

HR Heather Ridge

Metro Matters

Volume 7

April 2017

Number 4



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



April Gardening Tips

By Richard Ortega

April is the best time to plant new trees and shrubs. Be sure to improve the soil with compost.

Plant hardened off perennials, Pansies, Violas, Alyssum, Dusty Miller, Snapdragon and Dianthus. These plants can withstand the light frost.

Plant broccoli, cauliflower, cabbage, lettuce, peas, rhubarb, brussels sprouts, strawberry plants and perennial herbs that have been hardened off. Also plant onion sets, seed potatoes, garlic, shallots and asparagus roots. These can take the light frosts.

Tomatoes and peppers can be put outside with a wall o'water.

It's time to plant seeds of peas, turnips, carrots, beets, spinach, swiss chard, lettuce and radishes.

Start fertilizing roses, trees and shrubs when leaves appear on the branches.

Mid-April is the best time to start fertilizing your lawn. Use a fertilizer with a pre-emergent (weed and grass preventer) to prevent weed seeds from germination.

April is a good time to seed or overseed an existing lawn. Do not use a pre-emergent if you are going to seed. Keep area moist for good germination.

Core aerate lawn before fertilizing. This helps improve the lawn's vigor and health.

As weeds start to actively grow in the lawn, spray with Fertilome Weed Free Zone. Excellent cool weather weed killer.

Apply Floral Fruit Eliminator when fruiting trees are in full bloom, to prevent fruit set.

Prune roses approximately 1 to 2 feet above the ground. Don't prune climbers except to remove dead, weak or diseased canes.

Plant spring bulbs such as dahlias, begonias, lilies and gladiolas.

Apply "Merit" like Bayer Tree & Shrub Spray to prevent and cure insect damage for up to one year on trees and shrubs.

Average temperature in April: High/Low – 61.4/32.4

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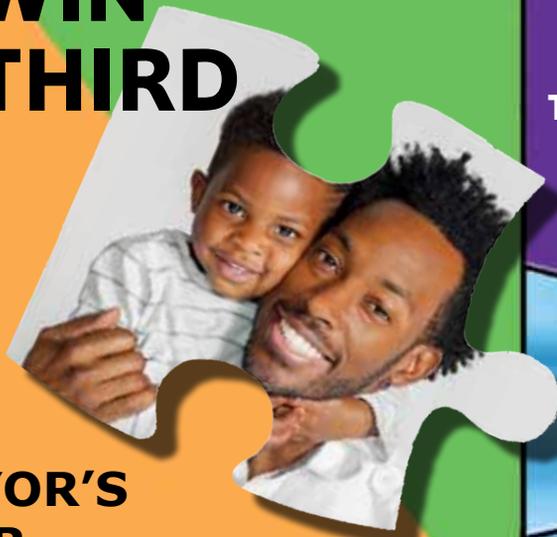
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**HEATHER RIDGE
METRO MATTERS MAGAZINE
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WHAT WILL IT TAKE TO WIN FOR THE THIRD TIME?



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NATIONAL MAYOR'S CHALLENGE FOR WATER CONSERVATION

Sponsored by the Wyland Foundation
Challenge runs April 1 to April 30

Aurora won the challenge in 2015 and 2016. Let's show Mayor Steve Hogan and city council that we can do it again.

Go to AuroraGov.org/Challenge anytime in April and pledge to conserve water. It only takes a minute, and if our city receives the most pledges, participants will be eligible for hundreds of Wyland Foundation prizes, including water-saving devices, cash prizes, home improvement gift cards and a new car.

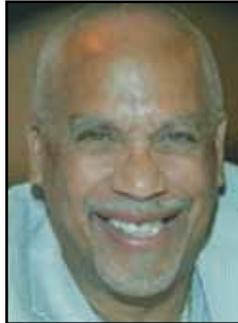
Just ask Aurora residents Jim Schoepflin, who won a 2016 Toyota Prius, and Taylor Armstrong, who won a 2015 Toyota Prius, if it was worth it to pledge to conserve water.

AuroraGov.org/Challenge



Heather Ridge PUBLISHER'S NOTE

Errol Rowland, President HRMD, gives us an update on the economic environment of our community through his HRMD – State of the District on pages 6 and 7. He notes that HRMD is in fine operational and financial condition, the golf operations are brisk, with a 4% increase from 2015; and golf operations are profitable, plus all the bills are paid. Errol also says, finally capital improvements are becoming noticeable, in the last 2 weeks of March, brand new cart paths had been installed south of Iliff and more visible improvements are planned later this year. We all can take pride in our Heather Ridge community.



Even though we all know how Colorado weather can sometimes be very fickle, if you are like me, you are already planning your garden and what you want to change from last year, so you have a beautiful landscaped home, but with less work than you had last year. Nick's Garden Center has designers who can help you make great choices on plants and landscape material to do just that — relax this summer in your own backyard. See details on pages 16 and 17.

And if you enjoy listening to great music — FREE — attend one of the great Rose Garden Summer Concert Series held at the Rose Garden Plaza at the Gardens on Havana. See page 14 for details.

Barry McConnell
Publisher

About the Cover

Nick's Garden Center on Chamber Road carries unique perennials that aren't as readily available at other places. See pages 16-17 for details.

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Heather Ridge Metropolitan District

President Errol Rowland
Vice President Van Lewis
Treasurer Mary Lou Braun
Secretary Joan Beldock
Jane Klein Director

Jim Bruce Director

Regular Meeting Schedule: HRMD 4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct.

Heather Ridge Metropolitan District

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heatherridgecolorado.org

Heather Ridge Golf Club

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www.golfclubatheatheridge.com

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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**.



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Here comes Peter Cottontail





Heather Ridge Metropolitan District (HRMD) – State of the District

January 2017, began the 8th year of ownership of Heather Ridge (HR) open space by the HRMD. The district encompasses 1,127 homes in the ten HOAs. Thanks to the management of HR Golf Club, Noonan's Sports Bar & Grill, the dedication of the HR volunteer Management Team and many others, HRMD is in fine operational and financial condition. Golf operations are brisk, with over 29,263 rounds of golf in 2016, a 4% increase from 2015; and of significance, golf operations were profitable with a \$383k (k=1,000) bank balance, with all the bills paid on 12/31/2016. Note: golf operations contributed more than \$210k for computers, grounds upgrades, tree care, maintenance equipment, etc. in the last 4 years.

