

Tollgate Crossing TIMES

A Publication of the
TOLLGATE CROSSING
HOMEOWNERS ASSOCIATION



September 2024



A Publication of the Tollgate Crossing
Homeowners Association

Tollgate Crossing Metro District Management

Metro District Manager

Brightstar District Management, LLC.

Beau McMahon

Community Association Manager

bmcMahon@brightstarcolorado.com

720-446-5261 - Office

Tollgate Crossing HOA

Rana Valentine (Manager)

AMI, 720-633-9722 | clientcare@amihoa.com

Newbridge at Tollgate Crossing HOA

Rana Valentine (Manager)

AMI, 720-633-9722 | clientcare@amihoa.com

Tollgate Crossing

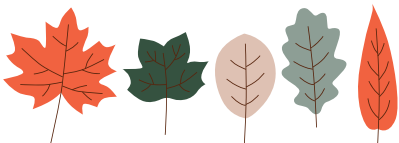
Townhomes Owners Association

<https://3pmhoa.com/>

Metro District Board Meetings

4th Tuesday of each month at 6:30 PM

See page 4 for more info



Advertise in the October issue of
The Tollgate Crossing Times

Deadline to advertise is September 20th

Text: 720-295-2649

E-mail: kerri@porchlink.com

Target Your Market With
Neighborhood Newsletters!



Tollgate Crossing Swimming Pool Closes Sunday, September 15, 2024

Tollgate Crossing Community Garage Sale

Friday, September 6th and Saturday, September 7th

Hello neighbors!

The next community garage sale is on September 6th and 7th! Historically, the September garage sale has been very popular, drawing many shoppers from around the area. I will be putting together a map that includes all of the garage sale locations. The map will be available for shoppers to use on the weekend of the garage sale. **If you would like your address included on the map**, please fill out this form by September 2nd. <https://forms.gle/gzj6YEA1YLxXBHwz5>

Sponsored by Shana Barela, Keller Williams Realty, DTC, LLC



**TOLLGATE CROSSING SEPTEMBER
COMMUNITY
GARAGE SALE**

September 6th and 7th
8:00 am - 3:00 pm

SCAN to see the map!
Great deals are waiting—don't miss out
at the Tollgate Crossing Garage Sale!

Sponsored by:
Shana Barela at Keller Williams Realty DTC, LLC
For more information Call: 303-396-3561
shana@kw.com
<https://shanabarela.kw.com>

kw KELLER WILLIAMS REALTY
DTC, LLC
Each Office is Independently Owned and Operated

Upcoming Meetings in Tollgate Crossing

Newbridge HOA Board Meetings

- September 17, 2024 @ 6:30 pm
- November 19, 2024 @ 6:00 pm (inclusive of 2024 Annual Meeting)

Board meetings are currently on Zoom. Watch your email and the Newbridge Facebook page for the link. Times and dates are subject to change.

Tollgate Crossing HOA Board Meetings

3rd Wednesday of the Month

- September 18, 2024 @ 7:00 pm
- October 16, 2024 @ 7:00 pm
- November 20, 2024 @ 7:00 pm

Board meetings are currently at the Tollgate Crossing Clubhouse. Watch your email and the HOA website for up-to-date information. Times and dates are subject to change.

Tollgate Crossing Metro District Board Meetings

4th Tuesday of the Month

- September 24, 2024 @ 6:30 pm
- October 22, 2024 @ 6:30 pm
- November 26, 2024 (Budget Meeting) @ 6:30 pm

Board meetings are currently at the Tollgate Crossing Clubhouse. Watch your email and the Metro District website for up-to-date information. Times and dates are subject to change.

Hello
AUTUMN

Upcoming Event in Tollgate Crossing

Brought to you by the Tollgate Crossing Social Committee

Join Attorney Jerry Malman, September 17, 2024 at 7 pm at the Tollgate Crossing Clubhouse for an evening of education.

Reduce Your Fear and Stress of Not Knowing

Do you have the right coverage?

