

Heather Ridge Metro Matters

VOLUME 1

DECEMBER 2010–JANUARY 2011



NUMBER 7



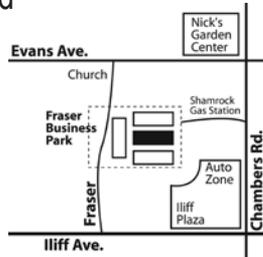
Happy New Year!

NELSON S. JOO, D.M.D.

**Our Goal: Gentle and Affordable
Dental Care for Families.**

- 5% Discount for HR Residents year round!
- Emergency calls taken after hours
- Comprehensive Care: Crowns, Surgery, Implants, Cosmetic Care
- Payment plans offered

*Practicing in
Aurora since
1987*



2222 South Fraser St. #3
Aurora, CO 80014

Web Site:

doctorjoodmd.com

303-671-0305

Would you like to **share a ride to ski** without the hassle of driving every time? If so, I would like to start a ride-share program. Anybody interested, please send me an e-mail. If several people respond, wanting to share a ride to one of Colorado's many ski areas, I propose taking turns driving or reaching some other agreement, if driving is not your thing. I'll leave that up to the participants to decide.

My name is Rob and I live in Chimney Hill. I think this could be a great opportunity for all Heather Ridge residents who like to get outdoors in the winter. We can get to know each other as well as spending time up on the slopes.

– Rob Tengler
rten789@yahoo.com

David W. Kirch, P.C.

Attorneys at Law

Specializing in the following practices of law:

**Wills • Trusts • Powers of Attorney
Estate Planning and Administration,
Elder Law Issues • Real Estate**

303-671-7726

Cherry Creek Place I

3131 S. Vaughn Way, Suite 200 Aurora, CO 80014
Over 30 years experience – Home visits available

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

Metro District Board Members

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

Errol Rowland (Burgundy), President
Vinny Roith (Sausalito), Vice President and Treasurer
Melissa Miller (Chimney Hill), Secretary
Van Lewis (Heather Ridge South), Assistant Secretary
Jim Bruce (Fairway 16), Assistant Secretary
Joan Beldock (Country Club Ridge), Assistant Secretary
Mary Lou Braun (Cobblestone), Assistant Secretary

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

©2010, Donaldsons, Inc. All rights reserved. Reproduction in whole or in part without written permission is prohibited.

The Publishers do not necessarily endorse the companies, products or services advertised in *Heather Ridge Metro Matters*. Printed by Publication Printers corp., 2001 S. Platte River Dr.

HOAs in the United Association of Heather Ridge:

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

Managers, Golf Club at Heather Ridge

13521 E Iliff Ave, Aurora, CO 80014

Mike Ritter, Golf Pro
Ray Griffiths (Cobblestone), Marketing and Comptroller
Vinny Roith (Sausalito), Senior Manager Club House and Golf Operations.
Advisory Board: Errol Rowland (Burgundy); Vinny Roith (Sausalito); Van Lewis (Heather Ridge South)

Publisher: Donaldsons, Inc.

Editor: Lynn Donaldson, 303-766-8649
(LynnNeu@comcast.net)

Advertising: Cindy Crockett, 303-690-7702
(cindycrockett5@gmail.com)

HRMD No. 1 Property Taxes for 2011

Benjamin Franklin is credited with saying, "...but in the world nothing can be said to be certain except death and taxes." Colorado's tax protester Douglas Bruce wanted to limit it to death only, but overwhelmingly Colorado voters defeated his three ballot measures 60, 61, and 101. Now that the election is over, property owners may have valid reasons their property values will go down in 2011.

Under Colorado's statutory framework for valuing properties, county assessors must value residential properties using actual sales data. They do this every two years in odd numbered years. Called the Market Approach, county assessors look back at a period of 18 months from June of the year before each tax year. For 2011, the time period for comparable sales upon which county assessors will value residential properties will be Jan 1, 2009 to June 1, 2010.

In tax year 2009, many owners noticed their tax values going up as their market values dropped, leaving an unfair impression of how tax values are determined. Tax year 2011 will yield data from what most real estate observers call the most significant value decreases in metro Denver's history. An overall "rough" estimate is that on average metro home prices have dropped

20 percent from 2008 through 2010.

There are many concerns how foreclosures are factored into property tax value assessments. Assessors often don't include bank foreclosures or deeds in lieu of foreclosure, but they do consider resale prices of those properties as qualified transactions under Colorado law.

In these tough economic times, many non-distressed or "normal" owners are not selling, waiting for better times. When confidence and stability return to the housing market, they are expected to return, boosting prices and property tax values. However, many of today's sellers don't have a choice — sell it or lose it! Their prices reflect urgency!

By May 1, 2011, county assessors will mail a Notice of Valuation to property owners detailing your residential property market value for the 2011 tax year. Look at it carefully for it will be the basis for your 2011 property tax pending end-of-year mill levy determination by taxing authorities... like Heather Ridge Metro District No. 1. You will have until June 1, 2011 to go before your county and protest the county's determination of your new tax values. 2011 property taxes will be paid in arrears in the spring of 2012 for tax year 2011.

