

Heather Ridge Metro Matters

VOLUME 1

NOVEMBER-DECEMBER 2010



NUMBER 6

*Join your friends,
neighbors and fellow
owners of the
Golf Course at
Heather Ridge in
celebrating a*

**1st Year Birthday
Friday, Dec. 3, 5–7 pm
in the Golf Clubhouse
Ballroom**

*Proud grandparents, Leo and Lana Gutnik,
who live in Chimney Hill, will celebrate their
grandson's first birthday soon
(photo at right)!*



NELSON S. JOO, D.M.D.

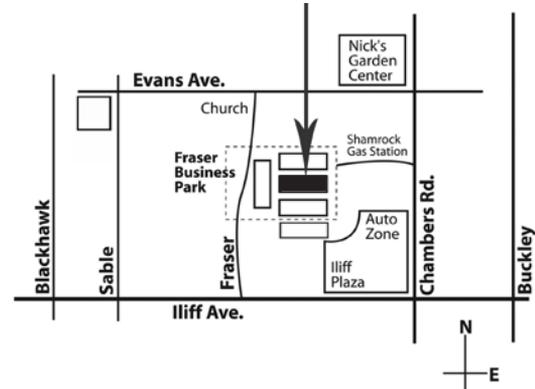
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Heather Ridge Metro Matters is published monthly for the residents of Heather Ridge.

HOAs in the United Association of Heather Ridge:

Burgundy, burghoa.com
Chimney Hill
Cobblestone
Cobblestone Crossing
Country Club Ridge
Double Tree
Fairway 16, homesteadmgmt.com/fairway16
Heather Ridge South, Heatherridgesouth.com
Sausalito, sausalitohoa.com
Strawberry, strawberryhoa.com

President Josie Spencer
(Heather Ridge South)
Vice President Scott
Dunham (Chimney Hill)

It is the intent of the editor and HRMD to provide information of interest to its readers, to afford persons with varying and differing views opportunity to air responsible opinions on matters of community interest, and to promote community and enjoyable life pursuits.

Heather Ridge Metro Matters welcomes letters and other articles concerned with community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited for reasons of space and clarity. Send to LynnNeu@comcast.net

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(Visit uahr.org HRMD button) Contact Vinny Roith for questions: 303-755-3660; 720-246-0306
HRMD@UAHR.org

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United Associations of Heather Ridge, Inc. Your community representative!

Your new United Associations of Heather Ridge, Inc. (UAHR) met on Oct. 27 to form its initial board of directors. Spearheaded by Pete Traynor (Doubletree) and Scott Dunham (Chimney Hill), eight of 10 HOA representatives got things going for future growth. (Note: Country Club Ridge sent Judie Maurelli as an observer. Fairway 16 sent no one).

Two officers were selected: Josie Spencer (Heather Ridge South) as president, and Scott Dunham (Chimney Hill) as vice president. At the next UAHR meeting, it is hoped that all HOA board representatives (reps) will attend so that the remaining board positions can be filled. Further, that meeting will develop a mission statement, a working agenda and an organizational chart for all HOAs and residents. It will detail UAHR's relationship to Heather Ridge Metro District No. 1 (Metro District). The UAHR will be what you want it to be, because there is no legal or financial connection to the Metro District.

UAHR, Inc., is a non-profit corporation created in 2005 to confront the threat then that the golf course might be closed and new homes developed on the land. At that time, all 10 Heather Ridge HOAs sent representatives to form UAHR, Inc., which later promoted the creation of the Metro District.

Today, the Metro District is operating successfully, thus freeing UAHR to return to its original concept — communication among HOAs, residents and the Metro District.

The UAHR wants to be your advocate for ideas and

opinions to the Metro District, working pro-actively on important issues. The more our citizens and HOA boards participate in UAHR, the more influence it will have.

The Metro District operates because of your property tax dollars, but how much do you know about it? Are your tax dollars being properly accounted for? Are work projects prudently developed? Are elected officials accountable for their duties? And, if they are not, the UAHR will let you know.

The *Metro Matters* magazine was created by the Metro District to address such issues. UAHR will have monthly articles to keep you informed. All Heather Ridge residents and taxpayers should make sure their HOAs are represented in UAHR.

The Metro District's annual budget now exceeds \$1 million, including golf course operations. Tax dollars are not used for the golf club, but to reduce bond obligations. For example, if your community has 100 homes and on average pays \$375 per unit to the Metro District, that's \$37,500 in annual taxes. Your HOAs should consider that important enough to send an official representative to watch your tax dollars in action.

Lastly, UAHR needs to hear from you! Please contact Josie Spencer at amipep@aol.com or 303-671-5634. Visit www.uahr.org for more details and the list of HOA representatives to date. A strong, vibrant, and pro-active Heather Ridge means a better way of life for everyone.

— Josie Spencer

Happy Birthday Heather Ridge Golf Course!

How it happened and how it operates today

On Dec. 1, the Golf Club at Heather Ridge will be one year old. Like any proud parent, Heather Ridge Metro District No. 1 (District) is throwing a birthday party on Dec. 3, at the club. Come one, come all to celebrate saving our open space and a successful first year in business.

The club's first months of ownership were cold and snowy, freezing out almost all golfing revenue until April 2010. When the golfing season finally started, the District had used \$129,000 of its \$259,000 Operational Reserves to operate. By the end of July, however, all Reserve funds had

been replenished, with a surplus.