Topics of Discussion, New Motor Vehicle/Motorcycle/Bicycle Laws that have taken effect in Colorado.

Discussing your Auto/Homeowners Insurance Coverage and Coverage Involving Teenage Drivers.

There will be two drawings for \$100 Grocery Gift Cards.

(Please bring your Auto Declaration Page for Review of Appropriate Coverage)

BASEMENTS:

Parker resident with 20 years experience:

- Framing
- Insulation
- Drywall
- Electrical
- Hvac
- Plumbing
- Tubs & Showers
- Tile
- Doors
- Trim

partial or complete job
720-276-8391

DECKS AND FENCING

Basements, Painting, Fencing, Decks, home repairs.

Call Joe at 720-988-3890

Lots of experience, great work and very reasonable prices!!!
Mention this ad and get a 10% discount on your services.

ReACT

Racial equity and Aurora's Critical Topics (ReACT)

Our mission is to play an ongoing role in uniting the residents of the city of Aurora, regardless of race, age, gender, political affiliation, occupation or financial status by utilizing multicultural community functions that will bring people together to interact and learn from each other, and by working with our community leaders and government officials to address any issue that causes division in our city.

The committee is open to all who are interested in attending. The group meets every third Wednesday of the month at 11 a.m. For now, the meetings are virtual.

For more information, contact officeofpcb@auroragov.org.



\$500 OFF

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10% Discount for Cash Payments

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Calling all Tollgate Crossing Homeowners!

We always have room for you on the Social Committee! Please let us know by contacting us on the Tollgate Crossing Socials FB page. We look forward to having you join us!

let's play BUNKO



1st Wednesday of each month

7PM - 9PM (ISH)
\$10 TO PLAY
@ THE CLUBHOUSE


BRING A SNACK OR BEVERAGE TO SHARE

RSVP TO MISSI 720-771-1914
OR LEAVE A COMMENT

HOSTED BY THE TOLLGATE CROSSING SOCIAL COMMITTEE

TOLLGATE CROSSING REAL ESTATE REPORT

Data Sponsored by
Bill Watson
The Watson Group
bill@watsonrg.com
YourHomeSoldGuaranteedRealtyCo.com
720-463-0002



ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
24025 E. Wagon Trail	\$600,000	3	3	2	1,821
4772 E. Fultondale Way	\$539,900	6	3	4	1,383

Available Homes: As of 08/15/2024 there are 7 Properties Available for Sale in Tollgate Crossing.

Average Sales Price: \$569,950	Average Days on Market (DOM) 4.5
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- Based on information from REcolorado, Inc. for the period of 7/16/2024 through 8/15/2024.
- Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty the Watson Realty Group
- This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REcolorado, Inc. may not reflect all real estate activity in the market



Get Multiple Cash Offers Today Plus a 100% Market Value Price or We Pay the Difference!*

Call us at **720-463-0002** and Start Packing!



We Live Here, We Work Here, We are Here to Serve You!

Check out our Reviews at: www.OurAmazingFans.com

GOOD NEWS ABOUT YOUR HOME

Get the best of both worlds. Imagine this: you've just decided to sell your home, and the process feels like a mountain of stress looming over your head. Now, picture a smooth, hassle-free sale that could put money in your pocket within days, not weeks or months. That's the power of a cash offer. No dealing with banks, no waiting on buyer financing, no drawn-out inspections that could derail the sale at the last minute. With a cash offer, you're in control. You set the timeline, you minimize the headaches, and you get the certainty of knowing your deal will close. In today's market, where time is money, a cash offer isn't just a good option—it's the smart choice for anyone looking to move on quickly and confidently.

But we don't stop there. We realize that a cash offer is not for everyone.

That's why our "Your Home Sold at 100% of Market Value or We Will Pay You the Difference" guarantee is a game-changer. We're not just offering to list your home; we're putting our money where our mouth is. This isn't just a promise—it's a commitment to your financial future. With us, you get the full market value, guaranteed, or we make up the difference ourselves. No gimmicks, just a rock-solid guarantee that puts you first, ensuring you walk away with what's rightfully yours.