— Van Lewis

United Associations of Heather Ridge

The United Associations of Heather Ridge, Inc. (UAHR) held its second organizational meeting on Nov. 9, where attendees discussed how best to achieve our primary purpose of being the homeowner/taxpayer representative to the Metro District. Our permanent meeting day will be the first Tuesday of each month at 6 pm upstairs at the Golf Club @ Heather Ridge. All meetings are open to the public. I welcome your active participation. I hope you will join us with questions, comments, or suggestions.

Only six of 10 HOA representatives attended this meeting; therefore, we postponed the election of additional officers pending a full complement of representatives. Hopefully this will be accomplished at our next meeting.

A click on the UAHR.org website currently shows our organizational chart with a brief description of UAHR and how it currently works. As you read this article, the board is continuing to work on its bylaws, which should be finished and published no

later than Jan. 31, on the UAHR.org website. Sometimes it seems like all progress comes in inches, but all efforts do succeed!

An ongoing feature of this column will be an introduction to each HOA appointed representative so that you will be comfortable and know who is on the board.

The first introduction is Joanne Spencer. (Please call me Josie.) I grew up in a suburb of Boston, Massachusetts. I attended the New England Deaconess Hospital School of Nursing and became an RN in 1965. (Did I mention that I am a mature woman?) I joined the Army in 1966. I graduated cum laude from the University of Pennsylvania, with a BSN in 1971.

I served in the military for 27 years and retired as a Colonel in 1991. I have lived in HRS since 1984, and with my husband, David Sanchez, since 1991. I have served on the HRS Board of Directors, on and off, for the past 10 years. I was re-elected in November this year for an additional three-year term. Dur-

ing my time on the HRS Board, I have served as Architectural Control Chair, Communications Chair (Web Site Master), and Club House Chair. If you ask me — I will tell you that "Army Nurses pride themselves on being flexible." If you doubt the veracity of that statement, please ask Ed Oswald whether he thinks that's true or not?!! Next month. Scott Dunham, Vice-President of UAHR (Chimney Hill), will be featured in this space

In closing, the entire UAHR Inc. Board of Directors wishes all of you a happy, healthy and safe holiday season and a wonderful New Year.

— Josie Spencer
President UAHR
AmiPep@aol.com

Anyone not receiving their Metro Matters magazine by the 25th day of the month should contact Bette Secord, 303-695-9582, or email bettesecord@gmail.com. The editors will investigate what is causing the delay.



Pete Traynor

Double Tree

303-877-9538

Ptofcolo@aol.com

Real estate in 2010

It has been an interesting year. The real estate industry constitutes 20 percent of the national economy, so when it sneezes everyone “feels its pain.” A recent medication was the federal tax credit for qualified buyers, but it gave only momentary relief followed by a relapse — achool!

Interest rates still remain historically low, but getting a loan can be challenging. Yes, loan closings are happening but with higher financial standards and more

verifications. Prior to the late 1990s, toady’s new loan standards were normal ones back then, but circumstances replaced their common sense with “liar loans.”



Van Lewis

Heather Ridge South

303-550-1362

van@vanlewis.com

Liar loans, or correctly titled “stated income loans,” were created to meet a specific lending problem — the self-employed or 1099 income earners. Such taxpayers can deduct business expenses reducing taxable income, but it also reduces borrowing power for mortgages. To correct this problem, buyers were allowed to “declare or state” their income without documentation. This was a poor idea and a major factor that expanded and collapsed the housing bubble. Truth be told, there was little truth...told.

Along with “liar loans” were no money down loans — previously only experienced by qualified military veterans. These new loans permitted sellers to pay all buyer closing costs. Also created were purchase mortgage first and second loans, another method of no money down lending.

These programs and others created a new paradigm whereby buyers inflated the housing bubble without using any of their own money — they used sellers’ equity. In particular, builders embraced these programs to make buying effortless and too easy! Releasing demand, prices skyrocketed but few seemed to care — especially buyers. Having “no skin in the game,” buying had few consequences. If you run short of cash or loans came due, refinance your mortgage again and again using your personal ATM — your house.

Today’s mortgage market is especially suited to Heather Ridge home values (prices ranging \$75,000 to \$250,000, and an average value of \$125,000 — the most popular price point in the metro Denver area). Living here has real value with major medical facilities, Cherry Creek schools, transportation systems and a public golf course owned by its residents.

See facing page

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

Homes Sold in Heather Ridge, Nov. 1–Dec. 1

HOA	Sold 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
Country Club Ridge	\$187,500	2210	S Vaughn Way	2	2	1,806	2-Garage	Ranch
Fairway 16	\$177,500	2558	S Vaughn Way A	4	3	1,650	2-Garage,Att	2-Story
Heather Ridge So	\$80,000	2720	S Xanadu Way	4	3	1,633	2-Garage,Att	2-Story
Sausalito	\$99,000	2408	S Victor Ave F	2	3	1,273	2-Garage,Att	2-Story
Strawberry II	\$75,010	13613	E Yale Ave C	2	2	1,170	Carport	2-Story
Strawberry II	\$56,000	2471	S Xanadu Way-B	2	2	1,091	none	2-Story

Jean-Baptiste Say, a French economist before there were economists, said that supply creates its own demand! Translation: Our supply of affordable homes, in a great area with many desirable features, creates its own demand. Our prices are stable while others continue to fall. Buyers want affordable, safe, and well maintained communities which is a perfect description of Heather Ridge. The credit belongs to caring owners, HOAs and the Heather Ridge Metro District.

