



Tollgate Crossing TIMES

A Publication of the
TOLLGATE CROSSING
HOMEOWNERS ASSOCIATION



November 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

bcmahon@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



Advertise in the December issue of

The Tollgate Crossing Times

Deadline to advertise is November 20th

Text: 720-295-2649

E-mail: kerri@porchlink.com

**Target Your Market With
Neighborhood Newsletters!**



BREAKFAST
With Santa

PANCAKE BREAKFAST | VISIT WITH SANTA
SATURDAY DEC. 14TH 9:30-11:30
SCHEDULE A TIME SLOT

Tollgate Crossing Clubhouse • • • Missiandell@msn.com 720-771-1914

Christmas
TREE LIGHTING

JOIN US OUTSIDE AT THE
TOLLGATE CROSSING
CLUBHOUSE

DEC 1ST

5:00-6:30PM

**CAROLERS,
DAPPER DONUTS &
HOT COCOA OR
COFFEES**

**BRING AN
ORNAMENT TO
ADD TO THE TREE**

Upcoming Meetings in Tollgate Crossing

Newbridge HOA Board Meetings

- **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

- **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

- **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.

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 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.

Trash and Traffic Near Tollgate Crossing – Quincy and Harvest Road

WM breaks ground on state-of-the-art Denver East recycling facility and hauling site. Posted by aspitza on September 19, 2024 in Denver, Denver Business. <https://yourhub.denverpost.com/blog/2024/09/wm-breaks-ground-on-state-of-the-art-denver-east-recycling-facility-and-hauling-site/322216/>

WM announced plans for the construction of both a new hauling site and a state-of-the-art recycling facility during a groundbreaking ceremony on Sept. 16 in Aurora. Both facilities will be on a new WM campus in Arapahoe County, which will use approximately 50 acres of a 160-acre parcel of land adjacent to the Denver Arapahoe Disposal Site. Both facilities are anticipated to be operational by mid-2026 and are expected to employ more than 130 WM team members. WM expects to invest more than \$100 million in the new campus, which will help Colorado advance its sustainability goals by increasing recycling capacity and expanding its fleet of lower-emission CNG collection trucks.

The WM Denver East hauling site is expected to house a fleet of more than 100 compressed natural gas-fueled trucks to service residential and commercial customers throughout the Denver metro area. The new hauling site is expected to encompass more than 30,000 square feet and include a compressed natural gas fueling infrastructure with 104 fueling positions.

The WM Denver East recycling facility is expected to have the capacity to process up to 168,000 tons of recyclable material annually collected from across the state. The approximately 84,400-square-foot recycling facility will be equipped with sophisticated technology to sort and bale recyclable materials that can then be used as feedstock to create new products. Inside the facility, miles of conveyor belts will carry recycling materials through the sorting process at a pace of 40 tons per hour. Advanced technology utilized in the facility will include:

- Auger screens to separate paper from cardboard and containers
- An advanced plastic film recovery system
- 12 optical sorters that use image sensors, light waves and jets of air to separate paper or plastics
- A high-tech glass clean-up system

This project is part of WM’s enterprise-wide plans to invest more than \$1.4 billion in new and upgraded recycling facilities across North America from 2022 through 2026. These investments are expected to add approximately 2.8 million tons of incremental annual processing capacity by the end of 2026. With the demand for recycled content products anticipated to rise, these planned investments seek to enable WM to increase its ability to manage more recycled materials and potentially enhance access to recycling for its customers.

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

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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.*



Thank You!

Thank you! Thank you! Thank you!

To everyone who came out to support our most recent events, Comedy Night, Pet Swim, Bunco Night, Bingo, and Food Truck Mondays!

These events would not have been a success without your support.

Thank you to ALL the members of the Social Committee who worked tireless days and night to bring these events to our community.

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 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.
5448 S Elk Wy	\$770,000	7	5	5	3,675
24684 E Chenango Dr	\$676,000	16	5	4	2,011
23861 E Whitaker Dr	\$642,500	2	4	3	1,821
23602 E Chenango Pl	\$589,995	8	3	2	1,660

Available Homes: As of 10/15/2024 there are 12 Properties Available for Sale in Tollgate Crossing.

Average Sales Price: \$669,624

Average Days on Market (DOM) 8

Aurora Market Snapshot (Sept. 18, 2024 – Oct. 18, 2024)

497 Sold Listings / \$510,000 Average Sales Price / 82 Average Days on Market

- Based on information from REcolorado, Inc. for the period of 9/16/2024 through 10/15/2024.
- 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

I have Good News & Bad News. Here is the Bad News First! Selling your home can feel overwhelming, but imagine a fast, stress-free sale that puts cash in your pocket within days. That's the power of our cash offers.

Now For the Good News! GET MULTIPLE CASH OFFERS NOW! NO SHOWINGS, NO REPAIRS, SELL AS-IS, MOVE ON YOUR TERMS! With our cash offers, you're in control—set your timeline, avoid hassles, and know your deal will close. In today's market, where time is money, our cash offers are the smart choice for moving on quickly.

And that's not all! Our "Your Home Sold at 100% of Market Value or We Pay You the Difference" guarantee is a game-changer. We're committed to your financial future, offering full market value—guaranteed—or we make up the difference ourselves. No gimmicks, just a solid guarantee ensuring you get what's rightfully yours.

DISCUSSING YOUR HOME SALE COSTS NOTHING AND THERE'S NO OBLIGATION TO LIST! Call us today at 720-463-0002 to see how we can make a difference for you.

*YHSGR and Seller must agree on price and terms.



NOW SELLING FROM THE HIGH 400s



"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!"

~Steve Angle

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



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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

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).

