

# *Heather Ridge* Metro Matters

Serving the Heather Ridge Metropolitan District communities of: Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

Volume 3

June 2013

Number 12



*Happy Father's Day*

# The Property Tax Evaluation Cometh!

The Real Property Notice of Valuation has been sent to property owners throughout the state, and everyone should be excited. After years of declining values, foreclosures, and insolvency for many homeowners, the good times are back. However, will today's good real estate market be reflected in higher property tax value assessments for 2013?

No! In fact, owners' tax values for 2013 might be lower than the last assessment in 2011. Recent Heather Ridge value notices indicate few property values have increased but many have fallen — some significantly!

Done every two years per state law, Colorado property tax assessments are performed on odd-numbered years only. To determine 2013's property value for property taxes, county assessors normally compute residential values from January 1, 2011 to June 30, 2012 — an 18-month period. Assessors can go back up to 60 months if needed.

Mathematically adjusted to a June 30, 2012, open market sold price as if sold on that date, Valuation notices are mailed to each property owner along with the comparable sales used to determine value. Owners wanting to protest value assessments need to read and follow instructions attached to each notice.

When prices were plummeting in 2009, many owners were stunned to see their tax values going up. The same was partially true in 2011, but foreclosures and plummeting prices were starting to take effect. For the 2013 evaluation period (January 2011 to June 2012), home prices were at the recession's nadir. It won't be until 2015 that property tax values will reflect today's rising prices.

To appeal your value assessment, please read ALL your notice attachments or visit the assessor's website [www.arapahoegove.com/departments/as](http://www.arapahoegove.com/departments/as).

—Van Lewis

## Neighborhood Watch

### **How Do I Avoid Identity Theft:**

- Be stingy with your information.
- Check your financial information regularly.
- Ask periodically for a copy of your credit report.
- Maintain careful records of your banking and financial accounts.

### **What Do I Do If I Become A Victim of Identity Theft:**

- Act Immediately!
- Notify Law Enforcement
- Request copies of your credit history
- Place "fraud alerts" with all three credit report companies
- Contact all creditors/financial institutions where you have been victimized
- Gather all your documentation
- Keep a list of credit card accounts and how to contact them if lost or stolen

### **How is Identity Theft Committed:**

- Mail theft
- Shoulder surfing – someone close to you or looking over your shoulder
- Dumpster diving – what's in your trash?
- Pre-approved applications – shred!!!
- Internet scams
- Do you know who you're dealing with?
- Secure site?
- Does it make sense?

**Be Smart! Be Aware! Be Safe! Protect Your Identity!**

### **Heather Ridge Metropolitan District**

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Treasurer Vinny Roith  
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Assistant Secretary Jim Bruce  
Assistant Secretary Joan Beldock  
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### **Heather Ridge Golf Club**

3521 E Iliff Ave Aurora, CO 80014  
303-755-3550  
[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

### **United Associations of Heather Ridge (UAHR)**

President, Josie Spencer  
[www.uahr.org](http://www.uahr.org)

### **Heather Ridge Neighborhood Watch**

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# Amanda Milstead, HOA President, Burgundy

Amanda Milstead has lived in the metro Denver area since 2002. She came from the San Luis Valley, and was raised in Del Norte, Colorado. After college she lived in Alamosa. Amanda has lived in the Burgundy neighborhood for 2.5 years.

"I bought my townhouse because of the view I have, being on the golf course, and have many friends in the area," she said.

In her leisure, Amanda loves spending time with her two little dogs.

"They like to be out when it is warm and love to walk," she says, smiling. "I like to play golf, jog, cook, garden and have friends over to relax."

Amanda got involved with the board shortly after she moved into Burgundy. Two board members asked if she would join.

"I joined the board and have learned many things about the operations of the HOA boards and have taken classes from the management company and have read

many articles on HOAs and guidelines," Amanda said. She works at Land Title and has some background about how the HOA works.

"You need good communication among the members and to be united for the HOA. It is not just one person that makes the board — it takes all of us. You must rely on each one's strength."



Amanda is happy to say, she knows many of her neighbors in Burgundy, and almost everyone in her drive. She also knows a few people from Heather Ridge South and Sausalito.

# Judie Maurelli, HOA President, CCR

Judie Maurelli and her husband moved to Denver four years ago to live closer to their two adult sons and their families. They downsized from a big house in Colorado Springs where they had lived for 24 years.

"I'm a transplant from Minneapolis, Minnesota, where I lived as a child and attended the University of Minnesota's 'cow campus' in home economics. Even though I was a design student, I still learned on what side of the plate to place the fork and spoon! My husband was in the Navy, but we returned to Minneapolis for 17 more years, so our children grew up there, too," says Judie.

Being retired means that all Judie's time is leisure! She volunteers with Agape Hospice, visits with her five local grandchildren as often as possible, attends Pen & Podium book club and author lectures, takes classes offered through Aurora Parks and Recreation, participates in Heartlight Center's group meetings, and exercises to rehabilitate a knee after replacement surgeries.

Judie and her husband chose to live in Country Club Ridge for the quality, location and convenience. They haven't been disappointed!

"I have challenged myself with learning how to drive anywhere I want to go in Denver. I'm doing pretty well with

this challenge. All my friends love that I can pick them up at the airport so easily, and always have a new restaurant recommendation," Judie says.

Judie believes, "There isn't a better way to meet people and get to know your neighbors than to be active in your homeowners association." She started attending meetings about three years ago and filled a vacant position to learn about her community.

***"There isn't a better way to meet people and get to know your neighbors than to be active in your HOA."***

The Maurellis arrived about the time HRMD was in the process of acquiring the golf course, so there was a lot to learn. Her husband was an architect and new construction manager for Atmel Corp. He taught Judie more than she ever thought she needed to know about sound construction and maintaining properties.