The golf course succeeded for many reasons, not the least of which were community volunteers Ray Griffiths, Vinny Roith and Ed Oswald. Retired, with over 100 years of business experiences among them, they each worked 60-hour weeks, turning a bankrupt, discarded private club into a vibrant community asset.

Each was paid only \$1,000 a month. They succeeded where others had failed. Why? It certainly wasn't the money. They believed in their cause to save the open space, and the best way to do that was making the golf and club operation successful. They did that and more! Thank you Ray Griffiths, Vinny Roith,

and Ed Oswald!

In September 2010, the three managers spearheaded hiring Mike Ritter as the new director of club and golf operations. At age 54, Mike has decades of operational experience, including general manager of Grand Elk Country Club in Granby, Colorado, and assistant pro at Denver Country Club for seven years. As Mike settles into his many duties, the three managers will retire as circumstances evolve.

Big plans for 2011 are already underway as follows:

- Installing safety nets along the driving range;
- Opening the inside pool by September 2011

See Birthday...page 11



Pete Traynor
Double Tree
303-877-9538
 Ptofcolo@aol.com

Selling Your Home with Pete and Van

Yes, homes are selling, albeit one-third less than one year ago. Reasons include the usual suspects — post tax-credit expiration and an uncertain economy. Another factor might be the recent election. In contentious times, the economy contracts, awaiting events. Now the election is over, post-election issues will sort themselves out in 2011.

Heather Ridge home sales have fared better than others, but still are sluggish. Yet, the recent number of under contract homes was a pleasant surprise. Close inspection shows distressed sales still strongly influencing the market versus normal homes.

Pete and Van know better than others how to market homes in these stressful times. With over 70 years combined sales and service experience, this recession is but another challenge to help people with one of their most priced assets — their home. Please call to see and hear the difference they make. With their families, they have lived here for decades, so who else to better represent your interests? These are the “go to guys” to help you make the best decision. Call now!

(The Following Properties May Have Been Listed or Sold by Other Companies)



Van Lewis
Heather Ridge South
303-550-1362
 van@vanlewis.com

Homes for Sale in Heather Ridge, New Listings Sept. 1– Oct. 5

HOA	Price	No.	Street	Baths	Beds	SqFt	Gar/Spaces	Style
Burgundy	\$115,999	2631	S Xanadu Way C	2	2	1,162	1-Garage,Det	Story & 1/2
Burgundy	\$99,900	2667	S Xanadu Way E	2	3	1,315	None	2-Story
Burgundy	\$136,900	2635	S Xanadu Way D	2	2	1,162	2-Garage,Det,Resv	2-Story
Burgundy	\$125,000	2625	S Xanadu Way F	2	2	1,315	1-Garage,Det	2-Story
Chimney Hill	\$137,000	2023	S Worchester St	2	2	1,344	1-Garage,Att	2-Story
Chimney Hill	\$155,000	13641	E Evans Ave	3	3	1,512	2-Garage,Off Street,Att	2-Story
Cobblestone	\$116,900	2132	S Victor St C	2	2	1,392	1-Off Street,Resv	Story & 1/2
Cobblestone	\$119,000	2192	S Victor St D	2	2	1,208	None,Reserved	Story & 1/2
Cobblestone Crossing	\$89,900	1913	S Xanadu Way	2	2	1,208	1-Garage,Det	2-Story
Cobblestone Crossing	\$119,900	2172	S Victor St C	2	2	1,208	1-Off Street,Resv	2-Story
Cobblestone Crossing	\$106,000	1911	S Xanadu Way	2	2	1,208	1-Garage,Det	2-Story
Cobblestone Crossing	\$114,500	13254	E Asbury Ave.	2	2	1,392	1-Reserved	2-Story
Cobblestone Crossing	\$119,900	1999	S Xanadu Way	2	2	1,392	1-Off Street,Resv	2-Story
Cobblestone Crossing	\$134,900	13488	E Asbury Ave	2	2	1,208	2-Garage,Att	2-Story
Cobblestone Crossing	\$134,900	13404	E Asbury Ave	2	2	1,392	1-Garage,Det/Resv	2-Story
Country Club Ridge	\$200,000	2260	S Vaughn Way 104	3	3	1,680	2-Garage,Att	2-Story
Country Club Ridge	\$182,900	2240	S Vaughn Way 204	2	2	1,124	1-Garage,Att,Oversized	Ranch
Fairway 16	\$169,900	2548	S Vaughn Way A	3	3	1,650	2-Garage,Att	2-Story
Fairway 16	\$167,500	2426	S Vaughn Way A	4	3	1,650	2-Garage,Att	2-Story
Fairway 16	\$169,900	2558	S Vaughn Way C	4	4	1,650	2-Garage,Att	2-Story
Heather Ridge South	\$191,400	2764	S Xanadu Way	3	3	1,633	2-Garage,Att	2-Story
Heather Ridge South	\$179,900	2894	S Wheeling Way	3	3	1,633	2-Garage,Att	2-Story
Sausalito	\$150,000	2512	S Worchester St E	2	3	1,282	2-Garage,Att	2-Story
Strawberry I	\$35,000	2608	S Xanadu Way B	1	1	856	1-Carport,Det	2-Story
Strawberry I	\$65,000	13655	E Yale Ave B	1	1	856	1-Carport,Det	2-Story
Strawberry I	\$65,900	2694	S Xanadu Way C	1	1	856	1-Carport,Det	2-Story
Strawberry I	\$65,000	13657	E Yale Ave C	1	1	856	1-Carport	2-Story
Strawberry II	\$66,900	2463	S Xanadu Way C	2	2	1,091	Off Street	2-Story
Strawberry II	\$95,000	2461	S Xanadu Way D	2	2	1,091	1-Off Street	2-Story

