

HR Heather Ridge

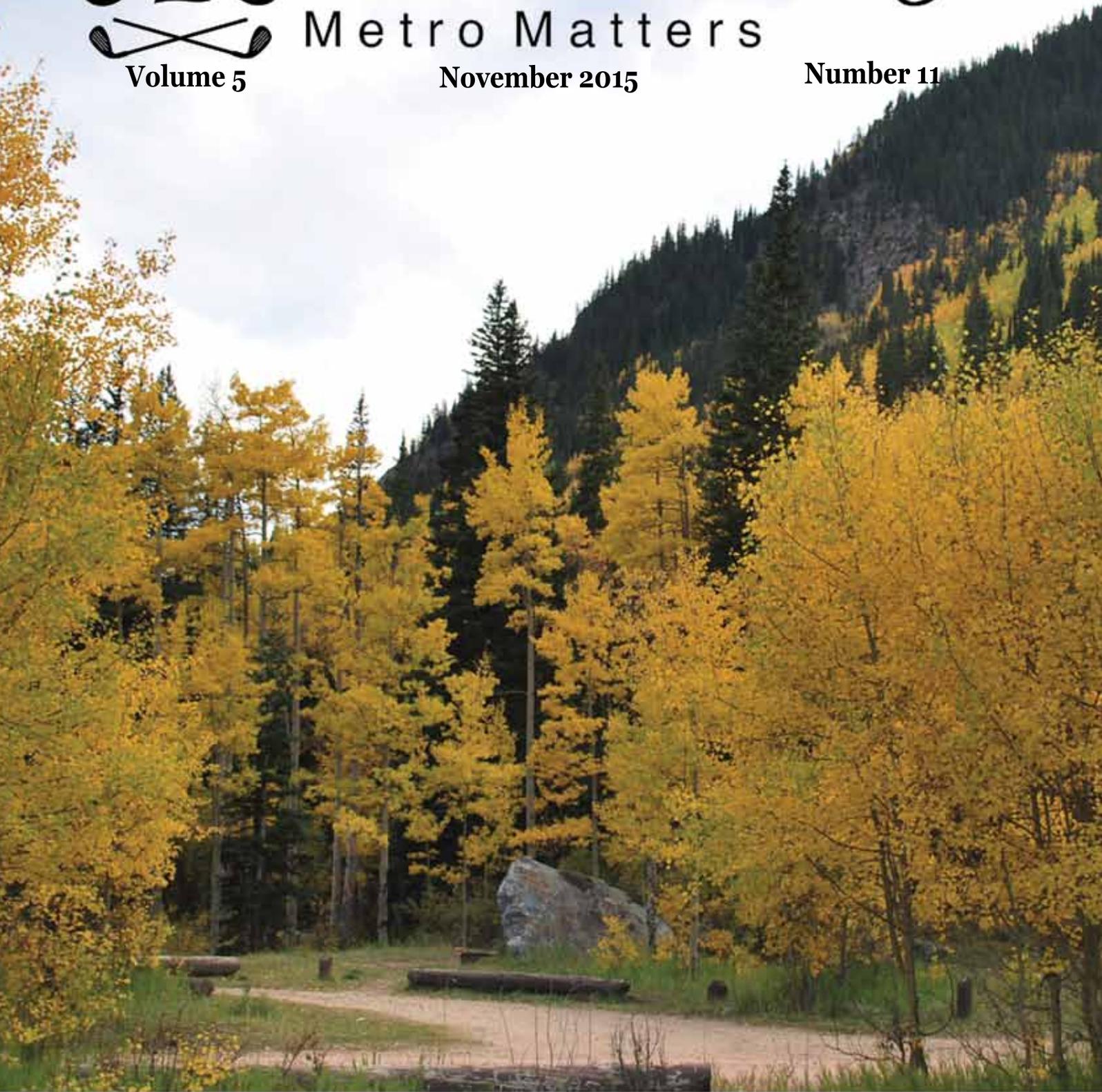


Volume 5

Metro Matters

November 2015

Number 11



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



Follow the Havana Street trail to see all 13 Art 2C sculptures recently placed at several different locations on or near Havana Street. See page 22 for winners and detailed information.

Top: *Precious Cargo* by Scy Caroselli, Thornton, art located at State Farm, Mark Vissering. Bottom left: *Way* by Charlotte Zink, Berthoud, art located by Bella Vita. Bottom right: *Aureus Ruber* by Michael Mladjen, Pine, art located near Concorde Career College.



IN EVERY ISSUE

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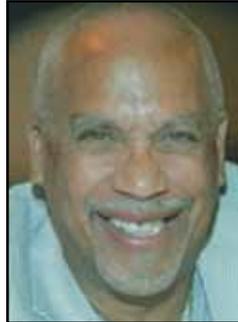
HEATHER RIDGE METRO MATTERS
MAGAZINE
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AURORA, CO 80010
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HR *Heather Ridge*

PUBLISHER'S NOTE

Thanks Molly.....All the best!

While *Metro Matters* is not officially supporting either of the Ward IV candidates for City Council, the magazine will always actively support any council person that carefully considers the impact on our Heather Ridge way of life when considering future area development proposals.