The HRMD directors continue to keep all residents up-to-date and maintain transparency through the monthly Metro Matters Newsletters (thanks Barry and Van) and the HRColo.org website. All financials for the previous month (with easy to read summaries) are available on HRColo.org by the third Thursday each month.

HRMD directors are keeping tabs on several issues in 2017:

- **HR Mission update**— The mission: *Preserve the open space; protect our property values and maintain our way of life.*
 - ◆ We are getting positive feedback from the community with the success attained in saving our open space best maintained as a golf course.
 - ◆ Metro Denver property values were recently judged among those escalating faster than any other in the USA; and HR property values are increasing at a higher rate than Metro Denver averages. The average Heather Ridge home has increased in value by close to \$100k since we bought the open space in 2010. Even still they are at bargain prices. Where else in the USA can you have a home next to a golf course that's within 10 miles of a central metropolitan city with home values less than \$300k? By the way today as I write this, of the 1,127 homes in the HRMD, there are ZERO homes for sale; and the normal sale happens within hours of being listed.
 - ◆ We are maintaining and enhancing our way of life. Our residents are proud to live in Heather Ridge.
- **Capital Improvements**— When the HRMD bought the open space in December, 2009, the golf course was in dire straits. It was built in 1976 and had been neglected. The irrigation system was being held together with bailing wire, duct tape and chewing gum. If it hadn't been for grounds superintendent Bob Knutson, golf would have ended long ago. In 2010, we had to drill a water well located north of Yale and replace the irrigation system on the front 9 (north of Iliff). Four months ago we replaced the irrigation system on the back 9 (south of Iliff). After seven years of HRMD ownership, almost all of the neglected and deferred maintenance has been fixed. These capital improvements were paramount to the continuing long term success of the golf operations (Our Money Tree). Until now no one could see these improvements because they are all underground. Now finally capital improvements are becoming noticeable. In the last 2 weeks brand new cart paths have been installed south of Iliff and more visible improvements are planned later this year.
- **Aurora Council Ward IV representation**—
 - ◆ **Charlie Richardson**, Aurora's former 30 year City Attorney, was elected to replace Molly Markert as our Ward IV Aurora councilman. It just so happens, Charlie is also our HR neighbor, a 10 year Sausalito HOA resident. We are lucky to have Charlie as our representative. He is keeping a watchful eye out with HR's best interest.
- **Development**—
 - ◆ Finally our RTD Iliff Light Rail Station is open. Riding the light rail is a treat. I take it all over

town and even to DIA, rather than the hassle of driving in traffic, finding a parking space and all the headache of that ordeal. And the 1/2 mile walk to the station is a good way to get some exercise.

- ◆ Traffic is increasing with completion of the new Iliff Station, 600 space parking lot and accompanying 400+ multi-family development to the east and around the U.S. Post Office. Soon more than 4,000 trips each day from the new station are anticipated to be entering/exiting Iliff and Yale.
- ◆ Developers continue to view the 5 acre HR clubhouse area as a development site. Any firm proposed plans will be presented to the community for HR consideration/approval before any action is taken.

Our success is due to the scores of volunteer homeowners and golfers. Vinny Roith – Sausalito HOA, one of the original founders of the HRMD recently retired. Vinny put his blood, sweat and tears into HR. He worked tirelessly, volunteering his time to see that HR is a success. Join me in wishing Vinny the best in his retirement. The HR Management Team should also be commended. They are: Bob Knutson – HR Grounds Superintendent; Van Lewis – HR South; Loren Janulewicz, president of golf ops; Barry McConnell – Fairway 16; Larry Ransford – Cobblestone Crossing; Errol Rowland – Burgundy. Working for nothing these volunteers have done an amazing job. HR homeowner resident volunteers are always welcome. HR homeowners should take pride in our collective accomplishments. As we residents meet with other associations, communities, cities, educators, etc., people are amazed with the results we volunteer citizens have achieved. While we continue our mission to preserve the open space (best maintained as a golf course); protect our property values; and maintain our way of life.

And one-parting comment: – Please say **Thank You** to the HR golfers. They are paying the bills and are the reason for our success as we continue with our mission. Now let's all have fun, life is too short not to play golf!

Errol Rowland, President HRMD
We are selling “FUN”!

Cotter Brothers and Murray Boyd

Brothers Bill and Lee Cotter and Murray Boyd were the “Rabbits at Heather Ridge” during the 80s, 90s and into the 2000s. As the Rabbits, they were the first golfers off the tee box every morning. Those 3 were the salt of the earth. The brothers owned an old salvage yard off Santa Fe and Evans and Murray was a preacher.

The brothers, both veterans, lived in Heather Ridge South and were caretakers of their wheelchair bound mother. The bedrooms in their unit were up the stairs. So they brought a forklift in their living room and lifted her up and down every day until she passed away.

Murray and wife Barbara lived in the HR Sausalito HOA and were caretakers for Murray's mother. In the early 90s, Murray had a stroke paralyzing his left side.



Left to right: Bill, Murray and Lee

Murray continued to play golf every morning even with that disability. He would hold his left hand at his belt and swing the club with his right arm. On Thursday, March 9, 2000 it was snowing and Murray stepped up to the HR 5th tee box and hit a hole in one. WOW what a feat. But then the next day, he stepped up to the #6 tee box and teed off with his right hand and hit a goose flying over. So the story goes he got an eagle on Thursday and a goose on Friday.

The three also enjoyed playing cards and dominos with each other, their families and the neighbors.

Lee passed in 2009; Bill and Murray both passed away this January.

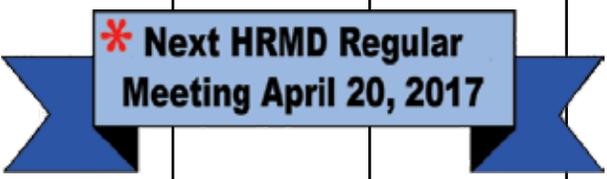
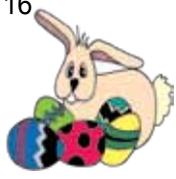


Board of Education Approves New Start Times

The Cherry Creek School District Board of Education unanimously approved changes to school start times during its regular meeting on March 13, citing the latest research and best practices regarding sleep patterns in adolescents.

