

# HR Heather Ridge

Metro Matters

Volume 4

February 2014

Number 2



**Iliff Station**  
**Construction Update**  
**Pages 12-13**

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

# Heather Ridge Open Space Foundation



## IN EVERY ISSUE

- |                              |                                      |
|------------------------------|--------------------------------------|
| <b>03</b> FROM THE PUBLISHER | <b>14</b> HR GOLF NEWS               |
| <b>04</b> COMMUNITY NEWS     | <b>20</b> HOA NEWS                   |
| <b>05</b> CALENDAR           | <b>28</b> NEWS AROUND AURORA         |
| <b>06</b> NEIGHBORHOOD WATCH | <b>30</b> SERVICE DIRECTORY LISTINGS |

HEATHER RIDGE METRO MATTERS  
MAGAZINE  
350 OSWEGO COURT  
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# HR Heather Ridge

**PUBLISHER'S NOTE**

The 2nd Annual HR HOA Presidents Dinner, held Tuesday, January 14 at the Heather Ridge South Clubhouse was a great success. (See information and photos on pages 16-18.) Presidents and vice presidents from Heather Ridge's 10 HOAs got a glimpse of the future for our community from guest speaker City Council member Molly Markert.



One of the important comments from Molly was the fact that there is no plan in place for pedestrians to conveniently and safely access the soon to be completed Iloff Avenue Light Rail Station from the west. (See pages 12 and 13.)

The formation of the Heather Ridge Presidents Council was announced by founding Council President Amanda Milstead of Burgundy. The Presidents Council will replace the United Associations of Heather Ridge. The new organization will focus on promoting district wide initiatives that build a stronger and more cohesive Heather Ridge community. Amanda announced that the Heather Ridge Council will meet again soon to discuss community wide opportunities for cooperation and collaboration.



The community thanks Josie Spencer for her tireless work as the past leader of the UAHR.

## Attention Readers

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### **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  
(Next HRMD Regular meeting will be April 17, 2014)

### **Heather Ridge Metropolitan District**

Vinny Roith 720-246-0303  
[info@HRColorado.org](mailto:info@HRColorado.org)  
[HeatherRidgeColorado.org](http://HeatherRidgeColorado.org)

### **Heather Ridge Golf Club**

13521 E Iloff Ave Aurora, CO 80014  
303-755-3550  
[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

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

President, Amanda Milstead  
[www.uahr.org](http://www.uahr.org)

### **Heather Ridge Neighborhood Watch**

Bev Brown 303-872-3154  
Aurora Police,  
PAR Officer Mark Lowisz  
303-739-1819  
Non-emergency 303-627-3100

### **Heather Ridge Metro Matters**

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# HR Heather Ridge

## COMMUNITY NEWS

### New MLS System Needs Better Data for Marketing

The new system started in November 2013, and is causing Realtors and appraisers to scramble to learn its many new and better features. Most importantly to sellers and buyers, the new MLS organizes and details homes differently from the old system and will take time for everyone to master.

The major difference from the old system is how residential property is cataloged: all homes are now called 'residential' vs. single family, condo, or townhome; and they are divided into two groups – detached or attached. Each group further delineates residential properties based on HOAs or not; condo or townhome styles; and dozens of other features too many to list.

With the exception of Sausalito, all Heather Ridge properties are attached to each other; however, Sausalito owners should consider their home an 'attached house' given their townhome style and PUD legal description subordinating owners to their HOA. All other Heather Ridge

communities are clearly attached residential.

Another key difference between attached and unattached is property style descriptions. Presently, 'attached residential' doesn't describe homes as 2-story, ranch, tri-level or other styles as 'detached residential.' This problem will be corrected soon.

An on-going problem from the old to new MLS systems is correctly identifying neighborhood vs. complex names. Because eight of our ten HOAs have 'Heather Ridge South' in their legal descriptions, many real estate agents misname their listings because the MLS computer automatically populates neighborhood incorrectly.

On the plus side, and not to be understated, the new MLS system will generate better real estate values and data. Like all new management systems, there will be problems to work through. The important thing for Heather Ridge is to make sure agents and appraisers correctly collect and report data, and that homeowners are part of this new process.

### UAHR Changes Leadership, Name, And Direction

Amanda Milstead of Burgundy has replaced Josie Spencer of Heather Ridge South as the new president of UAHR. Josie served two years overseeing Metro District issues from bonds to elections to better cost and reporting controls. Her clear and determined leadership helped the Metro District, HOAs, and residents get the best bang for their property tax buck. Thank you, Josie!

Amanda is the president of Burgundy's HOA and volunteered to lead UAHR in a direction focused on HOA boards, training-communication, and leadership development. Her goal is for boards to learn and work together. Along with Barry McConnell, publisher/editor of Heather Ridge *Metro Matters* magazine, Amanda has renamed UAHR to Presidents Council to more clearly represent

its mission. At the recent 2nd Annual President's Dinner, this new name and purpose was enthusiastically supported and cheered.



Amanda Milstead

Another concern is HOA board volunteers and turnover. The lack of longevity and board continuity hurts our HOA communities, so how can it be corrected? The President's Council proposes to discuss, education and train new and old board volunteers to make participation more meaningful. Other topics for discussion will include property management and HOA relationships; rental property issues; budget formation; and work projects (xeriscape, roofs, on-site maintenance, etc). The list appears endless, but if good hearted and willing leaders meet to discuss common needs, everyone will benefit.

### Issues Coming For HOAs in 2014 - 2015

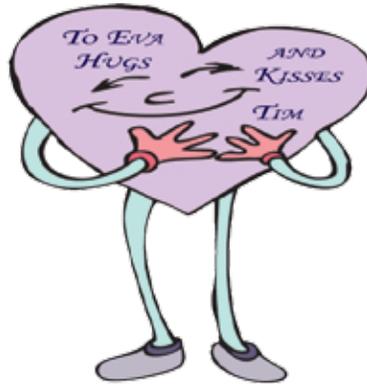
No one is safe when the state legislature is in session, or at least Mark Twain said that was true. Over the past three years, Colorado has addressed a number of needed HOA and property management issues with good results, and more changes will come in 2014 and 2015.

In 2014, all HOAs adopted new debt collection policies along with other procedures. The new legislature will pursue standardization of HOA terms, fees, and costs to be 'more fair and reasonable' to consumers.

This will benefit everyone and should be implemented sooner than later. Older HOA communities like Heather Ridge will benefit by using similar sales terms and costs vs. the present wide-range of fees and language.

Soon, all HOA property managers must be licensed. And if an HOA is self-managed, new rules will require background checks and reporting for officers and people handling funds.

*Van Lewis*



# February 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>NEXT HRMD REGULAR MEETING WILL BE APRIL 17, 2014</b>				6 pm Fairway 16 Board Mtg, Clubhouse		1
2	3 Double Tree Board Mtg., (Bi-Monthly) Contact Alethia	4	5	6	7	8
9	10 6 pm Cobblestone Crossing Board Mtg., 3033 S Parker Rd #320	11 Metro Matters Deadline	12 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	13 7 pm Burgundy Board Mtg Clubhouse	14 HAPPY VALENTINE DAY 	15
16	17 7 pm Country Club Ridge Board Noonan's 19th-Hole	18 7 pm Strawberry I & II Board Mtg Strawberry Clubhouse	19 6:30 pm Chimney Hill Board Mtg, Noonan's 19th-Hole	20 6 pm Ward IV Mtg Bella Vita 1750 S. Havana St (Enter from E Florida Ave)	21	22
23	24	25 6 pm Cobblestone Board Mtg HR Clubhouse 6:30 pm – HRS Board Mtg. HRS Clubhouse	26	27	28	

## Free Days for February 2014

**Denver Art Museum** Saturday, Feb. 1  
720-865-5000, 10 am–5 pm  
100 W 14th Ave Parkway  
[www.denverartmuseum.org](http://www.denverartmuseum.org)

**Denver Museum of Miniatures,  
Dolls and Toys** Sunday, Feb. 2  
303-322-1053, 1–4 pm  
1880 Gaylord Street, Denver  
[www.dmmtdt.org](http://www.dmmtdt.org)

**Denver Zoo** Sunday, Feb. 2  
Monday, Feb. 3  
Thursday, Feb. 20  
720-337-1400, 10 am–4 pm  
2300 Steele Street, Denver  
[www.denverzoo.org](http://www.denverzoo.org)