Homes under Contract in Heather Ridge

HOA	List Price	No.	Street	Baths	Beds	SqFt	Gar/Spaces	Style
Burgundy	\$99,900	2667	S Xanadu Way E	2	3	1,315	None	2-Story
Chimney Hill	\$137,000	2023	S Worchester St	2	2	1,344	1-Garage, Oversize	2-Story
Cobblestone Crossing	\$129,900	13488	E Asbury Dr	2	2	1,208	2-Garage, Det, Resv	2-Story
Cobblestone Crossing	\$109,900	13352	E Asbury Dr	2	2	1,392	1-garage, Det	2-Story
Fairway 16	\$132,900	2416	S Vaughn St D	2	2	1,365	2-Garage, Att	Ranch
Sausalito	\$94,900	2468	S Victor St A	2	2	1,273	2-Garage, Att	2-Story
Sausalito	\$99,950	2418	S Victor St D	2	3	1,300	2-Garage, Att	2-Story
Sausalito	\$143,900	2501	S Victor St E	2	3	1,282	2-Garage, Att	1.5 Story
Strawberry I	\$37,900	13605	E Yale Ave A	1	1	856	1-Reserved	2-Story

For more information, call Pete or Van!

Van Lewis: Re/Max Alliance, 303-550-1362; van@vanlewis.com
Pete Traynor: Re/Max Masters, 303-877-9538, Ptofcolo@aol.com

Enjoy Bathing & Feel SAFE

Getting In & Out of the Tub

\$1000 OFF

Our Already Low Prices!



- Lowest Step-In Clearance
- Extra Wide Doors, Easy Access
- Air & Water Massage Systems
- Easy to Clean
- Full Warranty
- Many Sizes & Models to Choose From
- Dr Recommended

Therapy Baths are made in Colorado!



Open the Door, Step in and Enjoy

- No more Fear of Slips and Falls

Therapy Baths Colorado • 303-366-0735

Call for a FREE In-Home No Obligation Estimate
Hydrotherapy Specialist

It's time for a change™

Affordable • Financing Payment Plans Available

SAFETY • DIGNITY • INDEPENDENCE

Homeowners' Association News

Sausalito by Carol McCormick

Landscaping. The landscaping company has prepared Sausalito for winter. Snow removal will be done as needed. Please keep visitor parking spaces clear on snowy days for easier and more thorough snow removal.

IMPORTANT NOTICE. HOORAY! We have a new security company. An agreement was signed with Covenant Community Services, Inc. to strictly enforce our parking rules and regulations and provide security. Please carefully read the notification which was posted on garage clips Nov. 28 to insure homeowners and residents are well aware of the rules. The patrol cars started Dec. 1, and will drive through our community twice during the day and twice at night. Sausalito rules state that if you have a visitor/guest who will be parking overnight in visitor parking, you must call security in advance. Covenant's phone and fax number is 303-552-9027. If you need a copy of the Sausalito Visitor Parking Rules and Regulations or want more information, please call Bill, at McKinney Management Company, 303-783-0394.

HOA Monthly Maintenance Fee. There will be an approximate 3 percent increase in our 2011 monthly maintenance fee based on the square footage of your unit, as stipulated in the Declaration of Covenants, Conditions and Restrictions. For detailed information, please refer to the information sheet you received with your December HOA statement or call Bill, 303-783-0394.

Trash Removal Days. Our regular trash removal days are every Tuesday. Recycling days are every other Tuesday for those homeowners participating in the pro-

gram. Please remember that trash may not be set out prior to 8 pm the day before trash pickup. Trash containers must be returned to your garage by 8 pm on trash day.

Reminders.

- Please slow down and observe the posted speed limit when driving through Sausalito.
- Pick up your pet's waste, even in the snow, when out walking. Take pride in our community.
- Call Tony, 720-535-9705, for your landscaping needs or to replace outside light bulbs and auto court flood lights. If Tony is unavailable, call Bill McKinney, 303-783-0394.
- Past financial statements, board meeting minutes and newsletters are available on the website. www.sausalitohoa.com.

Monthly Meetings. Our 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 our monthly meetings at www.sausalito.com.

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

Winterize. Please remember to winterize your home whether you are staying in Colorado for the winter or migrating south. It is the homeowner's responsibility, not the HOA's, to insulate any outside water spouts.



Burgundy by Matt Mettler

Please allow me to introduce myself — I am Matt Mettler and I have resided here in Burgundy for almost 8 years. I love it here. I feel like we are incredibly lucky to have such an amazing open space attached to our homes near the heart of sprawling metro Denver.

I have lived many places, but none that I have enjoyed so much as having lived here in this one. If you should forget how lucky we are just take a walk through our beautiful rolling fairways and watch the wind on our little pond and remember how blessed we truly are. I aim to protect what we have, and use your resources wisely to keep Burgundy the strong and wonderful community and great investment that it truly is.

Holiday Hope: Party promises to be better this year!

Remember the Holiday party? You know the poorly attended one that we have each year in the clubhouse? Well, I really want to tell that party, like Donald Trump would say, "You're Fired!"