The vote followed many months' worth of public forums, careful research and community dialogue across the district regarding the changes, which will kick off at the beginning of the 2017-2018 school year. Starting in the fall, elementary schools will start at 8 am and release at 2:45 pm, high schools will start at 8:20 am and release at 3:30 pm and middle schools will start at 8:50 am and release at 3:45 pm. These changes were carefully designed to offer adolescents and teens a later start, and specifically to provide them with added sleep that research has shown to be so critical to development and learning.

April 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 6 pm Cobblestone Crossing Board Mtg 3033 S. Parker Road, Suite 320, Aurora	11 6:30 pm Burgundy Board Mtg, Burgundy Clubhouse	12 6:30 pm Sausalito Board Meeting HR Golf Club	13 6:30 pm Fairway 16 Annual Board Meeting Clubhouse	14	15 METRO MATTERS DEADLINE
16 	17 6 pm Country Club Ridge HOA Board Mtg Noonan's	18 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	19 6:30 pm Chimney Hill Board Mtg Accord Property Management of- fice, 3033 S. Parker Road, Tower 1 Suite #320	20 	21	22 
23/30	24 6 pm Cobblestone Board Mtg HR Golf Club	25 6:30 pm HRS Board Mtg HRS Clubhouse	26	27	28	29



Protect Personal Information

Don't routinely carry your Social Security card or documents with your SSN. Do not overshare personal information on social media.

Information about past addresses, a new car, a new home and your children help identity thieves pose as you.

Keep old tax returns and tax records under lock and key or encrypted, if electronic. Shred tax documents before trashing.

Watch out for IRS impersonators. The IRS will not call you with threats of jail or lawsuits. The IRS will not send you and unsolicited email suggesting you have a refund or that you need to update your account. IRS will not request

any sensitive information online. These are all scams, and they persistent and change frequently. Don't far for them. Forward IRS-related scam emails to phishing@irs.gov. Report IRS-impersonation telephone calls to www.tigta.gov.

Avoid Phishing and Malware

- Avoid phishing emails, texts or calls that appear to be from the IRS, tax companies and other well-known businesses; instead go directly to their websites.
- Don't open attachments in emails unless you know who sent it and what it is
- Download and install software only from websites you know and trust
- Use a pop-up blocker
- Talk to your family about safe computing practices

From Aurora Police Community Newsletter
Officer Patty Southwick
PAR Officer for Areas 10 & 11
303-739-6951
psouthwi@auroragov.org

Behind The City Scene

HOA's play a very important role in the management of neighborhoods. This is why the approval of new communities by the City is dependent upon the creation of a "mandatory" HOA. A mandatory HOA means that every owner is subject to the jurisdiction of and fee collection by an HOA. A non-mandatory HOA is a voluntary association of owners with no mechanism to enforce covenants or to collect any fees.



Charles "Charlie" Richardson
Council Member
Ward IV

crichard@auroragov.org

There are good HOA's and bad HOA's both in terms of effective management and budgeting; and the fair and reasonable treatment of the residents. HOA's are typically created by Declarations and Covenants imposed upon the subdivision property by the original developer. They are said to "run with the land". Bylaws are also provided which govern the duties and responsibilities of the HOA Board of Directors. All of these documents should be provided to you at the time of the purchase of your home. If a dispute arises between a resident and their HOA it is important to review these documents. Because of complaints regarding abuses by HOAs, the Colorado Legislature has enacted a comprehensive set of statutes that spell out the rights of residents when a dispute arises.

In addition, a requirement for licensing of management companies acting on behalf of HOA's was created in an effort to professionalize their services. The State statutes have provisions concerning the award of attorney's fees to both the resident and the HOA. This aspect needs to be considered very carefully before litigation is brought against an HOA. I am aware of a situation where an unsuccessful resident/litigant was assessed 10's of thousands of dollars in attorney's fees when their lawsuit failed. I don't mean to discourage litigation in appropriate situations but this factor must be considered. It is vitally important to consult with an attorney who has experience with this area of law.

Because HOA's are creatures of the above referenced documents any dispute must be analyzed using the law of contracts and not the police powers of a City. In other words the City has no authority to become involved in HOA disputes. There are no City laws whatsoever that deal with either criminal or civil issues arising from HOA disputes. The State statutes provide the sole governance over HOA's. As cold as this sounds a City Council Member has very little resources to assist in these abuses. Of course an HOA must comply with all City regulations concerning landscaping and common ownership property. Otherwise the City cannot become involved in the interpretation or enforcement of the covenants or management practices.



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RE for 2017 Starts Out with a Bang!



Pete Traynor
Double Tree

303-877-9538
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Pete and I have been Realtors for over 42 years each, but never have we seen a “seller’s market” as the one today. And it looks to continue based on solid economic growth here. The old proverb about being careful what you wish for may be true for metro Denver. The metro area has always wanted to play with the “big boys and girls” when it comes to economic importance and influence. Today we rank in the top ten cities for economic growth **and** sustainability. Metro Denver is on a solid economic foundation that’s diversified and growing.

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

It’s easy to complicate why metro Denver is doing so well. From web-based cloud storage to construction, health care, high-tech, DIA, etc., there are many good reasons; however, I believe simple is better to explain things – so here goes:

- **Location, location, location:** It’s Colorado’s lifestyle that attracts people and companies.
- **Population Growth and Demand:** Metro-Denver is now 2.9 million people and growing.
- **Home Inventory:** In 2010 or thereabouts, our metro population was declining after hitting the two million-plus mark. Homes for sale then numbered 33,000 to 35,000 before the economy changed here in 2012 and returned to pre-Great Recession housing prices by 2014. Today, home for sale inventory is less than 4000.
- **Metro-Denver Leadership:** Thanks to local governments working together to build the entire local economy vs. predatory feeding off of each other, businesses have found metro-Denver the place to be.
- **Currently, there is a 1.3 month supply of homes available to buyers.** This statistic translates to mean – “If no new inventory enters the market from this day forward, all for sale inventory will be consumed in 1.3 months.” If this statistic is broken into various price ranges, buyers and sellers will see where their housing needs fit
 - ♦ \$200K-\$400k has a .4 month supply (almost no inventory below \$200K)
 - ♦ \$400K-\$600K has a 1.5 month supply
 - ♦ \$600K-\$1M has a 3.3 to 4.8 month supply
 - ♦ Over \$1M has up to an 8 month supply