Three projects that will directly affect our neighborhood – the Iliff Ave Light Rail Station build out, Regatta Plaza Redevelopment, and the development of the open space south of Iliff between Vaughn and Troy, will certainly have a tremendous impact on our quality of life.

Let's hope our next council person is as strong a supporter of Heather Ridge as Molly Markert has been for the last twelve years

Molly, thanks for the support over the years....a job well done!

Barry McConnell
Publisher

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Heather Ridge

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Heather Ridge ***Metro Matters*** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge ***Metro Matters***.

HR Heather Ridge

COMMUNITY AFFAIRS

HRMD Budget 2016/Taxes for 2015

On September 17, 2015, the HRMD Board met to approve the Proposed Budget for 2016. The Annual Budget includes four fund sections – the General, Enterprise, Capital Projects, and Debt funds. However, only two funds are supported by property taxes (General and Debt). The Enterprise Fund is the golf course operation that must support itself on golf revenue only (NO financial help from the HRMD property taxes). The Capital Fund is unfunded pending future capital projects.

The HRMD's property taxes for 2015 are due in 2016 from property owners within the HRMD boundaries, and HRMD's mill levy will be certified

to Arapahoe County by December 15, 2015. The County's computation of property taxes is determined by multiplying a home's Market Value by the Residential Assessment Rate of 0.0796 to arrive at its Assessed Value. The property's Assessed Value is then multiplied by the Mill Levy rate (for each governmental entity that taxes the property) to arrive at annual property tax obligation amount.

Using HRMD's 2015 assessed value of \$15,007,255 divided by its 1,133 units equals an average assessed value of \$13,316 per unit, or a market value of \$167,288. HRMD's assessed value times the its mill levy rate of 0.0425 equals an average annual

property tax of \$566 for HRMD. This is approximately \$134 on average more than last year (due to the higher market values of homes), but taxes will be higher or lower based on individual unit values.

In 2014, the average assessed value was \$10,152, or a market value of \$127,538. The average annual property tax was \$432. In 2012, the averaged assessed value was \$11,021, or a market value of \$138,459 with a property tax of \$469. Assessed values do change as real estate values fluctuate.

The average HRMD real estate values have gone from \$111,583 in 2009 to \$157,288 in 2014. The average price for 2015 should hit the \$170s or more.

The HRMD has kept the same mill levy rate of 42.5 since 2009, its first year of taxation. However, its assessed values have fluctuated. In 2013 and 2014, the District's assessed values were down from previous years, but HRMD did not increase its mill levy to make up for revenue shortfalls.

The 2016 Budget does two things: it sets the HRMD mill levy for 2015's taxes and establishes a budget for 2016. The 2015 tax revenue collected in 2016 funds HRMD's 2016 operations and debt service until the cycle is repeated at the end of 2016 for 2017.

In 2016, the HRMD will refinance its bonds to replace those obtained in 2009 and 2011. The new bonds will be structured to equal present bond debt service payments given how the final numbers are settled. That goal includes generating funds for much needed and planned capital projects. More details will follow in 2016.

Van Lewis

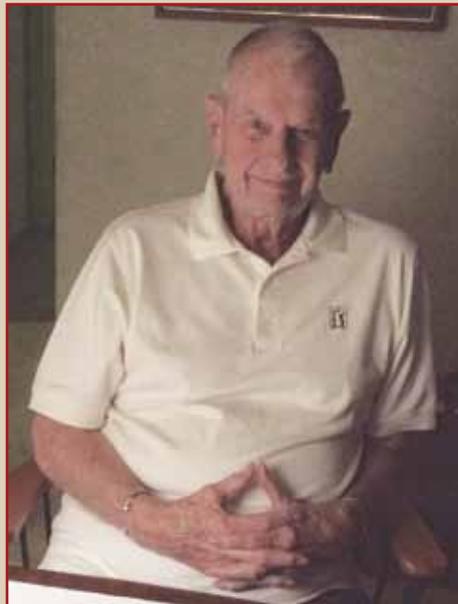
Thanks Russ Barrett

Russ Barrett steps down from Heather Ridge Golf Club Board.

Russ moved to the Denver area from Chicago and played his first round of golf at Heather Ridge in March of 1982. Russ was a close friend of club founder Dick Jorgensen and a valued member of the club's board of directors for over 30 years. The self taught, two time club Champion (91 and 92) has a low round of 66 at Heather Ridge, and has two holes in one (#8 & #10)

It would take several pages to document all of Russ' contributions to the Heather Ridge Men's Club and Golf Club over the last 30 years. Suffice it to say his hard work, and leadership will be missed.

In appreciation of his contribution to Heather Ridge, the Men's Club



has honored Russ with a lifetime Men's Club membership.

Thanks Russ!

