

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 4

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HRMD Marketing Image

Why it's important to create a Heather Ridge marketing image!

Heather Ridge Metropolitan District (HRMD) has three simple goals: (1) Save the open space best used as a golf course; (2) Protect HR real estate values; and (3) Promote HR way of life. Created in 2006, and buying the golf course in 2009, HRMD has promoted its agenda through Heather Ridge *Metro Matters* magazine since 2010. Over the first two years of operations, the golf course enterprise struggled; however, 2013 has been a "break-through" season with record profits. Moreover, its future looks sunny and successful!

The success or failure of Heather Ridge real estate reflects its golf course. Real estate markets come and go, but the golf course clearly defines its 10 neighborhoods. Nowhere else in metro Denver does one community offer so much value under \$250,000: Light rail, easy access to Interstate highways, major hospitals and health care facilities, shopping, Cherry Creek schools, and golf course open space!

Property sellers should emphasize they live in Heather Ridge first, reserving their community name as one of 10 HOAs in a golf course lifestyle. The glue that holds all 10 HOAs together is the HRMD that repays bonds, which financed purchasing the golf course. Buyers, sellers, agents and appraisers need to understand the benefits of living here in order to properly promote values.

Each HOA is unique with its own set of rules, budgets, and benefits. HOAs could help themselves and their owners by coordinating various ownership costs with other communities through United Associations of Heather Ridge (UAHR), which serves the interests of HRMD property tax payers and voters. Each HOA should have an active UAHR representative on its board. For more information, contact UAHR president Josie Spencer.

Upcoming Events and Issues

HRMD is preparing its 2014 budget. That budget has two basic elements: sources of revenue and expenses. In comparison, HOAs derive their revenue through monthly fees paid by homeowners on the first of each month. Metropolitan districts are funded by property taxes that are paid out annually and in arrears. Property taxes for 2013 will be finalized late this year based on assessed home values and tax rates (mills). On Jan. 1, 2014, property owners will be billed for 2013 property taxes, which Arapahoe County collects for HRMD and disburses mid-2014.

The Heather Ridge Board elections are scheduled for 2014. Three positions will be available. An election may or may not be conducted, depending upon circumstances. If the three existing office holders reaffirm their intent to "run again" and there are no other candidates, the election will be cancelled. Also, any vacant or retiring board seat may be filled by a board appointment. Heather Ridge *Metro Matters* will publish timely election guidelines for interested and qualified candidates. Please contact the HRMD Board as referenced on column at right. The cost of an election can be as much as \$20,000.

Another important topic of concern is the small number of walkers on the golf course interfering with the play of golf. This problem has two elements — possible injury to walkers and interrupting the "golfing experience" by paying customers. Complaints and critique's of The Golf Club at Heather

See Marketing Image...page 18

Heather Ridge Metropolitan District

President Errol Rowland
Vice President Van Lewis,
Treasurer Vinny Roith
Secretary Melissa Miller
Assistant Secretary Jim Bruce
Assistant Secretary Joan Beldock
Assistant Secretary Jane Klein

Heather Ridge Metropolitan District

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Heather Ridge Golf Club

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United Associations of Heather Ridge (UAHR)

President, Josie Spencer
www.uahr.org

Heather Ridge Neighborhood Watch

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PAR Officer Mark Lowisz
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A Flood of Watery Issues

September's heavy rains and flooding have renewed the debate over just what HOAs must do, should do, or don't do to protect owners versus what owners must do themselves. This fine line can be fuzzy given condo versus Planned Unit Developments' legal descriptions, controlling documents (declarations, bylaws, etc.), and insurance coverage. (Remember, the term "townhome" is a design style, not a legal definition.)

HOAs usually maintain the exterior of buildings and common ground areas. When it comes to rains bordering on flooding, the HOAs generally maintain and correct problems concerning roofing, gutters and downspouts, and surface water. However, when basements or crawl spaces are flooded, who's responsible and to what degree?

Usually the answers to such questions can be found in the HOA's controlling documents. However, decades of conflicting HOA policies and procedures may have blurred the line when it comes to flooding. When a basement or crawl space floods, who is responsible to extract the water, replace damaged property, or protect against mold? When a basement sump pump fails, is there an HOA policy about replacement costs, damages, etc? Where is the line between the common good and the costs covered by the HOA versus an individual owner?

When it comes to insurance coverage, most general HOA policies are limited by their insurance carrier. Although many Heather Ridge HOAs do not mandate supplemental insurance (HO-6 for personal contents, upgrades beyond what the builder did, and liabilities), such policies may bridge the gap between general coverage and individual claims. It is important for owners to research and know their liabilities because the perceived savings you get by not buying a policy can be washed away by a single storm. Many flooding problems can be traced to landscaping

issues that diverted water toward foundations and window wells, and not away. Gardens, bushes and nearby trees are natural water collection points for overflowing gutters and downspouts. Water always seeks its lowest level, so when given a chance it will collect around and under foundations.

— Van Lewis

Flood Recovery Resources

As of Sept. 20, Adams, Arapahoe, Boulder, Clear Creek, El Paso, Jefferson, Larimer, Logan and Weld counties in Colorado have been listed under a Disaster Declaration by President Barack Obama due to severe storms, flooding, landslides and mudslides. Arapahoe and Logan counties also received a Federal Disaster Declaration. Federal assistance is only available to counties with federally declared disasters.