Buying or selling a house in a sellers’ market may sound easy, but the challenges are greater and more stressful than ever. If a seller is also a buyer, the questions arise how to sell first to buy next when multiple buyers line up to buy homes in today’s metro Denver market. Pete and Van are good listeners, so please give them a call to discuss your housing needs. **Never Leave Home Without Them!**

Van Lewis

	
<p>Van Lewis 303-550-1362 van@vanlewis.com</p>	<p>Pete Traynor 303-877-9538 PeteTraynor@ReMax.net</p>
<p>Remember Don't Leave Home Without Them</p>	

Homes For Sale through March 16, 2017

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$145,000	13629	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$147,000	13651	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Sausalito	\$253,000	2418	S Victor St B	2 - 2	1,282	2 Gar, Att	2 Story

Homes Sold February 16 through March 16, 2017

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$139,000	2640	S Xanadu Way C	1 - 1	843	Conventional	None	Individual
Strawberry II	\$171,990	2499	S Xanadu Way C	2 - 2	1,091	Conventional	\$2,000	Individual
Strawberry I	\$180,000	2616	S Xanadu Way A	2 - 2	1,098	Cash	\$500	Individual
Strawberry II	\$183,000	2465	S Xanadu Way C	2 - 2	1,091	VA	\$3,500	Individual
Sausalito	\$185,000	2459	S Worchester Ct B	2 - 2	1,282	Cash	None	Individual
Burgundy	\$213,500	2665	S Xanadu Way A	2 - 2	1,162	FHA	None	Individual
Cobblestone Crossing	\$253,900	1955	S Xanadu Way	2 - 2	1,208	Conventional	None	Individual
Chimney Hill	\$255,000	13684	E Evans Ave	2 - 3	1,344	VA	None	Individual
Heather Ridge South	\$259,000	2853	S Xanadu Way	4 - 4	1,633	Other	\$4,000	Individual
Chimney Hill	\$269,900	13532	E Evans Ave	3 - 3	1,512	Conventional	None	Individual
Sausalito	\$275,000	2447	S Victor St E	3 - 2	1,282	FHA	None	Individual
Fairway 16	\$289,900	2528	S Vaughn Way F	4 - 4	1,650	Conventional	None	Individual

Homes Under Contract as of March 16, 2017

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$167,500	13623	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Burgundy	\$177,000	2697	S Xanadu Way D	1 - 2	942	1 Space	2 Story
Cobblestone Crossing	\$249,900	13538	E Asbury Dr	2 - 2	1,392	1 Resv Space	2 Story
Country Club Ridge	\$285,000	2220	S Vaughn Way 104	3 - 3	1,680	2 Gar, Att	2 Story

Pete and Van are offering an exclusive program that could fund your home improvements for resale.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge 18-Hole Ladies' Golf Club

Play is starting!!! The first Wednesday play day is April 5 and the first Saturday play day is April 8. The April 8 play day will be an 8:00 am shotgun start, followed by our Spring Luncheon at Ajuua Restaurant. Luncheon information is on the sign-up sheet and the cut-off for signing up for April 8 golf and luncheon is April 5. Happy Golfing!

Teresa Anderson
Publicity

HR Women's 9-Hole Golf News

The Heather Ridge Women's 9-Hole Spring Breakfast will be held on April 11, 2017 at 9:00 am, with golf after breakfast. During the month of April, we will have tee times available every Tuesday, with the Tournament beginning in May.

Please come and see for yourself this is the best 9-hole league in the area. Early tee times, and if you don't have a Handicap you can join, and develop one as you play.

Cathy Carter
Vice President

2017 Heather Ridge Men's Club Schedule

Thursday, March 30	Men's Club Spring Banquet
Saturday, April 1	Four Man Shamble A, B, C, D Players 8:00 am Shot Gun (Computer Draw)
Saturday, April 15	Individual Gross/Net, T-times start at 8:00 am
Saturday, April 29	Pending, T-times start at 8:00 am; possible 6-6-6
Saturday, May 13	Point Par, T-times start at 8:00 am
Saturday, May 20	Two Man Best Ball, Pick Your Partner within 10 strokes. T-times start at 8:00 am
Saturday, June 3	Mixer, Men's Club & Women's Club 8:00 am Shot Gun Start
Saturday, June 17	Point Par, T-times start at 8:00 am
Saturday, July 8	Individual Gross/Net, T-times start at 8:00 am
July 21, 22, 23 Friday, Saturday, Sunday	Member/Member and Member/Guest T-times start at 8:00 am Sat & Sun Horse Race Friday starts at 5:00 pm Players must be within 10 strokes of each other
Saturday, August 5	Point Par, T-times start at 8:00 am
Saturday, August 12	Pending T-times start at 8:00 am Must be within 10 strokes
August 26, 27 Saturday, Sunday	Club Championship, T-times start at 8:00 am
Saturday, September 9	Tournament of Champion, T-times start at 8:00 am Non Winners Tournament to follow same day
Thursday, September 21	Men's Club Fall Banquet
Saturday, September 23	Year End Tournament, 8:30 Shot Gun Two Man Scramble Computer Draw

(Red indicates tentative dates)

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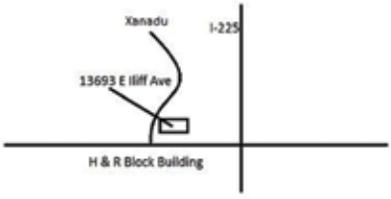
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Rose Garden Plaza at The Gardens on Havana, 1250 S. Ironton Street

A special band will be performing each month for your entertainment and its FREE. Bring a lawn chair and a bottle of water or other non-alcoholic drink and come enjoy the party at the Rose Garden Plaza. This is a free concert with lots of free parking located next to Maurice's 1250 S. Ironton, at The Gardens on Havana, SE corner of Mississippi and Havana.

