

# *HR* Heather Ridge

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## Metro Matters

VOLUME 5

DECEMBER 2015

NUMBER 12



**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**



**Holiday Tree Lighting**

December 1

5-7 p.m.

Aurora Municipal Center

You and your family can enjoy several holiday events during the month of December, see pages 21 and 22 for additional Holiday Happenings events.

***IN EVERY ISSUE***

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**HEATHER RIDGE METRO MATTERS**

**MAGAZINE**

350 OSWEGO COURT

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# HR Heather Ridge

PUBLISHER'S NOTE

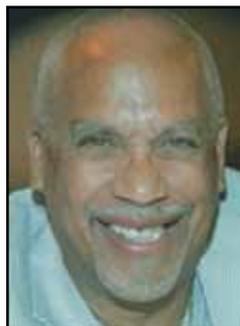
Another year is almost thru  
Ward 4 has a face that's *kinda* new  
Debates are ending . . . Thank God for that  
Time for Peyton to hang up his hat?

New roofs, old leaves and friends around  
B'neath the leaves a golf ball found  
Fold up my shorts . . . pull out my sweater  
Bring in a log . . . Here comes cold weather!

I need new thermals . . . these use to fit  
Perhaps they shrunk in the wash a bit  
And the fireplace just won't stay lit!

Darn-it Barry . . . Open the flue!  
Another year is almost thru

Happy Holidays!  
From the crew at *Metro Matters*



**Barry McConnell**  
Publisher

## About the Cover

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[info@HRColo.org](mailto:info@HRColo.org)

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# HR Heather Ridge

## COMMUNITY AFFAIRS

### Heather Ridge Review

Metro Denver's economy and real estate market will keep chugging along into 2016! However, 2016 is an election year and the Federal Reserve is promising to raise its rates – a double whammy of sorts if the economy lets itself be so affected (psychology plays an important part in economic trends).

Real estate pundits and stock market players have built into their present thinking that rates will increase to “normal levels” as exited before the Great Recession of 2007-2011. However, world-wide economies appear to be struggling, especially China's; and recent and on-going terrorism threatens many countries dependent upon tourism. There's more than a whiff of uncertainty.

This leads to a discussion of Heather Ridge issues and concerns: refinancing the Heather Ridge Metro District (HRMD) bonds, residential property values and property taxes, HOA budgets and monthly fees, HRMD Golf Club and District operations, and the promise and effects of I-225 light rail.

HRMD bonds must be refinanced no later than September of 2016, otherwise its bond interest rate will change given the terms and conditions when originated in late 2009 and modified in 2011. Refinancing to date has been prevented by a “pre-payment penalty” that decreases to almost zero by Sept-Oct 2016. It was upwards of \$250K just a few years ago, but its balance will fall to under \$100K in the first quarter of 2016. As long as bond interest rates remain stable and low, waiting for a smaller pre-payment penalty makes sense. The bonds are expected to be refinanced in the late spring or early summer.

In 2015, all Colorado residential property values were re-evaluated by county assessors and their market values finalized by August 15. Arapahoe County's 2015 market values were derived from past sales June of 2014 to January of 2013. To determine the property tax for a residential property, its market value is multiplied by 0.0796% (the Assessment Rate set by the legislature) to determine its Assessed Value.

The assessed value times the mill levy tax rate will determine a property's tax amount.

HOA budgets across the metro area are increasing HOA fees to pay for additional costs and services, and Heather Ridge

is no exception. Increasing budgets usually means increasing monthly HOA fees. That directly affects ownership costs. HOA boards are responsible to their property owners for two things: proper management and accountability of funds, and promotion and protection of its real estate values. HOAs operate under Title 38 of Colorado Revised Statutes. Metro districts and other public governments operate under Title 32 regulations.

A big factor in Heather Ridge real estate values is the successful operation of its Heather Ridge Golf Club. By preserving and protecting its open space from development, surrounding real estate values have disproportionately benefited in value vs. similar communities. The increase in real estate values for Heather Ridge far outstrips its property tax costs since 2009.

And lastly, the light-rail station at Iliff Ave and I-225 has already moved real estate prices higher in anticipation of full operations by late fall of 2016. The proposed high-density housing and traffic concerns spawned by light-rail access are yet to be determined, but watchful HOAs and adjacent metro districts are involved. Will development of the vacant land just south of the Iliff/I-225 station spoil or accent the carefully nurtured neighborhoods we now call home? To learn more, citizens are asked to stay alert and get involved in neighborhood committees. Ask your HOA leaders to get involved, and stay tuned for further information in *Metro Matters*.

