
Stroh Ranch	2,400	\$27
Pradera	550	\$27
ALL OF Parker (above)	7,550 HOMES	\$81
Blackstone	2,457	\$37
Tollgate Crossing	1,500	\$27
Tallyn's Reach	2,037	\$37
Saddle Rock North	663	\$27
Saddle Rock East/South	1,566	\$27
Murphy Creek	1,400	\$22
The Farm	1,500	\$12
ALL OF Aurora (above)	11,123 HOMES	\$179
Willow Creek 1, 2, and 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
ALL OF Castle Rock	3,000 HOMES	\$29
Colliers Hill (Erie)	1,686	\$27

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 (not in Filling 9):

The Association's semi-annual assessment is **\$110.00**, due:

- January 1st
- July 1st

Homes in Filling 9:

The Association's assessment is **\$129.00**, due:

- January 1st
- July 1st

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: www.StrohRanchHOA.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 Stroh Ranch community.





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Stroh Ranch has active hail date that will expire. Get your **free** property inspection before it too late!

Call today!



Isaac Benavidez

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Impact Resistant
Shingle Upgrade!

1000 West 47th Avenue
Denver, CO 80211

Isaac Benavidez **303-949-7381**

isaacb@interstateroof.com



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

Grace's House Cleaning Service, LLC

Professionally cleaned each and every time
by the same reliable, hard-working, and trustworthy crew!

- Insured & Bonded
- References Available

720-297-6279

***Advertise in the November
On The Go At Stroh Ranch***

Deadline: October 20th

E-mail: kerri@porchlink.com
or Text: 720-295-2649

2026 Stroh Ranch Board of Directors Meeting Schedule:

Please email Corpooffice@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. You can also visit the Stroh Ranch HOA website at www.StrohRanchHOA.com for the most up-to-date meeting dates/times.

- November 9, 2026-5:30 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.

The Cherry Creek South Metropolitan District No. 1 (CCSMD#1) Board of Directors Meeting schedule for 2026:

The Cherry Creek South Metropolitan District No. 1 (CCSMD#1) Board of Directors meets at the Creekside Recreation Center, located at 19301 J. Morgan Blvd., Parker, CO 80134. Meetings may also be offered via Zoom (TBD). Please email corpooffice@pcms.net or call 303-224-0006 prior to attending, as dates and times may change. For the most up-to-date meeting dates and times, please visit the CCSMD#1 website at www.CCSMD1.com.

- October 1, 2026-8:00 AM-Budget Hearing

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, Guidelines at www.StrohRanchHOA.com and any applicable Resolutions regarding requirements for driveway repairs/replacements and exterior paint prior to scheduling work. **Modification 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.

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 to include the adjacent neighbors' signatures, current photos of each side of the home that will have the lights installed, noting the installation location on the photos, and a brochure for the proposed project. Links to information are not accepted.

Please visit the Association's website to obtain the submittal form: www.strohranchhoa.com. If you have any questions, please email designreview@pcms.net directly.

Application Review Procedure of the Architectural Committee (AC)

The Architectural Committee (AC) has established a process for the receipt, review, and response to all design review requests submitted to the management company. The AC 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 AC 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 AC strives to adhere to these turnaround times, the Governing Documents and Guidelines provide the Committee with up to 45 days to review requests. 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 provided, a response letter may be mailed to the mailing address on file and will also be available by logging into the old CINCWeb Axis homeowner portal at: pcms.cincwebaxis.com.



ALL BABY BOOMER & FRIENDS WELCOME!!!