"We always owned and maintained our own homes. Participating in my new community seemed a natural thing to do. In addition to working in Interior Design early in my life, I was a registered representative with Metlife and other agencies for 20 years. Planning for the future and managing resources was what I did," she continued.

Judie enjoys attending the Out to Lunch Bunch, where she says, "I've met some residents from the other HOAs. I hope to continue meeting neighbors as time goes by."



## Why aren't more people selling their homes?

This is headline news in metro-Denver reflecting record low for-sale inventory that's a third fewer than a year ago and less than half as many as two years ago (15,000 to 20,000). In fact, if you missed the *Denver Post*'s front-page story about it in their May 10 edition, Pete and Van were interviewed and quoted by Aldo Svaldi, the Post's veteran real estate guru.

**Pete Traynor**  
Double Tree  
**303-877-9538**  
[PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)

Another real concern is finding replacement housing. Do you sell first, and then find a home; or, do you get a "bridge loan" to buy first, and then sell? Alternatively, should you do a double move? There are reasons to consider all of the above, but for the best answer, call Pete and Van. They can help you analyze your situation, matching it to today's market.

As our population ages, older homeowners may be emotionally and financially settled into their last home, so moving to "keep up with the Jones" isn't important. What's important is financial and mental security, so a reverse mortgage or other options might work. Pete and Van specialize in senior real estate issues and can direct you to lenders with proven experience and fidelity.

When you have to move, Pete and Van know Heather Ridge inside and out. They know their market area, real estate trends, and potential pitfalls to a successful transaction. New forms of home marketing are evolving to keep pace with

*See facing page*

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today's hot market, so let Pete or Van explain multiple-bid offers, auctions, appraisal pitfalls, and much more. Above all, they really do care. With their families they have lived in Heather Ridge for decades.

"Nobody cares how much you know, until they know how much you care!" These are words that Pete and Van have lived by since starting their careers in the mid-1970s, so please don't leave home without them.

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

## Homes Sold from April 12 thru May 13, 2013

HOA	Sold \$	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$63,000	13615	E Yale Ave A	1 - 1	856	Off Street	2 Story
Strawberry I	\$67,000	13625	E Yale Ave A	1 - 1	856	1-Carport,Det	1.5 Story
Heather Ridge South	\$97,000	2666	S Xanadu Way	2 - 2	1,144	1-Carport	2 Story
Strawberry I	\$98,000	2481	S Xanadu Way D	2 - 2	1,091	None	2 Story
Cobblestone Crossing	\$101,555	13272	E Asbury Dr	2 - 2	1,208	None	Ranch
Chimney Hill	\$120,000	13636	E Evans Ave	3 - 2	1,344	1-Garage,Overs	2 Story
Sausalito	\$148,900	2488	S Victor St A	2 - 3	1,273	2-Garage,Att	2 Story
Fairway 16	\$150,100	2518	S Vaughn Way B	3 - 3	1,650	2-Garage,Att	2 Story
Fairway 16	\$151,000	2416	S Vaughn Way A	2 - 2	1,365	2-Garage,Att	Ranch
Sausalito	\$161,150	2407	S Victor St D	2 - 3	1,230	2-Garage,Att	Ranch
Country Club Ridge	\$207,270	2240	S Vaughn Way 102	2 - 3	1,722	2-Garage,Att	Ranch
Double Tree	\$217,000	2657	S Vaughn Way	4 - 4	1,919	2-Garage,Att	2 Story

## MLS For Sale as of May 13, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$118,900	2459	S Xanadu Way A	2 - 2	1,091	2-Off St,Resv	2 Story
Burgundy	\$150,000	2625	S Xanadu Way	2 - 2	1,650	1-Garage,Resv	2 Story
Country Club Ridge	\$174,900	2210	S Vaughn Way 204	2 - 2	1,124	1-Garage,Att,Over	Ranch
Heather Ridge South	\$197,900	2739	S Xanadu Way	4 - 4	1,633	2-Garage,Att	2 Story
Fairway 16	\$214,000	2698	S Vaughn Way	3 - 4	1,650	2-Garage,Att	2 Story

## Homes Under Contract as of May 13, 2013

HOA	Price	No.	Street	Bed/Ba	SqFt	Gar/Space	Style
Strawberry I	\$59,995	13645	E Yale Ave A	1 - 1	856	1-Carport,Off St,Rsv	2 Story
Strawberry I	\$79,000	2419	S Xanadu Way D	2 - 2	1,091	1-Reserved	2 Story
Strawberry I	\$87,000	13613	E Yale Ave B	2 - 2	1,144	1-Carport,Rsv	2 Story
Cobblestone Crossing	\$89,900	1963	S Xanadu Way	2 - 2	1,208	2-Garage,Rsv	1.5 Story
Heather Ridge South	\$130,000	2822	S Wheeling Way	3 - 2	1,462	2-Garage,Overs	2 Story
Sausalito	\$150,000	2259	S Worcester Ct D	2 - 3	1,230	2-Garage,Att	Ranch
Country Club Ridge	\$159,500	2280	S Vaughn Way 101	2 - 2	1,196	1-Garage,Att	Ranch
Fairway 16	\$165,000	2496	S Vaughn Way D	4 - 3	1,650	2-Garage,Att	2 Story
Fairway 16	\$165,000	2670	S Vaughn Way C	4 - 3	1,650	2-Garage,Att	2 Story
Cobblestone	\$165,000	2172	S Victor St D	2 - 2	1,208	2-Garage,Det.Res	2 Story

# Homeowners' Association News

## Heather Ridge South by Van Lewis

**Water Issues for 2013:** Aurora has mandated and published water use restrictions for 2013, but all common area communities (condo and qualified PUDs) have been granted greater latitude watering than single-family homes. However, participating HOAs must post signs announcing their involvement (see South Xanadu and Wheeling at Yale entrances).

