

# Tollgate Crossing TIMES

A Publication of the  
**TOLLGATE CROSSING**  
HOMEOWNERS ASSOCIATION



**March 2025**



*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**

**bcmahon@brightstarcolorado.com**

**720-446-5261 - Office**

**Community Administrator**

**Maranda Witt**

## **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**



**Advertise in the April issue of**

***The Tollgate Crossing Times***

**Deadline to advertise is March 20th**

**Text: 720-295-2649**

**E-mail: kerri@porchlink.com**

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Neighborhood Newsletters!**



## **Newbridge Community News**

### **Get Ready for a Spring Refresh!**

It's always a perfect time to start planning for exterior home and yard renovations. While planning your projects and creating your schedule, don't forget to add "Architectural Review Committee Approval" to your checklist. Obtaining prior ARC approval will not only ensure your project adheres to community guidelines but can also help your project run more efficiently. Please note that responsibilities for maintenance and design approvals differ between Single Family Homes/Cottages and Townhomes. To understand your specific obligations, please review the guidelines and the amended maintenance chart available on the AMI Newbridge website or you may reach out to AMI by contacting ClientCare@amihoa.com

### **2025 Assessment Rates**

- Single Family Homes - \$68.00/month
- Single Family Homes and Cottages with Snow Removal - \$161.00/month
- Townhomes - \$314.00/month

As a reminder, it is very beneficial to set up payments online through the AMI Newbridge homeowner portal. Setting up online reminders can also help to avoid late fees. Assessments are due on the first of each month and if not paid by the 15th, a \$15 late fee plus interest will be assessed.

**Newbridge HOA Board Meetings:** Board Meetings will continue to be held on ZOOM and scheduled for the third Tuesday, every other month. All homeowners are invited to attend. Following is the 2025 schedule:

- 18 March @ 6:30pm
- 20 May @ 6:30pm
- 15 July @ 6:30pm
- 16 September @ 6:30pm
- 18 November @ 6:00pm (inclusive of 2025 Annual Meeting)

All times and dates are subject to change. Please watch your email and the Newbridge Facebook page for updates and ZOOM link.

## **SAVE THE DATES! Tollgate Crossing Community Garage Sales for 2025**

**FRIDAY & SATURDAY**

**June 13th & 14th**

**September 12th & 13th**

**Signups will be available closer to dates!**

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## **EASTER EGG HUNT**



**April 19, 2025**

**More information next  
Newsletter.**

## **Upcoming Meetings In Tollgate Crossing**

**Tollgate Crossing HOA Board Meetings: 3rd Wednesday of the Month | March 19, 2025 | 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 | March 25, 2025 | 6:30 pm**

# Chickens & Ducks in Aurora?

The city of Aurora allows residents to have chickens and ducks on residential properties. A city permit is required and must be obtained before having the animals on your property. Residents are highly encouraged to do their research before applying for a permit.

Homeowners Associations (HOAs) have the authority to prohibit chickens or ducks within their bylaws. If you live in an HOA, check with your HOA to see if these animals are allowed before applying for a permit.

## Permits

- Permits are granted to single-family residents.
- If renting you must acquire written consent from your landlord.
- Email your permit application, drawing and written consent from neighbors or landlords (if required) to the permit office at [permitcounter@auroragov.org](mailto:permitcounter@auroragov.org).
- Pay a one-time permit fee of \$40 (permit office will contact you and advise on how to make payment).
- A permit can be revoked for conviction in municipal court of violating city ordinances (i.e., animal violations, fence regulations, etc.)
- Permit Center/15151 E. Alameda Parkway/Ste. 2400/Aurora, CO 80011/303.739.7420

## What are the rules around owning ducks/chickens?

- Owners can have no more than 6 chickens at any given time; or a minimum of 2 ducks but no more than 2 ducks with no more than 4 chickens.
- For all single-family residential properties on lots 20,000 square feet or more, up to 8 chickens; or minimum of 2 ducks with no more than 6 chickens; or 3 ducks with no more than 5 chickens; or maximum of 4 ducks with no more than 4 chickens are allowed.
- Chicken roosters are prohibited.
- Chickens/ducks must be provided a bird coop house and an adjacent square-foot or larger enclosure; chickens must have access to such house and enclosure during daylight hours.
- Chicken/ducks must be secured in the bird house from dusk to dawn.
- Chicken/ducks are not allowed to run at large and must be confined to the property to prevent them from coming into contact with wild ducks or geese or their excrement.
- Owners are required to provide humane care for their animals as noted in the city ordinance, Sec. 14-134.