We, the members of the board and your community, would like to extend an invitation to all residents of the Burgundy community and their loved ones to come out

and join us for a new and improved annual holiday get together and party extravaganza! The party was on Saturday, Dec. 18, from 6 pm until there is no reveling left!

There will be all kinds of music, food, drinks and mixers. Anyone may bring something wonderful to eat or drink to share with others. It also will be a BYOB affair for those who might like to partake of a "wee nip of the hair of the dog" or a "Barley Pop." ;)

What did the board discuss?

Well — it's that time of year again as we head into winter there are some new additions to the board as well as some representatives for the various areas of responsibility. Our first meeting went pretty well and new officers were elected: president, Vice President Andrew Malkoski and Secretary Bev Valvoda.

Some of the topics of conversation included: ongoing frustration with tenants ignoring the rules and disrupting

See facing page



the general tranquility of Burgundy homeowners.

I suggested that we create a rule that all rental tenants should be required to sign an agreement with their names and contact information in which they agree to abide by the HOA Rules, which we all agreed to when we purchased here – so we would merely be holding renters accountable to the same standard as any other owner here. If they don't comply, fines could be assessed.

It would be great if the annual revenue increases a bit because it would help pay for some of the things that need to get done around here.

Bottom line though is this; if you are in compliance with the HOA rules and respectful of your neighbors and the community property you will never have to worry about receiving a fine. Only the people who continue to ignore the rules and be inconsiderate of their neighbors should worry.

A few words about Parking — and Respect for Others

Parking was as always a topic of conversation — I would just like to say that nothing would do more to help the parking problems around here than just exercising a little care, consideration and good judgment. Park with the knowledge that you are not the only person who needs to park near your home. I know that with a little consideration and respect for each other, this could be an issue that finally gets a rest.

Just in case people can't take the hint — I am going to go ahead and look for a really hungry, absolutely ruthless, tow truck driver who wants to make some money. There seem to be some people that are just trying their hardest to get towed — and I can do my part as an American to help create jobs and stimulate the economy at the same time by getting someone to do it.

Don't park where you are not supposed to. Capiche? Good. Thank you.

Spendin' Some Greenbacks to fix cracks in 2010

One of the larger projects that the board touched on in the first meeting was asphalt repairs to driveways C, E and F. The repairs are expensive and will take some planning on multiple levels. I will definitely be giving more information on this topic in the future. Check the website and newsletter for more details as the project develops.

Aging Chimney Tops in need of Replacement

Kirt Chiles, who has worn many hats and served on the board for several years, advised the directors that many of the chimney caps are deteriorating. He discussed his preliminary efforts towards finding a contractor and getting estimated pricing. This is another project that could be expensive. It is something that I will keep everyone apprised of as it becomes more detailed.

Wanna Know more? Go to www.BurgHOA.com

Appointment of committee chairpersons.

Running an HOA ain't easy people! It takes the help of lots of people working together in concert. These folks aren't paid by some large, evil, profit motivated company — but are volunteers, your neighbors, and they live here too. They have made it their personal responsibility to see to it that these things happen and get taken care of. So without further to do, your committee members are:

Kirt Chiles is kind enough to wear two hats as both the Architectural and Maintenance person and the Land-

scaping person as well. This is just my opinion but, after listening to Kirt speak for many years in the HOA meetings, I feel like he has a very good grasp on his areas of responsibility and thoughtfully works to get the job done at a reasonable price tag for all of us. Thank you Kirt for your work and I am glad to have your continuing help!
kirt@burghoa.com

Dick Whitting was again made the treasurer. He has overseen this area for a long time and has considerable specialized knowledge and understanding about how the funds of the HOA are currently parsed out for the various areas that need to be covered as well as the investments that help to grow the money in the CD and high performing accounts, etc.

NOTE: Any verified homeowner may view the financial statement of the HOA. I have a copy available upon request.

Todd McDonald is also looking after two areas of responsibility — he is in charge of the snow removal management as well as the Mutt Mitts (Plastic Bag dispensers along the Xanadu side of the community). Todd can be seen walking his dogs several times a day around Burgundy. todd@burghoa.com

Patricia Lunger is the Social Director. She manages the rental of the clubhouse. She meets with folks and shows the clubhouse as well as makes sure that it doesn't get damaged by the people who rent it. She also manages the planning of Burgundy events from the annual meeting to the holiday party. Contact her with any questions or to rent the clubhouse.

UAHR Representative: This area needs a little clarification. On the night we held the board meeting, the current representative (Edie) was not there. The board voted to appoint Al Burbary as the UAHR representative for Burgundy. However, after our first meeting of the new board, it was brought to my attention that, in fact, Edie had been voted into that position for a 2-year term by the previous board four meetings ago. I am, at the next meeting, going to propose that Edie to continue as the representative until the original term that she was appointed to expires. I think this respects the previous boards' decision to appoint her to the position and doesn't unfairly remove Edie from the post without just cause, or the opportunity to make her case heard.

Matthew Mettler: I took on the newsletter and president of the HOA — figuring that doing both might cut down the time and number of layers that it takes for information to get from the board meetings to residents. Overall I was just hoping to try and streamline the whole process of communication. matt@burghoa.com

My Soap Box :)

One of the other things I would like try and see happen while I am HOA President is to update all the old inefficient high pressure sodium security lamps on the garages with some super efficient LED lights that not only look much whiter and modern but will use only a fraction of the electricity that the current lights use, saving lots of electricity and money on the power bill. Hey, it is the right thing to do for the planet too.