Individuals and business owners who sustained losses in these counties can apply for federal assistance through the Federal Emergency Management Agency by registering online at www.DisasterAssistance.gov, or by calling 1-800-621-3362, or 1-800-462-7585 (TTY), between 7 am and 10 pm MDT daily.

Colorado property tax law allows for prorating the value of structures that may be severely damaged or demolished during the 2013 tax year, see Report Severe Property Damage in Arapahoe County. Notify Assessor's Office of damaged structures.

Colorado Flood Resources

- Flood Information Updates: Colorado Office of Emergency Management
- Colorado Flood Highway Updates: Colorado Department of Transportation
- Colorado 211 Flood Recovery and Relief Guides

Neighborhood Watch

Auto theft is on Lockdown. From Colorado Against Auto Theft, Lockdown is an initiative to take power away from the car thieves and put it back in your hands. This coalition of law enforcement task forces, insurance and community partners are working together, with you, to put the brakes on auto theft.

With education, statewide public awareness and active task forces in your neighborhood, Lockdown will help you keep your car safe. And it's all made possible by the single dollar that every insured driver now pays annually; a small price to pay for less crime.

How to completely ruin a car thief's day.

10 ways to empower yourself and keep car thieves from getting what they want.

- Never leave your car running unattended.

- Never leave any keys in the car, even a spare set.
- Never leave valuables in plain sight.
- Never leave windows rolled down, and always lock the car.
- Always park in well-lit, high-traffic areas.
- Install an alarm, steering lock or engine immobilizer.
- Get windows, doors and fenders etched with the VIN.
- Never leave personal information or documents in your vehicle.
- Only leave the ignition key with a valet, attendant or mechanic.
- Consider installing a track and recovery device.



— Bev Brown

Head Area Coordinator of UAHR and Area 10



Pete Traynor
 Double Tree
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How's Our Real Estate Market?

Overall, it's good if not great! However, it's showing classic signs of stabilizing for the long-term versus the "hot-hot go-go" market of the past two years. From record high prices in 2007 to record high prices in 2013, the in-between slump saw values drop 25-50 percent, depending on neighborhoods, record foreclosure numbers, and income and job losses. It was the worst recession in modern history. Metro Denver and the Front Range survived with our economic prospects shining brightly.

The key to metro Denver's real estate market is job growth. Without it, real estate stagnates, hurting what is normally the biggest investment people have — their homes. So far, the recovery has been kindest to modest and middle-priced homes, for which Heather Ridge is the "poster child."

Demand still exceeds the supply of homes for sale, but replacement inventory is now growing faster than consumption. Metro Denver home inventory was 6,900 units in

May this year, but is now a healthier 10,500 units. A balanced market for Metro Denver is 12,000 to 15,000 units for sale. Days on market now averages 39, slightly more than the 34 days earlier this year. However, it is much improved over 64 days one year ago.

The average single-home sold price is now \$345,487 (up 10.8 percent from August 2012). Condo sold price is now averaging \$196,292 (up 7.1 percent from August 2012). The average price for all homes is \$312,418 versus \$285,692 one year ago. Condo inventory is growing at a 25 percent rate, while the inventory for single-family homes is at 16.5 percent. Reasons for this include condo owners moving up in price, increased new condo construction, and a slightly stronger resale market for single-family versus condos.

Selling "As-Is" versus Making Improvements

As the market stabilizes, selling 'as-is' is becoming problematic. With rising inventory, buyers feel less pressure to buy immediately, especially outdated homes. The usual suspects of an out-dated home include floor coverings and paint, original bathrooms and kitchens, original windows, and older appliances and heating/cooling systems. To help navigate a changing market, please call your neighborhood experts — Pete and Van. *Please don't leave home without them.*



Van Lewis
 Heather Ridge South
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- Member, Aurora Public Schools Board of Education
- President, Aurora Public Schools Board of Education (Nov. 2005 - 2010)
- Current President, Colorado Association of School Boards (CASB)
- Member, Aurora Blue Ribbon Panel
- Member, Aurora Citizens Advisory Budget Committee
- Member, Aurora Open Space Board
- Aurora Residents for Recreation Task Force
- Graduate/Past Board Member, Aurora Chamber "Leadership Aurora" Program
- Recipient, CASB McGuffey Award
- Recipient, "Man of the Year" Award 2010 by Aurora Chamber of Commerce
- Recipient, Colorado Athletic Directors Award, School Board Member of the Year
- Volunteer coach, City of Aurora Youth Sports and Arapahoe Youth League
- Active Member, Faith Presbyterian Church and enjoys teaching Sunday school

Matt's Vision for 21st Century Aurora...