**Denver Museum of Nature and Science** Sunday, Feb. 2  
303-322-7009  
2001 Colorado Blvd, 9 am–5 pm  
(Fee for IMAX films, Planetarium)  
[www.dmns.org](http://www.dmns.org)

**Denver Botanic Gardens @Chatfield** Tuesday, Feb. 4  
303-973-3705, 9 am–5 pm  
8500 Deer Creek Canyon Rd, Littleton  
[www.botanicgardens.org](http://www.botanicgardens.org)

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

**Four-Mile Historic Park** Friday, Feb. 4  
720-865-0800  
715 S Forest Street, Denver

**Hudson Gardens** Wednesday, Feb. 12  
Tuesday, Feb. 18  
Monday, Feb. 24  
303-797-8565, 10 am–3 pm  
6115 S Santa Fe Dr., Littleton  
[www.hudsongardens.org](http://www.hudsongardens.org)

**Aurora History Museum** Thursday, Feb. 13  
Wednesday, Feb. 19  
Tuesday, Feb. 25  
303-739-6660  
15051 E. Alameda Pkwy  
[www.auroragov.org](http://www.auroragov.org)

**Denver Botanic Gardens** Monday, Feb. 17  
720-865-3500, 9 am–5 pm  
1005 York Street  
[www.botanicgardens.org](http://www.botanicgardens.org)

**Denver Center for Performing Arts** 303-547-3410,  
[www.denvercenter.org](http://www.denvercenter.org), 1101 13th St. Each Tuesday  
at 10 am, DCPA will release a limited number of \$10  
tickets. Ten seats for every DCTC performance in the  
coming week will qualify (up to 25 shows per week).  
Use code SCFD.



Does everyone know what a “Puffer” is? Well, it is a car left unattended while its’ driver leaves it to warm up? Do you know that this is a traffic related offense and that tickets will be issued to those vehicles left running and unattended unless that vehicle is equipped with a remote start and kill switch.

Also, it has been noted in the news recently, that there are criminals out there just watching and waiting for these situations, to jump in and take off with your vehicle! Be careful, as you may not want to have this happen and/or to encounter such a person.

And as you’re out and about, please continue to be the eyes and ears of the police department. At the same time you are also being the eyes and ears of your community. Do not hesitate to make that call if you see something suspicious. Remember what is said, “If it appears to be suspicious, it probably is!” Call 911 if emergency, non-emergency: 303-627-3100.

**Bev Brown,**  
*Head Area Coordinator for UAHR and Area 10*

### Neighborhood Watch Needs You!

**The Neighborhood Watch still needs You!**  
**Volunteers can call**  
**Bev Brown, 303-872-3154, or**  
**email, [brownbe\\_nwatch@comcast.net](mailto:brownbe_nwatch@comcast.net).**

**This volunteering takes very little of your time! It lets you know what is and isn't happening in the neighborhood. Please offer your support by calling Bev today!**

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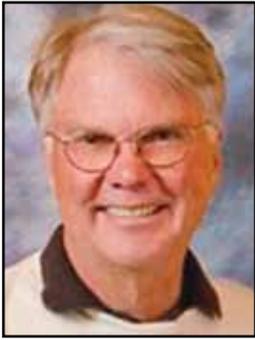
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**If you observe any of these suspicious activities, please call 303-627-3100 (Aurora Police Dispatch)**

INDIVIDUALS	
CIRCUMSTANCE	POSSIBLE CRIME
Going door-to-door in a residential area, especially if one or more of the individuals goes to the rear of the residence.	Possible burglary, theft or trespassing.
Waiting or loitering in front of a house or business, if the business is closed or the house unoccupied.	Possible burglary.
Individuals that appear to be forcibly entering your neighbor's house when it is unoccupied.	Possible burglary, theft, or trespassing.
Individuals running, especially if something of value is being carried.	Possible suspects fleeing from a crime scene.
Individuals carrying unwrapped property at an unusual hour.	Possible suspects fleeing from a burglary or robbery.
A large amount of human traffic traveling to and from a certain residence if it occurs on a daily or regular basis.	Possible vice or fence operation.
Screaming	Possible rape or assault.
Individuals seen loitering around or peering into cars in parking lots or on the streets.	Possible car theft.
Individuals seen loitering around schools, parks, or secluded areas.	Possible sex offenders or drug dealers
Individuals offering items for sale that are not associated with a vendor.	Possible attempt to sell stolen property.
PROPERTY	
CIRCUMSTANCE	POSSIBLE CRIME
Large accumulations of property in homes, garages or storage areas, especially if items are in good condition but not in use.	Possible stolen property.
Property offered for sale on the street at a very low price.	Possible stolen property.
Property in vehicles that is not normally found in vehicles such as television sets, stereos or guns, especially if observed at an unusual hour.	Possible stolen property.
Individuals carrying unwrapped property, especially suspicious if at an unusual hour or unusual place. Very questionable if the individual is running.	Possible burglary, theft or robbery.

VEHICLES	
CIRCUMSTANCE	POSSIBLE CRIME
Slow moving vehicles driving without headlights, especially if the vehicle's course appears to be aimless. This is suspicious in any location, especially on residential streets or near schools and playgrounds.	Possible burglary, drug deal, or sex offense.
Parked vehicles containing one or more individuals, especially if observed at an unusual hour.	Possible lookouts for a burglary or robbery.
Vehicles parked near a closed business or unoccupied residence, where individuals are loading valuables into them.	Possible burglary or theft in progress.
Abandoned or unfamiliar vehicles parked on your block.	Possible stolen car.
Vehicles that contain weapons.	Possible criminal activity.
Vehicles that appear to have business dealings conducted within them, especially if parked near schools or parks.	Possible attempt to sell stolen items or drugs.
Locked, unoccupied vehicles that someone is attempting to forcibly enter.	Possible burglary.
Individuals detaching mechanical parts or accessories from a vehicle.	Possible theft or vandalism.
Objects being thrown from a vehicle.	Possible disposal of contraband.
PROPERTY	
CIRCUMSTANCE	POSSIBLE CRIME
Property being removed from a closed business or unoccupied residence at an unusual hour.	Possible burglary or theft.
Continuous repair operations at location other than a business.	Possible altering or stolen property.
Open or broken doors or windows at a closed business or an unoccupied residence.	Possible burglary in process, or vandalism.
Unusual noises such as sun shots, screaming or continuously barking dogs	Possible burglary, assault or rape.
OTHER SUSPICIOUS ACTIVITY	
CIRCUMSTANCE	POSSIBLE CRIME
Sound of breaking glass.	Possible burglary or vandalism.
Individuals exhibiting unusual mental or physical behaviors.	Possible individuals injured, under the influence of drugs or otherwise needing medical attention.



**Pete Traynor**  
Double Tree  
303-877-9538

[PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)

## A Look at Heather Ridge Real Estate Numbers for 2013

There are approximately 1,450 homes in the Heather Ridge real estate market area (1,127 of those homes are in the Metro District), and in the past six years its values declined 25-35 percent, and then rebounded back to 2007's pre-recession highs. Whew, what a ride!

In 2013, Heather Ridge had 86 sales totaling \$11,564,300 with an average price of \$134,469. Prices ranged from a low of \$47,500 to a high of \$217,000, and for the first time since 2007, prices exceeded \$200,000! In comparison, 2012 had 75 sales, 2011 had 70 and 2010 had 69.

Of the 86 sales, 25 sold with conventional loans, 33 for 'cold cash,' 22 were FHA, and 6 were VA. Of the 86 sales, 34 had seller paid concessions to buyers that totaled \$86,608 (an average of \$2,635 each concession sale). In 2011, concessions totaled \$91,339. It is interesting to note that of the 25 conventional sales, there were 11 with concessions that totaled \$27,451; whereas, the 22 FHA loans had 18 concessions that totaled \$48,357. The 33 'cold-cash' transactions had 26 sales below \$160,000, and five above.

FHA and VA loans are the best loans possible for buyers with little cash for down payment and/or "challenging" qualification issues. However, sellers usually pay more in concessions versus convention buyers. Ask Peter or Van what's best for your home in today's market – the answer might surprise you!



**Van Lewis**  
Heather Ridge South  
303-550-1362  
[van@vanlewis.com](mailto:van@vanlewis.com)

## Metro Denver Real Estate Figures at the End of 2013

On average, Metro-Denver prices ended 2013 up 9.3 percent above 2012 numbers (and 2012 was almost 12 percent above 2011 numbers). Home price inflation is expected to ease for 2014 to 3-5 percent given many variables, not the least of which is supply vs. demand.

