

# Tollgate Crossing TIMES

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



**January 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](mailto:clientcare@amihoa.com)**

## **Newbridge at Tollgate Crossing HOA**

**Rana Valentine (Manager)**

**AMI, 720-633-9722 | [clientcare@amihoa.com](mailto: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 February issue of**

***The Tollgate Crossing Times***

**Deadline to advertise is January 20th**

**Text: 720-295-2649**

**E-mail: [kerri@porchlink.com](mailto:kerri@porchlink.com)**

**Target Your Market With  
Neighborhood Newsletters!**



## **HOA Assessments are Past Due**

If you have any questions about what you owe and where to pay, check with your respective HOA about how to pay your assessment.

### **NOTICE: Tollgate Crossing HOA Assessments Increase for 2025**

**2025 Assessment Amounts:** \$400.00 ANNUALLY

\$200 Due in January / \$200.00 Due In July

Due on 1st day of the month due.

Late fee charges if not paid by 30th, \$25.00 late fee. | Collection fees may apply.

## **Holiday Tree Recycling**

Is your holiday tree starting to look a little shabby after the holidays? Now is the time to bring it over to one of the city of Aurora's tree recycling drop-off sites. We will recycle your holiday tree for free from Thursday, Dec. 26, 2024, through Monday, Jan. 6, 2025.

The tree recycling site locations are:

- Del Mar Park, 12000 E. 6th Ave. (at Peoria St. in the west parking lot)
- Saddle Rock Golf Course, 21705 E. Arapahoe Road (west of E-470)
- Olympic Park, 15501 E. Yale Ave. (east of Chambers Road)

Please remove all nails, decorations and stands from trees prior to drop-off. No artificial trees will be accepted.

Free mulch is available anytime (while supplies last) at all drop-off locations. Please bring your own truck, bags, shovel and containers.



## **Upcoming Meetings In Tollgate Crossing**

### **Newbridge HOA Board Meetings**

None Listed as of this Publication

Please check with your HOA

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

January 15, 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

January 28, 2025 @ 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.

# Report a Problem

<https://www.auroragov.org/residents/>



## Street Light (Not traffic signal lights)

Please report all street light outages to Xcel Energy's website or call 1.800.895.4999. If you have a question about streetlights in Aurora, call 303.739.7300.

## Report Outdoor Lighting Outages – Xcel Energy

<https://co.my.xcelenergy.com/s/partner-resources/municipalities/outdoor-lighting>

- Use our online form or call 1-800-960-6235 between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday.
- After hours, please call our 24-hour Customer Service at 1-800-895-4999.
- If you have a broken pole, wires down, or your power is out, call the Xcel Energy Electric Outage number at 1-800-895-1999.

Streetlight outages are repaired as quickly as possible, but sometimes the damage may be more extensive and take longer than a few days to fix. Damage to underground facilities, the availability of replacement parts, and weather and working conditions may require additional time for repairs to be completed. Providing accurate and detailed information when reporting a streetlight outage helps expedite the process.

- If the streetlight cannot be repaired on the first visit and further work is required, a tag is attached to the light pole.
- If you see a tag attached to a non-working streetlight there is no need to complete a streetlight outage report.

Be assured that we know about the outage and are working to resolve the issue.

## Potholes, Broken Sidewalk, Broken Gutter or Other Street Damage

Please note the above mentioned information along with the location and type of damage into Access Aurora or call 303.739.7000.

## City of Aurora Neighborhood Information

Reaching out to the residents of Tollgate Crossing and Sorrel Ranch on the status of the closed sidewalk on the north side of East Alexander Drive east of South Haleyville Street, adjacent to the Murphy Creek bridge. (South of Tollgate Crossing – East of Muphy Creek Bridge).

As you might recall from my previous shared information, the sidewalk was closed until further notice back in May due to unstable ground conditions underneath the cement.

The city of Aurora is currently in the process of acquiring a permanent easement from a property owner. Construction activities for embankment stabilization and sidewalk reconstruction is to commence as soon as the city acquires the easement. This process could take as long as seven months from now. In the meantime, the temporary traffic control devices initially placed as a sidewalk barrier will be replaced by temporary concrete barrier to prevent access until these repairs can be made. Pedestrians should not attempt to use the sidewalk under any circumstances. Pedestrians should use the south sidewalk on East Alexander Drive in this section until the reconstruction is complete.

