

Tollgate Crossing TIMES

A Publication of the
TOLLGATE CROSSING
HOMEOWNERS ASSOCIATION



August 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

Paul Countryman

Client Preference Community Professionals

303-991-2770 | pcountryman@clientpreference.com

Metro District Board Meetings

4th Tuesday of each month at 6:30 PM

See page 4 for more info

**Advertise in the September issue of
*The Tollgate Crossing Times***

Deadline to advertise is August 20th

Text: 720-295-2649

E-mail: kerri@porchlink.com

**Target Your Market With
Neighborhood Newsletters!**



Tollgate Crossing News

Dear Neighbors,

The Newbridge HOA Board meeting was not held in July as we did not meet quorum, however we feel it important to provide a few key updates on items relating to community.

New website portal - AMI is excited to announce the launch of our new website portal for homeowners! The website will be going live, and all homeowners should receive an email containing the weblink and login credentials.

Please take a moment to familiarize yourself with the website and if you need any assistance with logging in and/or navigation, feel free to reach out to AMI at 720.633.9722 (during business hours) or by email at ClientCare@AMIHOA.com.

Trash Service - Did you know that Republic Services provides our community with a recycling service? Aside from two trash containers/carts per household, the Newbridge contract has no limit for recycling carts. If you are not recycling and would like to start, contact Republic Services at 303-286-1200 during regular business hours.

Tract EE Status - Unfortunately, the status of Tract EE is still pending. Last year, our efforts to transfer this plat to the Metro District fell short by 21 votes. The HOA Board is planning to revisit this initiative, but we need your help to make it a success. We welcome any ideas you may have to bring awareness to this important issue and to get our neighbors involved. Suggestions are welcome on Facebook (Tollgate Crossing – Newbridge), or via messenger to any board member. You may also reach out to AMI at ClientCare@AMIHOA.com.

As always, we welcome your input and feedback on all matters regarding our community. We thank you for your continued support.

Dennis J Lawson Sr | Kent Collins | Nick Vogel | Dan Grote | Sonja Antosh | Rana Valentine-Yoksh

Please also note the following schedule for our 2024 Newbridge Association Meetings:

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

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

Stay tuned for further updates and thank you for being an integral part of the community.

–Newbridge at Tollgate HOA



Tollgate Crossing Garage Sale

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>

**Tollgate Crossing
Community
Garage Sale**

September 6th and 7th
8 a.m. - 3 p.m.

Sign up using the Google form above to be included on the map!

kw KELLER WILLIAMS REALTY DTC, LLC
Sponsored by:
Shana Barela, KW DTC

LET'S GET TOGETHER

TOLLGATE CROSSING CLUBHOUSE

SIP & PAINT WOOD SIGN WORKSHOP

Tollgate Crossing Lynn Lawson booked SiP & Paint Board & Brush for a workshop and wanted to open it to the neighborhood for a social gathering. To sign up and reserve your seat go to <https://boardandbrush.com/parker/>.



WORKSHOP AT THE TOLLGATE CROSSING CLUBHOUSE

Tuesday September 03, 2024

6:30PM - 8:30PM

\$45/person

Limited Seating. Only 25 spots available. Pre-registration is required for each person.

View the project and prepay at <https://boardandbrush.com/parker/bb-brought-to-you/events/09-03-2024-630pm-830pm/>.

For detailed information call Missi at (720) 613-4575.

Mark your calendars for September 6th and 7th!
It's time for our neighborhood
Tollgate Crossing Community Garage Sale

Here's what you need to know:

Dates: September 6th and 7th

Location: Your own driveway or garage - clear out your clutter and make some cash!

Sign-up Deadline: Reserve your spot on the map by September 2nd using the QR code.

<https://forms.gle/gzj6YEA1YLxXBHwz5>

Shana Barela
6300 S Syracuse Way #150
Englewood, CO 80111
email: shanab@kw.com
303-396-3561

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- Close and lock all exterior doors
- Empty mailboxes & retrieve packages from porch



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TOLLGATE CROSSING REAL ESTATE REPORT	ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
Data Sponsored by Bill Watson The Watson Group bill@watsonrg.com YourHomeSoldGuaranteedRealtyCo.com 720-463-0002	5243 S. Haleyville St.	\$755,000	41	6	4	3,112
	4845 S Catawba St	\$745,000	20	4	3	4,132
	5418 S. Haleyville Wy	\$745,000	33	4	4	3,082
	4930 S Flat Rock Wy	\$610,000	3	4	4	2,388
	4744 S Eaton Park Wy	\$575,000	18	3	3	1,787
	23965 E Wagon Trail Ave.	\$573,100	18	3	2	1,936
	5159 S Elk St.	\$557,000	16	3	3	1,698
Available Homes: As of 07/15/2024 there are 5 Properties Available for Sale in Tollgate Crossing.						
Average Sales Price: \$651,443			Average Days on Market (DOM) 21			
<ul style="list-style-type: none"> • Based on information from REColorado, Inc. for the period of 6/16/2024 through 7/15/2024. • 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 						