Relic Classic Rock Concert

Tuesday, May 30, 6-8 pm

2017 Rose Garden Summer Concert Series starts off with classic rock, your favorite vintage t-shirt night and nostalgic music festival snacks. Relic is a local band from Aurora who grew up listening to and covering some of the greatest performers of the 60s and 70s. Favorite Vintage T-Shirt Night: What does your favorite T-shirt say about you? Wear your favorite to the concert. ***Free nostalgic music festival snacks provide while they last.***

Tunisia in Concert

Tuesday, June 27, 6-8 pm

Tunisia is a high-energy group that plays many styles ranging from Current Hits to Classic Rock, R&B to Disco, Motown to Hip-Hop, Standard Jazz to Swing. They cater to their audience with a fresh, hip style and funky approach to the music that brings this talent group into today's contemporary realm. Let's Hoagie. This is the ***annual hoagie sandwich night*** where concert attendees get to sample hoagie sandwiches from several On Havana Street restaurants for free, courtesy of the Havana Business Improvement District.

Dotsero Jazz Concert

Tuesday, July 25, 6-8 pm

Dotsero is beginning a new Dot-Era! They have a couple of new members and a refreshed, fabulous contemporary jazz concert ready for your enjoyment. This is the Annual District Pizza Party, ***where you can sample pizza*** from several different Havana Business District pizza joints for free.

Six Foot Joe and the Red Hot Rhinos Concert

Saturday, August 22, 6-8 pm

The summer would not be complete without a Six Foot Joe Concert! Their big horn sounds will have you up on your feet dancing, which is great since you also need to burn off all the calories you will ***consume sampling ice cream sundaes*** for free from Havana Street businesses.

Xeriscape Save Money and Time



Now is the perfect time to plan on removing some of your grass to make room for an attractive, low-water xeriscape.

Most of the potable water we use each year is used on our landscaping, mostly to keep grass green. But that green comes at a great cost to you and the city's water supply. Aurora Water's Conservation Division is here to show you how to save water and create a great landscape.

If you have a small yard, why waste that gardening space on grass? Add a variety of colors and textures to your garden with smaller xeric plants that won't overwhelm your space. Colorful shrubs like barberry and large-bloom

perennials like Shasta daisies look beautiful paired together. Plant them around a mid-sized shrub or dwarf ornamental tree for a balanced look. If you have a culinary interest — plant herbs. Many herbs such as thyme, oregano and sage are surprisingly xeric. Lavender and chives are xeric with pretty, edible blooms. For planting ideas, visit the Aurora Xeriscape Demonstration Garden, located on the southeast corner of the Aurora Municipal Center, 15151 E. Alameda Parkway.

Replacing lawn with xeriscape can reduce your water use from 32" per square foot to 15" or less every year. It takes about three to six months for young plants to get established, but

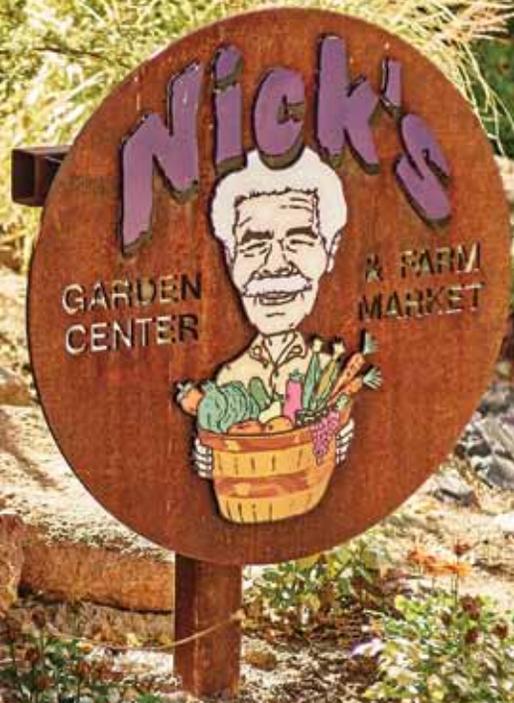
after that, many great-looking xeric plants won't need any water at all.

Research your plants' water needs and always group plants with similar water needs together. For new plantings, water shallowly and at the root ball up to three times a week for the first several weeks. As the root system develops, decrease watering frequency and increase watering depth. If your mature plants require watering, we recommend giving them a drink once per week if it hasn't rained. And remember: If you have an automatic sprinkler system, make sure and adjust it for your new xeriscape.

Aurora Water Conservation has a wide variety of programs to help you establish a beautiful, healthy xeriscape. We offer rebates, a xeriscape design program, and dozens of classes on low-water gardening topics. We can help you save water indoors, too. Find our many online resources at aurorawater.org or give us a call at 303-739-7195.



Nick's Garden Center



Branching Out Year After Year

For many years, produce was the mainstay for the Ortega family, with a 200 acre farm in Colorado filled with chili, corn, tomatoes, celery and an assortment of other fruits and vegetables. Each year, the Ortega's cultivated their crops and trucked them to wholesale customers' mostly large supermarkets.

During the 1950's, the family added Christmas tree sales to its list of offerings, bringing in several varieties of fir and pine from growers in Michigan, Wisconsin and Minnesota. The trees were gathered together, sorted and distributed to independent lot operators and garden centers.

In 1987, the entrepreneurs seized the opportunity to branch out into a different field, opening a small garden center outlet at a leased lot in town.

"We had supplied trees to a Christmas tree lot operator who rented the space for a few months each year and we decided to take over the lot during the rest of the year," said Richard Ortega, part-owner of the new company, Nick's Garden Center, which was named for Richard's father Nick Ortega.

At first, the family sold bedding plants and a variety of seasonal fruits and vegetables, all purchased from local growers. But as time passed, the new business grew exponentially and the Ortega's moved the retail company

to a 10-acre site in Aurora, CO in order to continue expanding the successful operation.

According to Richard, the new property already had two existing greenhouses and a sales building, enabling the family to begin selling plants right away. However, it wasn't long before new structures were being built to contain Nick's Garden Center's entire inventory of products.



Left to right: Bert Gallegos, Randy Sr., Randy Jr., and Richard Ortega

“We added six more greenhouses over the years so we would have more retail space,” he said. “We also built a covered farmer’s market where we sell seasonal produce from June through October. The garden center and farmer’s market complement each other, bringing in a lot more traffic than if we just had one or the other.”