Van Lewis

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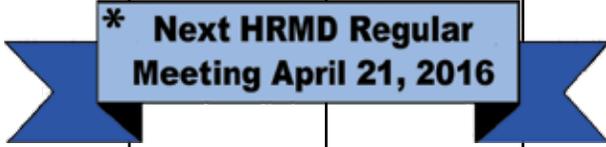


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November 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Double Tree Board Mtg (Bi-Monthly) Alethia	3	4	5	6	7
8	8 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	10 6 pm Burgundy Annual HOA Mtg Clubhouse 6 pm Cobblestone Annual Mtg Garden Room HR Golf Club	11 6:30 pm Sausalito Mo. Board Mtg HR Golf Club	12 6:30 pm Fairway 16 Brd Mtg-Clubhouse	13	14
15	16 7 pm Country Club Ridge Board Mtg Noonan's METRO MATTERS DEADLINE	17	18 6:30 pm - CH Annual Brd Mtg @Noonan's 19th-Hole 6:30 pm Strawberry I & II Board Mtg Strawberry Clbhs	19 *	20	21
22	23	24 6:30 pm HRS Board Mtg HRS Clubhouse	25	26 	27	28
29	30	31				



The Aurora Police Department recently announced it has partnered with BAIR (Behavioral Analysis & Intelligence Resources) to track criminal activity. BAIR is an analytical software and service company dedicated to providing public safety, the innovative tools needed to identify, analyze and resolve problems created by the actions of offenders and their networks that threaten our citizens, our communities and our nation. BAIR's analytical software and services provide the tools needed to assist in collaborating and analyzing real-time data in order to strengthen your agency's Intelligence Led Policing efforts.

BAIR Analytics' public crime map, RAIDS Online, connects law enforcement with the community to reduce crime and improve public safety. RAIDS Online goes beyond crime

mapping by automatically alerting the public about recent crime activity and by improving communication between the public and law enforcement through anonymous tips. It empowers the public to make better decisions about crime by putting the same technology used by law enforcement to analyze and interpret crime activity into the hands of the public. You can even sign up for daily, weekly, or monthly email alerts about crime occurring within a certain distance of an address of interest, such as your home, workplace or school.

The Aurora Police Department will no longer use Crime Reports.com and will funnel all its information into the RAIDS Online reporting.

If you have any questions about this new tool please don't hesitate to reach out to your PAR Officer Fermin Moreno, 303-739-1828, fmoreno@auroragov.org.

Bev E. Brown
Head Area Coordinator
For Heather Ridge and Area 10

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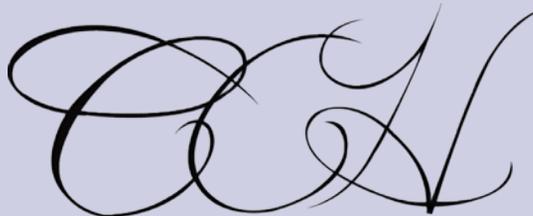
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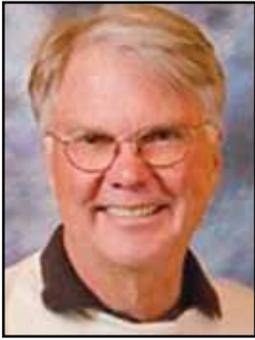
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Market Report



Pete Traynor
Double Tree
303-877-9538

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October's monthly real estate report in the *Denver Post* headlined a slowing market with growing inventory. The October 7th article was not all doom and gloom, but a professional report listing strong and soft parts of metro Denver's residential real estate market. Only its title was deceiving.

The October report was about September's market – a time following the vacation months of July and August where home sales traditionally slowdown. September's market usually starts slowly picking up steam by mid-month. That was true this year as it was a year ago. Remember, the red hot 2015 real estate market started in October of 2014 and ran strong until July 2015 – when it cooled down during the vacation months.



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

Heather Ridge sales parallel metro sales for July and August – slower activity, stable prices, growing inventory. However, September saw Heather Ridge inventory cut in half by mid-month as 14 homes for sale dropped to 6, and days on market dropped to 7-10 days vs. weeks.

A key characteristic of sold Heather Ridge homes and their prices include: their degree of updating or remodel; buyers snapping up “move-in ready” homes vs. those that need paint, new carpet, or most importantly updated kitchens and bathrooms. If buyers buy “as is” they expect bottom prices.

Pete and Van specialize in updating homes for optimum value. Not all sellers want or are able to do that, but knowing your home's strengths and weaknesses before you list helps to set the price. Call for a private visit and written report of your home's value, features, and market conditions.

Other Agents and Appraisers Calling Us for Help!

It seems like each week brings more calls from agents and appraisers asking for help understanding Heather Ridge home values, HOA and neighborhood issues, or metro district property taxes vs. HOA fees. Pete and Van answer their questions as best they can, but doesn't it make more sense and cents for sellers to call Pete and Van and skip the learning curve with agents unfamiliar with Heather Ridge?

In the past two months appraisal problems have lowered prices or lost sales. Because Pete and Van are involved in many Heather Ridge sales, appraisers or fellow agents usually contact them because it's our listings being used for comparable sales. Pete and Van can discuss values in greater details that others would know nothing about. This has saved sales and preserved price values for all owners.

The most common problem is comparing similar home sales throughout Heather Ridge's ten HOA neighborhoods. For example, homes in Burgundy, Cobblestone, and Cobblestone Crossing are almost identical to each other with important differences. Yet many agents and appraisers don't know that. Furthermore, certain models in Sausalito and Chimney Hill might compare favorably to other Heather Ridge communities. The same goes for Heather Ridge South, Fairway 16, and Country Club Ridge! Trust your equity and your home with Pete and Van. Along with their wives, they have lived in Heather Ridge for over 30 years. Please don't leave home without them.