- **THE TAILGATE – 19552 Mainstreet, Parker, CO**
- **Tuesday – OCT 20th (3rd TUESDAY OF EVERY MONTH)**
- **(3:30 – 7:00 PM) NOTE THE NEW START TIME!!!**
- HH specials – (\$7.50 2 topping pizza special) + \$1.50 off drinks
- Listen & dance to “Boomer” music and socialize to make new friends
- Dance to (Rock-N-Roll, Country Western, Classic Rock & Pop)
- **Come by 3:30 PM to claim your seat (Kerry starts @ 4:00 SHARP)**
- **4:00 – 6:00 PM = Kerry Edwards of “VOICES KERRY” (LIVE & FREE)**
- **Kerry donates his time & talent so please donate \$5 (thank you!!)**
- **6:00 – 7:00 PM = Linda's playlist of mixed music**
 - **PLEASE PLEASE PLEASE – RSVP ASAP- at our email address BoomerHappyHour@gmail.com**
- **Follow us on Facebook @ Boomer Happy Hour**
- **Linda Kubly -Host & Organizer —FREE ADMISSION**
- **Co-sponsor = Legends Radio 95.3 FM/810 AM**

• (By attending this happy hour party, you and your guests, directly and implicitly accept any and all potential risks involved, including not limited to exposure to or contracting Covid-19, or other contagious diseases, injuries or mishaps. You agree to participate at our events completely at your own risk and take full responsibility for your own safety and wellbeing, including those of your guests. You agree and thereby forever waive, exonerate and fully release “The Boomer Happy Hour, Linda K Kubly, The Tailgate Bar & Grill, and its affiliates from any legal action or liability in any manner whatsoever. Your attendance at this event signifies that you have read and accepted the terms of this Liability Waiver.)

CREEKSIDE RECREATION CENTER ACTIVITIES

Creeksidereccenter@gmail.com | 303-840-1240 or 303-840-1241 | Creekside Recreation Center is managed by MaryBeth Amann and Front Range Recreation
Monday through Friday 7am – 9pm | Saturday 7am – 7pm | Sunday 9am – 7pm
Indoor pool closes ½ hour before rec center closes

WEEKLY FITNESS CLASSES

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Water Aerobics 8:30 AM	Cardio Strength Combo 9:15 AM	Water Aerobics 8:30 AM	Barre-Pilates 9:15 AM	Water Aerobics 8:30 AM	Water Aerobics 7:45 AM
Water Aerobics 5:30 PM	Chair Yoga 10:30 AM	Zumba Toning 9:15 AM	Chair Yoga 4:00 PM	Pi-Yo 9:15 AM	Pilates 9:00 AM
		Water Aerobics 5:30 PM			

Youth Orientation: Teens ages 13 - 17 years of age are eligible to use the rec center unaccompanied only after attending Youth Orientation. Please reach out to Katie Martin at katie@frontrangerecreation.com for scheduling information. Each teen must have a current doctor's note or physical release. Teens are not permitted to bring guests into the rec center by themselves.

Alta Open (Access System): Access the rec center with your phone (key fobs are available @ \$25 each, if you prefer). Please contact the front office for more information.

Guest Policy:

Guests are permitted at the rec center.

- 2 guests per household at no charge
- \$3 fee per each additional guest
- Maximum of 5 guests per day
- Payment by credit card only

Weight Room Youth Policy: Residents, please respect our homeowner's policy that NO children under the age of 13 years old are to be in or using the cardio or weight room. Youth 13 to 17 years of age must be accompanied by an adult resident if they have not done a youth orientation. Any questions please email Katie Martin at katie@frontrangerecreation.com.

Stay Informed Through CRC E-News. To receive the CRC E-News, send your email address to: corpoffice@pcms.net.

Tennis/Pickleball Procedures: Reservations may be made in advance (but are not required) through the QR Code in lobby or by using this link - creeksidereccenter.as.me. Court lights can be turned on with the switch just outside the gate. Lights will automatically go off at 9:15pm. IF weather continues to be favorable, pickleball is played every Wednesday afternoon around 3:30/4pm-dusk and every Saturday morning 10am-12pm. ALL LEVELS OF PLAY are welcome.

WEATHER SCHOOL CLOSURE: ALL CLASSES (AM/PM: If Douglas County Schools are CLOSED, all classes are CANCELLED; including swim lessons.