Demand for housing is being fueled by local job growth, the 'Colorado lifestyle,' and a growing national economy allowing people to move here. The demand for rentals equals or exceeds the demand to buy homes, a key barometer for residential building activity, which is booming to meet demand! Once market equilibrium is reached between supply and demand, homes and rentals prices will level off (but that's not expected for another two years). Remember, there will be a big national election in 2016, creating uncertainty, and uncertainty usually means high interest rates

The supply of homes for sale (single family and condo) is relatively low but expected to grow this year above 10,000 as more owners become sellers. However, the supply of rentals will remain low because new financing rules limit non-cash buyers to owning only so many rentals under more stringent loan conditions. Cash buyers will become even more important to 'low-end' sales for non-owner occupied sales.

Last but not least, there's a cloud on the horizon called 'rising interest rates,' and it could hit 5 percent soon given the demise of "Quantitative Easement" by the Federal Reserve System. During the 1970s and early '80s, home mortgage rates were as high as 15 percent, so today's older buyer won't be as reactive to 5 percent as younger buyers. Younger buyers think rates of 3-4 percent are 'normal,' so if rates hit 5 percent or more, these buyers will either pull back or make a mad dash to buy before rates go higher.

Please call the Heather Ridge sales team of Pete and Van. They and their families have lived in Heather Ridge since the early 1980s, and they helped to save the golf course from developers who would be bulldozing it today if the Metro District hadn't bought it. As property owners themselves, they want what you want – stronger home values, a quiet and peaceful place to live, and Heather Ridge to be all it can be! Let them earn the privilege to represent you.

**Please remember don't leave home without them.**

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

### **Homes Sold Through January 20, 2014**

<b>HOA</b>	<b>Sold-Price</b>	<b>No.</b>	<b>Street</b>	<b>Be/Ba</b>	<b>SqFt</b>	<b>Sold Terms</b>	<b>Concess</b>	<b>Seller Type</b>
Strawberry I	\$73,750	13653	E Yale Ave D	2 - 2	1,098	Conventional	0	Gov't
Strawberry I	\$112,000	13613	E Yale Ave B	2 - 2	1,144	Conventional	0	Individual
Strawberry II	\$119,000	2469	S Xanadu Way A	2 - 2	1,091	Cash	0	Individual
Burgundy	\$124,000	2621	S Xanadu Way E	2 - 2	1,162	Conventional	0	Corp/Trust
Burgundy	\$128,000	2691	S Xanadu Way B	2 - 2	1,162	Conventional	0	Corp/Trust
Cobblestone Crossing	\$143,100	13386	E Asbury	2 - 2	1,392	FHA	\$1,500	Individual
Chimney Hill	\$143,900	13584	E Evans Ave	2 - 2	1,344	Cash	0	Individual
Sausalito	\$144,500	2450	S Worchester St C	3 - 2	1,300	Cash	0	Individual
Fairway 16	\$186,500	2598	S Vaughn Way	4 - 4	1,650	Cash	0	Individual

### **Homes For Sale as of January 20, 2014**

<b>HOA</b>	<b>Price</b>	<b>No.</b>	<b>Street</b>	<b>Be/Ba</b>	<b>SqFt</b>	<b>Gar/Spaces</b>	<b>Style</b>
Strawberry I	\$79,000	2614	S Xanadu Way B	1 - 1	856	1-Carport, Det	Ranch
Burgundy	\$139,000	2667	S Xanadu Way C	2 - 2	1,315	1-Gar, 1-Space	2 Story
Cobblestone Crossing	\$139,500	1917	S Xanadu Way	2 - 2	1,208	1-Gar, 1-Space	2 Story
Sausalito	\$155,000	2512	S Worchester Ct C	3 - 2	1,300	1-Gar, 1-Space	2 Story
Fairway 16	\$225,000	2660	S Vaughn Way A	3 - 4	1,650	2-Gar, Att	2 Story

### **Homes Under Contract as of January 20, 2014**

<b>HOA</b>	<b>Price</b>	<b>No.</b>	<b>Street</b>	<b>Be/Ba</b>	<b>SqFt</b>	<b>Gar/Spaces</b>	<b>Style</b>
Strawberry I	\$62,000	2608	S Xanadu Way E	1 - 1	856	1-Space	Ranch
Strawberry I	\$73,000	13643	E Yale Ave A	1 - 1	858	1-Space	Ranch
Strawberry I	\$104,500	2680	S Xanadu Way C	2 - 1	1,098	1-Space	Ranch
Heather Ridge South	\$105,000	2842	S Wheeling Way	2 - 2	1,462	2-Gar, Att	2 Story
Strawberry II	\$105,500	2471	S Xanadu Way C	2 - 2	1,091	1-Space	2 Story
Strawberry II	\$115,000	2499	S Xanadu Way C	2 - 2	1,091	1-Space	2 Story
Cobblestone	\$132,000	2121	S Victor St 1C	2 - 2	1,208	1-Space	2 Story
Burgundy	\$140,000	2635	S Xanadu Way A	2 - 2	1,315	1-Space	2 Story
Sausalito	\$144,900	2417	S Victor St A	3 - 2	1,273	2-Gar, Att	2 Story
Heather Ridge South	\$147,000	2822	S Wheeling Way	2 - 3	1,462	2-Gar, Att	2 Story
Fairway 16	\$155,000	2496	S Vaughn Way D	3 - 4	1,650	2-Gar, Att	2 Story
Cobblestone Crossing	\$159,000	13266	E Asbury Ave	2 - 2	1,392	1-Space	2 Story
Sausalito	\$167,500	2511	S Worchester Ct B	3 - 2	1,230	2-Gar, Att	Ranch
Fairway 16	\$217,800	2698	S Vaughn Way C	3 - 4	1,650	2-Gar, Att	2 Story

**Van Lewis: Re/Max Alliance — 303-550-1362; [van@vanlewis.com](mailto:van@vanlewis.com)**

**Pete Traynor: Re/Max Masters — 303-877-9538, [PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)**

# Heather Ridge Open Space Foundation Granted 501.C-3 Tax Status

On December 18, 2013, the Heather Ridge Open Space Foundation received its 501.C-3 designation from the IRS as a public charity. Section 501(c)(3) is the portion of the US Internal Revenue Code that allows for federal tax exemption of nonprofit organizations. 501(c)(3) organizations fall into one of two primary categories: public charities, and private foundations.

This is an important milestone for this organization and the Heather Ridge community because as 501.C-3 designated organization, the Foundation can now accept tax deductible donations from those who wish to help preserve the Heather Ridge way of life by making a contribution in the name of those who live and play here both past and present.

One of the most important provisions unique to Section 501(c)(3) public charity organizations as compared with other tax exempt entities is the tax deductibility of donations to the organization. The public charity designation provides donors with a federal and state tax deduction for contributions made to the organization. Support for public charities can be from individuals, companies and/or other public charities. Most public charities receive a substantial portion of their revenue from the individual contributions. Donations to public charities are tax deductible for the individual donor up to 50% of the donor's income. Corporate donation limits are generally around 10%.

The Heather Ridge Open Space Foundation ([heatherridgeopenspace.com](http://heatherridgeopenspace.com))

was established on April 23, 2012 for the purpose of preserving the open space in and around the Heather Ridge Metropolitan District and golf course. This is accomplished by supporting environmental stewardship initiatives throughout the Heather Ridge Metropolitan District. This includes supporting water resource conservation, wildlife habitat preservation, and landscape/hardscape projects that benefit Heather Ridge residents and golfers alike.

The foundation is actively seeking volunteers and directors with a strong sense of environmental stewardship and a long term commitment to maintaining the open space and the Heather Ridge community.

Those interested in getting involved with the Foundation's work or in making a tax deductible contribution should contact: Barry McConnell 720-324-0242 / [bmconn202@aol.com](mailto:bmconn202@aol.com) or Vinny Roith 303-755-3550 at 13521 E Iliff Ave Heather Ridge, CO 80014.

**Barry McConnell**

### 2013 Open Space Foundation Financial Summary

January 1, 2013 Foundation Open Fund Balance	\$ 750.04
2013 Donations and Interest	\$ 2,550.19
Foundation Expenses	\$ 0
December 31, 2013 Foundation Closing Balance	\$ 3,300.23

# AURORA'S

## FAMILY PHARMACY

Leonard McGinnity, RPH

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# Are We There Yet?