Shade structures were also built to provide shelter for sun-adverse perennials and before long, most of the 10 acres was being used for displaying annuals, perennials, trees, shrubs and produce and for housing the small percentage of plants grown on site.

Approximately 2 percent of the perennials sold at the garden center are grown from seed or cuttings, all of which is done by hand. Some are planned in cell trays. Others go into 2 /2-inch and 4-inch containers and are later transplanted into one gallon sized containers.

“We try to carry different, more unique perennials that aren’t as readily available at other places, which makes us more of a destination garden center,” said Richard. “The fact that we are a full-service center is also important. We have a staff of nurserymen and landscape designers who are available to answer lawn and garden questions and our customers can even schedule an appointment to sit down with one of our designers who will help them with ideas for their homes.”

Along with a year-round staff of 30 unrelated professionals – 50 employees during peak season – the garden center is overseen by Nick’s two sons, Randy and Richard and grandsons Bert and Randy Jr.

A large staff is vital as the family also continues to manage the Christmas tree division they started back in the 1950’s.

“From the beginning of November through the first week or two in December, we own a warehouse and bring in about 50,000 Christmas trees, including Frasier fir, Noble fir, Balsam fir, Caanan fir, Scotch pine, white pine



and Concolor fir,” Richard said. “We supply about 120 lot operators here and in the surrounding states. And, we also manufacture about 20,000 wreaths, which are all hand-tied.”

The wreaths are sold to independent “lot” retailers and to garden centers. Many also go to fundraising groups, ski lodges, businesses and municipalities.

The company uses a mix of Douglas and Frasier fir and adorns the wreaths with Ponderosa pine cones and red bows. Sizes range from 10 inches to 10 feet and workers also produce an abundance of garland in various lengths.

Having a Christmas division, a full-service garden center and a farmer’s market under the same corporate umbrella keeps the Ortega’s busy throughout the year and the family plans to maintain a similar focus in the near future. One possible change is the addition of opening another location, said Richard

“We’re always looking for more opportunities because we keep expanding and we’re starting to out-grow this property,” he said. “But for now, we’re happy with what we already have.”

 <p>2001 S. Chambers Road 303 696-6657 (2 blks N of Iliff Ave on Chambers Rd in Aurora)</p> <p>Open Daily: 8-6 M-S • 9-5 Sun</p> <p>nicksgardencenter.com</p>	<h2 style="color: red;">20% Off</h2> <h3>All Trees & Shrubs</h3> <p>Delivery and planting available. Sale good 4/19/17 thru 4/30/17. Not good on previous purchases, No limit.</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #ffffcc;"> <p>NICK'S COUPON Frost Hardy Pansies Buy 2 Packs, Get 1 FREE Expires 4/30/17 No Limit Must present coupon</p> </td> <td style="background-color: #ffffcc;"> <p>NICK'S COUPON Vegetable and Flower Seeds 30% Off Burpee, Lake Valley, and Many More Expires 4/30/17 - No Limit Must present coupon</p> </td> </tr> </table>	<p>NICK'S COUPON Frost Hardy Pansies Buy 2 Packs, Get 1 FREE Expires 4/30/17 No Limit Must present coupon</p>	<p>NICK'S COUPON Vegetable and Flower Seeds 30% Off Burpee, Lake Valley, and Many More Expires 4/30/17 - No Limit Must present coupon</p>	<p style="background-color: green; color: yellow; padding: 5px;">Celebrating 30 Years of Color, Quality and Service!</p>  <ul style="list-style-type: none"> • Excellent Selection of Seeds • Seed Starting Supplies • Spring Bulbs • Cold Hardy Pansies • Cold Hardy Veggie Plants • Perennials Hardened Off and Ready to Plant • Shade & Flowering Trees • Fruit Trees • Evergreens & Conifers • Fertilizers & Soils
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Recycle Electronics on Earth Day Saturday, April 22, 12 noon-3 pm



**Waterpark/Kaiser Parking Lot, NE
Corner of Havana and Parker Road**

What items can be recycled for FREE? Free Recycling of Computers, Towers, Laptops, Notebooks, Cell Phones, Office Phones, Pagers, Flat Screen Computer Monitors, Keyboards, Printers, Copiers, Fax Machines, Mice for Computers, Cables, Cords, Batteries, Radios, Stereos, Boom Boxes, IPODs, and Compact Fluorescent Bulbs (CFLs).

For questions about recycling other items, call Techno+Rescue at 303-482-2207

CRT TVs & CRT Monitor Recycling: The EPA classifies the lead, cadmium, barium and other fluorescents contained in CRT TVs and CRT monitor as hazardous materials which require proper disposal. The costs of proper disposal have gone up to the point that the Havana Business Improvement District can no longer provide free CRT recycling. The following is the pricing schedule with Techno+Rescue for the 2017 event:

2017 Recycling Fees for CRT TVs and CRT Monitors:

- LCD Monitors free
- 1st CRT Monitor or any type TV – \$10 (if more than 1, smallest is charged at \$10)
- CRT Monitors and any TVs under 36” – \$40
- Any TV 36” and over – \$60

For questions, call Techno+Rescue at 303-482-2207. Thank you for doing your part for Earth Day! There will be no document shredding at this event.



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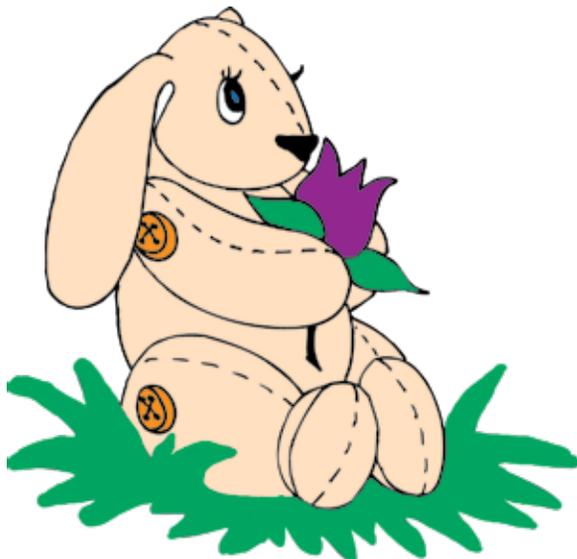
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Burgundy

April Trivia: The Titanic hit the infamous iceberg on which day in April?