COMMUNITY INFORMATION
Tollgate Crossing Newsletter - Mailed Monthly
Email Notices by each of the HOAs and the Metro District
Websites: <a href="http://TollgateCrossingHOA.com">TollgateCrossingHOA.com</a>   <a href="http://TollgateCrossingMetro.org">TollgateCrossingMetro.org</a>
Monthly HOA & Metro District Meetings at the Tollgate Crossing Clubhouse

<h2 style="margin: 0;">BASEMENTS:</h2> <p style="margin: 0;"><i>Parker resident with 20 years experience:</i></p> <ul style="list-style-type: none"> <li>• Framing</li> <li>• Insulation</li> <li>• Drywall</li> <li>• Electrical</li> <li>• Hvac</li> <li>• Plumbing</li> <li>• Tubs &amp; Showers</li> <li>• Tile</li> <li>• Doors</li> <li>• Trim</li> </ul> <p style="margin: 0;"><i>partial or complete job</i></p> <h3 style="margin: 0;">720-276-8391</h3>	<h2 style="margin: 0;">DECKS AND FENCING</h2> <p style="margin: 0;"><i>Basements, Painting, Fencing, Decks, home repairs.</i></p> <h3 style="margin: 0;">Call Joe at 720-988-3890</h3> <p style="margin: 0;">Lots of experience, great work and very reasonable prices!!! Mention this ad and get a 10% discount on your services.</p>
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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!

SATURDAY, MARCH 29<sup>TH</sup> • 6-9PM • GRANDVIEW HIGH SCHOOL

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# GRANDVIEW JUNCTION

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TICKETS AND DETAILS AT [GRANDVIEWPERFORMINGARTS.ORG](http://GRANDVIEWPERFORMINGARTS.ORG)

## Tollgate Crossing Real Estate Report

Data Sponsored by

**Bill Watson, Your Home Sold Guaranteed Realty - Premier Partners**

[bill@watsonrg.com](mailto:bill@watsonrg.com)

[YourHomeSoldGuaranteedRealtyCo.com](http://YourHomeSoldGuaranteedRealtyCo.com)

720-463-0002

ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
5364 S. Halleyville St.	\$700,000	69	5	5	2,863

Available Homes: As of 2/15/2025 there are 8 Properties Available for Sale in Tollgate Crossing.

Average Sales Price: \$700,000      Average Days on Market (DOM) 69

### Aurora Market Snapshot (JAN 20, 2025 - FEB 19, 2025)

376 Sold Listings / \$493,000 Average Sales Price / 95 Average Days on Market

- Based on information from REColorado, Inc. for the period of 01/16/2025 through 02/15/2025.
- Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty - Premier Partners
- 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



Evan Watson

Bill Watson

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**SOLD FOR \$740,000!**

4336 New Sta. Fe Trail, Colorado Springs, CO

"They took care of every detail, Highly recommend them!"  
Ryan and Jenna

**SOLD FOR \$625,000!**

11868 High Desert Road, Parker, CO

"They have been officially adopted as our Realtors!" Kimberly Teany

**SOLD FOR \$504,000!**

6703 S Tempe Court, Aurora, CO

"They are amazing to work with, We highly recommend them!"  
Shaheen Bakaya

**SOLD FOR \$516,000!**

11210 Wintergreen Drive, Parker, CO

"If you need great representation, call them, I can't thank them enough!"  
Joyce Cowell

**SOLD FOR \$540,000!**

1298 S Algonquian Street, Aurora, CO 80018

Awesome Paired Home on Murphy Creek Golf Course!