Homes under Contract in Heather Ridge

HOA	List Price	No.	Street	Baths	Beds	SqFt	Gar/Spaces	Style
Burgundy	\$135,000	2693	S Xanadu Way B	2	2	1,315	2-Off Street,Det	2-Story
Cobblestone	\$124,900	2161	S Victor St B	2	2	1,392	1-Garage,Det	2-Story
Country Club Ridge	\$194,900	2210	S Vaughn Way 202	2	2	1,806	2-Garage	Ranch
Fairway 16	\$132,900	2416	S Vaughn Way D	2	2	1,365	2-Garage,Att	Ranch
Fairway 16	\$187,000	2558	S Vaughn Way A	4	3	1,650	2-Garage,Att	2-Story
Heather Ridge South	\$89,000	2720	S Xanadu Way	4	3	1,633	2-Garage,Att	2-Story
Sausalito	\$105,000	2408	S Victor St F	2	3	1,273	2-Garage,Att	2-Story
Sausalito	\$143,900	2501	S Victor St E	2	3	1,282	2-Garage,Att	Story & 1/2
Strawberry I	\$37,900	13605	E Yale Ave A	1	1	856	1-Reserved	2-Story
Strawberry II	\$70,000	2469	S Xanadu Way D	2	2	1,091	None	Ranch
Strawberry I	\$75,000	13613	E Yale Ave C	2	2	1,170	Carport	2-Story
Strawberry II	\$70,000	2469	S Xanadu Way D	2	2	1,091	None	Ranch

Homes Sold in Heather Ridge, Sept. 27–Nov. 5

HOA	Sold Price	No.	Street	Baths	Beds	SqFt	Gar/Spaces	Style
Burgundy	\$102,800	2629	S Xanadu Way B	2	2	1,162	None	2-Story
Chimney Hill	\$149,900	2084	S Worchester Way	3	3	1,457	2-Garage,Att	2-Story
Cobblestone Crossing	\$124,000	1957	S Xanadu Way	2	2	1,392	2-Garage,Det/Resv	2-Story
Fairway 16	\$155,000	2588	S Vaughn Way C	3	3	1,536	2-Garage,Att	2-Story
Sausalito	\$147,000	2522	S Worchester St D	2	3	1,230	2-Garage,Att	Ranch
Strawberry I	\$74,900	2614	S Xanadu Way A	2	2	1,098	None	Ranch
Strawberry I	\$75,010	13613	E Yale Ave C	2	2	1,170	1-carport	2-Story

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Homeowners' Association News

Strawberry by Jan Lucas

Winterization. Hard to believe, but now is the time to get the furnace checked. If you use a space heater, please keep safety in mind. Make sure any outside water spigots on your unit have been turned off, and the hoses have been drained and disconnected to prevent freezing and damage to the water line.

Seal air leaks around windows with caulk and doors with weather-stripping. You will be glad you did.

Metro HOA Services is leaving wood from tree trims behind carport 11. You may use these trimmings for firewood. Please help yourself.

Metro HOA Services winterized the irrigation system. All lines have been blown out, prv's have been removed and wrapped. There are many updates coming for the sprinkler system next season. For now, kick back and wait for spring.

Leaves 'n Gutters. Gutter and downspout clean out will begin after the leaves have fallen, sometime after the first part of November. Metro HOA Services will be doing the clean out for every unit. If you have noticed any drainage problems with the eaves, troughs or downspouts around your unit, please notify CAP Management with the problem area's location so it can be addressed.

Landscaping Projects. Work on the landscaping continues. Tree and shrub pruning is ongoing, and miscellaneous projects are underway until weather changes to snow removal mode.

Ice melt is available to those who need it for slippery areas. Contact Ed at maintenance, 303-751-5513, for your bucket of ice melt. When the ice builds up on the street on Xanadu Way, call the City of Aurora, 303-326-8200, for removal.

Paving. Parking lot and carport paving is over for the year. Several driveways have had new and extended drainage installed. Water and ice buildup problems in several carports have been remedied, and deteriorating blacktop on surfaces has been removed and repaved.

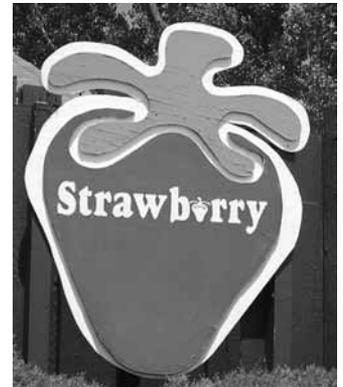
Trash Bins. Nine trash enclosures were totally rebuilt, literally from the ground up, over the summer. Wear and tear from moving the dumpster carts in and out destroyed the original floors. The walls were seriously damaged by the containers rubbing along the sides. Concrete floors were installed and steel runners added to the sides of the walls to help keep these areas in better shape.