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Van Lewis
303-550-1362

van@vanlewis.com

Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

Please remember don't leave home without them.

Homes Sold September 17 through October 18, 2015

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$130,000	2646	S Xanadu Way C	1 - 1	856	FHA	\$0	Individual
Strawberry I	\$133,000	13645	E Yale Ave A	1 - 1	856	VA	\$0	Individual
Strawberry II	\$159,000	2415	S Xanadu Way B	2 - 2	1,091	FHA	\$0	Individual
Strawberry I	\$165,000	13609	E Yale Ave A	2 - 2	1,153	VA	\$0	Individual
Strawberry II	\$170,003	2443	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Individual
Burgundy	\$171,000	2627	S Xanadu Way A	2 - 2	1,312	FHA	\$2,000	Individual
Chimney Hill	\$200,000	13532	E Evans Ave	3 - 3	2,384	Cash	\$0	Individual
Sausalito	\$203,000	2511	S Worchester Ct A	2 - 2	1,273	Conventional	\$0	Individual
Chimney Hill	\$210,000	13589	E Evans Ave	3 - 3	2,216	Cash	\$0	Individual
Heather Ridge South	\$217,500	2763	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual
Chimney Hill	\$224,500	13534	E Evans Ave	3 - 2	2,384	FHA	\$4,500	Individual
Cobblestone Crossing	\$229,950	13564	E Asbury Ave	2 - 2	1,392	Cash	\$0	Corporate

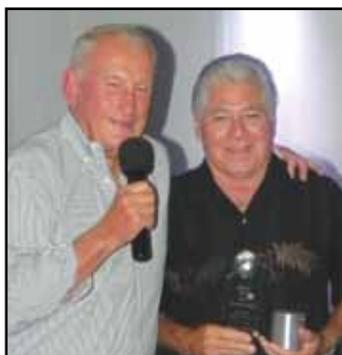
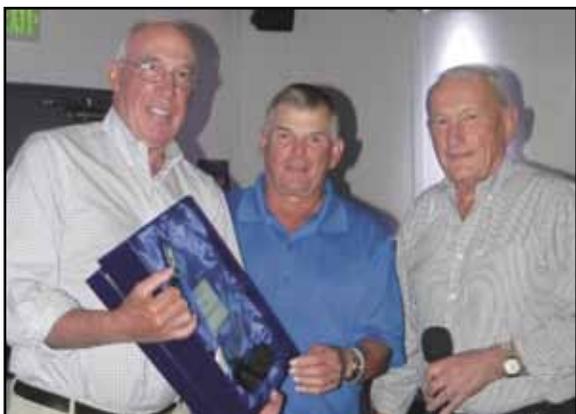
Homes Under Contract as of October 18, 2015

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$125,000	2602	S Xanadu Way A	1 - 1	856	1 Carport	Ranch
Strawberry I	\$130,000	13625	E Yale Ave A	1 - 1	856	1 Space	Ranch
Strawberry II	\$165,000	2463	S Xanadu Way C	2 - 2	1,091	None	2 Story
Burgundy	\$172,900	2631	S Xanadu Way C	2 - 2	1,162	1 Gar, Det	2 Story
Cobblestone Crossing	\$179,000	13486	E Asbury Dr	2 - 2	1,208	1 Gar, Det	2 Story
Cobblestone Crossing	\$184,500	13536	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Burgundy	\$187,500	2679	S Xanadu Way A	2 - 2	1,260	1 Space	2 Story
Burgundy	\$190,000	2641	S Xanadu Way B	2 - 2	1,365	1 Space	2 Story
Fairway 16	\$230,000	2508	S Vaughn Way A	3 - 3	1,650	2 Gar, Att	2 Story
Chimney Hill	\$244,900	13552	E Evans Ave	3 - 3	1,512	1 Gar, Att	2 Story
Fairway 16	\$250,000	2508	S Vaughn Way F	3 - 3	1,650	2 Gar, Att	2 Story
Doubletree	\$259,950	2691	S Vaughn Way	3 - 3	1,919	2 Gar, Att	2 Story
Doubletree	\$289,900	2663	S Vaughn Way	4 - 4	1,919	2 Gar, Att	2 Story

Homes For Sale as of October 18, 2015

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$125,500	2634	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$199,000	2694	S Xanadu Way B	2 - 2	1,100	1 Carport	2 Story
Sausalito	\$219,900	2504	S Victor St A	3 - 2	1,230	2 Gar, Att	2 Story
Chimney Hill	\$229,900	13554	E Evans Ave	3 - 3	1,512	1 Gar, Att	2 Story
Cobblestone	\$235,000	2102	S Victor St A	2 - 2	1,392	1 Gar, Det, 1 Space	2 Story
Fairway 16	\$250,000	2548	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Doubletree	\$259,900	13161	E Yale Ave	4 - 4	1,919	2 Gar, Att	2 Story

HR Men's Golf Club Banquet



Clockwise from top left (left to right): Larry Ricketts, Ben Barnes, and Loren Janulewicz. Loren Janulewicz and Jim Carpenter. Loren Janulewicz and Don Blosser. Loren Janulewicz received a Nebraska clock, a gift from the Men's Club, from Don Blosser's guest Victoria Breece. Left to right: Larry Ricketts, Hal Kelley and Loren Janulewicz. Loren Janulewicz and Jim Murray. Loren Janulewicz and Pinky Gonzales. Brandon Caldwell and Larry Ricketts. Left to right: Loren Janulewicz, Dumitri Palea, and Larry Ricketts.