Van Lewis

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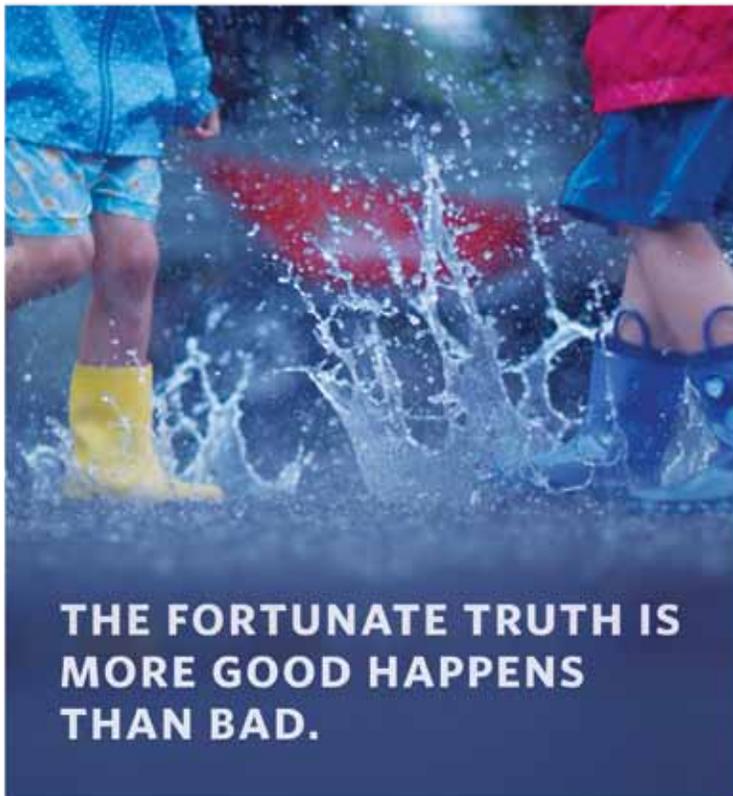
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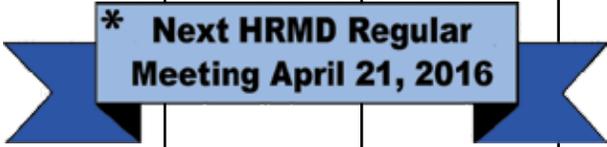
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# December 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
						
6	7 Double Tree Board Mtg (Bi-Monthly) Alethia	8 6 pm Burgundy Annual HOA Mtg Clubhouse 6 pm Cobblestone Annual Mtg Garden Room HR Golf Club	9 6:30 pm Sausalito Mo. Board Mtg HR Golf Club	10 6:30 pm Fairway 16 Brd Mtg-Clubhouse	11	12
13	14 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	15 <b>METRO MATTERS DEADLINE</b>	16 6:30 pm - CH Annual Brd Mtg 19th-Hole Held January 20 6:30 pm Strawberry I & II Held January 20	17 	18	19
20	21 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	22 6:30 pm HRS Board Mtg HRS Clubhouse	23	24	25 	26
27	28 7 pm Country Club Ridge Board Mtg Noonan's in January	29	30	31 		



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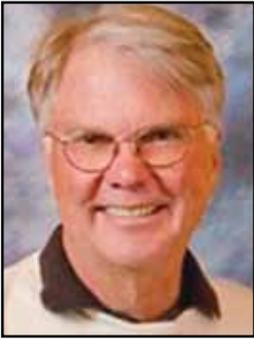
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# Buyer's Remorse



**Pete Traynor**

*Double Tree*

**303-877-9538**

*PeteTraynor@ReMax.net*

Heather Ridge sales have remained strong but slightly precarious because of a spike in sales terminated by unsure buyers. This is happening across the metro area and deemed a result of buyers feeling hurried to submit purchase offers. This is especially true in the under \$250,000 home market – the hottest part of all metro sales. Those homes are in greatest demand, sometimes receiving multiple offers vs. homes above \$300,000 to \$750,000 – that market has cooled somewhat. However, million dollar homes are doing well especially if updated or with premium locations.



**Van Lewis**

*Heather Ridge South*

**303-550-1362**

*van@vanlewis.com*

Colorado's mandatory contract for real estate agents is heavily skewed to protect buyers with numerous but legitimate escape routes to void a purchase. This is done because buyers need to calmly and consciously consider what they have done once under contract to buy. This "second

bite at the apple" prevents unnecessary loss of a buyer's earnest money. Buyers may terminate a sale under a number of provisions, but most terminations seen nowadays are the result of a the home's physical inspection.

When buyers compete with others in multiple offers to buy what is perceived as "hot property," sometimes the contract winners experience what's called "buyer's remorse." This happens when people feel rushed or "unsettled" about buying and later regret it; moreover, when emotions have settle down once an offer is accepted, homebuyers can take a second look and terminate without penalty.

Pete and Van are well trained and experienced to minimize such risks for Heather Ridge sellers. The key to controlling termination is to make inspection dates sooner vs. later, and to carefully evaluate submitted offers that most benefit sellers. Not all offers are alike, and a careful explanation of contract terms and conditions is necessary to select the best buyer.

For a free and friendly evaluation of your home's value, weaknesses and strengths, and discussion of market conditions, please call Pete or Van. As active community agents, they have lived with their families in Heather Ridge for decades. Experience counts when you are selling what most people call their biggest asset – their home! Each sale, each seller, and each market day is different from others, so Peter and Van will listen to your needs.

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

## Homes Sold October 16 through November 17

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$173,000	2463	S Xanadu Way C	2 - 2	1,091	FHA	\$0	Individual
Burgundy	\$176,000	2631	S Xanadu Way C	2 - 2	1,162	VA	\$0	Individual
Burgundy	\$187,500	2679	S Xanadu Way A	2 - 2	1,260	Conventional	\$0	Individual
Chimney Hill	\$239,900	13552	E Evans	3 - 3	1,512	Conventional	\$2,000	Individual