**SOLD FOR \$564,391!**

1292 S Algonquian Street, Aurora, CO 80018

Awesome Paired Home on Murphy Creek Golf Course!

**SOLD FOR \$300,000!**

1241 S Waco Street Unit# C, Aurora, CO

"Without a doubt the best Realtors for my home sale"  
Carol Mandras

**SOLD FOR \$587,000!**

2230 S Bannock Street, Denver, CO

"This was an Estate Sale, they got it sold in 16 Days!"

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**5 Star Review from the Seller of 6703 S. Tempe**

★★★★★

"Bill and his team are amazing to work with. We first met Bill when we purchased our home and were so impressed by his professionalism and kindness that when it was time for us to sell, we immediately knew he would be the best person to do it. Because we live out of state, it was especially important for us to have a realtor that is efficient, responsive and trustworthy. Bill took care of everything, from helping us find contractors in his network for necessary repairs, to quickly finding us a buyer, and couldn't have made the process of selling our home any easier. We highly recommend him!"

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# 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](mailto:hello@brightstarcolorado.com)  
Website: [www.brightstarcolorado.com](http://www.brightstarcolorado.com)

Maranda Witt - Community Administrator

A Brightstar Representative will be onsite at the Clubhouse, Thursday's 8am - 1pm. (Weather permitting and subject to change at any time).

## News From Brightstar District Management

### 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](mailto: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](mailto:bmcmahon@brightstarcolorado.com)

WEBSITE: [www.brightstarhoa.com](http://www.brightstarhoa.com)

### Advertise in the Tollgate Crossing Times!

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](mailto:Kerri@porchlink.com) with any questions

## Tollgate Crossing Clubhouse

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](mailto: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.

Questions: Please call Maranda Witt - Community Administrator - Phone: (303) 952-4004



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# Tollgate Crossing Teen Services List updated February 2025

To be listed, or to update your listing, have your PARENTS send an email to [kerri@porchlink.com](mailto: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
Andrew "The Lawn Mowing Wizard" Dienhart, 17	720-271-1898			•		•			
Lillie Selvage 13	303-960-3975	•	•						•
Ian Cochran, 17	720-476-2852			•	•		•	•	
Jasmine Sanders, 15	720-724-4723	•		•	•			•	
Elizabeth Bale, 14	720-955-4311	•	•	•	•		•	•	•
Will Bale, 16	720-955-4326			•	•		•	•	
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, 16	303-877-0064	•	•	•	•			•	
Olivia Galka, 16	303-946-9164	•	•	•	•			•	
Madison Rendek, 16	720-431-0270	•	•	•	•			•	
Levi Blumenberg, 16	720-819-1912				•		•		
Addison Lawrence, 15	720-290-8908	•	•	•				•	
Jayleen Chavez, 15	720-319-4633	•			•				
Ava Davis, 16	480-309-0424	•			•			•	
Emon Meskienyar, 18	720-550-9559						•		
Olivia Nesvold, 16	303-656-7919			•	•				
Emma Gilmore, 16	720-955-5131	•	•	•	•			•	
Aaliah Breslin, 19	720-485-9121	•		•	•			•	

## Southeast Recreation Center and Fieldhouse

### Recreation Center Changes for 2025:

#### Southeast Recreation Center Pool:

Beginning Saturday, Dec. 21, the Southeast Recreation Center and Fieldhouse pool will reopen and operate with the center's traditional pool operating schedule as shown below.

#### Pool Hours:

- Saturday, 8 a.m. to 7 p.m.
- Sunday, 8 a.m. to 5:30 p.m.
- Monday through Friday, 5:30 a.m. to 8 p.m.

#### Fieldhouse Drop-In Hours Update

Starting Jan. 2, 2025, we will accept rental requests with 24 hours' notice and even same day requests when we can make it work with our staffing schedule. We will no longer publish a weekly drop-in schedule, and we suggest calling ahead to 720.859.4949 to see if drop-in time is available.