SCHOOL DELAYED START TIMES:

- Water Aerobics (ALL): Class times as usual
- All other classes: 1 hour later
- Tuesday AM Classes: Cardio - 10:15am, Chair Yoga - 11:30am
- Wednesday AM Class: Zumba Toning - 10:15am
- Thursday AM Class: Barre-Pilates - 10:15am
- Friday AM Class: Pilates/Yoga - 10:15 am
- All afternoon/evening classes: Class time as usual
- Saturday classes: Decision will be made that morning; call by 7:30am.



Barre-Pilates Fusion:

Blend of Pilates and ballet movements with cardio and strength training.

Thursday 9:15 am - 10:15 am

Cardio/Strength Combos

Variety of cardio activity and toning combined with strength training techniques to work the entire body. Tuesday 9:15 - 10:15 am

Pilates

An exercise regimen that elongates and strengthens the muscles.

Friday (Pi-Yo) 9:15 - 10:15 am

Saturday 9 - 10 am

Chair Yoga

Gentle movements using a chair and bar... no floor work. Tuesday 10:30-11:30 am
Thursday Evening 4:00- 5:00 pm

Zumba TONING

"Dance" with EXTRA emphasis on sculpting and definition. Wed 9:15 am-10:15 am

Water Aerobics

Continuous cardio w/ buoys and noodles added for resistance training.

Personal Training:

Contact the front office or stop by the center for info.

Adult and Children Private/Semi-Private Swim:

Lessons offered year round. Contact the front office for information.

Karate for Kids (actually ALL ages)!

Tuesdays and Thursdays:

All ages: 5:30pm

Mondays & Wednesdays:

Adult special needs: 4:00pm

For more information or register:

Call 303-841-2145 or go to

www.karate4kids.com to sign up.

Creekside Rec Center is CASHLESS:

All purchases will need to be made with a debit/credit card.

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.
- Homework takes an excessive amount of time.
- Poor handwriting.
- A diagnosis of ADD, ADHD, or Dyslexia.
- Recurring headaches.



303-325-2014

24200 E Smoky Hill Rd.
Aurora, CO 80016

HighlineVisionCenter.com

BETTER LIVES THROUGH
BETTER VISION



Set Your Child Up For Success
Schedule Your Child's FREE
Performance Screening Now!

Stroh Ranch Teen Services

Updated August 2026

To add your name please contact: 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 teens 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.

NAME	PHONE	SERVICES
Brady Archuleta	720-935-8068	P H D
Jamisen Brogan	303-862-2755	H C S D
Aiden Byrne	720-683-8287	B ♥ P H
Charley Carpenter	303-931-9037.	B ♥ P H D
Owen Castillo	303-332-5434	L C D
Cameryn Clay	720-905-6788	B ♥
Faith Collins	303-805-0158	P
Jackson Craddock	773-682-7579	L C S D
Ryan Cummings	720-810-2031	P H L C S
Raena Cummings	720-810-9357	P H
Jasmine Dieken	303-805-3566	B ♥ P H
Parker Duval, 14	720-288-6493	P H L C
Audrey Ellis	720-993-3257	B ♥ D
Alyssa Gieling	720-660-0016	B
Owen Glick	303-915-9808	P H L C S D
Lance Hampton	720-645-9009	P H S D
Ashley Irvine	720-272-9705	violin lessons
Jacob Johnson	720-380-1100	P H L S D
Lily Johnston	412-445-6736	B ♥ D