## Homes Under Contract as of November 17, 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 Space	2 Story
Strawberry I	\$130,000	13625	E Yale Ave A	1 - 1	856	1 Space	2 Story
Cobblestone Crossing	\$179,000	13486	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$184,500	13536	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$195,000	2659	S Xanadu Way D	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Chimney Hill	\$215,000	13637	E Evans Ave	4 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$219,900	2504	S Victor St C	3 - 2	1,230	2 Gar, Att	Ranch
Cobblestone	\$235,000	2102	S Victor St A	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Fairway 16	\$250,000	2548	S Vaughn Way D	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$250,000	2508	S Vaughn Way F	3 - 3	1,650	2 Gar, Att	2 Story
Strawberry I	\$259,900	13161	E Yale Ave	4 - 4	1,919	1 Carport, 1 Sp	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 November 17, 2015

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$125,500	2634	S Xanadu Way B	2 - 1	856	1 Space	2 Story
Strawberry I	\$129,900	2612	S Xanadu Way B	2 - 1	843	1 Space	2 Story
Strawberry I	\$160,000	2690	S Xanadu Way B	1 - 2	1,153	1 Space	Ranch
Strawberry I	\$180,000	2680	S Xanadu Way C	1 - 2	1,098	1 Space	Ranch
Strawberry I	\$181,500	2694	S Xanadu Way B	2 - 2	1,153	1 Space	2 Story
Chimney Hill	\$215,000	13637	E Evans Ave	3 - 4	1,472	1 Gar, Att	2 Story
Fairway 16	\$226,000	2508	S Vaughn Way A	2 - 3	1,650	2 Gar, Att	2 Story



*Happy Holidays!*  
*Van & Pete*



## Holiday Safety Tips

### Driving

- Avoid driving alone or at night.
- Keep all car doors locked and windows closed while in or out of your car.
- If you must shop at night, park in a well-lighted area.

### Automated Teller Machine (ATM)

- If you must use an ATM, choose one that is located inside a police station, mall, or well-lighted location.
- Protect your PIN by shielding the ATM keypad from anyone who is standing near you.

### Shopping

- Dress casually and comfortably.
- Avoid wearing expensive jewelry.
- Do not carry a purse or wallet, if possible.
- Only carry your CO DL, or ID card along with necessary cash, checks and /or a credit card you plan to use.

### Children

- Teach your child to go to a store clerk and ask for help

in case your child is separated from you.

- Never allow children to make unaccompanied trips to the restroom.
- Children should never be allowed to go to the car along and they should never be left alone in the car.
- Teach children their full name, address and telephone number to give to police officers or mall security.
- Teach your children to immediately inform you if a stranger is bothering them.

### At Home

- Be sure to lock all doors and windows when you leave the house, even for a few minutes.
- When leaving for an extended time, have a trusted neighbor or family member watch your house and pick up your paper and mail.
- Indoor and outdoor lights should be on an automatic timer. Leave a radio or television on so the house looks and sounds occupied.

*Excerpts from the Aurora Police Community Newsletter. Please contact Lieutenant Jad Lanigan, Aurora Police Department, District One Sector Lieutenant, 13347 E. Montview Blvd, Aurora, CO 80045. 303-739-1847 Office. jlanigan@auroragov.org*

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# HR Heather Ridge

## ASSOCIATION NEWS

### Fairway 16



**New Fencing:** Installation has begun for the complex. 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 fencing by January 1, 2016*. 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 Stanley Plaugher at Lowes, 303-369-4222 or 303-369-5791, or at his email: [Stanley.w.plaugher@store.lowes.com](mailto:Stanley.w.plaugher@store.lowes.com) 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. Each courtyard will

present different issues you will want to discuss with the installation team, and you should definitely plan to be at home when they begin your courtyard, if your schedule allows. If not, you will want to contact them in advance and/or leave them written instructions or questions.

**Budget:** At the Board meeting on November 12, we presented the proposed budget for next year. Operating expenses such as water and sewer have risen over last year, and these essentials must be paid. We estimate a \$20,000 increase in the water bill alone, and that is with the xeriscape plantings we did two years ago. We expect a drop in irrigation expenses from those plantings, however other increases in the budget include insurance premiums, bi-yearly sewer maintenance, sewer jetting (for an increase in these two items of about \$5,000), snow removal, and landscaping costs. Our treasurer worked very diligently with our Westwind manager to construct a reasonable budget that will cover essential items, continue putting funds into our reserves, and keep on track with our maintenance schedules.

**Dues Increase:** We propose an increase in the monthly association dues to \$295 per month. While we discussed other possibilities for

funding the budget, including a special assessment, the board felt that this monthly increase would be the less difficult route. Special assessments are very difficult for everyone, and especially for those on fixed incomes. We know that everyone has budgets to adhere to, and this was the least onerous choice we could make. Remember that we are dealing with a long list of neglected and deferred maintenance items, an old sewer system and an old irrigation system and there will be expenses associated with both of those systems. We also decided to keep to a minimalist budget in discretionary items such as replacement of shrubs and trees, with a plan to replace only what is necessary and postpone non-essential items. The decision to raise the dues by a significant amount was not taken lightly but after long and careful consideration. I might add that we have not had a significant increase in monthly dues in years, and other nearby HOA's have already had significant raises or are doing so this year.

Please keep in mind that we have an aging sewer system (as do all the HOA's in the area), *please do not flush the following items down the toilets:* diapers, feminine personal products, dog "wee pads", or sanitary hand wipes (they really are **Not** flushable despite what the boxes say).

**Holiday Party:** There will be a casual Fairway 16 holiday party immediately following the 6:30 pm December 10 board meeting, at the clubhouse. We hope all Fairway 16 residents can join us that evening. Please call Westwind at the number below to RSVP. Thank you.