Wanna say Something here?

You live here too, it's *Our* community not just mine

See Burgundy...page 11

Emergency Preparedness for Winter Storms

You just need to look outside to see that winter weather is on its way. Now is a good time to start preparing for winter storms at home and when you travel.

Aurora's Fire Department's Office of Emergency Management (OEM) prepares for all hazards potentially affecting the city. However, it is up to residents to play an active role in preparing for possible emergencies and disasters. Understand the dangers, make your own preparations and learn what actions you should take during an emergency. Aurora's OEM offers information on making a "go-kit," preparing your home for winter storms and other disasters online at www.auroragov.org/AuroraGov/Departments/Fire/OfficeofEmergencyManagement.

The following is other weather-related information from Aurora's AFD/OEM. To learn more about these special services and free

classes, email afd_oem@auroragov.org or call 303-739-7636.

EMERGENCY NOTIFICATIONS — Aurora uses an emergency notification system as an additional tool to notify of residents emergency or potentially hazardous situations. By registering, the city will be able to contact you when an emergency occurs in your area. To register go to auroragov.org and click on "emergency citizen notification."

SPECIAL NEEDS REGISTRY — is a voluntary registration program where citizens self-identify special medical or transportation needs. It assists emergency planners in developing emergency plans specific to the community. The registry is for anyone that has a physical, emotional, or mental disability. It also includes the medically frail elderly.

CLASSES AND TRAINING — Aurora's OEM also offers a variety of educational programs to help resi-

dents better prepare for and respond to disasters.

- Community Emergency Response Training (CERT) is a course that trains citizens how to take care of themselves, their families and their neighbors until help arrives.

- Be Ready is a class that teaches disaster basic awareness as well as other household safety issues and can be coordinated for groups or organizations.

- Weather Spotter is a class where you can learn more about Colorado weather and how to read the skies.

- Aurora Volunteers In Disasters (AVID) is a four-wheel volunteer drivers response group needed to assist with critical transportation needs during a snow emergency during a disaster or large-scale emergency.

— Kathryn Cable
Senior Public Information Officer
City of Aurora, Colorado

Lowest Prices in Aurora!

- Delivery available
- Inquire about *Frequent Shopper Card*
- Watch for Big Savings on Specials in Thursday's *Denver Post*



Hours: Monday-Thursday
9 am–10 pm
Friday and Saturday
9 am–11 pm

303-751-6935

Chambers Wine & Liquor
15260 E. Iliff



Johnson's Automotive Repair, Inc.

Scott Johnson 303-360-6111
West of Airport RD at 6th and Olathe,
Aurora, CO 80011

For all Your Automotive Needs

10% Senior Discount *-excluding other specials*

Thermal Windows

- Serving Colorado for 20 years
- A+ Rating by Better Business Bureau
- Family Owned and Operated
- Fairway 16 Resident
- Discounts for HR Residents



Call John 303-693-8553

CareFree Exteriors
www.CareFreeExteriors.com

HRMD 1st Birthday



There was food, drink, camaraderie and even a cake! Fun for all who attended Heather Ridge's Metro District 1st Annual Birthday Bash on Dec. 3. A special feature was a slide show of several early photographs of the Heather Ridge Golf Course and Clubhouse, some dating from the 1970s, prepared by Bette Secord.



Golf Club at Heather Ridge Monthly Update



Gearing up for 2011 and Season 2 at the Golf Club at Heather Ridge

This season looks to be a return to more “normal” winter weather for the Front Range, and we had many great days in November for golf. The new covered carts are a big hit, especially on days when the sun shines and warms up the inside of the cart. Many golfers at this time of year are busy with the holidays, skiing, and other activities, but it won't be long before the golf bug hits again.

We are already booking tournaments and outings for the 2011 season, we're selling Annual Passes and Premium Cards, and we are developing marketing plans to make the second year even better than the first. The key for 2011 will be increasing revenue while controlling our expenses, just like any successful business, and that is our primary focus going forward into the New Year.

As you may have heard, we are also working on a financing package and design for a new irrigation system for the golf course. The old system is deteriorating and so outdated that it cannot be nursed along for much longer. If the golf course is to remain viable, a new irrigation system must be installed so that we can remain competitive in the marketplace, efficiently use our valuable water resources, and keep up with the increased traffic and wear

and tear on the course.

The typical lifespan of an irrigation system is estimated at 25 years. Ours was installed over 37 years ago. Technology is light years ahead of the early Seventies – just think of what computer power was like in 1973 compared to even your smartphone today. This project will allow Heather Ridge to make the best use of our precious water in the years ahead. It will not provide us additional water, but will allow us apply our existing water to the course more precisely and in a more natural pattern. This will promote healthier turf and better course conditions in the face of 3 or 4 times the amount of traffic on the course. Simply put, replacing the irrigation system is one of the costs of owning a golf course, and our time has come.

As soon as we have the final bid numbers we will post them at UAHR.org for all the Homeowners to see. We hope that the HRMD Board will vote on the plan at the December 16th regular meeting, or shortly thereafter.