## ...Aurora And I-225 Construction

When driving across long and often empty stretches of interstate especially, in the American West, it is easy to forget just how recent this road network really is. The Interstate Highway System is perhaps the longest lasting and most visible legacy of President Dwight Eisenhower's administration. The president had witnessed the usefulness of the German Autobahn during and after World War II and pushed hard to duplicate that system here in America and signed the 1956 Interstate Highway Act into law. In the next two decades, the federal government, in conjunction with the states, created the most extensive limited access highway system in the world, and it changed the nation's face.

Longtime residents of Aurora can recall when I-225 was a road to nowhere. Literally. In 1973, the highway bisected the city of Aurora as it made its way south from I-70 but ended abruptly at Parker Road. At the time, there really was little to the east of the highway, just rolling farmland and a very few homes in a few newly developed housing areas and streets like Iliff and Alameda Avenues ended pretty much at Chambers Road.

Aurora in the early 1970s was really nothing more than another of Denver's anonymous bedroom communities with little identity of its own. But like our Metro District neighborhood,

that has obviously changed in the last forty plus years. Aurora, with a population of more than 340,000, is Colorado's third largest city (after Denver and Colorado Springs) and I-225 carries a considerable amount of daily commuter traffic as it connects I-70 and I-25.

In many ways, I-225's history reflects Aurora's growing importance and its personality. Even after the highway's completion, it and Aurora remained somewhat indistinctive; travelers passed quietly through Denver's eastern suburb usually without taking much notice of the growing town.

Things took a decided – and unexpected – upswing in 1996 when the University of Colorado announced that they had acquired the Fitzsimmons Army Hospital and the accompanying 162 acres of surrounding land where they planned to relocate the CU Medical Center and all of its constituent parts. No one expected that. The original plans called for the medical center to move in stages over thirty years.

With the economic boom of the late 1990s, improved available financing and the most extensive fund-raising in its history, the University revised and considerably accelerated its migration to the Fitzsimmons Campus, and by 2006, the Medical Center shuttered the last of its buildings at its 9th Avenue and Colorado Boulevard campus.

And that brings us to the latest – and for many, long overdue – widening of I-225. Since its original completion, commuters have often cursed the highway as traffic slows to allow three lanes to merge into two at Iliff Avenue and again at the junction with I-25. The new Medical Center's migration caused the Colorado Department of Transportation to widen most of the highway from I-70 to Mississippi Avenue, leaving the southern stretch to Parker Road just two lanes (and commuters still mumbling under their breath).

What most hope is the final transformation of I-225 is well underway, and while the construction is vexing Aurora residents, the end is in sight. Visible progress is everywhere from the new Yale Avenue bridge over I-225 to the current construction of the new Light Rail extension, that will transform Aurora yet again.

Light Rail has proven to be quite popular with commuters. In a matter of a few weeks of the opening of the spur to Nine Mile, available parking became scarce. Due to open in 2016, the 10.5 mile I-225 Rail Line will connect the existing Nine Mile Station at Parker Road to the upcoming Peoria Station on the East Rail Line and will include eight stations and 1,800 new parking spaces. This significant project that runs through our Metro District's backyard, will

provide regional connectivity to Aurora City Center, as well as the Fitzsimmons Campus, which has grown to include the University of Colorado Denver Anschutz Medical Campus, the Fitzsimmons Life

Science District, Children’s Hospital and the new VA Hospital under construction. Eventually the line will connect at the new Peoria Station with the East Rail Line and provide service to DIA.

Most of us can’t wait, if not for Light Rail service to begin, at least for the end of construction-caused disruption.

**Paul Malkoski**

# Heather Ridge Station at Iliff

## *Speak now or forever hold your peace!*

Every so often an event or a series of events has such an impact on a community that it changes the fabric of that community forever. Too often those events are tied to some tragedy. However, sometimes the things that bring communities together are unique opportunities to shape the future.

It is during these times that, strangers become neighbors and friends. When we get out and support each other for the common good we not only make life a little better for our neighbors but we feel better about ourselves.

Four years ago the ten homeowners associations that surround the Heather Ridge golf course came together to preserve the open space and our way of life.

Today the Heather Ridge Metropolitan District has another opportunity to come together to make a difference that will benefit us all for years to come.

### **The Opportunity**

The current plan in place for the Heather Ridge Station at Iliff does not include plans for pedestrians and cyclers to safely access the station from the west.(Heather Ridge) There is an urban renewal plan being developed to address this issue, but unless we apply lots of political pressure, that plan will not be implemented

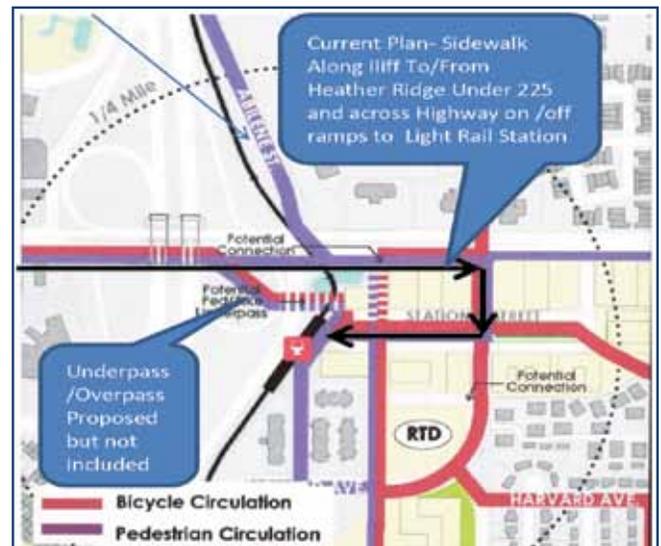
until well after the station is open.

### **What does this mean to us?**

Under the current plan, the 3,000+ Heather Ridge Metro District residents wishing to walk or bike to the new light rail station will have to walk about ½ mile east on Iliff, risk negotiating three I-225 on and off ramps, and then walk an extra three blocks past the rail station to access the light rail platform from the east side. (See site plan)

### **What can we do?**

- Contact all City Council members and the Aurora Urban Renewal Board today and let them know that the current plan which provides no safe access to the Heather Ridge Station at Iliff from the west side of I-225 is not acceptable. Let them know that implementing the urban renewal plan for providing access from the west needs to be given the highest priority.
- Attend the upcoming February



- Urban Renewal Planning meeting for Heather Ridge residents, to be held on February 13 at 6:30 pm at the Heather Ridge Club House, 13521 E. Iliff Ave. Attend the City Council meeting in April when approval of the Urban Renewal Plan will be discussed and voted on.
- Ask your 10 HOA presidents and the Heather Ridge Metro District Board to send a letter to the Mayor, City Manager, and all City Council members asking that the timeline for implementing the Urban Renewal plan be moved up to coincide with the completion of the station.

*The new Heather Ridge at Iliff Station is only a great thing for our community if we can get to and from it safely.*

**Barry McConnell**

Andrea Amonick, Manager, Development Services Div. 303 739-7129  
 Robert Watkins, Director, Planning & Development Svcs 303-739-7250  
 To learn more about the Iliff Avenue site plan go to:  
<https://www.auroragov.org/cs/groups/public/documents/document/006736.pdf>

## Heather Ridge 9-Hole Ladies Golf

### Say Hello To Sandy Finney

Sandy lives with her husband Bob in Green Valley Ranch. They have two sons and three grandchildren. She is retired after 26+ years at the Colorado Medical Society where she started as an administrative assistant and worked her way up to Interim Co-Executive Director.



Sandy Finney

Sandy served as secretary of the Heather Ridge 9-Hole Women's Golf Club for three years and one year as president, and currently serves on the Board of

Directors. She is a member of both the 9-hole and 18-hole women's organizations and very much enjoys playing on the "C" Team. Sandy was named Most Improved Golfer in 2008 and 2013.

Sandy is an avid reader and enjoys crossword puzzles. Sandy and Bob take relaxing fishing trips to Blue Mesa Reservoir near Gunnison several times each summer. She donates blood at Bonfils 13 gallons thus far. She plays Maj Jongg on Tuesdays with some of the 9-Hole ladies and very much enjoys the friendships she has made playing golf at Heather Ridge.

### Say Hello To Sonya Mathews

Sonya and husband Dallas, a retired professional musician/public school band director, live near Heather Ridge in the Danbury Park community. They have three daughters and two grandchildren. Sonya is retired from owning her own temporary employment agency.