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



4 BIG REASONS to Call Us to Sell Your Home

<p>1 We Sell Homes For More Money</p> <p>102% YHSGR The Watson Group</p>	<p>2 We Sell Homes in 15 Days Which is Twice as Fast as the Market</p> <p>15 DAYS YHSGR The Watson Group</p>	<p>3 Your Home is More Likely to Sell</p> <p>10.5% MORE LIKELY!</p>	<p>4 Our Database of Buyers in Waiting</p> <p>We Have Over 17,000, Your Home May Already Be Sold</p>
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YHSGR statistics are provided by REColorado and based on residential single family homes for the time period of 3/1/2024 through 5/24/2024. Information is reliable but not guaranteed. If your house is listed this is not meant as a solicitation.

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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 L.E. 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 844-344-0531. NMLS #6606. www.nmlsconsumeraccess.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

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, Thursday's & Friday's, 10am - 1pm. (Subject to change at any time).

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



The Tollgate Crossing Metro District and HOA is advertising projects professional contract work. This new section will appear in the Tollgate Crossing newsletter and online at tollgatecrossingmetro.org as needed.



Tollgate Crossing Metro District Board of Directors

2024 REGULAR MEETING SCHEDULE

Meetings held at 6:30 p.m.

September 24, 2024

October 22, 2024

November 26, 2024 (Budget Meeting)

Keep up with the latest Tollgate Crossing Metro District information, news, and happenings at:

tollgatecrossingmetro.org

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!

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.



Tollgate Crossing Teen Services List updated August 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, 12	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	•		•	•			•	

Our Metro District

Tollgate Crossing Metropolitan District No. 2 is a local governmental entity which is responsible for providing certain infrastructure and facilities to the Tollgate Crossing community. The Metro District is dedicated to maintaining a welcoming and safe community for all of our residents.

As a community, we strive to provide the best possible services and amenities to our members. Our mission is to foster a sense of belonging and pride in our neighborhood. We believe that every homeowner should have access to high-quality amenities and services.

Our goal is to ensure that our community is a great place to live for everyone.

Welcome Aboard

Meet the Two New Metro District Board of Directors



Secretary/Treasurer
Renee Gordon



Assistant Secretary
Scott Paquette



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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

**SOUTHEAST RECREATION
CENTER AND FIELDHOUSE**
25400 E. Alexander Drive
Five minutes from Southlands



Gym • Fieldhouse Pool • Indoor Track



Ask how you can get **50% off**
memberships with family plans!

AuroraPROS.org/Southeast



Thank you Missi and the Tollgate Crossing Social Committee
4th of July annual BBQ and bike parade was a great success!!!
Thank you everyone that helped and all that joined the fun!



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to advertise
in September?

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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
<p>Classified ads: Just Tollgate \$25 per 25 words All of Aurora \$155 for 25 words</p> <p>Email Kerri@porchlink.com with any questions</p>	



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.

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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 720-575-5675.

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.

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.

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

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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	7,550 HOMES	\$75
Blackstone	1,306	\$25
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	9,972 HOMES	\$155
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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SATURDAY SEPT. 7 2024
5K SELF-TIMED RUN WALK
1K FAMILY FUNWALK
AND A **LANTERN WALK AT DUSK**

15TH ANNUAL

CHELSEA HUTCHISON FOUNDATION

STOMP

Shining Light On Epilepsy & Sudep
Hudson Gardens 6115 S. Santa Fe Dr. Littleton, CO 80120
3PM CHECK IN/SAME DAY REGISTRATIONS **4PM** RUN/WALK START

www.stompcolorado.org

REGISTER ONLINE TODAY!

The Chelsea Hutchison Foundation was created to help people, particularly children and young adults who have Epilepsy. Funds raised by the Chelsea Hutchison Foundation provide grants for seizure response dogs and life-saving movement monitors, and educated the public about SUDEP (Sudden Unexpected Death In Epilepsy). The Chelsea Hutchison Foundation grants wish trips to Epilepsy Awareness Expo and Day at Disneyland, and Purple Day Around the World each year.

GOT KIDS?
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Sat 9a- 4p
Sun 9a- 2p

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