**Changes to HRS's Rules and Regulations:** The board has approved changes to the HRS Rules and Regulations. To reduce expenses, the revised Rules and Regulations will be posted on HRS's website for downloading. A postcard will be mailed to owner addresses of record with downloading instructions. Written hardcopies by request only.

Important changes include:

- No watering of golf course land;
- No stationary hose sprinklers — hand-held watering only;
- Strong encouragement not to water HOA grass areas (front and back);
- Emphasis that property owners MUST inform and provide community Rules and Regulations to tenants;
- Parking issues and problems will be closely monitored to prevent growing abuse;
- Changes to pool usage and conduct within its fenced area.

**No June Semi-Annual Meeting:** Due to the monthly publication of HRS articles in *Heather Ridge Metro Matters* and no important issues before the board, the June meeting has been cancelled. The 2013 annual meeting will be held on Tuesday, December 3.

### Summertime Safety

**Tips:** With warmer weather come critters not to everyone's liking. Two-legged critters are usually looking to steal, so start thinking about home safety. For helpful tips and ideas, please read the Neighborhood Watch articles in *Heather Ridge Metro Matters*. Neighborhood Watch has been very successful increasing awareness and reducing crime, so if interested in it, please call Beverly Brown, 303-872-3154.



Most Heather Ridge crimes are breaking and entering by kids; however, two years ago a professional team of thieves rented a Heather Ridge unit to practice their craft. They walked and watched the area looking for careless owners and opportunities. Only after the Aurora Police stake-out teams were installed did they catch the crooks.

When walking the area, please take your cell phone to report anything suspicious to HRS's security service or Aurora Police. Make a habit of observing parked and moving cars, people walking or standing around parks and playgrounds, and open doors, windows, and garages. In many cases, dog walkers are our first line of defense.

Also, make a point to observe the community's irrigation equipment — in particular, the backflow valves. Thieves are ripping off these copper and brass devices for resale, so look to find them and our timer boxes. Please do not confront anyone — all that's asked is a call for help.

## Chimney Hill

**Summer Begins June 21:** CH wishes everyone to have a wonderful summer, especially after the unusual April and May this year. There was enough precipitation for the grass to grow and flowers to bloom. This helped the association save on water cost during these two months. The irrigation system was turned on to check if it needed some tune-up.

The pool is being prepared for the summer, and CH is making improvements so the community looks better than ever. All CH residents should have a pool key. Contact Accord Property Management if you misplaced your key. Remember that the pool key should not be reproduced. The pool is to be used by CH residents and their guests only. This is a security issue, and CH must keep track of all keys.

### Board and Management

**News:** As always, the safety of CH residents is its first priority. Please contact Alec at Accord Property Management, with any questions and concerns. Alec's phone number is 720-230-7321, email [alec@accordhoa.com](mailto:alec@accordhoa.com). Call 911 for all life threatening emergencies.



**Monthly HOA Meeting:** The next monthly CH board meeting will be held at 6 pm Thursday, June 20, in the card room on the lower level of the Golf Course Clubhouse (enter through the men's locker room). All Chimney Hill residents are welcome to attend.

# Burgundy by Jaynie Basch

**Sign and Planter:** Bids are being received and plans are being reviewed to get an early start on the new planter and sign that will welcome everyone to the neighborhood. This is the sign at the corner of Yale and Xanadu. The other garden areas will be designed to compliment this much needed improvement.

**Selling Your Home:** The market is showing some signs of growth, and real estate signs are popping up in many drives. You can rest easy now with the financing part of the agreement. Homes in Burgundy are not affected by the FHA requirement for condominiums. Burgundy, unlike many of the other communities in HR, was established as a townhouse development. This was confirmed by the prior management company and re-verified by the current one.

**Parking or Not Parking:** This continues to be an issue. Each home has at least one parking space purchased with the home. This is noted on the deeds, and part of your mortgage is based on this fact. Each space

is numbered. When an unknown vehicle is parked in this space, it becomes a legal issue. So, if you don't pay rent or mortgage on the space you are parked in, then the owner can (and is encouraged to) have the vehicle towed. The visitor spaces belong to your HOA and are provided for temporary parking by your guests. While the HOA is considering several options other than towing, it would hope that the "neighborly" thing is talking first.

**Spring Cleaning:** Now that the summer weather is here to enjoy on a more regular basis, it's time to look at that annual event called "spring" cleaning. If washing windows is on your cleaning list, a tall ladder is available for homeowners to use (at your own risk). Also, available is a limited amount of exterior paint for those touch-

See Burgundy...page 18



## Fairway 16 by Susan Bruce

**Water Aerobics:** Owner Millie Cowen will again volunteer to teach water aerobic classes on Tuesdays and Thursdays at 1 pm. Classes began right after Memorial Day. Thanks so much, Millie. Come and join other Fairway 16 residents and receive a great workout plus enjoy a few chuckles.

**New Kitchen in Clubhouse:** Harold Eagen, with the assistance of Pinky Gonzales, has completely remodeled the kitchen. The big closet at the top of the stairs is now a bar area that can be used for buffets. It was a huge job and included new cabinets, sink and tile. You'll really enjoy renting the clubhouse now.

**Grounds:** LandTech applied fertilizer to the grass on April 19 and pre-emergent weed killer on April 29. Several areas, where the snow plow has for years removed sod, have been seeded. Thanks to all the rain, the grass is looking great. Susan Bruce took a 2-hour xeriscaping class from the city of Aurora on May 11, and the HOA will be working with the city to develop a plan for xeriscaping some of the large, grassy areas. A water audit will be done by the city in July.