The good news is that we can finance the project without affecting the mil levy and with no increase in the yearly taxes paid by each homeowner. This new irrigation system will help ensure a bright future for the Golf Club at Heather Ridge for years to come.

– Mike Ritter, Golf Pro

Happy first birthday to the Golf Club at Heather Ridge — HRMD is a proud parent!

Born of the need to save its cherished golf course from development, Heather Ridge Metro District No. 1 purchased the Golf Club at Heather Ridge to preserve its open space. On Dec. 1, residents celebrated its first birthday with many more to come!

Heather Ridge was Colorado's first multi-housing community developed around a country club golf facility. In 1970, developer EDI built condos, townhomes, apartments and office buildings. However, the golf club was legally separate and distinct from its surrounding communities. It was sold twice before the Metro District bought it.

Led by its elected and dedicated directors, the Metro District was created in 2006 when voters overwhelmingly approved its formation

to contest plans to develop the golf course into high-density housing. After a bank foreclosure in 2008, the Metro District, again with voter approval, bought the former private club for \$3.1 million on Dec. 1, 2009, to be a public golf facility.

The first year under Metro District ownership has been a smashing success! The facility is operated by the Golf Club at Heather Ridge, Inc, a private contractor to the Metro District. Along with loyal past club members, the club's managers have generated close to \$1 million in revenue, laying the foundation for future successes. It also hired golf professional Mike Ritter as its new general manager and director of golf.

None of this would have happened without help from elected of-

ficials and donated services. Special thanks to Aurora's Mayor Ed Tauer and Councilwoman Molly Markert for their invaluable leadership. Also, the law firm of White, Bear and Ankele provided pro bono services and guidance though attorney K. Sean Allen, a credit to his firm!

The celebration on Dec. 3 was more than a birthday — it was a testament that good intentions for a worthy cause can succeed. It was also a credit to the Metro District's citizens, who listened and trusted their elected leaders to “save the open space, protect real estate values, and preserve its way of life.” Without their support and property taxes, none of this would have happened. Happy birthday to all!

– Van Lewis

Burgundy ...from page 7

— join the conversation! I want to hear from you about your experiences living in Burgundy or your issues so the board can try and get something done about it. Even if you just want to say you saw the coyotes one night (get a date and time for the record though) that's great too! You may email me at matt@burghoa.com.

Some Friendly Reminders -

- Please throw garbage into GARBAGE bins (the green ones) and please put only legitimate recycling into the WHITE dumpster bins. We get charged extra for garbage in the recycling bins.
- Please do not dump large items indiscriminately.

Your HOA has the ability to get rid of them properly and without additional charges being tacked on to the bill. Call or email for information.

- If you see people illegally dumping items in the dumpsters try to jot down their license plate and make a note of what they were dumping so we can at least try to get something done about it later.

- Fire lanes, ends of garages and dumpster areas are not suddenly now available for your all day or night parking because you "don't wanna to have to walk that far dude – Uhhh!" One hour or less is the rule, and that's more than fair — don't ruin it for everybody. Thank you for your cooperation.

- Love thy Neighbor cuz if you don't – they still live right next door. Write that down! :D

Heather Ridge South by Van Lewis

HRS roof insurance claim \$1.8 million settlement!

With a "lot of help" from friends and contractors, HRS can now complete its roof project in 2011 versus the next nine years. The board's 10 year goal was to fund roof replacement from reserves without increasing monthly fees or assessing owners. Now, thanks to Arvada Roof and Construction, HRS can replace the roofs in 2011.

Arvada Roof and Construction has been the "official" roofing company for many years. When it started roof replacement in June 2010, its owner, Glen Sumner, immediately told us that damages were far in excess of the \$195,000 insurance settlement for hail damage. Glen hired a professional roof estimator-negotiator to contest the settlement. After five months of numerous inspections and argument about insurance policy language, Glen's estimator-negotiator got HRS \$1.8 million more for a final settlement.

Thank you Glen! For more information about Glen's company and his estimator-negotiator, call 303-432-2753; email at GlenArvada@q.com.

Are you properly insured? Call your agent today to review HO-6 coverage for your unit. HRS insures building structures as finished by the developer. Coverage

doesn't include basement construction (the builder did not finish any basements), or claims in excess of "standard builder grade" for interior features even if you have updated or remodeled.

HRS insurance needs and requirements are specifically discussed in the community's Declaration document. All insurance claims are subject to its rules and regulations. In particular, HO-6 coverage is for personal property and interior upgrades.

Each owner needs to have Assessment Coverage. In early December 2010, a letter was sent to all HRS property owners warning of potential assessment issues concerning the new roofs. Please contact your insurance agent today! For any questions, please contact Sue Daigle at Westwind Management Group, 303-302-5951; email, Sue@westwindmanagement.com.

HRS Board membership for 2011. Until recently the nine-seat board has had only six members, but not now. Past board member Linda Hull has been selected to fill a vacated seat. Ruth Chizum and Ronni Jones were elected at the annual meeting on Nov. 30. Also, sitting board members John Hartnet and Josie Spencer were re-elected for three years. Other board members include: Skip Cunningham, Ed Kay, Dave Elgin, and Van Lewis. A special thanks to Vicki Braun and Melinda Smith who recently resigned. You will be missed.