IT WILL COST YOU NOTHING TO DISCUSS THE SALE OF YOUR HOME WITH US AND THERE IS NO OBLIGATION TO LIST! There is a difference in real estate agents, the services they provide and the results you get. You Owe it to yourself to see first-hand the difference that can benefit you. See What Our Clients have to say, visit www.OurAmazingFans.com To discuss the sale of your home, call us today at **720-463-0002**.



Steve Angle ~

"I have sold a dozen houses during my life. I have also learned the hard way what to look for in a realty company. Bill showed up at our initial meeting with a comprehensive marketing plan designed to sell our home. His assessment of the value of our home and the logic behind the comps he used was right on target. This resulted in a full price offer in mere days. The entire Watson team made the sale a painless process from start to finish. I highly recommend their services!"

ELEVATIONS AT MURPHY CREEK

NOW SELLING FROM THE HIGH 400s



For UP to Date Pricing Call Us at **720-463-0002**



Would you like to buy your next home
for less and close faster without having
to sell your current home first?



To learn more Call or Text
Deano Karavitas at
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NMLS # 1288496
303-304-9385
dean.k@nafinc.com



Must have an AUS Approved/Eligible or Accept loan approval prior to lock request. Upfront fee must be paid in full following PPP Rate Lock Request, receipt by the borrower of the initial disclosures set, including an LE, and acknowledged Intent to Proceed form. Full file delivery for final credit approval is required 30 days prior to the earlier of Lock Expiration Date or Close of Escrow Date for all lock terms. Failure to meet the above stipulations will result in cancellation of the lock and forfeiture of any non-refundable fees. Any Upfront Fee paid in conjunction with the Purchase Protection Plus program is non-refundable. Other restrictions and exclusions apply. Please contact a New American Funding Loan Officer for more information. Not available in all areas. Buyer Accepted Program is fulfilled by Buyer Accepted LLC, an affiliated real estate company of New American Funding that is managed and operated in compliance with applicable legal and regulatory requirements. Buyer Accepted, LLC MI Real Estate Broker #6502431375. Buyer Accepted LLC does not originate loans or issue loan commitments. Terms and conditions apply, not available in all states. 41050 W 11 Mile Rd, Suite 220, Novi, MI, 48375. Phone 544-344-0531. NMLS #6606. www.nafconsumersaccess.org. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corp Office 14511 Myford Rd, Ste 100, Tustin, CA 92780. Ph 800-450-2010 09/15

OFFICE HOURS

Tollgate Crossing District Management No. 2 Office Hours:

Managed by Brightstar District Management.

Beau McMahon, District Manager

Brightstar District Management

Phone: (303) 952-4004

Email: hello@brightstarcolorado.com

Website: www.brightstarcolorado.com

A Brightstar Representative will be onsite at the Clubhouse, Tuesday and Thursday's 8am - 5pm. (Subject to change at any time).

On the last week of each month, the representative will be available on Tuesday's and Friday's.

News From Brightstar District Management

Pedestrian Safety

Pedestrians have the right away when in the crosswalks. Please monitor speed limits within the community. Kids will be going back to school soon and we don't want to see anyone get hurt.

Register to Receive Brightstar District Management Notifications

We encourage you to register your email addresses and phone numbers with Brightstar. This will ensure you receive all communications concerning District matters. Stay informed and connected by registering today! Please send an email to hello@brightstarcolorado.com with your name address, email address, and phone number.

Respectfully,

BEAU MCMAHON

Senior District Manager

PHONE: (303) 551-8893 | EMAIL: bmcmahon@brightstarcolorado.com

WEBSITE: www.brightstarhoa.com

Presented By COMCAST



SATURDAY, SEPT. 21

10 a.m. to 3 p.m. • Aurora Municipal Campus



Comics, cosplay, gaming AND MORE

The Adventure Continues with Aurora Mini-Con 2024

Aurora Mini-Con is set to return Saturday, Sept. 21, at the Aurora Municipal Campus, 15151 E. Alameda Parkway!