Aurora - A Great Place to Live

- ✓ Expand Recreational Opportunities
- ✓ Continued Support of our Firefighters and Police Officers
- ✓ Strengthen our libraries, museums & cultural arts facilities
- ✓ Rebrand Aurora - "Big City Amenities, Small Town Feel"

Aurora - A Great Place to Work

- ✓ Support job and business that have been in our community for years.
- ✓ Attract new high paying jobs and industry to Aurora - "Aurora is Open for Business"
- ✓ Expand our "economic development plan" to stimulate job growth for new jobs at Anschutz Medical Campus, Buckley Air Force base, Denver International Airport and the Gaylord project.
- ✓ Insure a Transparent Budget Process so you can know how our tax dollars are being spent.

Aurora - A Great Place to Raise a Family

- ✓ Align the educational needs of employers with the skills our students are learning
- ✓ Build on our Cultural Diversity - great things come out of people working together
- ✓ Fully implement the "One Aurora" Compact - the innovative collaborative plan between our city and local school districts that ensures that schools and the city work together to make the most of our facilities
- ✓ Ensure great outcomes for all of Aurora's students.



www.voteformattcook.com

Paid for by the Committee to Elect Matt Cook

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

Homes Under Contract & Pending Sale as of September 24

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$72,400	13643	E Yale Ave A	1 - 1	858	1-Carport	2 Story
Strawberry II	\$102,900	2459	S Xanadu Way A	2 - 2	1,091	2 Off St Resv	1.5 Story
Cobblestone Crossing	\$135,000	13568	E Asbury Dr	2 - 2	1,392	2-Garage, Resv	2 Story
Cobblestone	\$137,500	2192	S Victor D	2 - 2	1,208	1-Reserved	2 Story
Cobblestone Crossing	\$144,900	1923	S Xanadu Way	2 - 2	1,208	2-Garage, Det OS	2 Story
Sausalito	\$163,000	2437	S Victor St A	2 - 2	1,273	2-Garage, Att	2 Story
Fairway 16	\$190,000	2578	S Vaughn Way B	4 - 4	1,650	2-Garage, Att	2 Story

MLS For Sale as of September 24

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$70,000	2608	S Xanadu Way E	1 - 1	856	1-Carport	2 Story
Strawberry I	\$90,000	13653	E Yale Ave D	2 - 2	1,098	Off Street	Ranch
Heather Ridge South	\$105,000	2842	S Wheeling Way	2 - 2	1,462	2-Garage, Att	2 Story
Strawberry I	\$107,500	2660	S Xanadu Way A	2 - 2	1,144	-Carport	2 Story
Burgundy	\$121,900	2659	S Xanadu Way B	2 - 2	1,162	1 Off St Resv	2 Story
Cobblestone Crossing	\$129,000	1963	S Xanadu Way	2 - 2	1,202	2-Garage, OS Res	2 Story
Heather Ridge South	\$147,000	2822	S Wheeling Way	3 - 2	1,462	2-Garage, OS	2 Story
Cobblestone Crossing	\$139,000	13292	E Asbury Dr	2 - 2	1,392	1-Garage	2 Story
Cobblestone	\$149,900	2151	S Victor St D	2 - 2	1,208	1-Garage, Det	2 Story
Sausalito	\$164,900	2438	S Victor St A	2 - 3	1,273	2-Garage, Att	2 Story
Fairway 16	\$165,000	2496	S Vaughn Way D	4 - 3	1650	2-Garage, Att	2 Story
Country Club Ridge	\$169,000	2210	S Vaughn Way 204	2 - 2	1,124	2-Garage, Att, OS	Loft
Sausalito	\$170,000	2522	S Worchester Ct D	2 - 2	1,230	2-Garage, Att	Ranch
Fairway 16	\$199,995	2598	S Vaughn Way C	4 - 3	1650	2-Garage	2 Story

Homes Sold from August 12 through September 24

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$65,000	13641	E Yale Ave D	1 - 1	856	1-Carport	2 Story
Strawberry I	\$85,000	13613	E Yale Ave B	2 - 2	1,144	Carport, Resv	2 Story
Strawberry II	\$102,000	2419	S Xanadu Way D	2 - 2	1,091	1 Resv	2 Story
Cobblestone Crossing	\$124,900	1911	S Xanadu Way	2 - 2	1,208	2-Garage, Resv	2 Story
Burgundy	\$139,500	2639	S Xanadu Way B	2 - 2	1,315	1 Resv	2 Story
Chimney Hill	\$159,900	13640	E Evans Ave	3 - 2	1,344	1-Garage, Att	2 Story
Heather Ridge South	\$162,500	2761	S Xanadu Way	2 - 2	1,365	2-Garage, Att	Ranch
Fairway 16	\$177,500	2508	S Vaughn Way E	4 - 3	1,650	2-Garage, Att	2 Story
Heather Ridge South	\$187,500	2715	S Xanadu Way	2 - 2	1,365	2-Garage, Att	Ranch
Fairway 16	\$215,000	2518	S Vaughn Way B	3 - 4	1,650	2-Garage, Att, OS	2 Story

Van Lewis: Re/Max Alliance — 303-550-1362; van@vanlewis.com
 Pete Traynor: Re/Max Masters — 303-877-9538, PeteTraynor@ReMax.net

Homeowners' Association News

Fairway 16 *by Susan Bruce*

Bus: The RTD bus is gone, but the parking signs still need to be removed. In particular, they need to be removed by the patio homes, which will allow for guest parking again.