## Looking for Something to Grub

### Check out this Guide

Welcome to Aurora, one of Colorado's most culturally diverse cities, where over 160 foreign languages fill the air! This vibrant mix of language and culture is reflected in our food scene, boasting nearly 450 authentic specialty restaurants and markets. Plus, we're home to many Colorado-born chains and national and global favorites that picked Aurora as their one-and-only Centennial State spot. Ready to eat and drink like a local? Use this guide to dive into a world of flavors

[https://goaurora.org/aurora\\_eats\\_dining\\_guide](https://goaurora.org/aurora_eats_dining_guide)



# 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.
970 S Telluride St.	\$600,000	19	5	3	1,680
1005 S Joplin Wy.	\$525,000	16	3	3	1,652
15931 E Tennessee Ave	\$460,000	32	4	3	1,179

Available Homes: As of 12/15/2024 there are 5 Properties Available for Sale in Tollgate Crossing.

**Average Sales Price: \$528,333**

**Average Days on Market (DOM) 22**

## Aurora Market Snapshot (November 17, 2024 – December 17, 2024)

**418 Sold Listings / \$498,000 Average Sales Price / 84 Average Days on Market**

- Based on information from REcolorado, Inc. for the period of 11/16/2024 through 12/15/2024.
- 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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Our proven strategies and cutting-edge marketing tools enable us to attract the right buyers quickly, creating urgency and credibility in the competitive housing market. We conduct an in-depth analysis to set a realistic yet competitive price, ensuring your home stands out while avoiding unnecessary price reductions. This guarantee motivates our team to deliver exceptional results, holding us accountable to your success. For buyers, the assurance of a fair market value boosts confidence, leading to stronger offers and smoother negotiations. With our unparalleled selling experience, you can enjoy financial peace of mind while achieving your real estate goals. Let us make your home-selling journey as seamless and rewarding as possible.

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 303-304-9385  
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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 844-344-0831. NMLS #0006. [www.nmlsconsumeraccess.org](http://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



# 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)

### BASEMENTS:

Parker resident with 20 years experience:

- Framing
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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.

## 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

## 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!

### COMMUNITY INFORMATION

Tollgate Crossing Newsletter - Mailed Monthly

Email Notices by each of the HOAs and the Metro District

Websites:

[TollgateCrossingHOA.com](http://TollgateCrossingHOA.com) | [TollgateCrossingMetro.org](http://TollgateCrossingMetro.org)

Monthly HOA & Metro District Meetings  
at the Tollgate Crossing Clubhouse

## #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



# Tollgate Crossing Teen Services List updated January 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
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, 15	303-877-0064	•	•	•	•			•	
Olivia Galka, 15	303-946-9164	•	•	•	•			•	
Madison Rendek, 16	720-431-0270	•	•	•	•			•	
Levi Blumenberg, 15	720-819-1912				•		•		
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	•		•	•			•	

## Aurora Neighborhood Grants

**Get Involved:** From building strong neighborhood connections to tackling neighborhood issues, the city of Aurora believes in the power of close-knit communities. The city offers funding opportunities to residents and neighborhood groups.

[https://www.auroragov.org/residents/neighborhood\\_resources/neighborhood\\_mini\\_grant\\_program](https://www.auroragov.org/residents/neighborhood_resources/neighborhood_mini_grant_program)

The Neighborhood Improvement Grant Program is designed to improve the appearance of Aurora neighborhoods while strengthening the social fabric and organizational networks of the community.

Like previous years, the city has allocated \$60K for this program, with a maximum of \$5,000 per awarded project. The competitive grants promote projects that improve a neighborhood's physical condition, enhance pride and identity, increase neighborhood communication, and bring new assets to the neighborhood that foster gathering and positive experiences. Examples of projects include clean-up events, community message boards, community benches or community gardens.

Neighborhood organizations, businesses and residents (where a neighborhood organization may not exist) are encouraged to apply.

This grant can be used in conjunction with any of the mini-grants listed below.

**Eligibility:** Eligible projects must be within Aurora city limits, provide an identifiable benefit to the neighborhood, have a specific timeline, and involve at least three neighborhood households if not a neighborhood organization or businesses.

**Ready to apply?** To apply, follow these steps:

**1. Attend one of three pre-application meetings to learn about the funding process:**

- Tuesday, Jan. 21, 6 p.m., Aurora Municipal Center, 15151 E. Alameda Parkway, Aurora Room
- Wednesday, Jan. 22, noon, virtual via WebEx|website listed in article| Meeting Number: 2499 840 9086 | Password: Grants!
- Thursday, Jan. 30, 6 p.m., virtual via WebEx |website listed in article| Meeting Number: 2498 300 7472| Password: Grants!