**Sewers:** Seven homeowners were contacted on May 10 to permit a man from Plumbing Logics to enter their unit and run a camera down the line for their buildings. More homeowners will probably need to allow this because there are not clean-outs for every building. The lines are all being mapped and problems identified. Come to the board meeting on June 6 to hear a report about this work. Plumbing Logics also strongly suggests that you do not

use Charmin toilet tissue. It doesn't dissolve as fast as other brands and could cause problems.

**Bus:** RTD has been called several times to learn when the Route 131 bus public hearing will be held. No one returns calls; however, when a date, time and place has been established, it will be posted on each mailbox. A strong showing of residents is encouraged to get this bus route removed from South Vaughn Way.



**Dogs:** There have been several loose dogs now that the weather is finally better. Please leash your dogs at all times. Take them to the Cherry Creek dog park if they need to run loose.

**Volunteers:** No one responded to the plea for help with neighborhood projects. The summer BBQ is on hold until someone steps up to plan it. Your current board did it last year, but it is involved in many hours of free work for the community. Others are needed to help.

**Monthly Assessments:** As discussed at the annual meeting, Fairway 16 dues are not in accordance with its bylaws. Jean Ronald has consulted with the attorney and will be mailing information next month.

More HOA News...see page 18

# Golf Club at Heather Ridge Monthly Update

[www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com)



## HR Men's Golf Club Results

### Two Man Best Ball Computer Draw Tournament held on April 13

#### First Flight

- 1st place winning team – net 61  
Andy Schmidt and Hal Kelly
- 2nd – net 62  
(won on card play-off)  
Roy Dietz and Jack Patterson
- 3rd – net 62  
Jim Murray and Jerry Hensen

#### Second Flight

- 1st – net 59  
Dick Henderson and Morris Hoole
- 2nd – net 61  
Dan Brothis and Dumitri Palea
- 3rd – net 62  
Randy Taylor and Blind Draw

#### Closest to the Pin

- Hole #5: Dumitri Palea & team
- Hole #8: Dumitri Palea & team
- Hole #10: Bob Ore & team
- Hole #14: Jerry Hensen & team

### Individual Net Tournament held on April 27

#### First Flight

- 1st: Bruce Larson – net 62
- 2nd: Jim Daum – net 65
- 3rd: Ed Weimar – net 67

#### Second Flight

- 1st: Matt Oklesson – net 66  
(won on card play-off)
- 2nd: George Sharpe – net 66
- 3rd: Don Blosser – net 69

#### Third Flight

- 1st: John Kytle – net 63
- 2nd: Bob Ore – net 65
- 3rd: Morris Hoole – net 66
- 4th: Dan Brothis – net 68

#### Closest to the Pin

- Hole #5: Matt Oklesson
- Hole #8: Mike Geppner
- Hole #10: Mike Coppens
- Hole #14: Bruce Larson

### Individual Net Tournament held on May 11

#### First Flight

- 1st: Andy Schmidt – net 67
- 2nd: Benny Barnes – net 68  
(won on card play-off)
- 3rd: Bob Knutson – net 68

#### Second Flight

- 1st: Don Blosser – net 67
- 2nd: Russ Barrett – net 68
- 3rd: Jerry Hensen – net 71

#### Third Flight

- 1st: Tom Knaub – net 66
- 2nd: Dumitri Palea – net 72
- 3rd: Jim Gunderson – net 73

#### Closest to the Pin

- Hole #5: Benny Barnes
- Hole #8: Bob Knutson
- Hole #10: Jack Patterson
- Hole #14: Matt Oklesson

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# HR 18-Hole Women's Golf Association

As of May 1, there are 45 members of the Heather Ridge Women's Golf Association (HRWGA) 18-Hole group. The organization hopes to increase that number as the season progresses.

The Wednesday ladies have had no luck with the weather so far this season, but the Saturday ladies have been able to play their scheduled tournaments since the opening event in April.

Kudos is offered to Bob Knutson and crew for the condition of the Heather Ridge golf course.

The member/guest tournament is scheduled for Monday, June 17. Applications have been emailed to all members and are also available in the 19th Hole. The cutoff date for member/guest applications is June 6. Please join the HRWGA 18-Hole group for this fun tournament!

**Teresa Anderson**  
President

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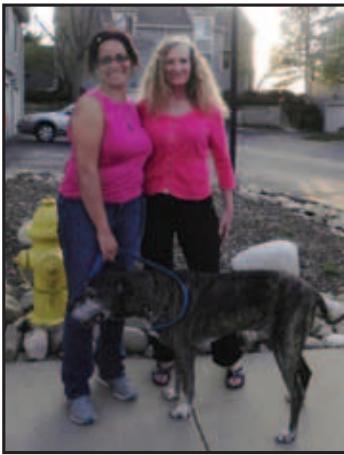
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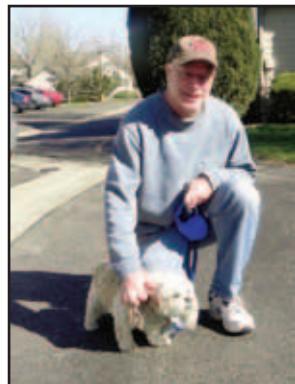
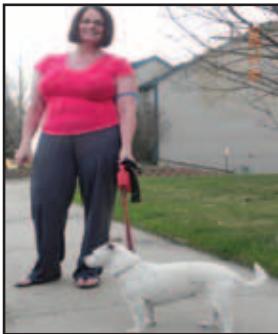
# HR Residents and their Faithful Friends



Just of a few of the great dogs and great dog owners at Heather Ridge, who follow three simple rules.

- Always leash your dog when out walking.
- Always pick up after your pet.
- Avoid walking with or without your pet on the golf course when golfers are present (7 am–7 pm).

You may call your HOA representative if you encounter a dog (or dog owner) not following these rules.