Trees: Last year the trees by the street and driveways were trimmed. This year the board will concentrate on the trees behind the units. Three bids will be reviewed. The work will be completed this fall. A reminder — the trees inside your courtyard are your responsibility. Please get them trimmed so they're not touching gutters, roof or siding. Fall is a good time to get this done.

Gutters: Last year the gutters were cleaned too early. All the leaves had not fallen. Three bids will also be reviewed for this project, then completed when *all the leaves are down*.

Clubhouse: It is ready and waiting for your next party. Birthdays, anniversaries, holidays, card parties and any other occasion can be celebrated here. You won't have to clean your house! The cost of renting the clubhouse is \$50, plus a refundable \$75 damage deposit. Remember

to book early for holiday dates. Call Sue Smith or Sheryl Pitts.

Property Manager: Jean Ronald is Fairway 16's property manager again. Mr. Hunter no longer works for Hammersmith.

Rain Sensors: Fairway 16 will be putting rain sensors on all the irrigation clocks; this is required by the City of Aurora. As a community, Fairway 16 wants to participate in the city's xeriscaping program.

Sewer Line Replaced: You probably noticed the work being done in early September by unit 2558. It had been a continuing problem and is now fixed. The driveway concrete will be fixed. The irrigation system is already fixed. New sod will be laid. It took five days for the sewer line to be fixed by Aurora Plumbing.



See Fairway 16...page 22

Burgundy *by Jaynie Basch*

Isn't it great to feel the fresh and brisk air that lets you know fall is really here! All that briskness makes me appreciate the warm days that are a reminder — summer is not yet ready to give up. As those fall days become more frequent, you need to prepare for the much cooler (OK, the colder) days and nights of winter.

Upcoming Seasons: Fall is a good time for cleaning and preparing for whatever is to come. Is the patio table and chairs covered? Have you taken the time to move all of the flower pots and gardening supplies to the garage or crawl space for their winter rest? What about the garden hoses — they should be disconnected from outside faucets and stored within easy reach for those warm days that will still be here for awhile. After the first hard freeze, those hoses can easily be moved to a more protected area. This is a good time to check your car for winter readiness. Is the wiper fluid full? Are the heater and defroster working correctly? What about the tires?

Burgundy Kids: October also means longer nights with short daytime hours. Children will be waiting for the school bus while the days are getting darker, so please be aware of them. Don't forget the first holiday of the season! Halloween is the beginning of the tri-holiday season with the others following close behind. Although it's not required, treats will satisfy even the scariest of ghosts and goblins who will roam the neighborhood. Also

time to dust off those decorations and get them out for all to enjoy.

Rain Damage: Do you remember the wind, rain and, yes, hail that hit us in mid September? Thankfully, flooded crawl spaces were at a minimum. The most common damage was leaking fireplaces. If you were a victim of that, or any other damage, call the management company, Hammersmith Management, 303-980-0700; Paul Jones is Burgundy's property manager. The board has walked the community and taken note of some landscaping that needs attention. For the most part, new planting will take place in the spring. This timing allows for the best growth opportunities.

Repeat Theft: Well, they got us again! Of the two backflow valves replaced early in the spring, one was ripped out of the ground again. This happened as the protective cages and heavy chains were on order. This time was different because the water was already turned on for the sprinklers. What this means to you and me is that several gallons of water shot from that pipe for hours before it was reported, and the water could be turned off. Another call for everyone to help protect the



See Burgundy...page 22

Sausalito *by Carol McCormick*

At the 2013 Sausalito Annual Meeting, a homeowner requested information about what the Sausalito Board of Directors has been doing about conservation, preservation, repairs and improvement since 2005. The board was happy to respond. The information will be in two installments: the first in the October Heather Ridge *Metro Matters* (HRMM) issue, followed by the second installment in the November issue of HRMM. Homeowners are welcome to attend the monthly HOA meetings that are held on the second Wednesday of the month at 6:30 pm, at the Heather Ridge Golf Club. Please see www.sausalitohoa.com to review all the financials plus the monthly HOA Board meeting minutes.

Landscaping: Xeriscaping, rock gardens, ground cover. The definition of xeriscape is a sustainable and drought tolerant landscape that uses low-water plants to maximize outdoor efficiency.

Sausalito has been and continues to xeriscape in small pertinent areas year after year. Xeriscaping is really about planning and maintaining the landscape and watering efficiently. Over the years Sausalito has converted grass to water-conserving, uniform rock beds. It also has replaced all the outdated lava rock to river rock. When the need to replace small trees, bushes and grass arose, Sausalito used low-water native and ornamental plantings, such as Pampas and other types of grass plantings.

Sausalito has no area big enough to apply for a Xeriscape Rebate Program Grant from the City of Aurora. Therefore it didn't apply for a grant. FYI: Xeriscaping an entire community has a 3–5 year return on investment.

Tree Trimming: A costly and extensive tree trimming project was completed in 2012.

Irrigation Efficiency Audits/Rebates from the City of Aurora: To qualify for an irrigation rebate, the Water Conservation Office of the City of Aurora must first conduct an irrigation audit. There is no charge for this audit. A full audit of a system includes an analysis of irrigation clocks, measurements of the distribution uniformity (DU) of each zone in their system, check backflows, and an analysis of the condition of the irrigation heads (broken, incorrect angles, etc.).