Aurora Mini-Con is a free, family friendly festival featuring comics, cosplay, all things pop culture and unforgettable memories. Families, friends and fandoms can experience gaming, superheroes, comic-themed crafts, activities and much more. Attendees can immerse themselves in fascinating history with the Aurora History Museum leading fascinating panel discussions. Throughout the day, attendees can enjoy outdoor activities and a variety of delicious food. They can also participate in crafts and games as well as shop from a variety of vendors with unique merchandise.

Aurora Mini-Con is a collaboration between the Aurora Public Library, the Aurora History Museum and the city's Parks, Recreation and Open Space Department.

Entrance, Parking and Outside Seating

It is entirely FREE to attend the con. Vendors have their own costs.

Parking may be limited based on attendance. Patrons are encouraged to utilize public transportation. The lightrail "R Line" stops at the Aurora Metro Station which is a 5 minute walk to the Central Library. Bus Route 133 and 153 also drop at stops in front of the Library.

There is no formal seating at the outside stage. Feel free to bring blankets to sit on the lawn and enjoy the various performances.

https://www.auroragov.org/things_to_do/aurora_public_library/programs___events/aurora_mini_con

Tollgate Crossing Teen Services List updated September 2024

To be listed, or to update your listing, have your PARENTS send an email to kerri@porchlink.com. Please specify "Tollgate" in the email and include your teen's name, phone #, birth month and year and the services they would like to offer.

Name & Age	Phone #	Baby Sitting	Red Cross Certified	Pet Sitting	House Sitting	Lawn Chores	Snow Removal	Dog Walking	Tutoring
Elizabeth Bale, 14	720-955-4311	•	•	•	•		•	•	•
Will Bale, 14	720-955-4326			•	•		•	•	
Kaden Green, 19	720-582-7501	•			•	•	•		•
Ali Mohamad, 15	720-841-5804	•	•	•	•	•	•	•	
Zin Aghouiles, 14	720-312-2408	•		•	•	•	•	•	
Talisa, 13	720-434-0669	•		•	•	•	•	•	
Kaydence Love, 13	303-819-8027	•	•	•	•			•	
Olivia Carbol, 15	303-877-0064	•	•	•	•			•	
Olivia Galka, 15	303-946-9164	•	•	•	•			•	
Madison Rendek, 16	720-431-0270	•	•	•	•			•	
Levi Blumenberg, 15	720-819-1912				•		•		
Shayna Moss, 18	720-232-9877	•	•	•	•				
Addison Lawrence, 14	720-290-8908	•	•	•				•	
Jayleen Chavez, 14	720-319-4633	•			•				
Ava Davis, 15	480-309-0424	•			•			•	
Emon Meskienyar, 17	720-550-9559						•		
Andrew "The Lawn Mowing Wizard" Dienhart, 16	720-271-1898			•		•			
Olivia Nesvold, 15	303-656-7919			•	•				
Emma Gilmore, 15	720-955-5131	•	•	•	•			•	
Aaliah Breslin, 18	720-485-9121	•		•	•			•	

Tollgate Crossing Clubhouse

Clubhouse Online Reservations: <https://www.tollgatecrossingmetro.org/book-online>

Plan your next event at the Tollgate Crossing Clubhouse! Clubhouse Online reservations: <https://www.tollgatecrossingmetro.org/book-online>. The clubhouse is available to book for the day between 8am and 10pm, Monday through Sunday.

You must book your time slot at least 14 days in advance. If you need to book early than 14 days, please email hello@brightstarcolorado.com and we can check availability.

When you complete the reservation process online, a member of the staff will receive the request to make sure the time slot is still available. The booking process operates on a first come, first served basis.

Rental Fee (All Day): \$100 | Security Deposit: \$300

Payments are made after the reservation, and you will receive an email from Brightstar with payment instructions for the rental fee and security deposit.