# Ladies 9-Hole Spring Potluck

May brought the start of Ladies 9-Hole official tournaments and its Spring Potluck, which was enjoyed by all. Currently the club has 35 members with room for more women to join the fun golfing on Tuesday mornings. The application form is on Heather Ridge's website [www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com).

Sunday, June 30 is the date for the annual Couples Tournament, followed by a pot luck dinner. One member of each couple must be a member of the Ladies 9-Hole Golf League.

Sign-up sheets for Tuesday play days and the Couples Tournament/potluck are on the bulletin board in the hall outside the Pro Shop.

For additional information regarding membership, please call Sharon Gunderson, 303-755-1600.

**Ginny Lewis, President  
Copy submitted by Sharon Gunderson**



Sonya Mathews



Carrie Klaus, Marsha Feuer,  
Sharon Gunderson and Joyce Scott



Sharon Warembourg and Liz Clancy



Judy Straayer and Mabel Jordan



Marge Sumberg and Stacey Visentin



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# June 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		<b>HRMD and HRCA meetings are open to residents!</b>				1
2	3  June 3 (and 17) 7:30 pm City Council Mtg 1515 E. Alameda Pkwy	4	5	6  6 pm Fairway 16 Board Mtg Fairway 16 Clubhouse	7	8
9	10  <b>Metro Matters Deadline</b>	11	12  6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	13	14  <b>Flag Day</b>	15
16  <b>Father's Day</b>	17  7 pm Country Club Ridge Board Mtg 2950 S Jamaica Court	18  7 pm Strawberry Board Mtg Strawberry Clubhouse	19	20  6 pm Chimney Hill Board Mtg Golf Course Card Rm - Lower Level	21	22
23/30	24	25  6:30 pm Heather Ridge South Board Mtg HRS Clubhouse	26	27	28	29

**UAHR:** At the May 7, 2013 meeting, the UAHR representatives noted that the HR Metro District is no longer having monthly meetings unless there is business to discuss. Therefore, it was decided that the United Association of Heather Ridge (UAHR) will be placed on hiatus for the foreseeable future. It will re-activate only as needed when there is business to conduct.

## National Night Out

Neighborhood Watch Areas will host National Night Out (NNO) on Tuesday, August 6. It will be held from 6–8 pm at Mount Olive Lutheran Church, 11500 East Iliff Avenue.

NNO is for all residents in Areas 9, 10, and 11, and is open to the entire family! Everyone had so much fun last year. PAR officers with their squad cars, Aurora fire trucks, and Aurora Mayor Hogan all joined the activities last year.

National Night Out includes a variety of food, donations, and gift certificates galore!

— Bev E. Brown  
Head Area Coordinator  
UAHR and Area 10



## Out To Lunch Bunch

The June luncheon will be noon,  
Thursday, June 20, at  
**Dora's Mexican Restaurant**  
**2406 S. Parker Road, Denver, CO**  
**303-368-1527**

Come join the fun and  
meet your neighbors!

RSVP TO  
Josie Spencer  
[amipep@aol.com](mailto:amipep@aol.com)  
303-671-5634



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**WEDNESDAY:** 20% off Wings & Texas Hold'Em 7pm

**THURSDAY:** Live Trivia 8 pm, \$2 Danny Noonans, \$3 Fries /Tots baskets, \$17 Craft buckets

**FRIDAY:** \$1.75 Fish Tacos ALL DAY! \$3 Jagers /Deep Eddy Vodkas & Beer Pong at 9pm!

**WEEKENDS:** BYO Bloody Bar 'till 5 pm & Bottomless Mimosas 'till \$3pm & \$4 Mojitos ALL DAY!

**SATURDAY:** \$3 Bud Light & Shock Top ALL DAY; Rock N Roll Bingo 8:30 pm

**SUNDAY:** \$2.50 Coors Light, Batch 19, Colorado Native ALL DAY

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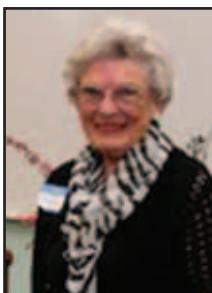
## Ruth Fountain Named To Hall of Fame

Ruth Fountain Eide, Representative Rhonda Fields and Ellin Mrachek were recently recognized as the inaugural inductees into the Aurora, Colorado Women's Hall of Fame at the Fine Arts Building of the Community College of Aurora.

"The Hall of Fame was established to recognize and celebrate our community's foremothers and contemporary women for their sustaining commitment to the community, demonstrated through leadership in activities that improve life in Aurora," said Stephanie Takis, chair of the Hall of Fame's board.

Ruth and her late husband, Bob Eide, spent many hours on the restoration of a 1913 Trolley Trailer, No. 610, which was located on the banks of Sandy Creek.

"The trailer had been used as a foundation for a home," Ruth said. "We sanded, cleaned, sanded again, and cleaned again every board on that trailer, spending every Monday on the restoration for many years." The trailer will be housed at the Aurora Historical Museum, in the Ruth Fountain Wing.



## Molly Markert Ward IV

15151 E. Alameda Parkway  
303-739-7516 (Council Office)  
303-941-2244 (Mobile)  
[mmarkert@auroragov.org](mailto:mmarkert@auroragov.org)



**Family Fun Coming June 8 at Kidspree@Yumfest:** Celebrate all things kids at Kid-Spree@Yumfest, featuring food trucks, crafts, a life-size board game, a giant maze, face painting and more, 10 am–6 pm Saturday, June 8, at the Aurora Municipal Center's Great Lawn, 15151 E. Alameda Parkway. Activities are free, and parking is \$5. Visit [www.auroragov.org/kidspree](http://www.auroragov.org/kidspree) or call for details 303-326-8FUN (8386). If you would like information about becoming a volunteer at KidSpree, please call Crystal Yusten, 303-739-7756, or email [cyusten@auroragov.org](mailto:cyusten@auroragov.org).

