

Tollgate Crossing TIMES

A Publication of the
TOLLGATE CROSSING
HOMEOWNERS ASSOCIATION



October 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)

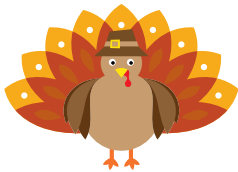
AMI, 720-633-9722 | clientcare@amihoa.com

Tollgate Crossing Townhomes Owners Association

<https://3pmhoa.com/>

Metro District Board Meetings

4th Tuesday of each month at 6:30 PM



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

Deadline to advertise is October 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

- 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

- 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.

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.

Infinity Basements
303-955-1867

Basement Finish
Theater Rooms
Wet Bars
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Built-Ins
Crown Molding

Murphy Doors
Specialty Lighting & Sound
Accent Walls & Niches
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Wainscoting

FINANCING AVAILABLE!

Packages include framing, electrical, plumbing, HVAC, firestop, drywall, flooring & finishes.

We go beyond your imagination!

infinitybasements@gmail.com

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!

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.

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

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

Did You Know....

The United Nations Educational, Scientific & Cultural Organization (UNESCO) designated Mesa Verde National Park as one of the first 12 World Heritage Sites on Oct 9, 1978. The park protects some of the best-preserved Ancestral Puebloan archeological sites in the 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.
4774 S. Eaton Way	\$577,000	19	3	4	1,634

Available Homes: As of 09/15/2024 there are 8 Properties Available for Sale in Tollgate Crossing.

Average Sales Price: \$577,000 Average Days on Market (DOM) 419

Aurora Market Snapshot (Aug 18, 2024 – Sep 17, 2024)

469 Sold Listings / \$513,000 Average Sales Price / 85 Average Days on Market

- Based on information from REcolorado, Inc. for the period of 8/16/2024 through 9/15/2024.
- 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** or go to OurEasyHomeSale.com to see how we can make a difference for you.



"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?



To learn more Call or Text
Deano Karavitas at
303-304-9385



Deano Karavitas
Loan Consultant
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 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 #6592431375. 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 844-344-5631. 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 800-456-2010 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).

News From Brightstar District Management

Pedestrian Safety

Pedestrians have the right way 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



Fall-O-Ween

Saturday | October 19 | 10am - 3pm

Join us for Fall-O-Ween this year at Southlands!

This four-in-one event is a great way celebrate Fall get ready for Halloween

Trick or Treat Trail (10am – 12pm): This is one of Southlands biggest one-day events. Southlands businesses greet all you ghosts and goblins for some Trick or Treat fun!

Pumpkin Patch (10am – 3pm): Shop the Patch and pick out your favorite pumpkin!

Fall Market (10am – 3pm): Check out all the great finds at this year's Fall Market. Food, Wine, Art, Jewelry and Accessories...there's something for everyone!

Howl-O-Ween Dog Costume Contest: Register your Fido, FeeFee, Biscuit or Boopsie for this annual event to benefit the Aurora Police Foundation!



Choctoberfest!

October 12, 2024

It's like Oktoberfest, but with Chocolate & Cheese instead of beer!

Arapahoe County Fairgrounds

25690 E Quincy Ave, Aurora, CO

<https://www.cochocolatefests.com/choctoberfest.html>

Hours: 10:00am - 5:00pm

Indoor Facility, Free Parking!

25,000 square feet: wide aisles with plenty of room for strollers!

Handicap accessible

Unlimited Free On-Site Parking!

FOLLOW US:

facebook - Colorado Chocolate Festivals

Instagram - @COchocolateFests

Tollgate Crossing Teen Services List updated October 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
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 November?

DEADLINE
OCT 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
ADVERTISING SALES

720-295-2649
kerri@porchlink.com
www.Porchlink.com

6525 Gunpark Drive #370-133
Boulder, CO 80301

Published by ComPub Media, LLC.



Best Spots to Grab a Coffee in Aurora

Enjoy A Cup Of Happiness

<https://www.visitaurora.com/blog/coffeeinaurora-22/>

JUBILEE ROASTING CO.

Jubilee is your place for classic caffeinated beverages in a decorated and cozy atmosphere. Their on-site small-batch roasting facility fills the space with the beautiful aromas of coffee sourced from around the globe. Stop in for a morning of work or an afternoon of relaxation; either way - you'll love what you find.

LOGAN HOUSE COFFEE COMPANY

A local coffee shop with a friendly staff, Logan House Coffee is perfect for a quick pick-me-up. A comfortable setting for trying out new drinks, finishing up some work, or catching up with friends outside. There are eight different espresso drinks available, giving you a plethora of beverage choices. Better still? They offer tasty delicacies.