Sonya Mathews

Sonya is a member of both the 9-Hole and 18-Hole Heather Ridge Women's golf clubs. She plays on the "C" team and has had two holes-in-one, both in the same year.

Her participation in the 9-Hole group includes serving as president for three years, has been on the social committee for several years; she has been tournament chairman for the past two years and is the chairman again this year. In other words, she is always busy helping keep the 9-Hole Golf Club run smoothly.

Sonya enjoys scrapbooking, cooking, Mah Jongg and golfing with 9-Hole friends.



## Heather Ridge Men's Golf Club

### 2014 Heather Ridge Men's Golf Club Schedule March – July

March 28	Men's Club Spring Banquet	
March 28	Four Man Shamble A,B,C,D Players Shot Gun Start (Computer Draw)	8 a.m.
April 12	Individual Gross/Net	8 a.m.
April 26	Two-Man Best Ball (Computer Draw)	8 a.m.
May 10	Point Par	8 a.m.
May 24	Individual Gross/Net	8 a.m.
June 7	Mixer, Men's Club and Women's Club Shot Gun Start	8 a.m.
June 14	Point Par or Three Club	8 a.m.
July 5	Individual Gross/Net	8 a.m.
July 18, 19, 20	Member/Member Horse Race on Friday. Players must be within 10 strokes of each other	8 a.m.



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# 2nd Annual HR HOA Presidents Dinner



The Heather Ridge Metropolitan District directors wish to thank those in the community for attending the 2nd Annual HR HOA Presidents Dinner, held Tuesday, January 14. Fresh new leadership is emerging throughout Heather Ridge with positive synergy, marking the beginnings of redefining the HR organizations. This was demonstrated throughout the meeting. Barry McConnell, Fairway 16 and Heather Ridge *Metro Matters* publisher/editor; emceed the event. The feedback from HR residents of Barry's efforts in regards to the new look and feel of *Metro Matters*; spearheading the new design of the Heather Ridge logo; and his branding initiatives has been significant.

Barry introduced Amanda Milstead, Burgundy HOA president, as the

leader of the newly-formed "Presidents Council." Amanda announced that this organization is the reformation of the UAHR (United Associations of HR). Similar to the former UAHR, the Presidents Council will continue to consist of representation from each of the 10 HOAs. With renewed vigor, Amanda said this group will focus on issues and resolutions common to all 10 Heather Ridge HOAs.

Molly Markert, City of Aurora Councilwoman and "Heather Ridge Champion Warrior" gave attendees news worthy updates on several neighboring projects:

- 6 lane widening of I-225 between Mississippi and 9-Mile, due to be completed in April;
- Unsightly, abandoned garage to the west of the south bound I-225 exit onto Iliff, remains under active developer/city consideration;
- Regatta Plaza NW (King Soopers area) corner of I-225 and Parker Road redevelopment, planning remains under intense deliberation;

*See Presidents Dinner...page 18*



*Left to right: Barry McConnell, Steve Weiner and Lauren Janulewicz*



*Larry Ransford*



*Left to right: Ginny Lewis, Van Lewis, and City Council member Molly Markert*



Left to right: Larry Ransford, Barry McConnell, and Jim Bruce



Left to right: Jerred, Mitchell, and Megan



Left to right: Bev Brown and Amanda Milstead



Left to right: Zach Mahaffey and Marla Ritter



Left to right: Jan Lucas and Bev Brown



Left to right: Loretta Eggleston, Edie Reidel, Bev Brown and Sue Bruce



Left to right: Vinny Roith and Skip Cunningham



Left to right: Errol Rowland, Lana Gutnik, and Van Lewis



Left to right: Errol Rowland, Jerred Soderstrom, and Laura Leveroos



Left to right: Van Lewsi, Aletha Zens, and Larry Ransford

**Presidents Dinner...from**

page 16

- Light rail and the Heather Ridge-Illiff station, is on schedule to link Heather Ridge to the metro area. Completion continues to be targeted for the summer of 2016.

Molly urged Heather Ridge residents to become active and have a prominent voice in the planning of pedestrian access to the Heather Ridge-Illiff station. At the moment pedestrian access, to and from west Illiff (Heather Ridge) is not clear and Heather Ridge input to the RTD and city is imperative. This will most likely be a top priority of the newly formed Presidents Council. Molly inferred Aurora city council continues to be very receptive to the recommendations of Heather Ridge.

Noonan's General Manager Jerred Soderstrom and new owner Mitchell Marina addressed the group, inviting the community to dine at the restaurant; attend the Comedy Night on February 15; Valentine's Couple's Dinner on February 14; as well as live music during February. Jerred noted that Mitchell had made several changes to Noonan's since purchasing it, including the newly remodeled banquet facilities, and a new aesthetically attractive 30-foot bar in the garden room. Under this new management the meeting areas and banquet facilities are now available at competitive rates.

Bev Brown, Strawberry, leading one of the most successful Neighborhood Watch groups in Aurora, reported that crime was at an all time low in Heather Ridge. She did stress the continuing need and importance of volunteers.

Larry Ransford, Cobblestone Crossing and Heather Ridge Golf business manager gave a report regarding HR golf operations:

- Financially, HR Golf has never been better. New profit records were set in 2013, our 4th year of ownership. Goals for 2014, are to maintain the operational and financial controls established 18 months ago and concentrate on marketing to increase revenue by 10%.



Mary and Don Furnish



Dave Elgin



Jerred Soderstrom



Left to right: Laura Leveroos and Ginny Lewis



Left to right: Errol Rowland and Aletha Zens

- Vinny Roith, Sausalito HOA president and Heather Ridge General Manager, said 33 **NO TRESPASSING** signs will be installed throughout the grounds for reasons of safety and the golfing customers.
- Heather Ridge Golf now has a new address: 13521 E Iliff Ave, Heather Ridge, Colorado 80014. Letterheads now have the new logo and address.

It is noteworthy that among the 35 attendees, that all 10 Heather Ridge HOAs were represented at the gathering. Special deserving thanks to all who participated in coordinating the event:

- Ginny Lewis, Heather Ridge South, for the logistics in organizing the event,

- Van Lewis, Heather Ridge South, orchestrating the speakers, and overall management of the evening,
- Dave Elgin, Heather Ridge South, coordinating the food and beverage
- Barry McConnell, Fairway 16, emcee of the event

The participation at this event is an example of the community commitment in maintaining the goals of Heather Ridge: Preserving the: Open Space, maintained best as a golf course; our Property Values; and our Way of Life.

[www.HeatherRidgeColorado.com](http://www.HeatherRidgeColorado.com) or [www.HRColo.org](http://www.HRColo.org)

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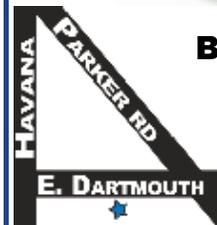
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# JR Heather Ridge

ASSOCIATION NEWS

## Country Club Ridge



Bob Gustavson

**Welcome to the Board:** Bob Gustavson is the newest member of the Country Club Ridge board of Directors. He was elected at the October General Meeting to serve for two years. Bob and his wife Patty are among the original owners at Country Club Ridge, buying their home in 2005. They downsized from a larger home in Centennial. Patty and Bob have a combined family of 4 children, 8 grandchildren 7 boys and 1 girl. Bob retired from Safeway in 2012 where he was a department manager. In addition to spending time with his grandchildren, Bob is an avid



Broncos fan. He's having a great year!  
**Certificate of Insurance:** CCR's property insurance carrier was changed in January. If your mortgage company requests a Certificate of Insurance, please contact our broker, Peliton Insurance at 303-771-1800. They will help you with this matter.

**Information Update:** Owners, you will be receiving a "Contact Information" update sheet. Please return it to Custom Management Group with any changes you have made in the last year. We respect your privacy and only use this information for providing important information

to you during the year and as a way to contact you in case of an emergency.

**Contact Us:** If you have questions or concerns, please contact Custom Management Group at 303-752-9644.

## Burgundy

I don't know about everyone else, but this seems to be a very slow month around here. The holiday decorations are finally put away, but it's much too soon to get out the gardening supplies because winter is not finished with us yet!

A big "hats off" to Burgundy board president, Amanda (Mandy) Milstead, who is also the new president of UAHR. To those who don't yet know Amanda, you will be amazed! She is a very hands-on get-it-done kind of person. Her background provides a special insight into property relationships and neighborhood growth potentials. Everything that we have accomplished as HOA board has involved Amanda on a very personal level. Congrats, Mandy, you have our best wishes and support.