There is no need for Sausalito to engage the City of Aurora Water Department to conduct an audit because it can unconditionally tell you that the Sausalito landscaping company, C.W. Contractors, Inc., conducts such an audit every year, and together with the Board of Directors, will act upon their recommendations.

So far this year three of five irrigation clocks/timers have been upgraded with Hunter Smart Clocks on new rain sensors. The remaining two clocks, at the Martin Units and the Worchester pool, are also scheduled



to be replaced. Among the multiple benefits of upgrading to these new smart clocks is saving water and eliminating swampy areas created when an area gets excessive watering. If you would like more information, please Google "Hunter Smart Clocks."

The HOA Rules and Regulations restrict homeowners from planting in the common area to conserve water as well as enhance a consistent quality landscaping appearance throughout the community.

High Bill Water Consumption: Due to the continuing efforts of the landscaping company, Sausalito remains in Tier One, the lowest cost of water tier, of the City of Aurora's three tier structure. However, individual homeowner water usage is out of Sausalito's control, so homeowners are continually asked to please conserve water usage.

Toilet replacement and/or rebates are an individual homeowner project. If an owner is able to get a rebate through Aurora Water, the president of Sausalito's HOA can provide the owner with an account number from one of the invoices they will need to provide with the paper work.

Roads and Concrete: All the asphalt roadways in the community were replaced between 2008 and 2010.

Exterior Lights: Years ago, before the 2012 Lighting Standards, Sausalito converted to using energy efficient light bulbs in place of the traditional incandescent light bulbs to save money and energy.

Painting: The first part of the community-wide exterior painting project will be completed this year. The first step was to repair and/or replace wood. This has been completed. The exterior painting of all Phase One homes is expected to be complete in mid October, weather permitting. Phase Two of the Sausalito painting project will be completed in 2014.

Parking: The board would like to remind homeowners and renters that nothing can be parked in the common area auto courts including children's bikes, scooters, etc. Since winter is just around the corner, it is most important that the auto courts are kept clear so snow plows can have full access to plow.

Air Conditioning Units: Only flush mounted window air conditioning units are approved. Permission from the Sausalito Board is required to install new air conditioning units through an exterior wall.

More information to come in November.

Golf Club at Heather Ridge Monthly Update



Heather Ridge 9-Hole Ladies Golf Association

The 9-Hole Ladies Golf Club season is winding down, but its members continued to enjoy tournaments through September. After the end of the organized tournaments, golfing will continue as long as weather permits. Make your own foursomes and enjoy fall golf. Oct. 1 will be the 9-Hole Ladies fall luncheon at The Aurora Summit.

The Club Championship was held in the middle of August. The winners were:

- Club Champion – Liz Clancy
- A Flight, Low Net – Stacey Visentin
- B Flight, Low Gross – Marge Sumberg
- B Flight, Low Net – Ginny Lewis
- C Flight, Low Gross – Sharon Warembourg
- C Flight, Low Net – Sonya Mathews

Say "Hello" to Liz Clancy

Liz is the 9-Hole Ladies Golf 2013 Club Champion. She has been playing with the Heather Ridge 18-Hole Ladies



Top left: Marge Sumberg and Ginny Lewis.

Top right: Sonya Mathews and Sharon Warembourg.



Lower left: Stacey Visentin, Liz Clancy, and Joyce Scott

Golf Club for 15 years. Two years ago she joined the 9-Hole Club. In addition to playing with both groups, Liz

See Liz Clancy...page 22

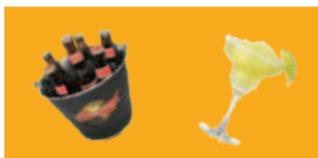
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Heather Ridge Men's Golf Club Tournament

Benny Barnes is the Club Champion for 2013. There was a good field of players. Several of the flights were not determined until the 18th hole. The weather was great and the course was challenging — but then again, that's the way it should be for the companionship. Next up will be the tournament of champions.

— Loren J. Janulewicz

Flight winners (left to right): Jerry Hensen (3rd flight), Ben Barnes (1st flight and Club Champion), Rush Barrett (4th flight), Don Blosser (2nd flight).



Left to right: Jim Carpenter, Bob Knutson and Ben Barnes.



Left to right: Andy Schmidt, Dean Weber, Roy Dietz and Mike Copen.



Above (left to right): Terry Bade, Jerry Hensen, Loren Janulewicz and Tom Knaub. (Cover photo.)



Photo at left (back): Dick Henderson (front) Larry Ricketts.

Right (from left): Andy Schmidt, Dan Apodaca and Ray Johnston.



Above (left to right): Terry Bade (back to camera), Loren Janulewicz, Mitchell Marina (owner of Noonans) and Dumitri Palea.