#### Other Updates:

- The R&R Committee is still working on the Rules & 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 December board meeting!
- Laura Olds has resigned from the board and Barry McConnell was appointed to complete her term. Welcome Barry!

**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**



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Those wearing one article of clothing to indicate their position

## HOLIDAY HOURS



December 22nd - **CLOSE at 3p**

Private Party

**CHRISTMAS EVE - CLOSED**

**CHRISTMAS DAY**

Opening at 6p

**NEW YEARS DAY**

Opening at 9a



**CHRISTMAS DAY - CLOSED**

The golf course & Noonan's  
Café will be open all other  
days, depending on weather  
conditions.

**NOONAN'S** 13521 E Iliff Avenue, Aurora, CO 720-246-0309 info@NoonansSportsBar.com **NOONAN'S**  
SPORTS BAR & GRILL CAFE & PUB

# Heather Ridge South



## HRS's 2016 Budget Approved

The Board approved its 2016 Budget of \$591,012 at its October meeting with a \$10 increase in monthly fees. As described in November's Metro Matters, operating costs have gone up on critical services as well as minor ones. Starting in January, 2016, the monthly HOA fee structure will be \$286 for the 2-bedroom patio units and the 1450 sq ft 2-story ones, and \$291 for the 1633 sq ft 3-bedrooms up 2-story.

Surrounding HOAs are increasing monthly fees too. Fairway 16, our sister community with the same model homes as we have, has

increased, now charges \$295 for all units equally. Heather Gardens has the same 3-bedrooms up 2-story model as HRS and FW-16, and their monthly HOA fee is \$422 that includes membership in their new recreation center.

All Heather Ridge communities provide similar services to its owners: water, sewer, general insurance, exterior maintenance, Reserves, professional management, snow removal, etc. However, some have additional services such as 24-hour security, community clubhouses, and on-site maintenance. All this and more goes into crafting budgets, especially for 40 year old communities.

The HRS Board approved its 2016 Budget with the following important considerations (numbers are rounded up): General insurance premium is up \$17,000 over 2015, but that's only an educated guess. Our insurance renews in July of each year whereas all other HOA costs (except water and sewer) are known by end-of-each-year when the budget is formed. Other increased costs include water and sewer up \$8,000; landscaping and pool maintenance up \$24,500;

payroll up \$6,500; and snow removal up \$7,000 (if needed). The only major expense reduction was on-site security down \$7,000.

In the final budget proposal, along with other minor increases and reduction, the 2016 Budget was \$33,000 higher than projected income. Since all budgets must balance, the \$33,000 shortfall resulted in two actions: our HOA monthly fee was increased \$10 generating \$21,000 more income while reducing Reserve contribution from \$101,500 to \$89,500 saving \$11,000 for re-allocation. Along with other minor adjustment, the budget was balanced and approved for 2016.

Our Reserve contribution is critical to present and future capital needs. Every 3-5 years a professional Reserve Engineering Study is done. The HRS board uses the Reserve Study crafting annual budgets, but as a guide only. The 2014 amended Reserve Study cited that HRS was 200 percent above minimum Reserve requirements given its size and significant capital improvements done in the past 10 years. With a projected end-of-year Reserve balance of \$776,000 for 2015, reducing Reserve contributions

made sense in order to balance the budget.

HRS has two future capital projects in mind: sewer line repairs/replacement and painting the exterior of unit buildings. Our sewers are cast iron underneath all units and buildings, but once they extend beyond a building's footprint they are clay tile lines. They have served us reasonably well for 40+ years, but knowing their age and repair costs mandates a significant Reserve allocation. As for painting the exterior of our steel-sided buildings, a preventive program will be established in 2016 to paint and repair specific problem areas in order to defer total building painting for 3-5 years. Our exterior paint has not lived up to its life-time guarantee not to fade or peel, so in order to keep up appearances for real estate value all the buildings will be painted periodically but not for years to come. Years ago we went after the manufacturer-supplier of our steel siding, but the two companies had collapsed and no longer existed.

**Van Lewis**

**Join your friends for the next gathering of the  
Out to Lunch Bunch**

**January 21 at**

**Thai Basil**

**2710 S Havana St, Aurora, CO 80014**

**(303) 369-8889**

**Contact Josie at 303-671-5634 or amipep@aol.com**

**No meeting on December 17 — See you on January 21**





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TIP OF THE MONTH

*As the year comes to an end, remember to find joy in little things and not get overwhelmed by all the big things, take one day at a time and don't forget to count your blessings!*



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**Happy Holidays**



**Dr. Nick D'Amico**

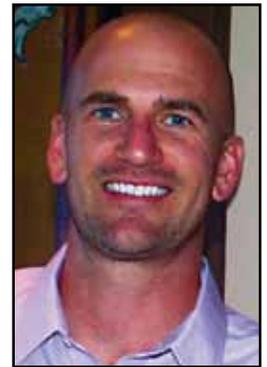
## D'Amico and Mauck

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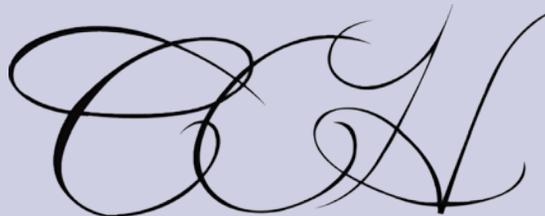
**Dr. Matt Mauck**

### New Lunch Buffet

**All You Can Eat!**

Tues-Sat 11 am-2:30 pm

\$9.99 per person



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# Sausalito

**Landscaping:** Sounds odd but we are preparing our landscaping for spring by removing “over-the-hill” juniper bushes in preparation for new spring planting. A few landscape areas might look a little barren right now but spring will change that.