The Burgundy board of directors has spent the last couple of months planning for things to be completed during this next year. At the top of this list is the final stage of the painting. Due to several unexpected emergency expenses, this was put on the back burner (I know, some of you still have ladders in your front yard), but this will get underway in the next month or so depending on the weather.

Another concern has been the roofing. During the unprecedented hailstorm in September, the insurance company determined that Burgundy roofs (yes, all of them) were damaged to the extent that there needed to be 100% replacement. After much discussion with the insurance company and several contractors, this project will begin about the same time as the

final painting project. It was a fluke storm that chose to avoid all of our neighboring communities. Do you remember the piles of hail on our lawns and patios? Seems like SO long ago!

At the same time, several plumbing/sewer issues will be addressed before the spring watering and pool opening dates. The board is also looking at some maintenance issues with the driveways and parking areas.

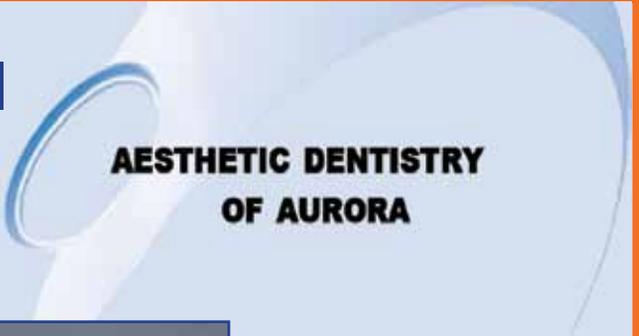
Even with all of this activity, the sign and planter at the entrance to the neighborhood is under

discussion. Because of the cost, the area will get a repaint on the sign to start and "thinking stage" for what to do with the planter. This will involve your help to remove flagstone, relocate sprinklers and the electrical outlets contained among the plantings. When you see your neighbors gathered (either working or discussing the issue) please join in the discussion you are needed!

Please join the board at the monthly HOA meetings held at the Clubhouse on the 2nd Thursday of each month at 7 pm, just call so a chair can be set up.

Paul Jones, Manager Burgundy HOA Clubhouse	Hammersmith Mgnt. Co. www.burghoa.com 303-980-8574	303-980-0777  Amanda for rental
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# Sausalito



**Landscaping:** Snow, snow removal and more snow. We need the moisture so that is okay. Remember to call Bill at 303-783-0393 if you need light bulbs for your porch or spots for the trash areas. Our landscaping has prepared our community for our winter season.

**Architecture:** Please continue to winterize your home which is critical to all of us during our bitter cold weather. There are a few new garage doors which will be painted as soon as weather permits.

**Security:** The security company, Brownstone Security, continues to patrol Sausalito on foot and on a random basis. Parking rules remain the same: If you have a visitor/guest who will be parking overnight in visitor parking, you must notify security. 720-879-4568.

**Neighborhood Watch:** Look for more information in this issue of Heather Ridge Metro Matters. Please contact Carol McCormick, the Sausalito Area Coordinator, at carol\_mccormick@comcast.net if you want to become a Block Captain.

**Trash Removal Days:** The regular trash removal days are every Friday. Recycling days are every other Friday. If you need to purchase a recycling trash bin please call Alpine at 303-744-9881.

**Monthly Meetings:** The Sausalito board meets at 6:30 pm on the 2nd Wednesday of every month at the Golf Club at Heather Ridge. Guests are welcome.

**Board Members:** President Vincent Roith, 303-745-9805; vice president/landscaping Tom Scally, 303-750-8772; secretary/newsletter, Neighborhood Watch Carol McCormick, 720-747-0836; treasurer/pools/UAHR representative Pat Horton, 303-695-6181; pools, board member-at-large Debbie Martinez, 720-298-8323; and board member-at-large Sherri Cooper.

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

## Groundhog Trivia

Groundhog Day is February 2nd. This is a repeat of an interesting article about five facts you probably didn't know about Groundhog Day. Worth the read.

1. Punxsutawney Phil has seen his shadow 97 times, has not seen it 15 times, and nine years are unaccounted for.
2. The National climatic Data Center reportedly stated that Phil's predictions have been correct 39 percent of the time. This number is in conflict with Phil's club, which states he's been right 100 percent of the time.
3. According to the funny website groundhog.org, there's a legend that during Prohibition, Phil threatened to impose 60 weeks of winter on the community if he wasn't allowed a drink.
4. In the years following the release of "Groundhog Day," a 1993 film starring Bill Murray, crowds numbering as high as 30,000 have visited Gobbler's Knob, a tiny hill in Punxsutawney where the ceremony takes place.
5. Though groundhogs typically live only six to eight years, Groundhog Day lore suggests that Phil drinks a magic elixir every summer, which gives him seven more years of life.

And lastly, states without groundhogs are taking matters into their own hands by choosing their own weather predictor. Texas, for example, chose its state mammal, an armadillo, to predict the weather for their first "Armadillo Day." Only time will tell whether the groundhog or the armadillo is the true prognosticator. Leave it to Texas!



**OUT TO LUNCH BUNCH**  
**Come join us for lunch!**  
**Bring your friends and neighbors too!**

Contact Josie Spencer for information on restaurant and date.  
Josie Spencer, 303-671-5634 or amipep@aol.com



# Chimney Hill

## Have a happy winter!

So far we did not have a lot of snow, but there were a lot of cold days. On the south side snow melts during the day and freezes in the evening. Please be careful walking at night. Remember that icy surfaces maybe hidden under some snow. Pay attention when using your front steps, a thin layer of ice may accumulate there in the evening – hold on to the banister.

But please enjoy the winter months taking to consideration all cautionary reminders above. Snow looks beautiful and sometime whimsical. Here is a picture of one of the retaining walls on the property.



**HOA Board News:** CH did not have a January meeting at the time this article was being submitted. So far there are no major happenings. All repairs caused by September 2013 flood have been completed.

**Parking:** The board would like to thank all residents that obey parking rules, as parking still remains a major issue in CH. As indicated in the declarations:

*'Each Owner shall have an exclusive easement in, on, and through the Driveway appurtenant to such Owner's Dwelling Unit, only for purposes of ingress to or for the purpose of parking Owner's automobile thereon.'*

(Appurtenant – an accompanying or feature of something, i.e. driveway next to your garage)

The rule about storing broken/unused vehicles is also noted in CH declarations:

*'Unused vehicles shall not be parked on any residential street or alley. Unused vehicle shall be defined as any vehicle which has not been driven under its own propulsion for a period of one week or longer. A written notice describing the unused vehicle and requesting removal thereof may be personally served upon the owner, and if such vehicle has not been removed within seventy-two (72) hours thereafter, the Board shall have the right to*

*remove the same without liability to it, and the expense thereof shall be charged against the owner.'*

Please be courteous to your neighbors and prospective buyers. When an RE broker brings prospective buyers on the property, the first thing they notice is parking availability. They may just leave without checking the unit if there is no parking nearby.

Residents should park at least one car in their garage and another car in their driveway, otherwise use street parking. Cars in violation may be towed.

Do not park in the area marked 'No Parking' or 'Fire Lane'. Slow down when driving on the property. Remember that children playing outside must be supervised; like some other surrounding communities, CH does not have designated playground areas.

**Important Reminders:** Always contact Alec at Accord Property Management with any questions and/or concerns. Alec can be reached at 720-230-7321 or [alec@accordhoa.com](mailto:alec@accordhoa.com).

A great way to stay informed is going on our website at [www.accordhoa.com](http://www.accordhoa.com).

All winter outdoor decorations should have been removed by January 14. Please remove them if you have not done it yet.

Please refer to Chimney Hill declarations for information about Maintenance, Repairs, Assessments, Insurance coverage and other HOA related rules that all residents must follow. All governing documents could be found at <http://www.accordhoa.com/>, click on 'Associations' at the top of the screen and select Chimney Hill.

Please remember to fill out an ARC Form for all common area improvements including installation of new windows and doors. Please submit pictures and/or plans.

**HOA Monthly Meetings:** Next Chimney Hill HOA monthly meeting will be held on February 19 at 6:30 pm at the 19th Hole room in the HR Clubhouse. All residents are welcome to attend.