MAYA WHEELER

FOR AURORA CITY COUNCIL MEMBER AT-LARGE

ENDORSED BY

- ADAMS COUNTY COMMISSIONER, DISTRICT 1 - EVA HENRY
- ADAMS COUNTY COMMISSIONER, DISTRICT 2 - CHARLES "CHAZ" TEDESCO
- ARAPAHOE COUNTY COMMISSIONER, DISTRICT 5 - BILL HOLEN
- ARAPAHOE COUNTY COMMISSIONER, DISTRICT 4 - NANCY JACKSON
- AURORA CITY COUNCIL MEMBER- DEBI HUNTER HOLEN
- UNIVERSITY OF COLORADO REGENT- JOSEPH NEGUSE
- COLORADO STATE REPRESENTATIVE, HOUSE DISTRICT 7 - ANGELA WILLIAMS
- COLORADO STATE REPRESENTATIVE, HOUSE DISTRICT 30 - JENISE MAY
- COLORADO STATE REPRESENTATIVE, HOUSE DISTRICT 31 - JOE SALAZAR
- COLORADO STATE REPRESENTATIVE, HOUSE DISTRICT 32 - DOMINICK MORENO
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- COLORADO STATE REPRESENTATIVE, HOUSE DISTRICT 42 - RHONDA FIELDS
- DENVER PUBLIC SCHOOL BOARD MEMBER - HAPPY HAYNES
- HONORABLE ANDREW ROMANOFF
- HONORABLE DEB WALLACE
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- VOTE BY MAIL
- BALLOTS START ARRIVING THE WEEK OF OCTOBER 14, 2013
- EARLY VOTING BEGINS OCTOBER 21, 2013
- ALL BALLOTS DUE, ELECTION DAY, NOVEMBER 5, 2013
- TO REGISTER TO VOTE OR CHECK VOTER STATUS VISIT <https://www.sos.state.co.us/Voter/secuRegVoterIntro.do>

CONTACT US

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October 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 6 pm Fairway 16 Board Mtg, Clubhouse	4	5
		4 pm Heather Ridge Metropolitan District Regular Meeting, Oct. 17 19th Hole, Heather Ridge Clubhouse				
6	7	8	9 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	10 7 pm Burgundy Annual Board Mtg Burgundy Clubhouse	11 Metro Matters Deadline	12
13	14 7:30 pm Aurora City Council Mtg 15151 E Alameda Pkwy	15 7 pm Strawberry Board Mtg Strawberry Clubhouse	16	17 6 pm Chimney Hill Board Mtg Card Rm HRGC	18	19 Noon-3pm Electronic Recycling Paper Shredding 2892 S Havana



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October 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
20	21 7 pm Country Club Ridge Annual Board Mtg	22 6 pm Cobblestone, Heather Ridge Clubhouse 6:30 pm Heather Ridge South Board Mtg, HRS Clubhouse	23	24 6:30-8:30 pm Ward IV Mtg – Harvest Christian Center, 14100 E Jewell Ave.	25	26 9 am–4 pm Chemical Roundup, 13646 E Ellsworth Ave
27	28 7:30 pm Aurora City Council Mtg 15151 E Alameda Pkwy	29	30	31 		



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Events Coordinator

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Chimney Hill by Lana Gutnik

It is already October! A lot of people welcomed it with open arms; finally some cool weather is here.

Pool Party: Chimney Hill's annual pool party was held on Saturday, Aug. 24. The CH board would like to thank Tim and Jen for the use of their grill. Scott did a great job on the grill delivering hamburgers and hot dogs in a timely



manner. The side dishes were good, as always, and there were a lot of desserts. The weather



cooperated and stayed cool. Even though it started to drizzle several times, the kids still had fun swimming and playing.



This and That: The CH board is continuously looking to make improvements on and around the property. The board instructed the landscape maintenance company to trim the juniper bushes from the bottom to expose the beautiful rock retaining walls; and to thin out the roots of the bushes to wage a war on rabbits.

The board would like to thank Helen Nott for contacting the City of Aurora and persuading them to titivate the area on Xanadu, across from Chimney Hill. It looks clean.

As mentioned earlier this year, CH does not subscribe to a special recycling service. Do not put your old car batteries, spent oil containers, furniture and other special items outside of the garbage containers. All garbage must be bagged and placed inside the garbage containers. People who do not follow the rules will be penalized. All additions to current services may be reflected in an increase to HOA dues for all CH residents.

Parking/Driving: Driving and parking on the property is another topic worth mentioning. Please be aware and obey all posted signs — do not park in the areas marked "No Parking" and "Fire Zone." Slow down in front of the Yield signs and do not drive fast on the property. Please obey traditional driving rules when leaving the property — do not drive in the middle of the entrance/exit to CH, stay on the right. You may not realize that another car is ready to use the same driveway.

See Chimney Hill...page 18



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Heather Ridge Metropolitan District Golf Course

From VL to me: Need your help to point HRMD in right direction. We are having trespassing issues with people walking down the middle of the fairways, stopping golf play. Recently a woman pushed a stroller down the 7th fairway, which not only stopped play, but she also refused to be removed. She protested that she has a right to walk because it is public land. Our golf manager got involved with her and the police. (She called the police who called the golf manager.) The officer said that since there were no signs posted saying private property, she had a right to do what she did. However, we do have signs posted with specific language about public usage and golf play. We need help to understand this issue so we can call the police to remove trespassers. In comparison, Aurora golf courses do not allow walkers or trespassers. Could you point me in the right direction to get answers? Thanks VL.