Paving and trash bin replacement will resume in 2011, correcting the same types of problem areas as were done this year.

Exterior Painting. Outside painting is underway. The wood trim surfaces are beginning to show their age. The surfaces are being scraped and prepped. Then the new paint is applied. Paint on the metal trim is peeling, and that will be addressed.

Neighborhood Watch. Strawberry's Neighborhood Watch meets monthly every second Wednesday, 6 pm at the clubhouse. Join Cathie Brailey, Neighborhood

Watch Coordinator, and Brent Weynand, Phase II Block Captain, and other neighbors to discuss watch issues. Cathie also sends bulletins by email to keep us current. To get on the Neighborhood Watch email list, send your request to strawberryhoodwatch@yahoo.com.



Security Report. Brownstone Security has been on the property only a few months, but has done a remarkable job. The board has received many compliments about a job well done by these security officers! It is reassuring to see them actually patrolling the area on foot instead of racing through in a car every once in a while. If you need them, their number is 720-879-4568.

Puffers. On cold mornings, it is so tempting to start the car and wait inside your house while the engine warms up. Aurora Police Department warns that this practice is against the law, attracts thieves and pollutes the environment. Your chances of coming back out of your house after that "warm up" cup of coffee to find an empty parking space where you left your car increases significantly. Not a good way to start your day!

Junk Mail. Let's take back our mailboxes from corporate junk mailers. Tell American Express, Bank of America, Capital One, Geico, Discover, and Chase to reform their paper and mailing practices. Go to <http://www.donotmail.org/take-action>

Ward IV Meeting. The next meeting will be Thursday, Nov. 18, 6:30 pm, at Fire Station 11 (located at 2291 S. Joliet). The station is on Iliff, halfway between Lima and Havana. There will be no Ward IV meeting in December.

Strawberry HOA Meetings. Monthly board meetings continue to be held on the 3rd Monday of each month at 7 pm. The December meeting, however, has been can-

See facing page

David W. Kirch, P.C.

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celled due to the holiday season. CAP Management will still be available to field calls and problems over the holiday.

Diana Denwood will speak at the Nov. 15 meeting about the City of Aurora's energy rebate program. In addition to rebates available from Xcel and the federal government, you qualify for a rebate from Aurora. There is a lengthy list of improvements that qualify. Diana will answer all your questions, including any interest you might have in solar powered items.

UAHR Update. Reorganization is underway. Each of the Heather Ridge HOA's has appointed a representative to the UAHR. The Strawberry Board appointed Jan Butsch to represent Phase II. Jan Lucas will attend meet-

ings as the representative for Phase I. It is exciting to bring a sense of community back through increased communication and collaboration.

Strawberry Board:

President Jan Lucas Vice President Victoria Torok
Treasurer Bev Earley Secretary Denise McCammon
Director Erik Gose

Important Phone Numbers:

Property Manager: CAP, 303-832-2971
CAP, After Hours, 303-215-3323
Ed Koschik – Maintenance, 303-751-5513
Police, non-Emergency, 303-627-3100
Animal Control, after hours, 303-627-3100

HAPPY HOLIDAYS!

Sausalito by Carol McCormick

Happy Thanksgiving

Landscaping. Kudos to Tony for all his hard work maintaining Sausalito's landscaping! Tony personally trims many trees, which saves the HOA money. Tony and the landscaping company continue to complete projects targeted in the board's 2010 plan. One of the latest projects was to remove two large, partially dead trees on South Victor Street, and replace them with a new rock bed. Shrubs will be planted next spring. The area looks so much nicer.

Parking Issues. Please remember that Visitor Parking is for visitors only, not for residents who have a garage to use for parking their cars. These visitor parking spots need to be empty to assist with snow removal this winter.

Trash Removal Days. Regular trash removal days are every Tuesday. Recycling days are every other Tuesday for those homeowners participating in the program.

Monthly Meetings. Sausalito's board meets at 6:30 pm on the second Wednesday of every month at the Golf Club at Heather Ridge. You can find copies of these monthly meetings at www.sausalitohoa.com.

Outside Christmas decorations are allowed, but must be taken down in January after the Stock Show.

Some Holiday Events in Aurora.

- *Caroling with The Aurora Singers:* Black Friday, Nov. 26, 2-4 pm. Take a break from shopping and join the Aurora Singers as they go caroling through the streets

at The Gardens on Havana and Mississippi. The carolers will meet at the obelisk in the rose garden plaza in this remodeled shopping mall at 2 p.m. To shake off the cold, enjoy hot chocolate at Noodles & Company, 4 pm.

- *Secret Santas On Havana Street:* Saturday, Dec. 4, noon-2 pm. Secret Santas will be out and about on Havana Street, greeting shoppers with gift certificates and candy to thank you for doing your holiday shopping on Havana Street!

- *\$1,000 in Holiday Shopping Sprees On Havana Street:* Starting Black Friday Weekend, entry boxes will be placed in some On Havana Street businesses. No purchase is necessary to win. The drawings will take place on Mondays with the winners notified by phone:

- \$250 on Monday, Nov. 29
- \$250 on Monday, Dec. 6
- \$500 on Monday, Dec. 13

Denver boasts fantastic Christmas light displays every year. No matter how cold it is, it is always lots of fun to bundle up the family and tour the city's Christmas light displays. Visit the Blossoms of Light at the Denver Botanic Gardens, Dec. 2 through Jan. 21, Monday-Sunday at 6-9 pm, Admission is \$8 for adults, \$6 for children. 1005 York Street, Denver, CO 80206.