# Heather Ridge South



**As We Start 2014:** Although 'time and tide' waits for no one, HRS enters its 39th year looking pretty good. The budget is balanced, we have money in the bank (over \$600,000), and home values are back to and above pre-recession prices. The HRS board of directors is almost full (eight of nine seats are filled), there are community actives to lift spirits (holiday and summer parties, book club, pizza and movie nights, Bronco games at the club house), and residents are kept well informed by monthly articles in Heather Ridge Metro Matters. Because residents and owners are so well informed, the HRS board dropped holding its June community meeting; and, it's December's 2013 Annual Meeting lasted a mere 45 minutes due to few questions and issues to discuss.

For 2014, monthly home ownership fees **were not increased** resulting from 2013 budget surpluses. These surpluses resulted from well-crafted annual budgets, tight controls and supervision of work projects, and recovery of past-due HOA fees. These saving and others will hopefully hold down costs of home ownership and allow Reserves to grow for future needs.

**HO-6 Insurance:** Make sure you have individual HO-6 insurance. The general insurance provided by HRS is limited, so please contact your insurance agent for your exposure to personal losses as well as community loss assessments. The number one claim issue is water damage, especially basements. Last year's floods were devastating, causing FEMA and the President to declare many metro Denver counties disaster areas for federal aid, saving thousands of property owners from losses not covered by their insurance or not insured at all.

September's floods caused HRS to spend almost \$30,000 mitigating water from basements, an expense absorbed by its Reserves (thus

preventing a possible loss assessment for all of its owners). HRS's roofs were damaged by hail to the tune of \$225,000, a loss covered by our new insurance policy effective August 2013. If the HRS board had not replaced the old insurance policy when it did, the hail damage could have resulted in 176 HRS property owners being assessed for losses due to the old policy's deductible terms. Again, owners with HO-6 insurance policy can insure for loss assessments that could be thousands of dollars.

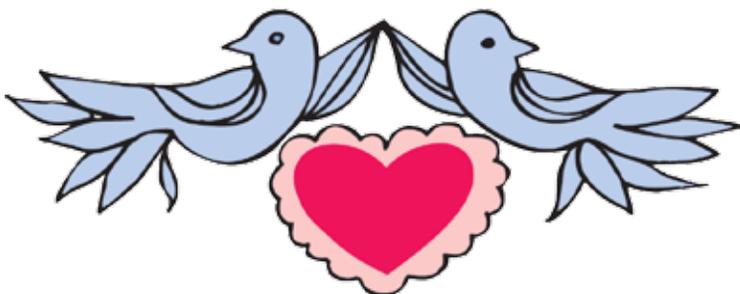
**Snow, Ice, and Parking Issues:** HRS plows interior roads and driveways when 4 inches or more snow collects on paved surfaces. Cars parked outside of garages may prevent plowing given circumstances (safety, limited space to plow, parked cars, etc). Parking inside of garages solves a lot of problems, but some residents have converted garages to storage areas. For driveways to be plowed, vehicles need to be removed.

Interior roadways are plowed first, and then north facing driveways; next, all driveways without vehicles are plowed, followed by ice mitigation HRS has installed sand buckets at

selected problem areas for residents to scoop and disburse. Given time and circumstances, HRS will treat driveways with specified melting agents. Residents are asked not to use chemicals on the new driveways and to be careful chipping away at ice.

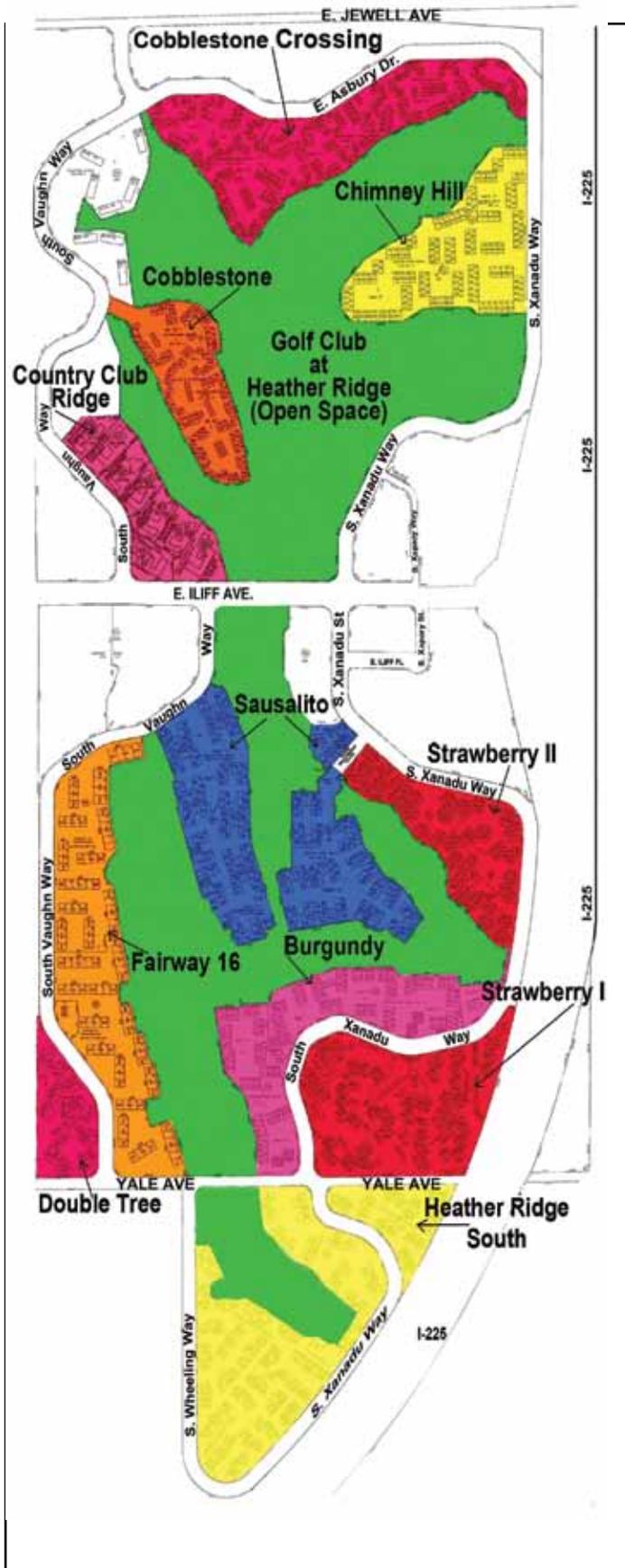
**Stuff Going On:** If you hear the pitter-patter of workers on your roof, please don't be alarmed. Given weather and snow issues, HRS's roofing contractor (Arvada Roofing) is repairing last fall's hail damage. Also, trees are being trimmed or removed under a \$30,000 plan set into motion last year. The project was budgeted for \$15,000 in 2013 and \$15,000 in 2014 to spread the cost over two budget years. All trees in HRS are being looked at, but if residents have a particular issue, please contact the property manager at Westwind (Janelle Maninger, 303-369-1800x15).

**Wood Garage Door Replacement Program:** Letters have gone out to owners with wood garage doors. As explained last month, the Board wants to replace the high-maintenance and aging-sagging doors with steel ones; and it will provide financing for up to two years for those owners wanting to spread the cost over time. This program is only for wood garage doors, so if a metal one needs replacement, it doesn't qualify. Please contact Janelle Maninger at Westwind with any questions (303-369-1800x15).



# Heather Ridge HOA Communities

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



## BURGUNDY

- Hammersmith — 303-980-0700x511  
Paul Jones, [pjones@ehammersmith.com](mailto:pjones@ehammersmith.com)
- # Units: 120
- 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 Meeting: 3<sup>rd</sup> Wed. 6:30 pm  
Noonan's 19th Hole

## COBBLESTONE

- Capital Management Co., John — 303-832-2971x316
- # Units: 74
- 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 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 Meeting: 3<sup>rd</sup> Mon, 7 pm (monthly)  
Noonan's 19th-Hole

## DOUBLE TREE

- Self Managed, Salvador Varela — 303-750-8394
- # Units: 24
- 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](mailto:jronald@ehammersmith.com)
- # Units: 116
- 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](mailto:Janelle@windmanagement.com)  
21 Inverness Drive, Englewood, CO 80122
- # Units: 176
- 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 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 Meeting: 3<sup>rd</sup> Tues, 7 pm  
Strawberry Clubhouse, 2638 S. Xanadu Way

# Fairway 16



**Save the Date:** April 3 will be Fairway 16's Annual Meeting. A quorum is needed to elect new members for the Board of Directors. Pinky and Pidg Gonzales have placed their home on the market and will downsize out of the neighborhood soon. Also, Loretta Eggleston's term expires on April 3. If you are interested in running for a seat on the Board, please contact both Jean Ronald at Hammersmith and Susan Bruce, 303-750-4514. The time commitment is one monthly meeting on the first Thursday of each month. The meeting usually lasts about 1.5 hours. Communication between members and the property manager is done by email, so computer skills are a requirement. Additional duties usually require 2-4 hours per month but vary according to projects being completed. The board will be hard pressed to replace both of these current members but sincerely hope other neighbors will **step up** and help keep the community moving in a positive direction.