Reply from Aurora Police Department:

PAR Officer Mark Lowisz went to the golf course and met with the golf manager. The current signs posted at the golf course read something like, "Walk at your own risk." The golf course will be replacing these signs with proper signage saying, "Private Property No Trespassing," which will be enforceable by the Police Department when they are called to remove people who are on the property, but not playing golf. Officer Lowisz left several business cards with the staff and told them to contact him with any future issues. Once the correct signs are posted, members of the Police Department will be able to take action when the golf course calls for assistance. Lieutenant Martin Clough, District 1 Sector Lieutenant, 303-739-1847.

Aurora Veterans Salute Tickets On Sale

Honor the veterans of the Korean War when the 60th anniversary of the end of the Korean War is celebrated. The 19th annual Aurora Veterans Salute, presented by the Aurora Center for Active Adults, is on Wednesday, Nov. 6, 11:30 am to 1:30 pm at the Wings over the Rockies Air and Space Museum, 7711 E. Academy Blvd. in Denver. Individual tickets are available for \$20 through Oct. 4, and \$25 after Oct. 4. Register online at www.auroragov.org/salute.

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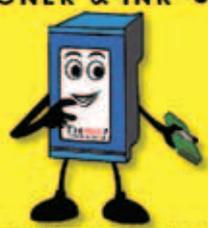



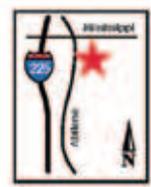
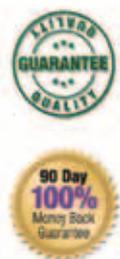

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Chimney Hill...from page 15

Board and Management News: Residents are encouraged to contact Alec at Accord Property Management to report all property maintenance related issues and inquire about ongoing projects. Alec's phone number is 720-230-7321, email alec@accordhoa.com. Please remember to request an ACR form by calling Accord, or print the form from the Accord website.

Reminder — Chimney Hill's annual meeting is scheduled for Thursday, Nov. 21.

Monthly HOA Meetings: The next monthly CH board meeting will be held at 6 pm Thursday, Oct. 17 in the card room on the lower level of the HR Golf Course Clubhouse. (Enter through the men's locker room.) All Chimney Hill residents are welcome to attend.

Country Club Ridge by Judie Maurelli

Annual Meeting: Country Club Ridge will hold the homeowners Annual Meeting at 7 pm Monday, Oct. 21. The location information will be in the packet you receive prior to the meeting. Three board positions are open this year. The 2014 budget will be reviewed. Please put the date on your calendar and attend the meeting. The community needs your input. If you are available to serve on the Board of Directors, please contact Judie Maurelli, 303-337-0773.

Trash Toter Exchange: Country Club Ridge has had feedback that residents — especially those with single car garages — are fighting with the 98-gallon trash toters that were supplied by Alpine Waste. There will be an opportunity to swap out the existing trash bins for smaller 68-gallon toters. You have received a letter instructing

you to call the Management Office, 303-752-9644, if you are interested in swapping for a smaller-sized trash bin. The deadline to make your request is Friday, Oct. 4.



Xeriscape Project: Valley Crest Landscape has completed three xeriscape areas. Aurora Water has done its final inspection. The torrential rains in September delayed installing the Buffalo grass sod. The final result looks great. It is projected to save money on landscape maintenance and water in the future. Thanks to Aurora Water for their help in getting this project accomplished. Country Club Ridge is eligible for a sizable cash rebate by completing this work in a timely manner.

Marketing Image...from page 2

Ridge indicate this is a serious problem whereby golfers might spend their "golfing dollars" elsewhere.

Existing golf course signs warn walkers about risks and who has priority to use the space. The vast majority of walkers are respectful of golfers and the course; however, a small number have delayed or stopped play, scolding golfers that walkers have the right of way.

Golfers are the life-blood of the golf course, and without them the course would close. With no golfing revenue to offset open space maintenance costs, the HRMD would most likely increase property taxes. (This scenario has been studied with cost estimates.) The Golf Club at Heather Ridge is asking everyone to help resolve this problem. To submit ideas and suggestions, please refer to page 2 of Heather Ridge *Metro Matters* for contact information.

— Van Lewis

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Heather Ridge South *by Van Lewis*



New HRS Sign Location at South Wheeling Entrance:

In case you missed it, the Heather Ridge South (HRS) sign was moved to a more visible and relevant location. Previously located on the *WEST* side of South Wheeling at East Yale Ave, it was hidden in bushes next to the Dam East townhomes. Now it sits next to the first HRS unit on the *EAST* side of South Wheeling. For almost 38 years the old sign became progressively lost in bushes and trees to the point that "IF" people saw it, they associated it with Dam East townhomes. At its new location, it's lighted to greet people 24/7 to the neighborhood. Thanks to board members Skip Cunningham and Dave Elgin for overseeing this project.