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

Message from Tollgate Crossing Homeowners Association

Nominations for the Board of Directors



The Tollgate Crossing HOA will be holding their annual meeting on November 20, 2024. At this meeting there will be one position up for election to serve on the Tollgate Crossing HOA Board of Directors. If you are interested in serving your community, please fill out the self-nomination form that was emailed to you on October 17, 2024 or contact AMI for a self-nomination form so you may be placed on the ballot. Thank you.

Your Team at, AMI - Advanced Management, LLC
on behalf of Tollgate Crossing Homeowners Association, Inc.
(720) 633-9722 | www.amiho.com

Introducing the... Denver Dog Fair!

November 23-24, 2024

10:00 - 5:00 daily

Arapahoe County Fairgrounds

We've reserved ALL of the spaces - indoor and outdoor - at the Arapahoe County Fairgrounds! Make plans for the weekend before

Thanksgiving - November 23-24, 2024! It's going to be HUGE!

TICKETS ON SALE NOW! <https://www.denverdogfair.com/>

Tickets are good for BOTH DAYS - ANY TIME - ALL WEEKEND!

- Admission: \$20
- Kids Age 5 and younger: FREE
- Family 4-Pack: \$72
- Dog Ticket: \$5 (Lots of activities for dogs, too!)

TICKET PRICE INCLUDES ALL ENTERTAINMENT AND ACTIVITIES (except food, adoption fees and vendor merch/services)!

Follow us!

Facebook - [Denver Dog Fair](#)

Instagram - [@denverdogfair](#)

<https://www.denverdogfair.com/things-to-do.html>

Puppy Kissing Booth • Sled Dog Cart Rides • Celebrity Dogs
Dog Adoption Booths • Food Trucks • Dog Art Show
Fetch Games • Dog Sports • Meet-the-Breeds: Breed Rescue Booths
Casper & Pam • Doggy Fashion Show • Bubble Tower
Disc Dogs • Bounce House • "Mystery Mutts DNA Contest
Dog-Themed Crafts • Fun Contests • MORE!

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

Tollgate Crossing Teen Services List updated November 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
Ian Cochran, 17	720-476-2852			•	•		•	•	
Jasmine Sanders, 15	720-724-4723	•		•	•			•	
Elizabeth Bale, 14	720-955-4311	•	•	•	•		•	•	•
Will Bale, 16	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	•		•	•			•	

Would you like to advertise in December?

DEADLINE
NOV 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

Target your market with neighborhood newsletters!

KERRI WATTS
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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.

Snow Removal Responsibilities

City of Aurora
www.auroragov.org



Snow and ice on sidewalks can be slippery, not only to mail carriers and other delivery people but also to older adults, children, disabled people and anyone who gets around on foot.

Clear sidewalks are a shared community responsibility. Be neighborly. If you have a snow blower, running it an extra few feet down the sidewalk will be remembered by those who live nearby.

Who is responsible for shoveling city sidewalks?

It is the property owner's responsibility to keep city sidewalks adjacent to their property free and clear of snow and ice, even though the sidewalks may be behind or outside the rear and side fences and adjacent to streets. This includes single- and multi-family homes, businesses and schools.

Do I have to shovel the sidewalks on my private property?

The city only requires that property owners shovel the city sidewalks adjacent to their property. There is no requirement that property owners shovel sidewalks, such as a path to the front door, on private property.

When must the snow and ice be removed from sidewalks?

Snow and ice must be removed within 24 hours after a snowfall ends, and 48 hours after a snow emergency (emergency declaration) is declared by the city. Visit this city of Aurora Municipal Code web page for the complete ordinance text.

How is this city ordinance enforced?

To ensure pedestrian safety, code enforcement officers respond to resident complaints concerning lack of snow and ice removal from sidewalks.

What is the penalty for failing to remove snow and ice from sidewalks?

An administrative fee of \$25 for single-family homes and \$50 for all others will be imposed after 24 hours and again after 48 hours if snow and ice are not removed. The city's contractor then will be asked to remove the snow and/or ice, and the property owner or financial institution will be billed for all costs incurred. Officers are not required to give a warning notice prior to issuing a snow removal ticket. Chronic violators also will be issued a summons to appear in Aurora Municipal Court.

How may someone report a complaint about a property that has not shoveled?

Contact Access Aurora at 303.739.7000 or file the complaint online. Please wait 24 hours from the last snowfall before reporting a violation.



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Remove valuables from vehicles & lock doors
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1st Wednesday of
each month

7PM - 9PM(ISH)
\$10 TO PLAY
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BRING A SNACK OR BEVERAGE TO
SHARE

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

HOSTED BY THE TOLLGATE
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CWW GROUP FITNESS! Join a tight-knit workout community led by certified personal trainers with a passion for fitness and FUN! Convenient times and locations - try one week FREE!
<http://linktr.ee/coworkoutwarriors> or
 email: jasonline@anderlochfitness.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.

VICTORIA'S HOUSE CLEANING:
 Paty 720-266-3603 | Erica 720-849-6909
 We are friendly trustworthy and responsible people who have more than 8 years of experience. References Available.

BEN THE IRRIGATION GUY: Sprinkler BLOWOUTS/turn on, repairs, installation, and aeration/ fertilizing. FALL SPECIAL aeration, fertilization and sprinkler winterization \$145 **large yards and sprinklers over 6 zones extra** Please text or call 720-266-9496 to set up a time.

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DON'T WAIT TO GET YOUR GAS FIREPLACE CLEANED, TUNED UP OR REPAIRED! In business more than 20 years. We're happy to help!
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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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BONUS HOLIDAY SAVINGS EVENT
NOVEMBER 9-10, 2024
Arapahoe County Fairgrounds

PRESALE Fri 12p- 8p
Gen Adm Sat 9a- 4p
Gen Adm Sun 9a- 2p

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