B=

BABY SITTER

♥=

RED CROSS /AMERICAN HEART CERTIFIED CPR CERTIFIED

P=

PET SITTER

H=

HOUSE SITTER

L=

LAWN CARE

C=

CHORES

S=

SNOW SHOVELER

D=

DOG WALKER

Sophia Jones	303-257-7757	B ♥ D
Keona Lewis	720-229-5616	B P H D
Isabelle McGuire	303-877-8751	B ♥
Genevieve Oslick	303-993-4371	B ♥ P
Katherine Pfaff	303-356-9472	B ♥ P D
Alexis Premo	303-594-4099	B ♥ P H C
Savannah Premo	720-480-8790	B ♥ P H C
Kaitlin Reece, 17	303-829-4218	B ♥ P H D
Julia Reinfeld	720-280-4094	B ♥ H
Rihanna Richardson	720-869-2905	B P H D
Natalia Samour	720-633-5197	B P H S D
Audrey Sarra	720-693-6831	B ♥
Brady Schuerman	303-841-3232	S
Jenna Smith	303-909-7010	B ♥ P H C
Colin Stamper	720-271-6773	L C S
Regan Weber	303-807-8510	B ♥
Lindsay Werner	303-862-7990	B ♥ P H
Joe White	303-525-8973	B P H
Causha Withey	720-883-1231	B P H C S



Target Your Market With
Neighborhood Newsletters!

Did You Know...

The Haunted Oxford Hotel – Denver's oldest boutique hotel, in operation since 1891. The Oxford Hotel is said to be haunted by a woman who killed her lover and herself at the hotel, with specific sightings in room 320. The notorious Cruise Room bar inside the hotel is also reportedly haunted.



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- ✓ 2 Year Interior Warranty
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Ask about our
**"Free Upgrade To Duration
Exterior Paint"**
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720-328-2572

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



Maggi Pritchard CRS®, GRI, ABR®, CNE, SRES®
Your Stroh Ranch Neighbor

Stroh Ranch/Anthology Statistics

Based on information from REcolorado for the period of July 16, 2026 through August 15, 2026

Active Listings	29*
Pending	6*
Closed	8*
Average Days on Market (Closed Properties)	44*
Months Required to Sell Inventory	3.6*

* Excludes new construction



HomeSmart

8300 E Maplewood Avenue
Greenwood Village, CO 80111



Fall Is A Great Time To Sell!
Call Me!

303-898-8164

www.maggipritchard.com • maggi@maggipritchard.com

Porchlink Media Display Advertising Rates

PUBLICATION	\$ PER ISSUE	BUS CARD	1/6 PAGE	¼ PAGE	1/3 PAGE	½ PAGE	FULL PAGE
STONEGATE Parker 80134 / 4,600 homes	BLACK & WHITE	\$110	\$185	\$285	\$360	\$515	\$760
	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
FOX RIDGE 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

TO PLACE AN ORDER FOR DISPLAY ADS: Complete the insertion order via this link: <https://io.porchlink.com> Deadline is 5pm on the 20th of the preceding month

DISCOUNTS: Prepay for 5 issues, receive the 6th issue free.

QUESTIONS? EMAIL kerri@porchlink.com with any questions.



2026 SERVICE SCHEDULE

TUESDAY TRASH • EVEN WEEK RECYCLING

Carts must be out from 7am to 7pm

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.



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.

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	29
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Service days are highlighted

Trash pickup will be moved to the following day if pickup falls on or after a holiday during the week.

Service days are highlighted accordingly.

Holidays are outlined in red.

New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day

Recycling logos indicate recycling week

See Recycling Guidelines on page 11➔



RECYCLING GUIDELINES

All of the following items can be recycled in your curbside bin!

PAPER



Mixed Paper



Newspapers, magazines, and catalogs



Cardboard



Cartons



Paperboard



Phonebooks and paperback books

PLASTICS

Clean and Rinsed Out
Rigid Plastic Bottles and Containers
NO FOOD RESIDUE



NO PLASTIC BAGS

NO STYROFOAM

NO HARD PLASTIC ITEMS
(toys, PVC pipe, flower pots, etc)

METAL



Aluminum cans, foil and pie plates



Loose metal jar lids and bottle caps



Steel cans

GLASS



Clean and rinsed out glass containers including bottles, jars, etc.
NO FOOD RESIDUE

PLEASE

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

NO

- **GARBAGE**
- **PLASTIC BAGS**
- **PLASTIC FILM**
- **STYROFOAM®**

www.hbstrash.com

720-791-6999



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.

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.



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 Turkeys

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!

Would you like to advertise in November?

DEADLINE
OCT 20th

KERRI@
PORCHLINK.COM