Please Park Vehicles Inside Garages and Not on Driveways:

A never-ending challenge to keeping the neighborhood free from clutter is cars parked on garage driveways making the area look congested. It also hampers snow removal, invites theft or vandalism, and limits emergency vehicle access. Please read the Rules and Regulations booklet, Chapter 5, page 12, for more details. When you drive into the neighborhood, please notice the impact of parked cars — the fewer the better! Furthermore, garages are for cars, not for storage or other uses.

Successful Pool Season for 2013 Ends:

Each year the pool season brings more residents to the clubhouse. This year was no exception. Highlighting each season is the Annual Luau Pool Party that sacrifices a whole smoked pig to stop the rain and wind gods. This year, the luau was successful with more than 75 guests enjoying a beautiful sunset!

The pool area has picnic tables, chairs and umbrella tables, two gas BBQ grills and a gas fireplace for marshmallows and cold feet. Weekends and holidays were especially busy with newer residents discovering

the pool area. Also, thanks to board members Linda Hull, Ronni Jones, and Dave Elgin for keeping the pool safe, clean, and operating. HRS couldn't do it without them. The next big upcoming event is the Holiday Party in early December. Stay tuned through Heather Ridge *Metro Matters*.

Upcoming Budget Year 2014:

The HOA board has two primary functions spelled out in the Declarations — to protect real estate values and manage HOA financial and operational needs. Working towards those goals, an Annual Budget is created each year. Property owners are invited to contribute ideas by email or attending monthly HOA meetings. Since there are no projects of significance for the board to consider for its 2014 budget, the goals will be cost containment, growing reserves, and maintaining the community's good appearance and well-being.

Preparing for Winter:

Remember to disconnect all exterior water hoses. (Owners are responsible for freeze damages.) Clear patios of unnecessary chairs, flower pots, or storage items. Park your car in the garage. (No special plowing once a car is removed.) Please consider a furnace inspection, an energy audit (Xcel Energy), and storage of emergency supplies if general power is lost. Sewer line backups are more common in the winter, so watch what you flush and how much. Degradable toilet paper is a must as opposed to the heavy-duty brands. If a sewer backs up, the HOA will unclog it, and dry the immediate basement area. However, the HOA is not responsible for damages. (See your HO-6 insurance carrier about liabilities.) Please call Westwind or AAA Plumbing for all sewer problems. AAA is the plumber of record for HRS.

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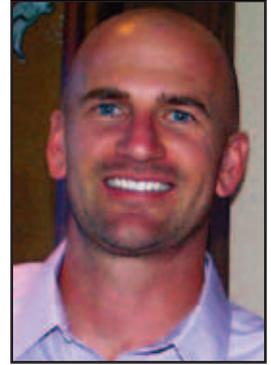
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Fairway 16...from page 6

Electronic Recycling and Free Shredding: A free recycling event will be held on Oct. 19, from noon to 3 pm, sponsored by The Havana Business Improvement District. It will be held at 2892 South Havana, right in front of Bicycle Village and just south of the Aurora Summit. Clean out that stuff you have. For more information, visit www.onhavanastreet.com for details.

Garage Lights: While driving around the community it was noted that only 39 of 116 units had a light beside their garage door that turned on during the dark hours. This is 34 percent of the Fairway 16 community. For safety and crime prevention, this is an easy way to "light

up" the driveways. If you use a compact fluorescent bulb and a sensor to turn the bulb on and off, it's not expensive.

The north driveway, from 2400 to 2496 had 11 garages with lights, 37 percent. The central driveway, from 2508 to 2598, had 19 units with lights or 43 percent. The south driveway, 2610-2698, had 9 lights or 21 percent.

Let's see if these numbers can be improved by next month. Also, if you don't have motion sensor lights on your back patio, they are an excellent security measure. Several residents also leave their front porch lights on. *The more light the better!*

Burgundy...from page 6

neighborhood. Please, take the first step to call the police when you see or hear anything that's not normal.

Burgundy Meetings: Please change the Annual meeting section. Burgundy's Annual Meeting will be held 7 pm Thursday Oct, 10, at the Burgundy Clubhouse. Please make plans to attend. Proxys have been sent out. If you can not make the meeting please make sure you give your proxy to someone who is attending.

Liz Clancy...from page 8

also plays on the B Team.

Liz has two children, four grandchildren, a step-son and two step grandchildren and three step great-grandchildren.

She retired from the Denver Museum of Nature and Science after 33 years where she was the Image Archivist. She still holds the honorary title of Image Archivist Emeritus. In addition to all the golf she plays, Liz still works with the photographic collections at the Museum one or two days a week. Liz is also a singer. You may find her singing from time to time at various locations around town. Obviously a very busy lady!

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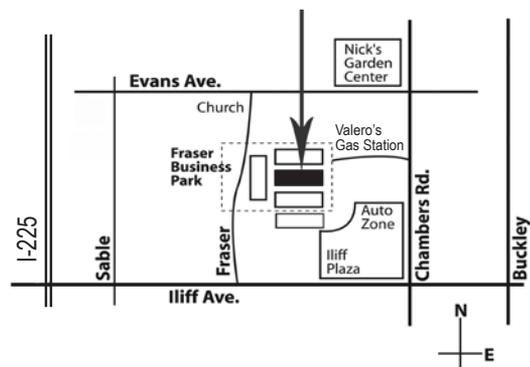
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