- a. 29
- b. 14
- c. 22
- d. 7

Hello: Writing the community articles for the *Heather Ridge Metro Matters* comes with a mid-month deadline and this issue had a deadline two days after our monthly HOA meeting. Our weather is unseasonable, yet few are complaining that snow and cold are nowhere in sight. It is in the low 60's this evening and I have the

pleasure of sitting on the patio to write this. Several families, couples and pets are enjoying a stroll. Spring flowers are in bloom in the gardens. It feels like everyone is smiling on the inside as well as on the outside.

HOA Meeting: First I'd like to mention the April HOA meeting will take place in our clubhouse the 2nd Tuesday of the month, April 11th, at 6:30 pm. Burgundy homeowners are encouraged to come for part or all of the meeting. The agenda is posted on the CMS website a few days beforehand, so if you have the opportunity to take a look and if something is of concern or interest please join us. Also available online are all of the governing documents, ACC forms, updated information such as the Parking Permit Program and maps of our community. Homeowner open forum for questions, venting, recommendations or general community chat occurs in the final 30 minutes of our meeting (usually 7:30-8 pm).

April Trivia: What International Day is recognized on the 22nd of April?

- a. Earth Day
- b. Intergalactic Alien Day
- c. Human Rights Day
- d. International Children's Day

Trees & Bushes: A few items were checked off the Board's to do list since the opportunity and weather permitted. Several dead trees and many overgrown bushes were removed in March. This summer our landscapers will fill these areas with rocks and low water tolerant plants so please be patient that this will be a work in progress. If you would like to plant your own preferences to the areas adjacent to your unit please be aware that you will be responsible for the upkeep of that garden.

Additional Projects: The 2 French drains should be underway and close to completion. Additional landscaping will need to be handled once the drains are finished, so again, please be patient. Burgundy also has a few dumpster surrounds that have stability and wear issues so we have addressed the need for fence replacement and a work contract has been arranged. Enter the drives with caution and be mindful of the drive speed limit – 10 mph.

April Trivia: Which classic board



game is honored on the 13th of April?

- a. Monopoly
- b. Chess
- c. Scrabble
- d. Clue

Lighting: As May approaches, there are light bulbs that need replacing in the pool area, an order has been put in place to fix this issue before the Memorial Day opening. There are also several garage and drive areas where residents have voiced concern for safety and security. So towards that purpose the board is reviewing bids for additional lighting for these areas. Please note that the security lighting placement on the garages was designed for maximum benefit of the drives, parking areas and garages, so the units should not be repositioned. The lights will be returned to their original settings if moved. Also, please call the management company if you notice a common area pole light burned out so the bulb gets replaced asap.

Clubhouse: Our community is now 40+ years old, and just as many homeowners have been updating their units, it is time to investigate the costs of updating the clubhouse interior. The good news is that ideas

for updating the building consist mostly of cosmetic fixes. Lighting, the entryway and the bathrooms are the major focus currently. The board would like to hear from our homeowners as to what would be the most beneficial and what improvements would you like to see?

Community Sale: Looking to unload some stuff and make some money in the process? We will be discussing dates for a 2 or 3 day community sale at the next meeting. Watch for more information on this

annual bargain fest and consider participating!

Board Meeting: If you'd like to have items added to the next meeting agenda please contact our community manager Jack Higgins, Jack@cmsincorp.net. He is assisted by KatiJo Jordan, KatiJo@cmsincorp.net and Julie Salinas, Julie@cmsincorp.net. The CMS office number is 720-377-0100 and to access ACC request forms and other important documents please visit www.cms-hoa.com. Contact the management office for questions and

login information.

April Trivia Answers

14 – The Titanic was a luxury liner. This ship sunk on its maiden voyage from England to New York.

Earth Day – This day is recognized by more than 192 countries. It is a day to promote global awareness.

Scrabble – The 13th is known as National Scrabble Day. Scrabble is a word game, which involves players trying to form words from letter tiles.

**Have a great Month,
Rebecca McDonald
Burgundy HOA President**

Double Tree

Board of Directors: President, Wendy Traynor; Vice President, Bev Nosewicz; Treasurer, Aletha Zens; Secretary, Patt Dodd; Members-at-large, Bob Buehler and Alison Ruger. Board meetings are held every other month, with the next meeting will be May 10 at Bev Nosewicz's home. All homeowners are welcome to attend.

April Recycling: Waste Management continues to be our service provider for both trash and recycling. Trash pick-up is every Thursday, but will be delayed by a day if there is a holiday

during the early part of the week. Recycling days are April 6 and 20. Remember to set your recycling out the night before, as they have been coming before 8 am.

Parking: With reference to snow removal, driveways with cars parked in them will not be cleared. Please utilize your garage as your primary parking spot, and remember that the Visitor Parking is for visitors, not overflow parking for residents with more than one vehicle. While it may be a short walk to your home, you can always park curbside on S. Vaughn Way.

Landscaping Update: We are in the process of scheduling the spring walk-through with our tree service to assess any damage sustained to the trees and bushes

on the property. That being said, please make sure you are cleaning up after your pets so that we don't encounter any little surprises as we walk the grounds! Your efforts are greatly appreciated.

You Can Help: While we have all enjoyed the lovely, warm spring we have had, the lawn, trees, and bushes are really dry and thirsty. If you can, we encourage you to hook up your hose and give a deep watering to as much of our landscaping as you can reach. Please remember to unhook your hose afterward to avoid any broken pipes and damage should we get another freeze.

Community Responsibility: Owners, if you are renting out your townhome, please remember

it is your responsibility to keep your renter informed of the community guidelines and procedures for Double Tree.

Great Resource: *Nextdoor.com* is the private social network for you, your neighbors, and your community. It's the easiest way to connect online, and it's free to join. Please visit *nextdoor.com* to see how Next Door uses the power of technology to build stronger and safer neighborhoods. The City of Aurora is represented, keeping you up-to-date on City matters. It's also a great site to sell items you no longer need. Some items are even free if you come and pick them up!