Clockwise from top left (left to right): Men's Golf Club members and their guest at the Fresh Fish Company. Front table, Mr. and Mrs. Bill Madden, Jim and Audrey (H R Golf staff), Sue Smith, Walt Kirkwood, Mr. and Mrs. Morris Hoole. Mr. and Mrs. Pinky Gonzales, Mr. and Mrs. Joe Klein. Mr. and Mrs. Ben Barnes. Mr. and Mrs. John Fortune, Russ Barrett, Mr. and Mrs. Dick Henderson, Annett Harres, Arils White, Jim Carpenter

9-Hole Ladies Golf Club

The 9-Hole Ladies Golf Club season was wrapped up with an awards luncheon held on October 5, 2015 at Legends. Pizza, salad and a fun time was had by all. The new 9-Hole Ladies Golf Club officers for 2016 are President, Natalie Hedlund; Vice President, Cathy Carter; Secretary, Audrey Romero; and Treasurer, Judy Straayer.

Sharon Gunderson
Vice President/Publicity



Left to right: Marge Sumberg, Sally Simon, JoAnn Oswald, and Judy Straayer



Left to right: Natalie Hedlund, Ginny Lewis, Cathy Carter, and Suzy Koch



Left to right: Carrie Klaus, Liz Clancy, and Rena McCulloch

HR Women's Golf – 18-Hole Ladies Golf Club

For the final 2015 event, held on October 10, the ladies enjoyed a beautiful fall morning of golf followed by a luncheon at Noonan's and annual meeting. At the annual meeting, trophies and awards were presented and our 2016 board and committee chairs

were appointed. The board members for 2016 are: President, Patti Enright-Harris; Vice-President, Joyce Scott; Secretary, Kathy Chandler/Debbie Holscher; Treasurer, Teresa Anderson; and Directors, Marcy Greene and Judy Weber.

Teresa Anderson

JR Heather Ridge ASSOCIATION NEWS

Fairway 16

New Fencing: The Fairway 16 Board finalized the contract for new fencing for the complex. Lowes will install the fencing during the coming months, beginning in about two weeks and depending on weather conditions. Residents can negotiate with the contractor for fencing in personal areas other than front courtyards at the same price the HOA will pay, if they order at the beginning of the front fencing project. The price is about \$47/linear foot and includes removal of old fencing. If there is no old fencing to be removed, the cost will be less. Contact Matthew Harper at Lowes, 303-369-4222 or cell 303-242-4426 for more details. Lowes will contact residents in advance



of courtyard fence replacement at their homes, so people will have time to move plants, furniture and

decorations. Homeowners will receive a letter from Westwind with more information.

Other updates include:

- The R&R Committee is still working on the Rules &

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Regulations and will meet a few more times before presenting their recommendations. They are also working on updates to the Declarations and By-Laws, with a view to presenting those for resident approval at the April 2016 annual meeting.

- We still have some refrigerator magnets for residents, with the contact information for Westwind on them. Pick them up at the November board meeting!
- Plans for a resident holiday party are in the works, and a date will be finalized by November.

Preliminary 2016 Budget: The Board is working on the budget for next year, and some budget or maintenance items that will be discussed include: painting outside trim on all buildings; tree replacement from hail storm damage; projected increases in water bills and insurance coverage; and

sprinkler system repair/replacement. Not all of these can be done next year, but we are planning ahead.

Food Drive: A reminder that Fairway 16 residents are invited to join the Strawberry HOA for a food drive – you can drop off food at the Strawberry clubhouse Monday-Friday between 8:00 am and 3:00 pm, or call Kimberly at 303-233-4646. The food will be collected by Metro Caring and will help feed the hungry in our city. Drop off deadline is November 20.

Home Insurance Coverage: Another reminder to check your home insurance policies to see if you have “loss assessment coverage”. This coverage can be very important in the event of “Acts of God” for which you or the HOA may not have comprehensive coverage.

Visitor Parking: Please remember that visitor parking areas are for exactly that, and not additional parking for

residents. Residents with multiple cars may park excess vehicles on Vaughn Way.

Winterize Home: It’s the time of year to winterize your home: bring inside any fragile plants you want to save through the winter; drain outside hoses; and turn off outside faucets. An inexpensive way to protect your outside faucets is to buy the Styrofoam “faucet covers” from Home Depot or Lowes, or a hardware store. These covers fit over your outside faucet heads and protect them from freezing. You can also put an old piece of towel inside the cover before you attach them, for more protection.

Board Meetings: Our board meetings are the second Thursday of each month, at 6:30 pm in the clubhouse. Contacts at Westwind Management are: Tara at 303-369-1800, ext. 125, and her assistant Sarah at 303-369-1800, ext. 118.