Cobblestone by Kay Griffiths

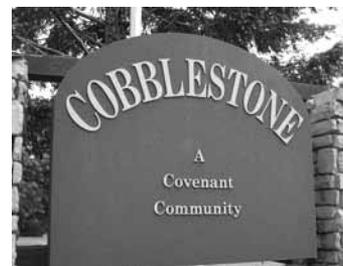
Annual Meeting. Our annual HOA meeting was held Oct. 28 at the Heather Ridge Garden Room. All board members were present. Approximately 15 homeowners and a representative from the management company attended. The following items were discussed:

Security. A new security company was hired and began service Nov. 1. It is called "Covenant" and is used by other HOAs in the Heather Ridge Metro District with much success. The agreement to hire them was partially because they will tow vehicles parked illegally. This community has a great deal of trouble with cars being stored in

guest parking and parked in "no parking" zones. It is hoped this will help alleviate the problem for the homeowners affected.

Homeowners will get a magnet displaying the phone numbers of the security company, 303-552-9027, and the management company, 303-337-0963. The towing company phone, 303-780-7754, will also be included.

Renters. A discussion concerning difficult renters See *Cobblestone...page 10*



Heather Ridge

Dancing at Dumitri's on a November night



Popular dance band combo Tony David and Pam Hughes (left) can usually be heard on weekends at Dumitri's.

Dancers enjoy a little bit of Country music to which they do a two-step and a little bit of Rock 'n Roll on Aurora's newest and possibly best dance floor at the Heather Ridge Clubhouse.

Photos by Howard Koziara.



Photo Album



Golf Club at Heather Ridge Monthly Update



Three ways to save at the Golf Club at Heather Ridge for HRMD homeowners!

As the owners of the Golf Course, all Heather Ridge homeowners and residents enjoy special savings on golf. As you probably know, the daily rate for HRMD residents is discounted every day, compared to the public rates, but new Premium Cards can save you even more. HRMD residents can purchase these Premium Cards for less than the public, and get up to 25 percent more golf for your money!

- The Premium Cards are available at four different price levels, starting at just \$225 for \$300 worth of golf.
- The Premium Cards do not expire.
- If purchased before Dec, 31, 2010, the Premium

Cards also include FREE range balls until that card runs out.

- The Premium Cards can also be used in conjunction with published golf specials and coupons, allowing you to save even more.

The Annual Pass also is discounted for HRMD residents, and provides unlimited golf for the most active players. By contrast, the Premium Cards provide great savings for those homeowners who may play a little less frequently.

Please visit the golf course's website at www.golfclubatheatherridge.com for more information, or call Audrey, 720-246-0303, if you have questions about any of these programs.

– Mike Ritter

9-Hole Women's Golf Group – Holiday Lunch and Game Day will be Tuesday Dec. 7, 10 am at Heather Ridge Clubhouse. – Marj Copeland

Cobblestone...from page 7

who cause disruption to the community followed. The options and responsibilities of owners were discussed. It was determined that letters with warnings and fines will be sent from the management company by certified mail to homeowners. Covenant rules, regulations and declaration can be found on the REL website www.associationonline.com.

Landscaping. Homeowners reported being quite satisfied with the new landscaping company. A few minor concerns were mentioned and will be addressed by REL.

New Board Member: A new board member, Phyllis Wilk, was elected as a seventh board member. She comes with 10 years of experience as a member of a homeowners' board in Chicago. Cobblestone is pleased

that she is willing to volunteer her time and effort to this community.

Repairs. Homeowners reported several repairs needed in the community. These were noted by the management company and will be attended to.

Communication. Cobblestone will be including articles in *Metro Matters* only when there is enough news to warrant an article. If there is pertinent information to be disseminated to the community between issues of *Metro Matters*, those items will be emailed to residents. If you are interested in receiving this information, go to the website for REL, www.associationonline.com, click on the homeowner link, type in Cobblestone, and enter your email address.

Please remember to drive slowly through the community!

Chimney Hill by Tom Westing

Hose Bibs. Don't forget to remove your hoses during freezing weather. Failure to do so could cause burst pipes. The frozen water can back up into your pipe and cause it to burst. The hose bibs are the homeowner's responsibility, and any damage caused will be at your expense.

Fall Decorations. A special thanks to Helen Nott of 13627 E. Evans for all the attention she gives to our landscaping, and for the great fall decorations at the entrance and around the property.

Leaf Raking and Roof Gutter Clean Out. A Perfect Landscaping will be doing their final leaf raking around mid November. Metro Construction will be cleaning out the gutters about the same time — weather permitting.

Tying Up Your Dog. Section 1.23 "Animals shall not be leashed to the porch or patio of a unit or to any object in the Common Area, unless the owner or custodian is

present."

Water Audit. Did you know that the HOA can save money if you reduce your water consumption in the winter? Aurora Water calculates the sewer bill based on what is consumed in the winter months.