Holiday party at HRS clubhouse, Saturday, Dec. 4

Over 60 residents gathered to celebrate the holidays, enjoying prime rib, turkey, and an open bar. Residents brought side dishes to share. No one left hungry or thirsty. This celebration, along with our summer Hawaiian festival, brings all residents together for good fellowship and community pride. It has been a HRS tradition for over 10 years.



Heather Ridge South Board Directors proudly hold a copy of the check from Fireman's Fund Insurance company for \$1.8 million dollars, a settlement for hail damage to HRS roofs.



Promises made. Promises Kept . . .
again, and again, and again.

Save on your insurance and still get better, more personal service. Here's how . . .

With significant discounts offered to seniors and a special community discount, you can save a lot on your home and auto insurance.

You'll also enjoy friendly, more responsive, personal attention because you'll be dealing with a local, independent insurance expert.

There's no need to wait for your current policies to expire. Give us a call today . . . and find out how much you'll save.

Thank you policyholders for rating us "Highest in Customer Satisfaction with the Auto Insurance Claims Experience, Three Years in a Row," according to J.D. Power and Associates!



303-755-8600
Colorado-Insurance.com

COLORADO
INSURANCE
PROFESSIONALS, INC.
A friendly hand. A steady hand.

Auto-Owners Insurance



Auto-Owners Insurance ranks highest among auto insurance providers in the J.D. Power and Associates 2008-2010 Auto Claims Studies™. Study based on 11,597 total responses, ranking 22 insurance providers. Excludes those with claims only for glass/windshield, theft/stolen, roadside assistance or bodily injury claims. Proprietary results based on experiences and perceptions of consumers surveyed May 2010 - June 2010. Your experiences may vary. Visit jdpower.com.

Holiday Dinner
All You Can Eat, Served Family Style
 Turkey, Ham or Combination
 Served with all the trimmings!
\$29.50 Adults
\$14.50 Children 12 & under
 Full Dining Menu available as well
Make Your Reservation Now!!



2700 South Havana
 Aurora CO, 80014
303-751-2112



kitchentune-up
 Remodeling your expectations.

PACKAGES
 STARTING AT
\$777



**EXPERIENCE THE ONE DAY
 KITCHEN UPDATE**

See what a difference a day makes. Kitchen Tune-Up can work miracles. We offer three separate "tune-up" packages that help repair, restore and rejuvenate your kitchen cabinets. Take advantage of a free consultation to see which service makes the most sense for your kitchen.

**Wood Reconditioning
 Cabinet Refacing • Custom Cabinets**
303-699-0821

Kitchen Tune-Up, a division of KTU Worldwide, Inc. is a system of over 300 independently owned and operated franchises ©2008 Kitchen Tune-Up, Inc.

Live more comfortably with a reverse mortgage

Call me to learn more about this important financial option.



Sandy Clements
303-369-0408
www.approvalinc.com
 License #100032938
scllements9615@comcast.net

APPROVAL
Reverse Mortgage

5031 S. Ulster St. #480
 Denver, CO, 80237

Check the status of your mortgage loan originator at
<http://www.dora.state.co.us/real-estate/index.htm>



SHORTLINE

SUBARU • SUZUKI • HYUNDAI • KIA



ROBERT "BOB" TARTLER
 Sales & Leasing Consultant
Cell (303) 903-0803
 580 S. Havana
 Aurora, CO 80012

Present this Ad to **Bob Tartler** at Shortline Auto and Receive a **Free** 3M Clear Mask with Purchase.

www.btartler@shortlineauto.com

We're building our reputation by being a better dealer

SUBARU • SUZUKI • HYUNDAI • KIA

SUBARU • SUZUKI • HYUNDAI • KIA

December Calendar at Heather Ridge

Sat 18	Dumitri's – Tony David & Pam Hughes Burgundy Holiday Party Burgundy Clubhouse	6 pm
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	

January Calendar at Heather Ridge

Sun 2	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Mon 3	UAHR Meeting Golf Club at Heather Ridge	6:30 pm
Fri 7	Dumitri's – Tony David & Pam Hughes	8 pm
Sat 8	Dumitri's – Magic Moments	
Sun 9	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm

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 uahr.org.

Wed 12	Sausalito Board Meeting Golf Club at Heather Ridge	6:30 pm
Fri 14	Dumitri's – Tony David & Pam Hughes	8 pm
Sun 16	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Thu 20	HRMD Meeting Golf Club at Heather Ridge	4 pm
Fri 21	Dumitri's – Tony David & Pam Hughes	8 pm
Sat 22	Dumitri's – Magic Moments	
Sun 23	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm
Fri 28	Dumitri's – Tony David & Pam Hughes	8 pm
Sun 30	Ballroom Dancing: Lessons Open Dancing	6–7 pm 7–9:30 pm

Bird Sightings at Heather Ridge:

A couple of weeks ago, Edie Reidel and I saw two coyotes having breakfast squirrel at 8:30 am on the 13th Fairway. Shortly after that, I saw a Red Tail Hawk in the tree just off of my patio, clutching a squirrel.

A couple of days later, Edie saw a Great Horned Owl in the same cottonwood. The crows were making a racket and didn't like the new visitor.

Last week, Larry Otterbaum, Cobblestone, had an owl spend the night hooting off his patio near the 9th Green.

Aren't we lucky to continue to have our wonderful open space?