**Winter:** Please remember to disconnect all exterior water hoses. Check outdoor and indoor faucets for leaks. Owners, not the HOA, are responsible for freeze damages. If you don't have anti-freezing exterior faucets, turn them off at their interior control valves. It

is always wise in very cold weather to open cabinet doors and let faucets drip to prevent frozen lines. When snow is forecast or falling, please leave our visitor parking spots empty so the snow plows and the manual snow removal team can clear our complex as quickly as possible.

**Holiday Decorations:** Outdoor holiday decorations are allowed. A good rule of thumb to remember is that sometimes less is more. All external decorations must be taken down by the end of January, usually around Stock Show time.

**Neighborhood Watch Programs:** It is certainly no surprise that many cities are encouraging and coordinating Neighborhood Watch Programs. They really work! The reason they work is simple: One of the best ways to deter crime and vandalism in a community is to create a network of neighbors looking out for each other. We can certainly attest to the NW program success in Area 10 and 11 where due to homeowners' diligence, crimes continue to be thwarted. Each of us needs to participate by being aware and reporting *anything or anyone* which looks suspicious. Anything! While you're away from home, make sure your personal property doesn't end up in the hands of a burglar. Protecting your home can be as easy as making it look occupied while you're gone. Here are some simple measures you can take that can pay off in security and peace of mind:

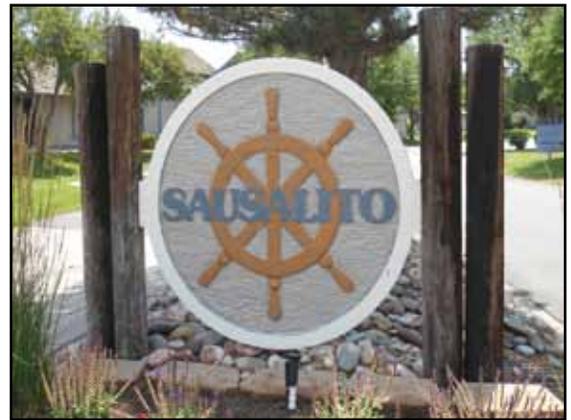
- Leave drapes and shades open. If closed, it's a sign you're gone.

- Don't stop all deliveries. Have someone you trust pick up mail and newspapers every day.
- Leave a radio on. It signals to a burglar that someone's home.



- Turn the volume adjustment on your telephone bell down so a prowler will be less likely to hear the ringing of an unanswered call.
- Use automatic light timers. Set them to turn lights on and off in different rooms at different times.
- Notify our Security Company to keep an eye on your home.

**Neighborhood Watch:** Please contact Carol McCormick, the Sausalito Area.



**Homeowner HOA Dues Delinquencies:** Our delinquencies continue to fluctuate between the \$6,000 and \$10,000 mark. HOA dues are just like your mortgage payment...as a homeowner you are legally obligated to pay both on time and with the correct amount. Sadly a few of our homeowners are not complying. This money owed could well be used as we continue to maintain our property. Thanks to all of you homeowners who pay your HOA dues every month and on time.

**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**

## Let It Snow! Let It Snow! Let It Snow!



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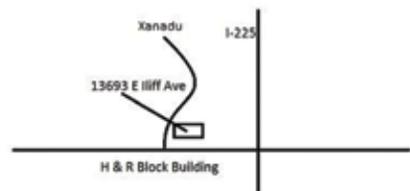
*Joe Little, owner of Body Beautiful Collision Repair in Aurora, Colorado*

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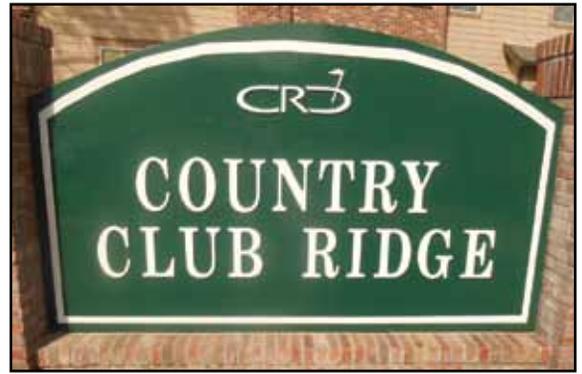
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# Country Club Ridge



## Greetings Residents!

**New Board Directors:** Your new Board of Directors were elected at the Annual meeting. Mocha Butkovich has joined the CCR Board along with long time members Judie Maurelli, Renette Ivester, Roslyn Greene and Bob Gustafson. Thank you again to the retired members. It is the continued efforts of everyone past and present that make Country Club Ridge a wonderful community in to live in.

**New Residents:** Welcome all new residents/owners as well as our

long time tenants. Just a few friendly reminders.

**Snow Season:** Do not park in Snow Storage Spaces within 24 hours of a snow event. Any vehicle parked in these spots is subject to fines, towing or both without warning. This includes guests to our complex. If you have rented out your unit, please make sure you have provided this information to your tenants. Visitor spaces are for guests only. Residents are again subject to fines, towing or both with the continued use of these spaces.

**Snow Removal:** We have instructed Marcan, who does our snow removal, to shovel beginning at 2" on the

ground. If anyone's sidewalks seem to need attention, call Channing. There will be ice melt in buckets throughout the winter in each cul-de-sac.