COMMUNITY INFORMATION

Tollgate Crossing Newsletter – Mailed Monthly

Email Notices by each of the HOAs and the Metro District

Websites:

TollgateCrossingHOA.com | TollgateCrossingMetro.org

Monthly HOA & Metro District Meetings at the Tollgate Crossing Clubhouse



Target your market with neighborhood newsletters!

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720-295-2649
kerri@porchlink.com
www.Porchlink.com
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 Boulder, CO 80301
 Published by ComPub Media, LLC.

Agriculture Festival

Saturday, Sept. 14, 2024

10 a.m.- 3 p.m.

Plains Conservation Center

21901 E. Hampden Ave., Aurora, CO 80013

Celebrate food, nature and agriculture!

Presented by... the city of Aurora and Denver Botanic Gardens.

Explore Colorado's high plains at the annual Agriculture Festival!

Learn about where food comes from and how you can support healthy environments with regenerative agriculture and sustainable eating. Enjoy wagon rides, 1880s homestead and tipi camp tours, farm animal interactions, food trucks, vendors and more.

Admission: \$5 per vehicle.

Purchase tickets here:

https://www.auroragov.org/things_to_do/events/agriculture_festival

For information: email Fendi at fdespres@auroragov.org or call 303.326.8380

Colfax Canvas Mural Fest

Saturday, September 14, noon to 5 p.m.

Celebrate world-class art in Aurora's Arts District with global entertainment, games, vendors and more.

The People's Building

9995 E. Colfax Ave.

Learn more: ColfaxCanvas.com

www.instagram.com/colfaxcanvas



BOOMER HAPPY HOUR

- All Boomers & Friends Welcome!
- **WILD GOOSE SALOON**, 11160 Pikes Peak Dr, Parker, CO
- **Tuesday, Sept. 10th (3:30 – 7:00 PM)**
- Happy hour appetizers & drink specials
- Listen & dance to music and socialize to make new friends
- Dance (Rock-N-Roll, Country Western, Pop, & Classic Rock)
- 2:30 – 3:30 PM = POSSIBLE Dance lessons (check our Facebook page)
- 3:30 – 5:30 PM = Kerry Edwards of "Two's Company" performing
- 5:30 – 7:00 PM = Linda's playlist of mixed music
- 7:00 – 8:00 PM Trivia followed by Karaoke 8:00 PM to ???
- **PLEASE NOTE: Meet the 2nd Tuesday of the month**
 - Hosted by – Linda Kubly - **FREE ADMISSION !!!**
 - PLEASE PLEASE PLEASE – RSVP ASAP (by email at BoomerHappyHour@gmail.com), so we can plan accordingly!
 - Follow us on Facebook @ Boomer Happy Hour

Doing Business with the City

How to Do Business with the City Seminar

The city of Aurora's Finance Department in collaboration with the Office of International and Immigrant Affairs and the Small Business Development Center (SBDC), will be hosting the hybrid seminar "How to Do Business with the city of Aurora," from 9 to 10 a.m. Friday, Sept. 13, at the Aurora Municipal Center (Aurora Room), 15151 E. Alameda Parkway.

The seminar will cover essential topics, including where to find the city's bids and requests for proposal, the process of responding to each, City Council reporting requirements as well as examples of goods and services purchased by the city.

Spanish interpretation will be provided for the in-person session. Remote access will be available, but registration is required. To register, visit AuroraGov.org/BusinessSeminar.

#9PMROUTINE

Lock up. Make it a habit.

Remove valuables from vehicles & lock doors

Close garage door & turn on outside lights

Close and lock all exterior doors

Empty mailboxes & retrieve packages from porch



SATURDAY 9/21 @6:30PM

8 games played

\$5 one card or 3 for \$15 per player

ALL CASH RETURNED IN PRIZES

questions reach out to Missi

720-771-1914

missiandal@msn.com

Bring your snacks and drinks

Tollgate Crossing Classified Ads

OB PAINTING: \$500 OFF Exterior Painting or \$150 OFF Interior. A+ BBB Rating. Over 30 years in business. Call today! 303-908-9063.