The board strongly encourages you to get a free water audit from Aurora by calling Lynne Chardoulias, 303-739-7351. Five homeowners have already done so, and found a bunch of ways to save on water. This is a great way to prevent future HOA assessment increases.

Heather Ridge Metro District Board. Melissa Miller was recently elected to be a director for the HRMD Board. She has been a board member for Chimney Hill

See facing page



for the past several years, and looks forward to representing Chimney Hill to the Metro District.

Annual Meeting. The Annual Meeting will be held on Nov. 16, 7 pm in the ballroom of Dumitri's at the Heather Ridge Country Club.

September 2010 Financial Update

Operating Funds	\$ 12,590.16
Reserve Funds	\$ 135,440.28
Outstanding Receivables	\$ 30,449.14
Outstanding Payables	\$ 915.45
Reserves Not Funded	\$ 0

Heather Ridge South by Van Lewis

With winter lurking around the corner, please enjoy an exceptional fall season. As skiers get ready for the slopes, Heather Ridge South's landscaping company (JBK) has given the grass its final haircut and closed down the sprinklers. By many standards, this has been an exceptionally good year for Heather Ridge South.

Please remember these dates and come:

- HRS Annual Meeting, Nov. 30, 7 pm.
- Metro District first birthday party, Dec. 3, 5-7 pm
- HRS Holiday Party, HRS club house, Dec. 4, 5-7 pm

Get ready for winter as follows:

• Disconnect outside water hoses, check for leaks. Outside faucets are an owners' responsibility and maintenance cost.

• Park your car(s) inside your garage. If left outside, it will hamper snowplowing.

• Vacated homes should be "winterized" to prevent freeze damage.

• Vacationing? Get someone to visit your home weekly, and keep your heat on! Never shut it off unless you winterize!

• Water damage is the number one culprit for vacated homes. Find, inspect and tag your unit's main water control valve. Make sure it works! Consider replacing it with a ball-valve device. Valve maintenance is an owner's responsibility. Check your home insurance plan. You don't have insurance? Get it NOW!

Roofing project. This project started in June, but soon stopped to pursue new insurance damage claims. In October, an agreement was reached for additional claims and compensation, but final figures have not been reached. If you want a pleasant surprise, come to the An-

nual Meeting on Nov. 30, where it will be announced what the final agreement was. It's a whopper!

Roofing repairs will continue this year depending on weather. Our original plan was a 10-year roofing project, but now the board hopes to be done by the end of 2011.

Water drainage pits by garages. Twelve more pits were installed in October. An experiment, using stone-filled pits to collect water and minimize ice, has been very successful. By reducing the potential for ice, snow removal costs are down and walking is safer. Future plans include pits between every garage in HRS.

Exterior painting. A three-year project, painting all front and back porches, was completed. All steel garage doors have been painted. However, wooden doors are cost-prohibitive to paint. HRS supplies owners with equipment and paint. Soon, hopefully, all wooden garage doors will be gone (replaced).

On-site Security. In August, the board contracted with Covenant Security to patrol and secure HRS. To date, the board has been pleased with their services. There have been complaints that their telephone number is difficult to get to dispatch, so changes to this are being worked on. Covenant was selected for two reasons: most of its officers are retired police, and their patrol times and hours can be varied by the board.

Visit www.heatherridgesouth.org



Birthday ...from page 3

- Updating locker rooms, new carpet and lighting
- Creating a workout, fitness area
- Upgrading golf course irrigation, ponds, cart paths

And what makes all these plans possible? It's the revenue from golfers coming back to Heather Ridge time and time again.

Our 2010 Budget projected \$951,000 for income, which was accomplished by the end of September. Not a bad a year, considering very little golf was played during the first five months of operations.

Again, no taxpayer dollars can be used to run the club-golf operation. It must succeed or close. Thanks to good plans and leadership, its future looks bright and shining. Congratulate yourselves, Heather Ridge. If you hadn't voted to create the Metro District and to buy the open space, none of this would have happened.

— Van Lewis

Attention Virus Warning from UPS and FedEx

• UPS has become aware that there is a fraudulent email being sent that says it is coming from UPS and reports that a UPS shipment could not be delivered. The reader is advised to open an attachment, containing a waybill for the shipment to be picked up.

This email attachment contains a virus. UPS recommends that you do not open the attachment, but delete the email immediately. Contact customerservice@ups.com if you are in doubt about a message from UPS.

• Be alert for fraudulent e-mails claiming to be from FedEx regarding a package that could not be delivered. These e-mails ask the receiver to open an attachment in order to obtain the airbill or invoice for picking up the package. The attachment contained in this type of e-mail activates a virus. DO NOT OPEN the attachment. Instead, delete the e-mail immediately.

These fraudulent e-mails are the unauthorized actions of third parties not associated with FedEx. When Fed Ex sends e-mails with tracking updates for undeliverable packages, it does not include attachments. Questions or concerns, call 1-800-463-3339.

The Heather Ridge Metro District: Who are those “guys and gals?” And how did they get there?

Is the Metro District a “good ole boys and girls club” where the same people seem to run everything? If not, then when can others get involved and run for elected office?

To best answer these questions requires going back to 2005, when Heather Ridge Country Club was for sale. Fearing development, a small group of leaders began a five-year effort to save the golf course open space. They created United Associations of Heather Ridge (UAHR) to rally community and HOA involvement. Community based, UAHR’s board of directors was self-created and nominated by those involved.