**Trash:** Trash pick-up is every Friday. Please make sure to secure your trash in the proper receptacle. Keep our development clean! Trash not contained blows into the parking lot and common areas. It is everyone's responsibility to keep our area looking its best. Please do your part to make this happen. This also includes cleaning up after all pets.

**TV/Satellite:** Before contracting with a satellite company make sure you have completed the approval process. All Dish installations must

be submitted to the board for prior review and approval. Save time! Ensure you are able to get a signal to your unit. A satellite dish may not be installed to any part of the building. This includes a clamp to the patio railing.

**Questions, Comments or Concerns:** Please attend the next meeting scheduled for January 2016. All owners are welcome! Contact Channing for confirmation of date, time and location. Channing Odell, Custom Management Group, 303-752-9644, [customgrp1@msn.com](mailto:customgrp1@msn.com)

Have a wonderful Holiday!

**Mocha Butkovich**

## Holiday Activities at Your Library

### Christmas Music

Tallyn's Reach Library  
Saturday, Dec. 5, 2:00 p.m.  
Enjoy the sounds of the season with the Tallyn's Reach Between the Notes music group.

### Give Back @ Your Library: Spreading Holiday Cheer

Mission Viejo Library  
Saturday, Dec. 5, 1 p.m.  
Spread holiday cheer this year by decorating holiday-themed dessert bags for TLC Meals on Wheels.

### Give Back @ Your Library: Spreading Holiday Cheer

Tallyn's Reach Library  
Tuesday, Dec. 8, 4 p.m.  
Spread holiday cheer this year by decorating holiday-themed dessert bags for TLC Meals on Wheels.

### Give Back @ Your Library:

### Season of Giving

Central Library  
Wednesday, Dec. 9, 6 pm  
The holidays are a season of giving, and this season you can help families in need. Make the holidays brighter for local kids and teens by donating stocking stuffers at all Aurora Public Library locations Monday, Nov. 9 – Friday, Dec. 11. On Wednesday, Dec. 16, join us for a stocking stuffing party! All stockings and other donated items will be given to Arapahoe County Human Services for distribution. Requested items: Socks, winter hats, gloves, scarves, small toys, accessories for teenage girls, mini sports balls, mini/travel games, unopened candy and snacks, new or gently used books, various stocking stuffers for all ages.

### Holiday Cookie Swap

Mission Viejo Library  
Saturday, Dec. 12, 1 p.m.

Registration required.  
Bring 4 dozen of your favorite holiday cookies, along with 15 copies of the recipe, to exchange with other cookie lovers. We'll exchange tastes and vote for our favorite. The winner will receive a \$25 gift card to spend on more cookie baking supplies.

### Movie at Tidmouth Shed

Central Library  
Saturday, Dec. 19, 2:30 p.m.  
All aboard! Join us for a special Thomas the Train themed drive in movie! Transform a cardboard box into a tank engine before enjoying the adventures of Thomas and Friends!

### Pasta Ornaments

Martin Luther King Jr. Library  
Tuesday, Dec. 22, 2:00 p.m.

# Burgundy

Happy Holidays to all! We are half way through the celebrations with only a couple more of these special occasions to go. This is the time when we remember the blessings and opportunities we have received during the past months and plan for the days ahead. It's also the time we extend a Big Thank You to each of you – our neighbors.

**Holiday Decorations:** We encourage you to display your holiday decorations. You can share these with your neighbors until around mid-January. So that you can enjoy the season without the added stress of trying to fit in another party or obligation, we will celebrate



with an after holiday gathering during the month of January. The exact date and details will be available in the next issue of *Metro Matters* and with flyers.

**2016 Budget:** By now you have received the Burgundy in Heather Ridge newsletter from CMS and a copy of the 2016 budget. After several meetings, discussions and modifying we have been able to hold the HOA fee increase to only 5%. This will allow us to proceed with the repair, replacement and maintenance of our community.

**Snow Removal:** Snow removal contract has been signed – just in time for the white days ahead. Your HOA directors are in direct contact with the drivers who will shovel sidewalks when depths reach 2 inches or more. Driveways will be plowed when we have 4 inches or more. To make this more effective, residents are asked to move vehicles as early as possible (parking lots can be cleared more easily), give the plows plenty of room to move the snow and to be aware of where the snow is dumped (usually on the west side of parking lots and community areas). No one will stop you if you want to use your own shovel to remove some of the snow.

**Home Projects:** With all of this time to spend inside our homes,

there are many projects that can be accomplished. Remember that if these projects will have an effect on the outside of your building, it needs to be approved by your HOA. This can be easily accomplished by using the ACC form on the CMS website. This would include Dish placement, water heater/ furnace venting, windows/ storm door replacement, etc. The approval process takes up to 30 days; however, emergency approval can be given in much less time. Speaking of home improvements, we would really like to promote local skills and experience in this field. If you are a licensed contractor and would be interested in being a part of our reference list, please contact Beth (property manager) at CMS.

**Thank You:** Thank you to our board members who have reached the end of their elected terms. Kirt Chiles left the board after many years of sharing his knowledge and experiences with the Burgundy community. Amanda Milstead also completed her term as president and leader of a board that was able to accomplish so much over the years. Best wishes to both for their involvement in our community.

**Board Members:** Your HOA board members for the current year are: Bekah McDonald, President; Harry Kilpatrick, Vice President; and Jaynie Basch, Secretary/Treasurer. There were no other volunteers/

nominations during the annual meeting held in October. Hey folks, this is a big responsibility for so few and, yes, we need your help.