- Monday - Friday: 5:30 a.m.-8:30 p.m.
- Saturday: 8 a.m.-7:30 p.m.
- Sunday: 8 a.m.-6 p.m.

Phone: 720.859.4949  
25400 E Alexander Dr.  
Aurora, CO 80016



let's play  
**BUNKO**

1st Wednesday of  
each month

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

BRING A SNACK OR BEVERAGE TO  
SHARE

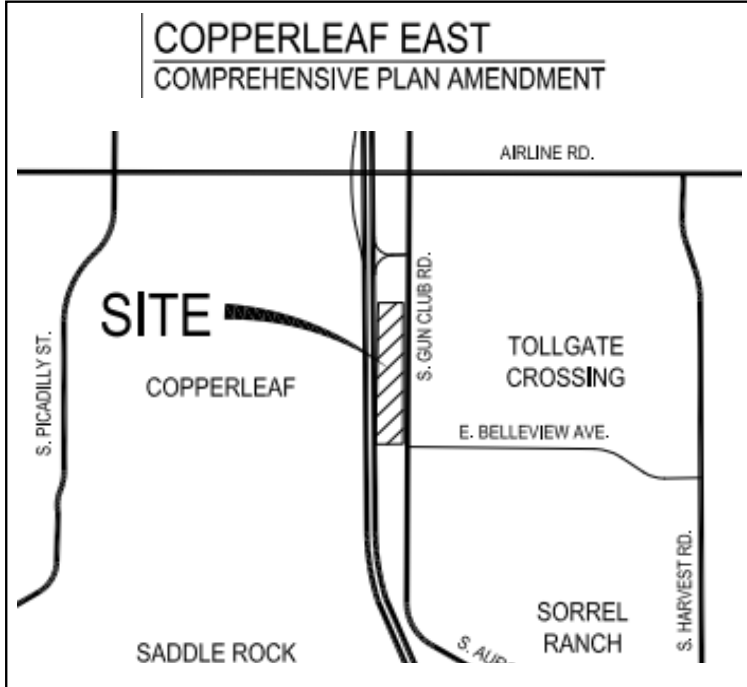
RSVP TO MISSI 720-771-1914  
OR LEAVE A COMMENT

HOSTED BY THE TOLLGATE  
CROSSING SOCIAL COMMITTEE



# Gun Club Apartment Project – Stay Informed

[https://www.arapahoeco.gov/your\\_county/county\\_departments/public\\_works\\_and\\_development/divisions/planning\\_and\\_land\\_development/major\\_planning\\_cases.php](https://www.arapahoeco.gov/your_county/county_departments/public_works_and_development/divisions/planning_and_land_development/major_planning_cases.php)



## Development Activity

### CASE LR22-008

During its Dec. 3, 2024, meeting, the Planning Commission requested additional information before deciding whether to approve or deny an application submitted by Norris Design, on behalf of property owner, Rippey Commercial Investors, to amend the 2018 Arapahoe County Comprehensive Plan for three parcels within the Copperleaf neighborhood.

Norris Design seeks to change the land use designation from “Urban Residential, Single-Family Detached and Attached” (6 – 16 dwelling units per acre) to “Multi-Family” (13 or more dwelling units per acre). The three properties are near South Gun Club Road and East Belleview Avenue.

#### Neighborhood Meeting

Norris Design hosted a neighborhood meeting Jan. 21, 2025, at the Arapahoe County Fairgrounds and provided area residents with information about the proposed development and related improvements to Gun Club Road. Informational material referenced during the meeting are provided: *Presentation: Benefits of Multifamily Housing, Impact of High-Density Housing on Home Values-Utah Study 2021*

Any questions can be directed to Daniel Braswell at [dbraswell@norris-design.com](mailto:dbraswell@norris-design.com) or 303-892-1166 or Gretchen Ricehill at [gricehill@arapahoegov.com](mailto:gricehill@arapahoegov.com) or 720-874-6503.