**2. Meet with a community engagement coordinator**

Meet with a community engagement coordinator to discuss project logistics, including necessary city permits. Schedule your meeting by emailing [engagecec@auroragov.org](mailto:engagecec@auroragov.org).

**3. Submit application**

Applications will be available here starting Tuesday, Jan. 21, and must be submitted by 5 p.m. Friday, April 18. Selected projects must be completed by Friday, Oct. 31.

# Attention, Tollgate Crossing Residents

The Metro District only maintains the highlighted areas in red and green on the map below.



# 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.

**Adult Fee Changes:** Starting Wednesday, Jan. 1, 2025, adult membership fees will be increasing. While adult membership fees are increasing at the beginning of the year, adult members who use EZ Pay will see fee changes beginning Saturday, Feb. 1, 2025.

**Age Changes:** Starting Wednesday, Jan. 1, the following age regulations will be enforced at all city of Aurora recreation centers to enhance the experience and ensure the safety of all guests:

### Facilities, Gyms & Pools:

- Children ages 6 and younger require a parent or guardian.
- Children ages 7 to 9 require a guardian 12 years or older.
- Children ages 10 and older are allowed without supervision.

For more information, please contact your local recreation center.

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

recreation@auroragov.org

# Winter Watering Tips for Trees, Shrubs

www.denverwater.org/residential/efficiency-tip/winter-watering-tips-trees-shrubs

Fall and winter in Denver includes snow and cold, but long dry stretches and warm temperatures are not unusual.

During those times, your trees and shrubs need a helping hand from you.

“The occasional hand-watering of trees and shrubs in the fall and winter is helpful. A few gallons go a long way this time of year,” said Austin Krcmarik, a Denver Water efficiency expert.

Watering during dry stretches, when there’s been no significant precipitation for about three weeks, will prevent root damage that affects the health of the entire plant.

Apply the water at the “drip line,” the area at the outer edge of the plant’s branches, so that it reaches the roots.

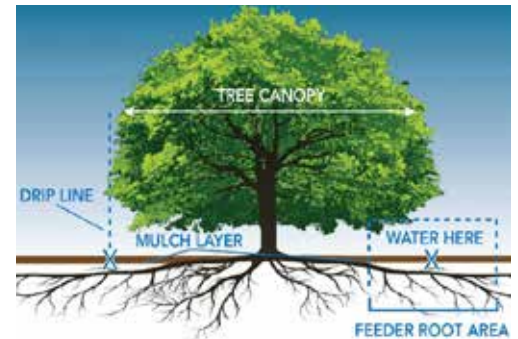
Water only when temperatures are above 40 F with no snow on the ground. Frozen soil won’t absorb water.

Keep moisture in the ground by putting mulch under the plant’s branches, leaving a few inches of space around the trunk of the tree or base of the plant.

### A three-week dry spell means:

- **Trees:** Need about 10 gallons of water for each inch of the tree trunk’s diameter
- **Shrubs:** Need between 5 and 18 gallons of water.

Trees and shrubs need a little extra water during winter’s dry spells to flourish in the spring and summer.



# 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

<b>Business Card:</b> \$45 B&W   \$65 COLOR	<b>1/6th Page:</b> \$75 B&W   \$105 COLOR
<b>1/4 Page:</b> \$110 B&W   \$150 COLOR	<b>1/3 Page:</b> \$140 B&W   \$195 COLOR
<b>1/2 Page:</b> \$205 B&W   \$275 COLOR	<b>Full Page:</b> \$375 B&W   \$530 COLOR
Classified ads: Just Tollgate \$25 per 25 words   All of Aurora: \$165 for 25 words	
<b>Email Kerri@porchlink.com with any questions</b>	



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# Tollgate Crossing Classified Ads

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**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 or 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.

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

**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.

**DON'T WAIT TO GET YOUR GAS FIREPLACE SERVICED OR REPAIRED!** Selling soon? Check that off your list! Want to enjoy your fireplace again? Call us today! Quality Fireplace Solutions 303-946-6535.

## 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](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.



let's play  
**BUNKO**

1st Wednesday of  
 each month

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

BRING A SNACK OR BEVERAGE TO  
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RSVP TO MISSI 720-771-1914  
 OR LEAVE A COMMENT

HOSTED BY THE TOLLGATE  
 CROSSING SOCIAL COMMITTEE

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)	1,545	\$25



*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



6525 Gunpark Drive #370-133  
Boulder, CO 80301

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303-961-7494

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