Thank you to the other contributors to *Metro Matters*. Don't know how it happens, but the topics written about always seem to be common throughout this Metro area and, yet, we never know in advance. This indicates that, while different, we are all neighbors and have so many similar issues. So many of you have provided things to think about, consider and, sometimes, to implement in our own communities.

**Remember:** Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. These meetings are held on the 2nd Tuesday of every month at 6 pm in the Clubhouse. The meeting sign is posted in the parking area during the week prior to the meeting.

**Contact Info for CMS:** Website [www.cms-hoa.com](http://www.cms-hoa.com) **user ID** is burgundy and **password** is aurora. This site is available to all residents, homeowners and anyone interested in knowing about Burgundy. Beth Wagoner, manager, 720-377-0100 X1304, [beth@cmsincorp.net](mailto:beth@cmsincorp.net).

**Jaynie Basch**



*Silver bells, (Silver bells) Silver bells, (silver bells)  
It's Christmas time in the city  
Ring-a-ling (ring-a-ling),  
Hear them ring (hear them ring)  
Soon it will be Christmas day.*



# Strawberry

*We wish you a Safe and Happy Holiday Season*

**No Board Meeting for December:** We will reconvene in 2016. The next Board meeting will be held on January 20 in the Clubhouse at 6:30 p.m. See you next year!!!!

**Loss Assessment Coverage:** Loss assessment coverage is an additional policy to your home insurance policy. This valuable condo insurance coverage is uniquely designed for owners in

condominiums/ associations. It recognizes the potential for homeowners to be assessed for certain kinds of loss. Since our insurance coverage rates have increased dramatically from \$85,000 to \$130,000, our deductibles are much higher as well. An example of circumstances that might require the condominium association to assess all unit owners includes: Major damage that occurs to commonly owned buildings and it is not fully covered by insurance

due to high deductible amounts. For more information and to ensure you have the coverage necessary, contact your insurance agent.

**ACM:** We are pleased to announce that Felicia McKay is our new property manager from ACM. Felicia is replacing Lynn who announced she will take a new position – devoting her time to her children and newly expected baby. We welcome Felicia and look forward to a collaborative working relationship. We also wish

Lynn success in her new full-time job!!!!

Work orders should be submitted to Kimberly. E-mail communication [kimberly@acmhoa.com](mailto:kimberly@acmhoa.com) is the most efficient and time-saving way to reach Kimberly and address your needs; however, she can also be reached by phone. ACM's phone number is 303-233-4646.

**Christine Nicklas**



# Chimney Hill

**Parking:** The cold and snowy weather has returned. We are lucky to be a community that has our garages attached to our units. Utilizing your garage is a wonderful way to avoid the hassles of dealing with removing snow from your vehicle when these snowy days arrive. Using your garage will also provide the guests of our community the opportunity to park in our guest parking spaces. It is crucial to remember during the holiday season that the parking spaces be available for our community's guests. Have the holiday spirit in your mind and heart when parking your car.

**Safest Largest City:** The Federal Bureau of Investigations

(FBI) recently released its annual "Crime in the United States" report for 2014. The report ranked Aurora as the safest largest city in the state of Colorado and the 16th overall in the United States. This information was gathered from 75 other major cities in the U.S. that had a population of 250,000 or more residents.

**Annual Board Meeting:** November

was our Annual Chimney Hill Board Meeting. Thank you all who attended. The meeting minutes that were presented showed that the goals that we had set were in fact accomplished. Please remember to contact Alec at Accord Management, 720-230-7303, if you have any management concerns. The next CH monthly board meeting will be on Wednesday, January 20, 2016.



*We wish you all a Happy Holidays! Laura Leveroos, Lana Gutnik, and Katie O'Brian*

*CH HOA Board representing your interests and protecting your investment.*

**Laura Leveroos**

*Happy Holidays*

# Holiday Happenings

## Holiday Tree Lighting

December 1

5-7 p.m.

Aurora Municipal Center

15151 E Alameda Parkway

Discover the sights and sounds of the holiday season at the city of Aurora's Holiday Tree Lighting. Enjoy hot cocoa and pastries in front of a twinkling holiday tree. Then get ready for Santa to make a grand entrance and help Aurora Mayor Steve Hogan switch on the holiday lights to illuminate the Aurora Municipal Center campus. Talented local choirs and carolers will perform seasonal tunes and classic holiday favorites.

## Festival of Wreaths

Through December 11

9 a.m. to 4 p.m. Tuesday through Friday

11 a.m. to 4 p.m. Saturday and Sunday

Aurora History Museum

15051 E. Alameda Ave

303-739-6660 or [auroramuseum.org](http://auroramuseum.org)

Sign up your business or organization to decorate and donate a wreath to be sold in this silent auction fundraiser for the museum, or come out and bid on one of more than 30 festive wreaths.

## The Christmas Movie

Presented by the Aurora Symphony

December 5, 7:30 p.m.

North Middle School Auditorium

12095 Montview Blvd.

Tickets available at [www.aurorasymphony.org](http://www.aurorasymphony.org)

Celebrate the holiday season with unforgettable holiday tunes in cinema, including *How the Grinch Stole Christmas*, *Home Alone*, *Miracle on 34th Street* and *The Polar Express*. Come and participate in the traditional audience sing-along. \$20 adults; \$15 military and seniors ages 65 and older; free for ages 18 and under.