Come to Burrito Kings in Lakewood- The Best Burrito in Town!
Address: 9206 W Alameda, Lakewood, CO 80226

A BETTER OPTION FOR SCHOOL: If your child is struggling with high school, SpiderWebb Academy offers a better way to learn. Our students are successful because we teach the way they learn. Check it out: www.SpiderWebbEducation.com

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GAS FIREPLACE SERVICE, CERTIFICATION, REPAIR. Selling? Why not take care of your fireplace(s) now! Or, get ready for cooler weather! We Know Gas Fireplaces! Quality Fireplace Solutions: 303-946-6535.

PERSONALIZED HEALTH INSURANCE PLANS: Elizabeth Keenan, local HealthMarkets Broker (Agent ID: A64904), offers free personalized health insurance solutions. Contact 206-660-4470 or Ekeenan@healthmarkets.com.

FAMILY LAW IN AURORA: At CNL Law Firm, PLLC we are here to protect our clients to the greatest extent possible, through every step of the legal process. Free consultations. www.cnllaw.com or chris@cnllaw.com 720-983-4500.

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.

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AFFORDABLE KITCHEN & BATH DESIGN: Quick and affordable kitchen and bath cabinet refacing. Complete kitchen and bath remodeling. Call today for a free estimate: 720-837-4885 or akbdesign2010@aol.com. Member Team Dave Logan



Classified advertising through Porchlink has been pleasant and productive for our small business. We've received a great deal of business in the targeted areas the newsletter reaches.



Valerie Petersen
Petersen Custom Glass, LLC

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

Our classified advertising option has been a great success for small, local businesses interested in marketing in an **EFFECTIVE & AFFORDABLE** way!

And it's EASY to do- simply email kerri@porchlink.com with the text for your ad (base pricing for 25 words, \$.50 per additional word) and let us know **which newsletters** you would like to advertise in.

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?

Email kerri@porchlink.com with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.

Rates per issue for 25 words, \$.50 per additional word:		
Publication	# of Homes	Rates per issue
Stonegate	4,600	\$35
Stroh Ranch	2,400	\$25
Pradera	550	\$25
ALL OF Parker (above)	7,550 HOMES	\$75
Blackstone	2,457	\$35
Tollgate Crossing	1,500	\$25
Tallyn's Reach	2,037	\$35
Saddle Rock North	663	\$25
Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
ALL OF Aurora (above)	11,123 HOMES	\$165
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
ALL OF Centennial	2,904 HOMES	\$60
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
ALL OF Castle Rock	3,000 HOMES	\$25
Colliers Hill (Erie)	1,545	\$25

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SPRINKLER BLOWOUTS!

Now scheduling for limited slots available for fall/winter 2024

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www.petersenglass.com

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- ✓ Wine Rooms ✓ Mirror Walls ✓ Shower Enclosures ✓ Windows
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Would you like to advertise in October?



DEADLINE
SEPT
20th

KERRI @
PORCHLINK.COM

Advertise in the Tollgate Crossing Times!

Display Advertising Rates

The Tollgate Crossing Times mails to over 1,500 homes monthly!

Advertising Rates per issue

Discounts available for consecutive issues

Business Card: \$45 B&W \$65 COLOR	1/6th Page: \$75 B&W \$105 COLOR
1/4 Page: \$110 B&W \$150 COLOR	1/3 Page: \$140 B&W \$195 COLOR
1/2 Page: \$205 B&W \$275 COLOR	Full Page: \$375 B&W \$530 COLOR

Classified ads:
Just Tollgate \$25 per 25 words
All of Aurora \$165 for 25 words

Email Kerri@porchlink.com with any questions

Did You Know....

September is

National

Happy Cat Month?



KARATE KUNG-FU

Self Esteem
Discipline
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