Karen Peters

Thurs - Nov 26th

ING DINNER

atoes & gravy, cranberry sauce,
an casserole, and dessert!

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NOONAN'S
SPORTS BAR & GRILL

6pm until 2am on Thanksgiving!
Trivia on Thanksgiving.

The advertisement features a dark wood-grain background. At the bottom, there are several pumpkins. The logo for Noonan's Sports Bar & Grill is prominently displayed, featuring a red maple leaf and the text 'NOONAN'S SPORTS BAR & GRILL'.

Cobblestone

Annual Meeting: It's that time again! The Annual Meeting will be held on Tuesday, November 10 at 6 pm in the Garden Room at Heather Ridge Golf Club. Homeowners, please plan on attending as we have many important updates to cover. If you are unable to attend in person, please give your completed proxy to a board member or to CAP Management.

Board Member(s) Needed: We are sad to report that Don Huber

will be retiring from the board at the end of this year. We are grateful to Don for the four years he gave to the community with his support on the board. We don't think Don is replaceable but need someone or some ones who have an interest in keeping Cobblestone great! Have you ever questioned why certain rules were in place or, "Why that darn HOA board, did what they did!" Well it's your opportunity to find out and make a difference in your neighborhood by joining your community's HOA board! Please contact our property manager Chris Stange at CAP Management 303-832-2971 to express your interest.

Tree Trimming: As many have noticed, we completed the first step in removing some of the damaged or dead trees from the past year's weather. Due to the volume of work that needs to be complete the board is prioritizing the work in stages. The first phase was removing completely dead or damaged trees and shrubs that could be considered a risk to the HOA, as well as recommendations from the hired landscaper who stated they were unlikely to come back the next spring. The majority of

the second phase is clearance trimming which is to help reduce the opportunity for limb breakage and further damage to our trees with the weather this winter. We expect this to occur in November. The board also has additional phases in discussion and estimation for 2016 which includes further pruning of trees and removal of shrubs that are diseased, dying, or negatively impacting the aesthetic appearance of the community.

Doggie Declarations & Keeping It Clean: Cobblestone *Declarations* state that dogs are required to be leashed at all times when outside a dwelling unit and that owners are responsible for cleaning up after their pets. The HOA provides pickup bags on the West side of the garages by the pool. Please be respectful of your neighbors and of all property throughout this community and take the time to keep your animals controlled and the property clean.

Construction Conundrum: Our property has 4 trash receptacles and 2 recycling receptacles, but a total of 74 units. Even though regular trash is picked up three times a week on



Monday, Wednesday and Friday; we can find ourselves overflowing if construction materials are placed in the community bins. Most construction companies provide for the removal of materials discarded during projects at no additional cost and often requires it due to disposal regulations they must follow with certain items. Please be respectful of the impact your improvement project may have on your neighbors and make arrangements to have the company you are using be responsible for removal of items being disposed of. The community *Declarations* also require that all trash be placed completely within our receptacles or fines can be imposed when the offender is identified. Recycling is picked up on Tuesdays.

"As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them." *Thanksgiving Day Proclamation from John F. Kennedy in 1963*

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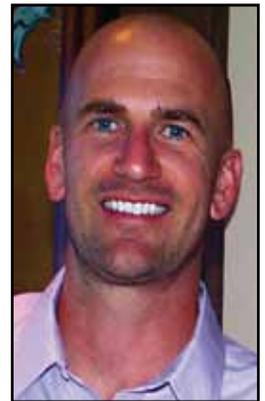
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Sausalito

Landscaping: Fall landscaping and repair work in our community will be taking place over the next month or so. We continue to irrigate our grass, trees and bushes due to the unseasonably warm weather. Once we have seasonal fall temperature, our irrigation system will be shut down and winterized. Looks like fall with the beautiful turning of the leaves, but the weather still says summer. That's Colorado right?

Winterize: We know winter will finally arrive so it is again time to

remind everyone to be prepared and winterize your home.

HOA Dues: Good news continues regarding homeowner HOA dues delinquencies. For the first time in years, outstanding delinquencies are below \$6,000. The Board and HOA Simple will continue to obtain monies due our HOA.

Trash Bins: We again want to remind all homeowners and tenant's that disposal of large household items or items from a renovation are the responsibility of the homeowner/tenant to arrange proper pick-up. Items must be removed the same day you put them out for pick-up from ARC, Goodwill, a trash company, etc. If not picked up, they must be returned to your garage the same day. Our trash service does not include pick-up of large items, wood, carpet, etc. unless you personally contact

Alpine. Trash bins are to be put out *after 8 pm on Thursday night* for pick-up on Friday. Empty bins must be returned to your garage *before 8 pm on Friday*. Fines can be levied if bins are left out after Friday pick-up.

Security: Brownstone Security patrols our community with regard to your continued safety and the security of your home.

Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large, Rick Wilhelm, Landscaping, 505-412-7190 and Katie Avery, 303-506-2917.



HOA Board Meetings: Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club lower level.

Carol McCormick



Chimney Hill

Annual HOA Meeting: November reminder for Chimney Hill Residents – CH Annual HOA meeting is scheduled for Wednesday, November 18 at 6:30 pm. Our board has several seats available and it would be great if more in our community can become involved. Contact Alec to fill out a form needed so you can be added to the ballot. Please save the date and time so you can attend. We will have light refreshments while we review the year's accomplishments.