## Gun Club Road Widening Project

### Project Background

Arapahoe County, in partnership with the City of Aurora, is taking initial steps to improve a portion of Gun Club Road to better serve drivers and riders. The County is first focusing its efforts on the portion of Gun Club Road between Quincy Avenue and Aurora Parkway. Gun Club Road serves as a major north-south arterial route, providing access to and from E-470, Arapahoe County Fairgrounds, Arapahoe Park, Aurora Reservoir, Tollgate Crossing, Dove Hill, as well as the north access to the Southlands Shopping Center. With Gun Club Road transitioning to Aurora Parkway as a six-lane arterial to the south, and Arapahoe County’s recently completed partial continuous flow intersection improvements at Quincy Avenue to the north, the two-lane section of Gun Club Road merits upgrades to reduce congestion, increase operational performance, improve safety, and provide multimodal mobility in the corridor.

### Project Timeline

The preliminary design phase was completed in 2021, which involved public outreach and generating three conceptual alternatives based on coordination with the adjacent planned developments.

Final design funding was secured in August 2023 with the award of a Transportation Improvement Program grant through the Denver Regional Council of Governments, the regional planning organization that administers state and federal grant funding for regional projects in the metro area. This design phase will involve widening Gun Club Road from a 2-lane to a 4-lane section, multimodal improvements, right-of-way acquisition, environmental clearances, utility relocations and stormwater improvements. Another critical component of the final design will be coordination of the phasing of the proposed roadway improvements with planned developments along the west side of Gun Club Road. The final design is scheduled to be complete in 2027.



**Data**

- Traffic**
  - Current – 21,000 vehicles per day
  - 2040 – 45,000 vehicles per day
- Accidents**
  - 88% rear end crashes
  - Widening could reduce accidents by 50%

[https://files.arapahoeco.gov/Public%20Works\\_Development/Transportation/Gun%20Club%20Road/Gun%20Club%20Widening%20Presentation.pdf](https://files.arapahoeco.gov/Public%20Works_Development/Transportation/Gun%20Club%20Road/Gun%20Club%20Widening%20Presentation.pdf)

construction once the final design is complete. Additionally, portions of the proposed roadway improvements would be constructed as adjacent development occurs along the west side of Gun Club Road. These adjacent public right-of-way improvements would be the obligation of the development.

County staff presented information about the ACP at the Jan. 21, 2025, public meeting related to the proposed Copperleaf development on the west side of Gun Club Road. **Further public input will be gathered in the coming weeks through this project website before the ACP is finalized.**

**Contact Us:** For additional information or questions about this project, email Arapahoe County Public Works and Development at [gunclubsouth@arapahoegov.com](mailto:gunclubsouth@arapahoegov.com) or the City of Aurora Public Works at [publicworks@auroragov.org](mailto:publicworks@auroragov.org).

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**And it's EASY to do-** simply email [kerri@porchlink.com](mailto: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](mailto: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
<b>ALL OF Parker (above)</b>	<b>7,550 HOMES</b>	<b>\$75</b>
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
<b>ALL OF Aurora (above)</b>	<b>11,123 HOMES</b>	<b>\$165</b>
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
<b>ALL OF Centennial</b>	<b>2,904 HOMES</b>	<b>\$60</b>
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
<b>ALL OF Castle Rock</b>	<b>3,000 HOMES</b>	<b>\$25</b>
Colliers Hill (Erie)	1,686	\$25

Target Your Market With  
 Neighborhood Newsletters!



## Think You Have Tried Everything To Help Your Struggling Student?



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

**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.



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MEGA KID'S  
RESALE  
POP-UP EVENT  
MARCH 27-30, 2025  
Arapahoe County Fairgrounds

JUST BETWEEN FRIENDS  
HELPING FAMILIES SAY YES!

Thurs 9a- 7p  
Fri 9a- 7p  
Sat 9a- 4p  
Sun 9a- 2p

GET IN FREE with this ad  
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**March 29th - 9am-3pm**

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4 bed  
3.5 bath

**\$759,000**

2,995 sq. ft. fin.  
4,221 sq. ft. total

Listed by Shana Barela

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SCAN for Details