**The Parks, Recreation & Open Space (PROS)** Department made a presentation to City Council on April 15, suggesting closing and repurposing the Centre Hills Golf Course into something using a lot less irrigation, requiring substantially less maintenance and still provide some type of recreation for the public. Council voted in favor of the closure. PROS staff will consider a disc golf course, walking/jogging path with exercise stations, mountain bike course, and an off-leash dog area, among others. Further information at 303-739-7160, or [apps.auroragov.org/golfinforequest/..](http://auroragov.org/golfinforequest/)

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# Sausalito

by Carol McCormick

## **Yeah, Summer is here!!**

**Trash Pickup:** Alpine Waste and Recycling has posted notices on the garage clips notifying all homeowners/renters that the trash pick-up days have changed. The new trash pick-up day is Friday of every week. Alpine also distributed its recycling schedule for 2013 showing the recycling pick up days on the shaded Fridays of the month. Please keep this notice for future use. If you wish to purchase any recycling containers, call the Alpine office, 303-744-9881. Please have your trash and recycling out by 7 am. All trash bins must be removed from trash areas by 8 pm on trash day. No exceptions please. The desire is to keep the community looking clean and neat.

**Be a Good Neighbor:** Thanks to those of you who were good neighbors and removed notices on the garage clips when your neighbors were gone or the home was vacant. Everyone appreciates your help. Keep it up.

**Pools Opened Memorial Day:** The pools are for the enjoyment of Sausalito residents, so please treat the pools as if they were your own. Non-residents are only allowed at the pools when they are accompanied by a bona fide resident. Children under the age of 16 must be accompanied by an adult at all times. This is for their safety. Sausalito Rules and Regulations are available from McKinney Management or on the Sausalito website.

**Brownstone Security:** Brownstone Security continues to patrol Sausalito on foot, and on a random basis, to keep the community safe. When the pools opened on

Memorial Day, Brownstone was seen patrolling to ensure proper usage of the pools. Visitor parking is for guests only. If you have a guest who will need to park a car overnight in the visitor parking, call Brownstone Security at 720-879-4568.



**Neighborhood Watch:** NW is still looking for two more Block Captains. Please contact Carol McCormick, the Sausalito Area Coordinator, at [neighborhoodwatch@comcast.net](mailto:neighborhoodwatch@comcast.net) if you have questions, want to become a Block Captain, or join NW.

**Board and Management News:** The Sausalito board meets at 6:30 pm on the second Wednesday of every month at the Golf Club at Heather Ridge. Guests are welcome. Board members are: President Vincent Roith, 303-745-9805; Secretary Carol McCormick (newsletter/Neighborhood Watch coordinator), 720-747-0836; Treasurer Pat Horton (pools/UAHR representative), 303-695-6181; Debbie Martinez, board member at-large (pools), 720-298-8323; Tom Scally, architecture, 303-750-8772; and Sherri Cooper, board member at-large. Please contact Vinny Roith if you are interested in serving on the Sausalito board. Currently there is one board vacancy.

**Property Management Company:** Bill McKinney, president, McKinney Management Company, Inc., 3576 S Logan Street, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398.

## **Burgundy** ...from page 7

ups. Speaking of paint, the final phase for painting the exteriors of Drive A will begin within the next month or so, depending on weather. You will get a couple of days notice before the painting begins.

Repairs/remodeling will be scheduled for the longer days. Don't forget to notify and/or get approval from your HOA, especially for projects affecting the outside of your unit. This is accomplished by making a formal request through your management company, which will seek approval by your HOA.

**Gardening** is in the thinking stages but here are a few things to consider. Your plants, trees and bushes need a good watering, especially during the hot and dry months of the summer. The landscaping company will monitor the conditions but they need your help with any sprinkler heads not working correctly, puddles of water, etc. Just call Hammersmith Management, 303-980-0700.

The best thing some folks have found to keep the bunnies away from those delicate flowers and veggies is a product called "blood meal." It doesn't smell very good but it does the job. It helps produce amazing tomatoes.

**This and That:** A reminder: please do not feed the wildlife! It doesn't matter a bit how cute they are. Putting out food of any sort encourages fearlessness and interrupts their natural eating cycle.

As the evenings grow longer, there are more children playing and more neighbors visiting outside. Speed limits in the parking areas must be observed. Noise levels are a concern to many during the summer months. Please consider your neighbors and move your parties inside or turn the volume down. (Better yet, invite your neighbors to meet your friends.)

If you have something to share with your neighbors or want to write a note or two, please contact the board through the website [burghoa.com](http://burghoa.com).

# Letters

## Metro Matters

Kudos to the Chimney Hill board for finding the funds in the budget to begin replacing the broken down retaining walls with stone. I understand that the worst ones will be done first and then, when the budget allows, others will be done.

With real estate values finally on the rise, CH can make some other improvements to the complex to help that along.

Just recently, the board voted to allow owners to replace the old and ugly garden windows with side sliding windows after it was pointed out that most of them are in bad shape. The glass is opaque from years of dirt collecting between the panes of glass.

Many residents found out that replacing the garden window costs about \$1,500. Most have opted not to do anything with them. I hope owners will take advantage of this change in policy, and help everyone's property values with a little curb appeal.

Speaking of curb appeal, maybe CH could get some bids to replace the old early American light fixtures that are above the garages. Early American was in style in the 1980s (along with garden windows, popcorn ceilings and rail road ties). Maybe it's time to modernize a bit and raise everyone's property values.

Linda Neely  
Chimney Hill

**Letters to the Editor:** Send your letters for Metro Matters to Barry McConnell, Fairway 16, bmcconn202@aol.com; or Cherryl Greenman, cherryl.greenman@gmail.com; by the tenth 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.