New Residents: CH board would like to welcome all new residents. New residents should have received information containing CH Rules and Regulations. Please remember to contact Alec at Accord

Management 720-230-7303 if you have any maintenance, parking or other concerns.

Fall Projects: The weather has been wonderful which means the fall

projects are busily getting done. We were fortunate to get our concerns addressed on the Asphalt Project and get it done this year.

Give Thanks: Remember this

month to give thanks for all your blessings. List five a day for a month and you'll be amazed by the end of November how rich your life really is.

Laura Leveroos



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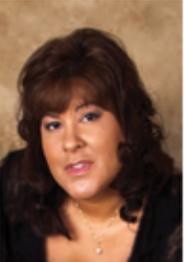


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Heather Ridge South

Winter is Coming: With an unusually warm fall this year, thoughts of snow, frozen pipes, and ice are replaced by the Broncos' heart attack offense, golf, and out-of-doors fun. But winter will come, and if the weather forecasters are correct about *El Nino*, we are in store for lots of snow in the mountains and possibly along the Front Range. Snow means expenses, and expenses mean the Annual Budget.

2016 Budget: This month's article is dedicated to HRS's upcoming budget for 2016. As of October 18, only a preliminary budget had been constructed for 2016. However, there are significant increases for HOA general insurance and tree-and-shrub care along with the ever present



“creeping” of other expenses that haunts all budget makers.

The HRS Board prides itself on “realistic budgets” that are balanced subject to the unexpected expenses that occur each year. For 2015, unexpected or unbudgeted costs included collateral roof repairs when the roofing was replaced, drainage and landscaping problems, broken utility lines, etc. Such “unplanned” expenses are paid out of Reserves – our savings account. When our reserves are hit by “unplanned expenses,” it disrupts long and short-term planning and Annual Budgets. This also begs the question of how much to fund Reserves?

Here is a quick outline of cost control issues for the 2016 Budget:

- 1. Insurance:** This is the general insurance for losses and liabilities as specified in our *Declarations*. It includes umbrella coverage for the board, torts, and general claims. The premium cost is up \$14,000 over 2015 along with a 2-percent deductible of our assessed real estate values for “wind and hail” claims.
- 2. Tree and Shrub:** Last year's

“winter kill” demands removing and replacing many dead trees and bushes. An overall landscape plan will be developed for 2016, but present estimates forecast \$30,000 vs. \$10,000-to-\$12,000 used in 2015.

- 3. Budget Items with Creeping Costs Include:** Water (+\$5K), snow removal (+\$7K), pool renovation (+\$3K), plumbing restoration (+\$4.5K), payroll (+\$7K), etc.
- 4. Private Security:** HRS has had a private security service since “forever,” but its costs vs. benefits is now under scrutiny. The Board wants security services for many reasons: our eyes and ears day and night; community safety for open garage doors, pool activities; and quick responses from minor to major problems. However, it costs about \$20,000 annually to do this. Given other rising budget costs, the Board will carefully consider keeping or reducing this cost for 2016.
- 5. Reserves:** Its budget contributions are not whimsical. The Board uses a Reserve Study to guide funding decisions. That study is updated every 3-5 years

and is available upon request. Given increased costs, our Reserve contributions for 2016 will be carefully analyzed for reduction without jeopardizing future funding needs.

- 6. Funding Factor:** Each \$5 change in our monthly HOA dues equals approximately \$10,500 income to the Annual Budget.

The 2016 Budget will be presented for Board approval at its November monthly meeting. The October meeting reviewed its contract proposals, cost items and services; and alternative bids if needed. For Heather Ridge South, only its HOA Board approves the budget. Property owners do not vote on the Annual Budget. This is due to our organizational structure as defined in our *Declarations*, and by Colorado Regulatory Statutes (CRS), Section 38 that oversees common interest communities created before and after 1990 (and we were created in 1975). Communities created before 1990 are not required to follow rules created in 1990 that would allow owners to vote on annual budgets.

Van Lewis



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Country Club Ridge

New Board of Directors Elected: By the time you receive the November *Metro Matters*, election for the Board of Directors will have taken place, and a new 5-person group will be managing the day-to-day business for Country Club Ridge. The 2014-15 Board deserves recognition for the work that they have put into keeping Country Club Ridge a desirable place to live. Managing your money has been of utmost importance. Changes in service providers for painting, landscaping and snow removal have proved to be big money savers. The Board is now reviewing insurance providers with the hopes of providing significant savings. Water audits



have recently been completed in two buildings that consistently use more water than expected. If the owners repair the leaks found, this should also save money going forward. Saving money in these various ways means that there will be no increase in monthly dues in 2016!! Thank you retiring board members for your work!!