LOST COFFEE

Come for the coffee, stay for the beautiful interior design! Lost Coffee in Aurora is known for its high-quality organic blends. They don't just serve delicious coffee but also make it really attractive and will deserve a slot in the spotlight! If you want to stay in their shop for a while, that will also be good since they made their place cool and relaxing.

LEGENDS COFFEE

One of the locals' favorite coffee shops, it has built a solid reputation for itself in the state during the years that it has been open. And do you know what their must-try items are? their iced espresso! Simple but incredibly yummy. They also offer cappuccinos or macchiatos that have been artfully topped by their baristas.

MILLY'S COMMUNITY CAFE

Milly's Community Cafe is the perfect spot to explore a delightful array of beverages and treats, ensuring satisfaction for every palate. From steaming cups of coffee to refreshing teas and hearty sandwiches to crisp salads, there's something to please every taste bud. Whether you're seeking a swift snack or a leisurely reprieve, this charming cafe is your ideal destination.

THE FRENCH PRESS

Quality beans, an honest coffee-making and mixing process, and a simple and tranquil ambiance are what you should expect in this coffee shop.

COFFEE STORY

Get your fix of locally sourced goodness at Coffee Story in Aurora, a beloved destination among Colorado's coffee and dessert aficionados. With a commitment to homemade excellence and community support, this charming shop offers an enticing array of delights. From expertly crafted coffee and espresso concoctions to tantalizing specialty lattes, refreshing smoothies, and delectable treats, there's something to satisfy every craving. And if you're on the hunt for that perfect Instagram-worthy beverage, look no further—Coffee Story has you covered. Check out their menu and prepare to be delighted!

ZIGGI'S COFFEE

Go to Ziggi's Coffee for a full spectrum of seasonal flavors. Opt for delicious eats and treats, classic favorites, chai, Italian sodas, and so much more! If your tastebuds are yearning for new flavor options, Ziggi's is the spot for you. Whether it's warming you up on winter days with a PSL or cooling you down with its refreshers, Ziggi's has you covered.

\$90 Interior Painting Special
12 x 12 x 8' Room • 3 Room Minimum
One coat only • Paint not included • With ad

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Call Mark at 303-981-2943
dipaolopainting@gmail.com

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720.810.1160
www.petersenglass.com

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BEANTREE COFFEE

This store is definitely worth visiting. The welcoming atmosphere and expertly prepared coffee are definitely reasons to return. Both hot and cold coffee are available, but whichever you choose, it will undoubtedly make you feel more alive.

GRAB A SIP OF ETHIOPIA

With Aurora being one of the most diverse cities in the U.S., it's no surprise that it boasts many international flavors to try! Aurora is home to amazing Ethiopian coffee shops that visitors will adore! Check them out: Mojo Coffee, Natoli Cafe, Endless Grind Coffee, and Lucy Coffee House! Next time you visit, discover these shops to get a taste of Ethiopia!

Tollgate Crossing Classified Ads

OB PAINTING: 10% OFF Interior or Exterior Painting.
Over 30 years in business. Call today! 303-908-9063.

SPECIAL FINANCING AVAILABLE!



Book your Free Estimate

- Landscape Design and Installation
- Aeration, Fertilization, and fall cleanup
- Snow Removal
- Sprinkler Winterizing

Top Rated Local Business, call 303.766.3304

THRIVE RENOVATIONS, LLC – BASEMENT FINISHING AND KITCHEN REMODELING: We'll work with you to design and finish the space of your dreams. Professional project management. We obtain all necessary permits and inspections to protect your investment for resale purposes. 720.841.7608. www.thriverenovations.com. Free Consultation.

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: jasoncline@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.

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

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

LANDMARK PAINTING:

Locally owned and insured.
Your neighborhood painter for over 30 years.
Interior and Exterior

(303) 680-4060

www.denverlandmarkpainting.com

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

#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



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303-690-3886

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BONUS HOLIDAY SAVINGS EVENT
NOVEMBER 9-10, 2024
Arapahoe County Fairgrounds

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www.CherokeeTrailHSPTCO.com

NOV 9th - 9am-3pm

CHEROKEE TRAIL HIGH SCHOOL PTCO

READY to SELL or BUY? Just Listed/Just Sold In Tollgate Crossing

Contact me today!

Shana Barela, Realtor
phone: 720-588-2170
email: shanab@kw.com

4943 S Gold Bug Way
List Price: \$600,000

4943 S Gold Bug Way
Sold Price: \$577,000

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