Every Jan. 1, several residents do a Heather Ridge open space bird count for the National Audubon Society. So keep your eyes open on that Saturday. If you want the official count form, send me an email. I will forward it to you as soon as they send it this year.

Errol Rowland, Burgundy

Service Directory

Sharpening

Knives, Scissors, Yard Tools

Cash or Check Accepted

Paul Burns 303-750-8750

Carpet Cleaning • Carpet Stretching

Carpet Repairs by

Tri-R Carpet Care Inc.

Kevin Stewart 303-898-1329

Painting by Shane

Over 8 Years Experience

Wallpaper Removal, Wall Repair and Painting

Free Estimates

Haas R.E Gp. LLC 720-838-3193

Fix-It Freddie

Complete Home Remodels

Drywall Painting • Flooring Tile • Trim Carpentry

Handyman Services

Plumbing • Cabinets and Doors

38 Years Experience **720-298-9445**

Letters

Metro Matters

As an old time resident of Fairway 16, it has been a pleasure to note the progress made in our various communities that comprise Heather Ridge, including the golf course and club house. My thank you to all the volunteers who have made this possible.

A big "thank you" to the editor of *Metro Matters*, which is an interesting and much needed publication that keeps all residents of Heather Ridge informed about what is going on.

It is great that the clubhouse is back in action again. During the 1980s, it was a focal point for social get-togethers and this seems to be happening once again.

William Lancaster
Fairway 16

Metro Matters

I have a couple of inquiries. First, I was curious about the status of the pool. I have not heard anything and I noticed a couple of weeks ago it was empty. Are they going to open it anytime soon?

And secondly how would I go about putting a note in the Heather Ridge *Metro Matters* or any of the association papers, asking if anybody would be interested in a ride share to go skiing. I could give out my e-mail and help coordinate meetings if anybody would be interested.

Any help would be appreciated and thanks in advance,

Rob Tengler
rten789@yahoo.com

{Editor's Note: The pool has been inspected for problems, then cleaned and is ready to be filled. The pool committee decided to first re-carpet the hallway and locker rooms, paint and do a few cosmetic upgrades. Then, the exercise room will be set up.

Mike Ritter, the general manager, has only been on board for a few months and is currently putting together a new accounting system for golf. The pool would also utilize this system. It will be in place by the time the locker and exercise rooms are ready for use.

At this time, plans are to offer an exercise/pool package that will be appealing enough for the public to purchase annual passes beginning in September 2011. The money from the annual passes will be used to get the pool up and running. This is similar to how the golf course started. The first phase will begin in January. The pool is projected to open in Sept.

Your offer to coordinate a ride share for skiing is great! If you write up an information paragraph, I will make sure it goes in the next issue of Metro Matters. What a great idea.}

Metro Matters

In Memory: **Kent Foley** of Strawberry II passed away on Nov. 12. Kent was an active volunteer and at-

tended many meetings in the cause to preserve the Heather Ridge open space. He was also an avid skier.

Many are appreciative of Kent's contributions to help our cause to save Heather Ridge. I miss Kent.

Errol Rowland
HRMD President

Metro Matters

I would like to thank all those involved in creating the "Heather Ridge Early Years" slide show that was presented at the Birthday Party on Dec. 8th. Without their help and contributions, the show would not have been possible.

Thank you to Vinny Roith, Gloria Bromfield, Audrey Romero and Jim Gunderson for offering their early Heather Ridge photos and newsletters. Thank you to Lana Gutnik,

Ginny Lewis, Mike Ritter and Ray Griffiths for their technical assistance.

Bette Secord
Fairway 16

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 section in your monthly newsletter will afford persons with varying views an opportunity to air responsible opinions on matters of community interest.

Classified Ads

For Sale

Hoover Steam Vacuum/Extractor. Used only five times on small area. Works great — now have hardwood floors. \$80. 303-632-7732. Cobblestone Crossing.

Holiday Sale – 25% Off on Mary Kay Cosmetics. (Anything in Stock) Bev Brown, Independent Beauty Consultant, Strawberry resident. 303-872-3154. Call for booklet.

Services

Professional Pet Sitting. I am a Veterinary Technician with over 20 years experience in pet care. Let me lend love, comfort and playtime, as I would with my own pet. Call Diana for free consult and estimate. References available. 720-343-0383.

Don't Stress. Let us Clean the mess. Two ladies do housecleaning. Reasonable rates. Sandra, 303-923-3188.

Clutter Busters. No time to clean up your clutter? Professional organizer available. Reasonable prices. Honest, dependable. Please call Rhonda, 303-680-6794.



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

Heather Ridge Metropolitan District

Metro Matters

13521 E Iliff Ave
Aurora, CO 80014

To be in the homes Dec. 20, 21, 22

U.S. POSTAGE

PAID

Aurora, CO
Permit No. 827

**“Like a Good Neighbor,
cold beer and hot food is
here!”**

**A hop, skip and a jump
away for 20 years!**



Check out our New Menu.

Buy 1 Lunch, Get 1 FREE!

*With Purchase of Two Beverages.
Not Valid with Other Offers.
Expires 1/31/2011*

**Buy 1 Dinner,
Get 1 FREE!**

*With Purchase of Two Beverages.
Not Valid with Other Offers.
Expires 1/31/2011*