Vandalism: We have had an instance of vandalism affecting two of our properties. Garage doors have

been hit with a vehicle resulting in damage significant enough to warrant complete door replacement. Doors, windows, and patio fences are not covered by condo insurance which covers personal property and interior surfaces only. The HOA does not cover these items either due to a clause in the existing *Articles of Incorporation*. In this instance, the owners each paid an excess of \$1,000 for new garage doors. Please be aware of this "hole" in your insurance. If you desire coverage for doors and

windows, discuss this with your insurance agent. If owners desire the HOA or the HOA's insurance to cover doors, the *Articles* would need revision by vote of the owners. Undoubtedly, there will be ongoing discussion about this matter amongst board members and owners. If you have comments or questions, please contact Channing Odell at Custom Management Group 303-752-9644 or Judie Maurelli at 303-337-0773.

Judie Maurelli



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Strawberry

New Board Member: We want to welcome Jason Walker, our new Board Member, who joined us in September. He brings a wealth of experience from the business industry and has served on various Strawberry committees. Welcome!!!!

Special Thank You: Have you noticed the Halloween decorations in front of the Clubhouse and the flower beds prepared for our next year's growing season? We owe it all to Victoria Torok's hard work. Victoria volunteered to take valuable time out of her busy schedule. Thanks from all of us! Your contribution has not gone unnoticed.



Can You Believe How Time Flies: Winter and the holidays are fast approaching. It's time for preparation and celebration. Parking is limited for Strawberry as we all know. Please share this with your guests. Phase 1 visitors can park anywhere except in a carport. There is no visitor parking in Phase 2, only on Xanadu Way.

Roofing Project: We are still working with the insurance company to finalize our roofing replacement claim. This process seems unending and is a very tedious process. Be patient, it is definitely still in the works.

Landscaping: Strawberry has been in dire need for landscaping improvement. Some of our needs are directly related to the early freeze in 2014, thanks to Mother Nature. Our juniper bushes have seen better days and many of the bushes are half-dead. Emerald Isle started the bonsai process, and realized that they were not salvageable. Emerald Isle is removing the plants at no additional

charge. Although removing them may look unattractive, we are making plans to remedy the landscaping for next year. Landscaping is costly. We are researching ways to work within our budget constraints and improve the landscape next year.

Tree Trimming and Removal: Swingle has been awarded the bid to remove the dead trees and trim those that are dangerously close to the units. This project, which began in late October, will take a couple of months to complete. The trees are in dire need as many of you know.

Budget Preparation: It is that time again when we begin working on the 2016 budget. We will have to adjust the budget as a result of the increase of our insurance premium – last year \$85,000, this year \$130,000. With the age of our development, condominiums, the roofing claim, our insurance coverage selection is limited.

Asphalt: We continue to reserve

funds for asphalt replacement. We began in late October repairing the potholes and sealing the newer asphalt section.

Food Drive: Just a reminder that it is not too late to donate non-perishable food items towards our food drive. We will be collecting items at the Clubhouse through November 21.

Pond Repair: Our overgrown pond was in desperate need of cleaning and removing dead debris which continuously clogged the pump. Since there were many landscaping mishaps throughout the summer, Emerald Isle has agreed to perform the work gratis. Strawberry's only cost is for the rock surrounding the ponds.

**Christine Nicklas
Robert Glasker, editor**

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Top left: *Six Directions: N, E, S, W, Up, Down*, by Sandy Friedman of Colorado Springs, art located at M Mart. Top right: *Beam One* by Rollin Karg, *Kechi, Kansas*, art located by StevO's Pizza & Ribs. Bottom left: *Big Pretty*, by Kelly Hodges, *Sedalia*, art located by Bicycle Village.

Art 2C on Havana

This is the fifth year of the Art 2C program which is a partnership between Aurora's Art in Public Places program and the On Havana Street Business Improvement District. Each October new pieces are installed for a one year loan in front of local businesses. The pieces are on Havana Street between 3rd Ave and Yale. Of this year's 13 artists, 12 are from Colorado and one is from Kansas.

A gala to celebrate the new pieces was held October 16 at Suss GMC showroom. First prize went to Sandy Friedman, for her *Six Directions, N, S, E, W, Up, Down*. Second prize, went to Rollin Karg, for *Beam One*. Third prize went to Kelly Hodges for *Big Pretty*.

Plan to locate all 13 pieces and

decide on your favorites. This is a fun family outing and you could enjoy lunch or dinner at one of the many restaurants on the street also. Be sure to see David Farquharson's piece on Main Street in the Gardens on Havana at night as it has lighting.

This is an excellent example of how businesses and a city can successfully work together to create great places in our community. Two pieces from last year's show will remain in Aurora. The bronze sculpture of a child reading by James Haire was purchased by the Art in Public Places Commission for the Central Library. It is in place by the main entrance. *Eagle Tee Pee* by Jesse Swickard will find a home by a local non-profit agency.

Susan Bruce

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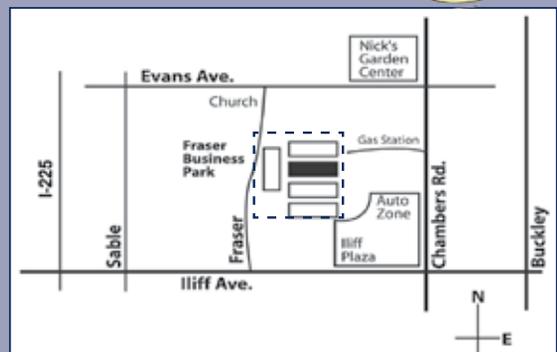
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