**Garage Sale:** If Fairway 16 wants to plan this event, a volunteer is needed to organize the publicity, coordination with other HOA's, and place and remove signs. Contact any board member if you can help.

**Electronic Recycling:** Residents continue to place TV's, DVR's and other electronics outside for the trash pick-up. These items will **not** be removed. They need to go to a recycling event. The next Aurora Recycling event will be held February 8 from 9 am-1 pm at the Central Facilities Recycling Center, 13646 E. Ellsworth Ave. Fees are \$2 per item for most items (\$15 for televisions or \$1 per inch diagonal for rear projection televisions, and \$10 for computer monitors).

**Sewer Lines:** The Board has taken a pro-active approach to sewer maintenance. After viewing the camera DVD's of the lines, some lines were determined to have tree roots. Those 16 buildings were given Root X to flush down their toilets. Water alarms were also given to 13 buildings. These are placed by the drain in the basement and detect water and sound an alarm like smoke detectors and carbon monoxide detectors (which are now required by Colorado law in each unit). Bids are being obtained to repair two sewer lines.

**Xeriscaping:** The Board will begin planning areas to be xeriscaped,

plants, irrigation and turf removal. We will be working with the landscaper, Land Tech, and also the City of Aurora Water Department. If you are interested in helping with this project, please try to attend the February 6 board meeting at the clubhouse at 6 pm. Aurora Water will be hosting free Xeriscaping classes, February 8, 12, 15 and 19. Aurora Water, 15151 E. Alameda Pkwy. [aurorawater.org](http://aurorawater.org)

**Good News:** A resident recently left the garage door open for several hours. A nearby neighbor noticed the problem and reported the issue. He continued to watch the property until the owner returned home. It's good to know we live in a caring community. If you see this happening in your area, try to phone the owner (Susan Bruce has contact numbers for almost everyone). If that doesn't work, the Police can be contacted and will respond when they have a car available. Just a reminder to



*Presidents Dinner held on January 14 at Heather Ridge South Clubhouse. Left to right: Jim Bruce, Heather Ridge Metropolitan District Director; Loretta Eggleston, Vice-President of Fairway 16; Susan Bruce, President of Fairway 16; and Barry McConnell, owner at Fairway 16 and Metro Matters publisher/editor.*

everyone to check the door before you pull away.

**RTD:** Something to think about how are we going to safely walk from the Heather Ridge neighborhood to the new Light Rail Station, on the east side of I-225? City Councilwoman Molly Markert urged everyone at the Presidents' Dinner to begin working on this problem with the City of Aurora. Contact Molly or Susan Bruce to get involved. Heather Ridge property values depend on people being able to access the station from the west. (See related story on page 13).)



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# Aurora Cultural Services Receives \$10,000 Grant For After School Art Programs



The Cultural Services Division was awarded a Colorado Creates \$10,000 grant from the Colorado Creative Industries, a division of the Colorado Office of Economic Development and International Trade. These funds will provide after-school art residencies in Aurora Public Schools during the 2013/2014 school year. Professional teaching artists will instruct drama, music, dance, and fine art for elementary and middle school students in Aurora. The program will partner with Aurora Public Schools, the Office of Youth Development, and other organizations providing after school programming. The Cultural Services Division's after-school art residencies create access, exposure, and an understanding of a variety of art forms for Aurora youth. These programs will provide the training, tools, and supplies necessary to create works of art. Students will be inspired to look at art as an occupation, an avocation, and as an audience member.

Colorado Creative Industries, a Division of the Colorado Office of Economic Development and International Trade, promotes, supports, and expands the creative industries to drive Colorado's economy, grow jobs, and enhance our quality of life. Here's the link: <http://tinyurl.com/ColoradoCreativeIndustries>

About the Aurora Cultural Services

Division: The Cultural Services Division is the largest single provider of arts and culture in the city of Aurora, offering programs in performing arts, fine arts, history, public art, and festivals. For more information, visit [www.auroragov.org/cultural](http://www.auroragov.org/cultural).

## Hoffman PC Center

The former Hoffman Heights Library has been given new life as the new Hoffman PC Center and Youth Center, 1298 Peoria St. Opening its doors once again to the public in September, the new center also has a limited book collection.

The PC center features 18 computers and two Asus AWE computers, which are loaded with educational features for children, as part of the Early Literary Center. The literacy center also features manipulative toys and a new LEGO table donated to the library by a local Eagle Scout.

The center is growing in popularity each day. Beginning last December,

Hoffman offered its first basic computer classes for patrons of all ages. Hoffman will host more classes and story times in the coming year. The center also features a small book collection for both adults and children in English and Spanish. Reserved items can also be picked up and items returned at Hoffman.

The Hoffman Youth Center, operated by Aurora's Parks, Recreation & Open Space, opened in August and features multiple activity rooms. The Youth Room for kids 13 and younger features a dress-up area, board games, puzzles and reading space. The Teen Room for youth 14 to 18 features a pool table, bumper pool, air hockey and TV and fitness equipment. The family room features game tables and space for crafts and board games; the video game room features Xbox 360s with Kinect, Wii U and PlayStation 3 and a Makoto Arena interactive machine. In total, about 100 people visit Hoffman for either the PC center or Youth Center each day.

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



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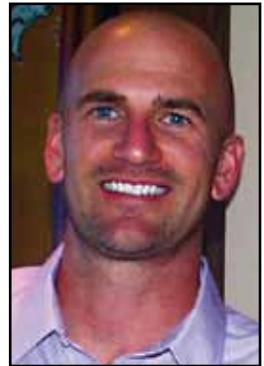
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**TO WHOM IT MAY CONCERN**, and, particularly, to the electors of Heather Ridge Metropolitan District No. 1 of Arapahoe County, State of Colorado (the "District").

**NOTICE IS HEREBY GIVEN** that an election will be held on May 6, 2014, between the hours of 7:00 a.m. and 7:00 p.m. At that time, four (4) directors will be elected to serve 4-year terms, and one (1) director will be elected to serve the remaining two (2) years of a 4-year term. If an eligible elector of a District is interested in serving on the board of directors, a Self-Nomination and Acceptance Form may be obtained from the Designated Election Official, located at 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122, (303 858-1800) between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

A Self-Nomination and Acceptance form that is not sufficient may be amended once at any time prior to 3:00 p.m. on Friday, February 28, 2014. Earlier submittal is encouraged as the deadline will not permit curing an insufficient form. The deadline to submit a Self-Nomination and Acceptance Form or letter of interest is **Friday, February 28, 2014**. Affidavit of Intent to be a Write-In Candidate forms must be submitted to the Designated Election Official's office by the close of business on Monday, **March 3, 2014**.

**NOTICE IS FURTHER GIVEN**, applications for obtaining an absentee ballot shall be made to the Designated Election Official no later than the close of business on **Friday, May 2, 2014**, except that, if the applicant wishes to receive the mail-in ballot by mail, the application shall be filed no later than the close of business on **Tuesday, April 29, 2014**.

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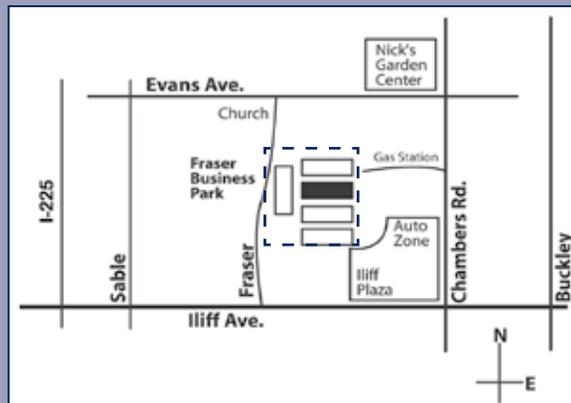
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