UAHR members spent countless hours educating residents, raising funds (wine and cheese parties, HOA donations, door-to-door, etc.), and creating response plans to development (such as creating a metro district). On Nov. 3, 2006, Heather Ridge voters passed, by an 85 percent plurality, a proposal to create Heather Ridge Metro District No. 1 (Metro District). Those voters also elected candidates for Metro District’s Board of Directors.

The candidates for the initial Metro District Board came from UAHR and HOA representatives, again self-nominated for two reasons: experienced, knowledgeable and “worker bees” who got things done were needed. At the time, there was no practical alternative to finding, selecting and educating candidates. The Metro District had to start operations immediately, and used the people who got it there for those initial efforts.

On Aug. 15, 2009, Heather Ridge citizens voted an 80 percent plurality to buy the bank-owned country club. The sale closed on Dec. 1, 2009, but who would operate it? Professional management companies seemed indifferent and expensive compared to Metro District and UAHR leaders. So, the Metro District contracted with UAHR to run the golf club, using three experienced community leaders who had business, marketing and golf course backgrounds — Vinny Roith, Ray Griffiths and Ed Oswald.

On Sept. 1, 2010, the Metro District replaced UAHR with a new management company — the Golf Club at




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Heather Ridge, Inc. (GCatHR). This allowed UAHR to return to its original mission — a community organization. GCatHR would manage one thing only — the golf club for the Metro District. Former UAHR leaders now run GCatHR for the same reasons they ran UAHR: experience, knowledgeable and they are willing to serve!

The Metro District is a quasi-governmental entity under Revised Colorado Statutory Law, Title 32. Elections happen every two years for four-year terms. Elections are announced through prescribed publications, such as the *Aurora Sentinel* under Public Announcements. Future elections will include *Metro Matters*, the official news publication for the Metro District. The next election will be 2012 for three board seats.

The Metro District holds public meetings on the third Thursday of every month, 4 pm, at the Golf Club at Heather Ridge. As more and more people attend, community awareness increases. The Metro District also publishes *Metro Matters*, a monthly magazine for HOA newsletters, opinion pieces and educational articles.

So, who are those “guys and gals” sitting on the Metro District and GCatHR boards? To date, they have worked five years or more to save the open space, protect real estate values and preserve our way of life. They volunteered when others wouldn’t or couldn’t. Without these people, there wouldn’t be a Metro District.

The Golf Club at Heather Ridge, Inc., works for the Metro District, and the Metro Board works for its citizens.

As citizens reach out to understand how their Metro District operates, some will want to run for elected office. This is how it should be because no one is irreplaceable or indispensable. An educated, knowledgeable, and motivated electorate makes for a better republic. Please come learn and be constructively involved!

– Van Lewis



“OUT-TO-LUNCH-BUNCH”

Any HR Metro District resident who would be interested in participating in a monthly lunch gathering at Dumitri’s, to meet old and new friends, please contact:

Ginny Lewis,
ginny.lewis@comcast.net
303-337-6118



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November Calendar at Heather Ridge

Tue 16	Neighborhood Watch Meeting	6:30 pm
Wed 17	Dumitri's Trivia Night	7 pm
Thu 18	HRMD Board Meeting, Clubhouse Ward IV Meeting - Fire Station 11 (2291 S. Joliet St. at E. Iliff Ave.)	4 pm 6:30 pm
Fri 19	Dumitri's – Tony David & Pam Hughes	
Sat 20	Dumitri's – Tony David & Pam Hughes	
Sun 21	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Tue 23	Dumitri's Ladies Night: Karaoke	8 pm
Thu 25	Thanksgiving at Dumitri's Reservations Requested	11 am–4 pm
Fri 26	Dumitri's – Tony David & Pam Hughes	
Sat 27	Dumitri's – Tony David & Pam Hughes	
Sun 28	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Tue 30	Dumitri's Ladies Night: Karaoke	8 pm

December Calendar at Heather Ridge

Tue 2	Dumitri's – Tom Allan Duo	
Fri 3	HRMD 1st Birthday Bash Dumitri's – Tony David & Pam Hughes Mike Sangster in Ballroom	5–7 pm
Sat 4	Dumitri's – Tony David & Pam Hughes "Magic Moments"	
Sun 5	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Tue 7	9-Hole Golf Club Holiday Lunch Dumitri's Ladies Night: Karaoke	10 am 8 pm

Thu 9	Dumitri's – Tom Allan Duo	
Fri 10	Dumitri's – Hot Toddy	
Sat 11	Dumitri's – Tony David & Pam Hughes	
Sun 12	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Tue 14	Dumitri's Ladies Night: Karaoke	8 pm
Wed 15	Dumitri's Trivia Night	6:30 pm
Thu 16	Dumitri's – Tom Allan Duo	
Fri 17	Christmas Party at Dumitri's with Tony David & Pam Hughes Mark Sangster in Ballroom	
Sat 18	Dumitri's – Tony David & Pam Hughes	
Sun 19	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Tue 21	Dumitri's Ladies Night: Karaoke	8 pm
Thu 23	Dumitri's – Tom Allan Duo	
Sun 26	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Tue 28	Dumitri's Ladies Night: Karaoke	8 pm
Thu 30	Dumitri's – Tom Allan Duo	
Fri 31	New Year's Party at Dumitri's with Tony David & Pam Hughes, Hot Toddy	

Subscriptions: To accommodate Heather Ridge residents when traveling or non-resident owners, who wish to receive *Metro Matters*, the publisher has a subscription policy. Provide a forwarding address, plus a check for \$1.70 (payable to Donaldsons Inc.) for each issue desired. Annual subscription is \$20. Send your check to Donaldsons, 13731 E Hamilton Dr, Aurora, CO 80014. Indicate which month to begin mailing the magazine. *Metro Matters* is also available online at uah.org.