## Spreading Holiday Cheer

Presented by the Aurora Singers

December 5, 1 p.m.

Mission Viejo Library

15324 E. Hampden Ave.

303-326-8600 or [www.auroralibrary.org](http://www.auroralibrary.org)

Spread holiday cheer by decorating holiday-themed dessert bags for TLC Meals on Wheels.

## Season of Giving

December 16, 6 p.m.

Aurora Central Library

14949 E. Alameda Parkway

303-739-6589 or [www.auroralibrary.org](http://www.auroralibrary.org)



*Blossoms of Light*  
Denver Botanic Gardens

Donate stocking stuffers for local kids and teens at any Aurora library through December 11. Then come to the Central Library for a stocking stuffing party. All donated items will go to Arapahoe County Human Services for distribution.

## Blossoms of Light

Denver Botanic Gardens

Open nightly, November 27 through Jan. 2, 2016

Including Dec 24, Dec. 25, Dec 31 and Jan 1, 2016

5:30-9 p.m. (lights on until 9:30 p.m.)

1007 York St., Denver

720-865-3501

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

Blossoms of Light is the perfect way to kick off the holiday season. Denver Botanic Gardens is proud to host this annual family-friendly event that has become a tradition for people across Colorado. The 2015 event features new elements,

*Continued on page 22*

## *Holiday Happenings*

Continued from page 21

including the return of the grand illuminated O'Fallon Perennial Walk and the Romantic Gardens. Enjoy thousands of twinkling lights throughout the Gardens, as well as the always anticipated HoloSpex glasses. Warm drinks and tasty treats will also be available. Seasonal entertainment will be available on select evenings.

### **Trail of Lights**

Open nightly, November 27 through Jan. 2, 2016  
Including Dec. 24, Dec. 25, Dec. 31 and Jan. 1, 2016  
5:30-9 p.m.  
8500 West Deer Creek Canyon Road, Littleton, CO 80128  
720-865-4336 General Information

With the foothills as a stunning backdrop, colorful lights illuminate a winding path through the Colorado countryside. Spread throughout Denver Botanic Gardens Chatfield Farms, Trail of Lights offers visitors a choice

of paths; a shorter route takes visitors directly to the children's play area, while an extended path allows visitors to explore the Green Farm Barn and silo before continuing onto the children's area and 1880s homestead.

Fun features this year:

- Synchronized music in children's play area.
- Three-sided light tunnel.
- Don't forget to stop by the warming hut and the fire pit!
- See Trail of Lights from a different perspective: free hayrides highlighting Chatfield's natural beauty are available every Friday and Saturday from 5:30-9 p.m.
- Hot drinks will be available for purchase and seasonal entertainment will be provided.
- HoloSpex glasses will be available for purchase.
- Illuminated antique and model tractors on display.
- The Hildebrand Ranch will be decorated for the season.

## **Classified Ads**

### **Nail Technician**

In-Home Manicures & Pedicures — Specializing in Senior care, diabetic and ingrown toe nails. Reasonable rates. 22 years experience. Licensed by the state. Many references from Heather Gardens. Call Jeanine to schedule appointment. 303-886-4028.  
Nails on Wheels

### **Massage Therapist**

Licensed and Insured Massage Therapist specializing in Swedish, Deep Tissue, Myofascial, Trigger Point and Aromatherapy. Graduated top of my class. Conveniently located in your neighborhood. Private, hygienic and quiet location. \$15 off first session when you mention this ad. 303-859-5002. www.massageinstinct.com

### **Soul Mend, LLC**

Remember the movie "The Breakfast Club"? Group Psychotherapy. Iliff and Xanadu — H & R Block Building. Stephen Brunston, LPCC — 720-340-1324  
Anger, Anxiety, & Relationship Issues.

### **House Cleaning**

Cinderella's Professional House Cleaning  
Daily, Weekly, or Monthly, "We do the Hard work for you" Call Esmeralda 720.318.2100 or 720.427.2386

### **Handyman Services**

If you need to fix it, I can do it. Home improvement and repairs, plumbing, light electrical, carpentry, painting, and flooring. HRMD resident. Call Leo, 720-838-8072.

### **Notary Public**

Notary Public — Lives at Fairway 16. Reasonable rates.

Can make house call, if necessary. Call 303-639-5946 and leave message.

### **Public Accountant**

Page Taylor — Public Accountant. Registered Tax Return Preparer. 2451 - A South Xanadu Way Aurora, Colorado 80014 — 303-751-9093

### **Tax Return Preparer**

Taxes prepared by 10-year Strawberry resident without leaving your home. Page Taylor — Registered Tax Return Preparer. Over 30 years experience preparing personal, partnership and corporate income tax returns. Free Consultation — Pickup — Delivery — Reasonable Rates  
303-751-9093 — 720-545-8660

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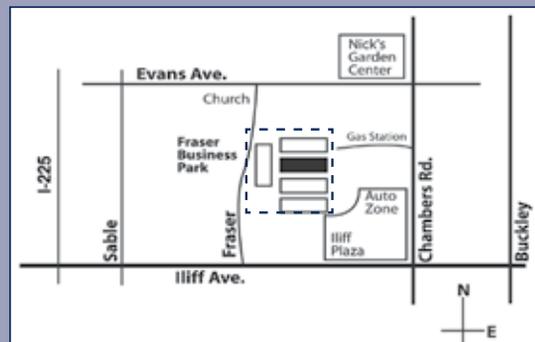
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