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### Denver Art Museum

720-865-5000, 10 am–5 pm  
[www.denverartmuseum.org](http://www.denverartmuseum.org)  
100 W 14th Ave Parkway

Saturday, June 1  
Saturday, July 6

### Denver Museum of Miniatures, Dolls and Toys

303-322-1053, [www.dmmdt.org](http://www.dmmdt.org), 1–4 pm  
1880 Gaylord Street, Denver

Sunday, June 2  
Sunday, July 7

### Denver Museum of Nature and Science

303-322-7009, [www.dmn.org](http://www.dmn.org)  
2001 Colorado Blvd, 9 am–5 pm  
(Fee for IMAX films, Planetarium)

Monday, June 3  
Monday, July 1

### Denver Children's Museum

303-433-7444, 4–8 pm  
[www.mychildsmuseum.org](http://www.mychildsmuseum.org)  
2121 Children's Museum Dr.

Tuesday, June 4  
Tuesday, July 2

### Denver Botanic Gardens @ Chatfield

303-973-3705, 9 am–5 pm  
[www.botanicgardens.org](http://www.botanicgardens.org)  
8500 Deer Creek Canyon Rd, Littleton

Friday, June 7  
Tuesday, July 9

**Denver Center for Performing Arts** 303-547-3410,  
[www.denvercenter.org](http://www.denvercenter.org), 1101 13th St. Each Tuesday  
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**Wednesday, June 19, 2013**

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**Emerald Grill at Windsor Gardens**  
597 S. Clinton Street  
Denver, CO 80247

**Thursday, June 13, 2013 and**  
**Thursday, June 20, 2013**

**11:30 AM**

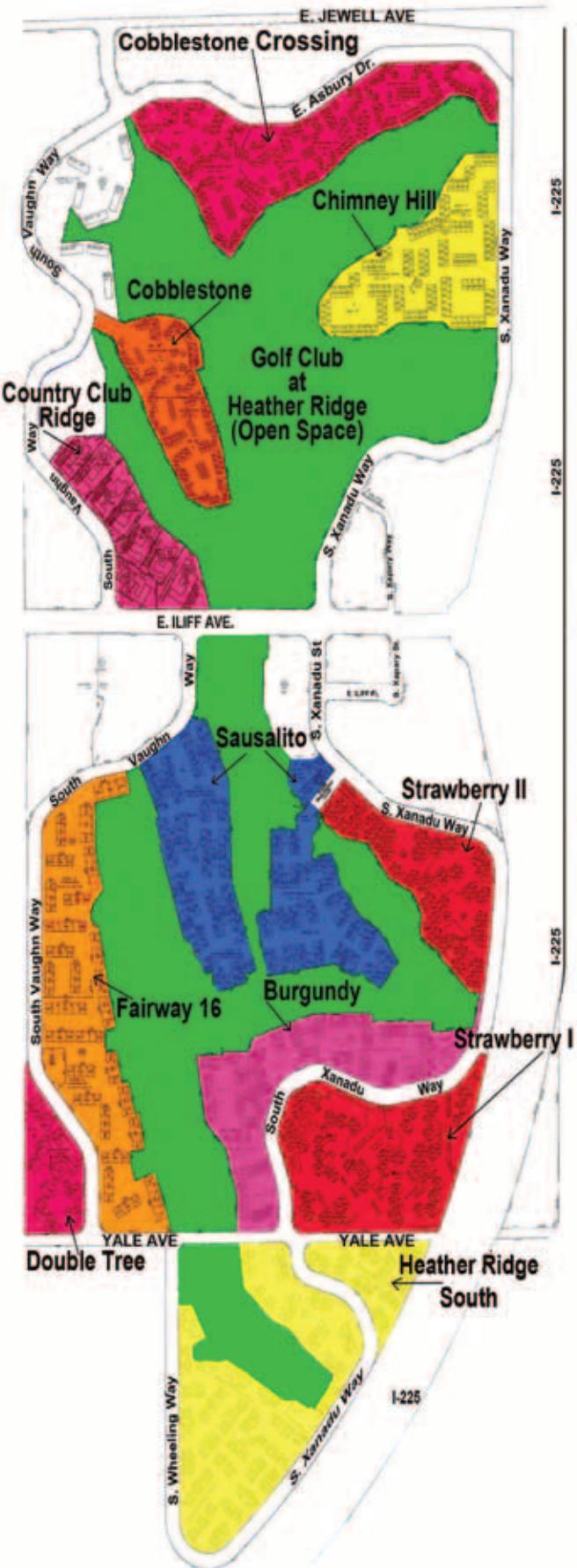
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or Email [jamieswanbom@cambridgeresource.com](mailto:jamieswanbom@cambridgeresource.com)

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## Heather Ridge HOA Communities

[www.heatherridgecolorado.org](http://www.heatherridgecolorado.org)

### BURGUNDY

- Hammersmith — 303-980-0700x511  
Paul Jones, pjones@ehammersmith.com
- # Units: 120 HOA Fee: \$140-245
- HOA Meeting: 2<sup>nd</sup> Thurs, 7 pm (monthly)  
Burgundy Clubhouse
- [www.burghoa.com](http://www.burghoa.com)

### CHIMNEY HILL

- Accord Property Management, Alec — 720-230-7321
- # Units: 116 HOA Fee: \$227-255
- HOA Meeting: 3<sup>rd</sup> Tues, 6 pm  
Heather Ridge Community Center

### COBBLESTONE

- Capital Management Co., John — 303-832-2971x316
- # Units: 74 HOA Fee: \$192-209
- HOA Meeting: 4<sup>th</sup> Tues, 6 pm (monthly)  
Heather Ridge Community Center