Service Directory

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Letters

Metro Matters

Do you know who the current board is for Sausalito?

Since the website is inactive and residents don't receive information from the management company, it leaves me in the dark. Seems we send our fees in and get nothing back regarding status reports, etc.

retiredjim.1@netzero.net

The correct site is www.sausalitohoa.com. This one works. President Vinny Roith's phone is 303-755-3660; 720-246-0306.

It would be helpful if as SOP each issue prints the names, office held and phone number for each board member, for each HOA, using abbreviations for Pres., VP., Treas, Maint., etc. — to conserve space. Can you please correct the web address?

Also, I'm missing number 2 issue. How can I get one? Thanks.

**Elaine Long
Sausalito**

{Editor's Note: Corrections of this website and phone numbers have been made on page 2 of this magazine. Thanks for the heads up.

If the HOAs include their officers and relevant telephone numbers in the report submitted to Metro Matters, those are published. I'm not sure that all officers want their phone number made public (privacy issues), so writers should check first. Certainly, there is nothing wrong with publish-

ing the phone numbers of the management company, maintenance and security, which a couple of the HOAs already do. It gives residents another convenient place to find these critical phone numbers.

I have several extra copies of previous issues and will be happy to send one that you are missing; just let me know where to send it: lynnneu@comcast.net }

Metro Matters

This is a complaint to Heather Ridge South (HRS). There is a man who walks his beautiful gray and white dog (an English sheep dog, I think). He was on the front cover of the *Metro Matters* a couple of months ago. My point is: Golfers, who are members, pay monthly fees of about \$240, and yearly costs around \$1,000. Golf is a game of concentration, and golfers have the right of way during play time. It's very distracting to have people on the course.

This man, with the dog, walks several times a day on the course. He must think it is a park. The golfers continually wait for him and, while putting, he's standing there distracting the golfer. I think he should be told to walk on the outside of the course or be asked if he paid the same fees that golfers do would he like being distracted?

•••

The following notice appeared in *The Denver Post* on Oct. 23 about Milt Singer. He and his late wife have lived in Heather Ridge South since it

was first built in the 1970s. I think it should be posted in the next newsletter. Our sympathy is extended for all the family from all his neighbors in HRS.

Singer, Milton

Loving husband of the late Rose, father of Joanne (Ira) Karet, Philip (Vivian) Singer and Eliot Singer, grandfather of 4 and great-grandfather of 1. Graveside Service, Sunday, 11 am at Mt. Nebo Cemetery. Memorial donations to Beth Nehamah Hospice.

•••

My light on the outside of my garage was burnt out last week. I was wondering how I would get it replaced with a new bulb. Low and behold, the very next night, it was on again. Someone, like the good fairy, replaced the bulb. I would like a thank you to this person to be presented in *Metro Matters*. I think it is a wonderful service that is provided for our neighborhood.

**Gloria Bromfield
Heather Ridge South**

Metro Matters

Layne Christensen Company, the company that drilled the water well at Fairway 16 this past spring for the Heather Ridge Golf Course, participated in rescuing the 33 miners in Chile.

I put the story on the UAHR.org website, for anyone interested in more details.

**-Errol Rowland
HRMD President**

Classified Ads

For Sale

Large Entertainment Center, excellent condition, walnut, 60-inches wide, 70-inches high. TV opening, 26.5 x 24 for 28-inch TV. Two shelves w/glass doors, 2 cabinets & drawer below for DVD. \$115. Country Club Ridge resident, 303-752-4940.

Holiday Sale – Anything in Stock – 25% Off. Mary Kay Cosmetics. Bev Brown, Independent Beauty Consultant. Strawberry Resident. 303-872-3154. Full line of products on hand.

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Wanted

Garage space to rent for vehicle used occasionally. Location near Country Club Ridge preferred. Call Judie, 303-337-0773.

Letters to the Editor: Send or deliver your letters for Metro Matters to Bette Secord, Fairway 16, bettesecord@gmail.com; or Publisher Lynn Donaldson, 13731 E Hamilton Dr, Aurora, CO 80014; LynnNeu@comcast.net by the fifth of each month. Letters must be signed, dated and include the writer's address and phone number. Letters may be edited for clarity or space. This space in your monthly newsletter will afford persons with varying and differing views an opportunity to air responsible opinions on matters of community interest.

Classified advertising: Rate is 30¢ per word. Minimum of \$6 (20 words). Deadline is the 5th of each month. Write your ad and deliver with a check payable to Donaldsons, Inc., 13731 E Hamilton Dr., Aurora, CO 80014. Keep ads short (50 word maximum). Publication does not imply endorsement. Call Lynn, 303-766-8649, LynnNeu@comcast.net

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