### COBBLESTONE CROSSING

- Accord Property Management — 720-230-7303
- # Units: 150 HOA Fee: \$220 +/-
- HOA Meeting: 2<sup>nd</sup> Mon, 6 pm  
3033 S. Parker Road, Ste 320

### COUNTRY CLUB RIDGE

- Custom Management — 303-752-9644
- # Units: 64 HOA Fee: \$210
- HOA Meeting: 3<sup>rd</sup> Mon, 7 pm (monthly)  
950 S. Jamaica Court

### DOUBLE TREE

- Self Managed, Salvador Varela — 303-750-8394
- # Units: 24 HOA Fee: \$225
- HOA Meeting: 1<sup>st</sup> Mon, add'l info contact Alethia (bi-monthly)

### FAIRWAY 16

- Hammersmith, Jean Ronald — 303-980-0700x444  
jronald@ehammersmith.com
- # Units: 116 HOA Fee: \$239-258
- HOA Meeting: 1<sup>st</sup> Thurs, 6 pm (monthly)  
Clubhouse, 2600 S. Vaughn Way
- [www.fairway16.com](http://www.fairway16.com)

### HEATHER RIDGE SOUTH

- Westwind Mgt Co., Janelle Maninger — 303-369-1800  
Janelle@windmanagement.com
- 21 Inverness Drive, Englewood, CO 80122
- # Units: 176 HOA Fee: \$266-271
- HOA Meeting: 4<sup>th</sup> Tues, 6:30 pm (monthly)  
HRS Clubhouse, 2811 S. Xanadu Way
- [www.heatherridgesouth.com](http://www.heatherridgesouth.com)

### SAUSALITO

- McKinney Realty, Bill/Cheryl — 303-783-0394
- # Units: 159 HOA Fee: \$204-255
- HOA Meeting: 2<sup>nd</sup> Wed, 6:30 pm  
Heather Ridge Community Center
- [www.sausalito.com](http://www.sausalito.com)

### STRAWBERRY I AND II

- Capital Management Co., John — 303-832-2971x316
- # Units: 328 HOA Fee: \$196-226
- HOA Meeting: 3<sup>rd</sup> Tues, 7 pm  
Strawberry Clubhouse, 2638 S. Xanadu Way

# Country Club Ridge by Judie Maurelli

Our "elder statesman" Robert "Bob" Waldman has resigned from the Country Club Ridge Board of Directors this month. We express our deep gratitude for the many years Bob has served our community.

Bob and Shirley Waldman moved to Country Club Ridge as one of the first owners in 2007. The beautiful location on the golf course attracted them to the area. Within six months, Bob accepted a position on the board, filling a short-term vacancy, and the rest is history! He was elected to a full two-year term that fall. He has participated as a board member until this year.

You could call Bob a semi-native, because he spent time in Colorado in the 70s, living here in Colorado when they were first married, then they moved to Nebraska where Bob worked in the U.S. Postal Service. In the 90s, the Waldmans returned to Colorado. Bob said he enjoyed

his career as a government employee.

Bob always made himself available to help with projects as needed around our property. He helped conduct property inspections, made sure garage sales ran smoothly and set up the cook-out picnic areas. He reviewed the association's expenditures and helped maintain the budget. However, it is his great sense of humor and positive attitude that will be missed the most.

Country Club Ridge wishes "all the best" to our friend Bob Waldman.



## Condo versus Townhome versus Planned Unit Development What are you?

Owners might not care, but it matters greatly to lenders, title insurance companies, and property tax assessors. Moreover, many buyers and sellers, HOA boards, and some real estate professionals don't know the legal differences, confusing it with style differences.

There are only four legal forms of residential real estate in the United States:

- Single family
- Condominium (condo)
- Cooperative (Co-op)
- Planned Unit Development (PUD)

Not listed was "townhome" because it is NOT a legal form of ownership – only a description of style or design. Townhome has been used indiscriminately in legal documents, community names, and the real estate industry.

In the Heather Ridge Metro District (HRMD), there are only two forms of legal ownership — condo or PUD. The condo communities are: Heather Ridge South, Fairway 16, Strawberry II (Strawberry I is not in HRMD but it is a condo), and Country Club Ridge.

All others are PUDs: Burgundy, Sausalito, Cobblestone, Cobblestone Crossing, Chimney Hill and Double Tree. Condo and PUD communities can look like townhomes in terms of style and design, but legal language clearly separates the two.

A condo's legal description and controlling documents includes:

- the term "condominium" ownership is in the legal description and deed;
- "air-space rights" describing ownership that doesn't include the dwelling's physical structure or land;
- an "undivided interest" in a community's common area proportional to the total number of ownership units;

- a condominium map versus a plat map as part of the legal documents;
- condos can be built one atop another, but not PUD units.

A PUD's legal description and controlling documents includes:

- ownership of the property with a "lot and block description" (condos use "unit and building");
- ownership includes the land below and the roof above (controlling documents may define maintenance, insurance, common walls, etc.);
- property taxes include the land under the unit as well as the general value of HOA property (whereas condo owners are taxed only on their unit's value and their "undivided interest" in common areas. In both cases, assessors may vary land and lot values based on situs, e.g., a golf course or park location);
- parking garage units or spaces may or may not be part of an owners' legal description, and may be owned, assigned, and maintained by the HOA. The legal term "appurtenance" may define parking, storage units, etc.

Lenders are concerned about condos versus PUD definitions, especially FHA. All lenders now require some qualification of condo and PUD associations. To mortgage lenders the overall financial wellbeing of the community may be as important as the credit worthiness of a borrower.

For FHA to lend on a condo, its community must be FHA Certified because of the "undivided interest" clause in title, whereas PUD communities don't require FHA Certification. Conventional lenders lend on a case-by-case basis for condos and PUDs.

—Van Lewis

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