Patt Dodd



Chimney Hill



Board Meetings: Chimney Hill Board meetings are held on the third Wednesday of each month at 6:30 pm at the Accord Property Management office located at 3033 S. Parker Road, Suite 320, Aurora, CO 80014.

Thank You: A big thank you goes out to those conscientious residents who raked and bagged the leaves on their property and continued the clean up on a large section of open space. Thanks to our homeowners who helped clean up the

flower beds, especially the front flower bed at the entrance of our community. You know who you are and the improvement on our property is very much appreciated. Great job!

Disposing of Large Items: If you have unwanted furniture items which are not small enough to fit in a garbage bag, please do not place items by the trash disposal bins. The proper process is to call our trash management company, Alpine Waste and Recycling, 303-744-9881. They will go over the details to find the best solution of disposal.

Property Management

Contact: Accord Property Management. Contact Alec, our community property manager, at 720-230-7303, email alec@accordhoa.com, website is www.accordhoa.com. Select Chimney Hill with password-Chimney2012.

Architectural Improvement Request: Get HOA Board approval for any and all exterior building modifications. Follow our community's protocol and download the form readily available on our website.

Neighborhood Watch: Continue to be observant of our community property. Several issues and property concerns

have been resolved due to residents reporting irregularities. If you observe property needing attention or anything out of the ordinary, please contact Alec at Accord Property Management immediately. Being the eyes and ears of our community enhances neighborhood pride and increases communication among residents. Your observance of our community will assist in making our community all that we expect, a safe and enjoyable neighborhood to be.

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Grilled Salmon with homemade rice, vegetables, dinner roll, and choice of soup or salad. **\$12.95**

New York Steak served with baked potatoes, vegetables, dinner roll, and choice of soup or salad. **\$13.95**

All entrees include a cup of fresh Strawberry Cobbler as dessert. Offers not valid with coupon.

Cobblestone Crossing

Parking: Updated parking regulations will be sent to owners by April 14th. In addition to the change announced last month (no towing will take place between 6 am and 6 pm daily), the major adjustment is parking permits will no longer be required for Reserved parking spots. The updated parking regulations will also contain specifics regarding Resident parking permits. If you are a renter, please ensure you contact your owner/management company to obtain the information. Please note, this does not go into effect until April 14th so until then leave your parking permit in place on Reserved spots!!!

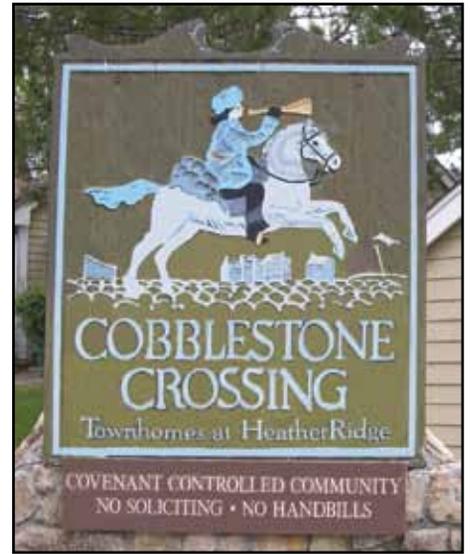
Late Fees: HOA fees are due on the 1st of the month. A late fee will be assessed if payment is not received by the 10th of the month. If you pay by mail, payments are now sent to California for processing, so please allow sufficient time for the Postal service to deliver.

Landscape: Due to the lack of snow, our trees and bushes are no doubt dry. If you are so inclined, occasionally dump a bucket of water on trees and bushes. The spring clean up will not take place until late April or early May and sprinkler

system will be activated at that time.

Reminders: Please pick up trash you may see around your home. Homeowners are responsible for garage door repairs, as well as broken air conditioner pads.

Onsite Maintenance: The Board is seeking an onsite maintenance person. This is an independent contractor position responsible for plowing snow, repairing sprinkler heads, tracing electrical issues, etc. If you know anyone who is qualified and interested, please submit a resume



to Alec Hrynevich (alec@accordhoa.com).

Board Meetings: The Board meets at Accord's Office, 3033 S. Parker Road, Suite 320, Aurora, CO 80014, the second Monday of the month at 6 pm and all residents are welcome.

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Sausalito



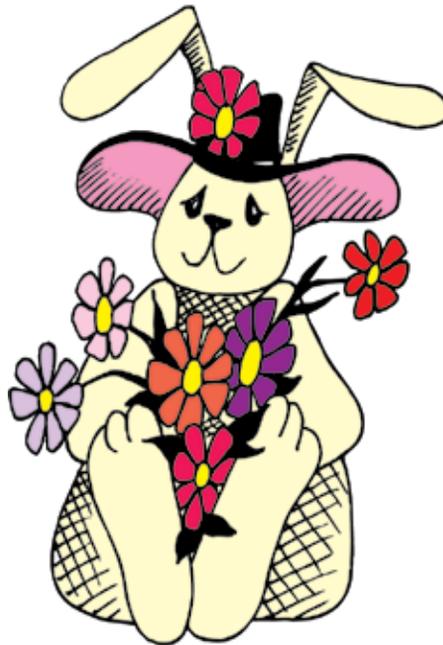
Pools: 2ND NOTICE. Important Advance Notice to all Homeowners regarding two dates to pick up new pool keys. The Board has decided it is time to replace our very old locks and keys for both of our swimming pools. Our pools are for Sausalito residents only so we need to establish a new security system. Only homeowners are eligible to receive a pool key. If a unit is rented the homeowner is responsible for giving the tenant a pool key and obtaining the key when renters leave. Our objective is to make this transition to obtaining new keys as easy as possible for homeowners. The two designated dates to sign for and pick up your new pool key

along with a copy of the Sausalito Pool Rules and Regulations from HOA Board Members are as follows: *Saturday May 13th, 9 am – noon at the Victor Pool and Saturday May 20th 9 am – noon at the Worchester pool.* If you pick up your key on one of the two scheduled days, the key is free. Thereafter there will be a charge of \$25 for your pool key which can be obtained from H.O.A. Simple. Call Emily.

Garage Doors: We want to thank those homeowners who have recently replaced their old damaged wooden and metal garage doors. Fines will be imposed on homeowners who have received repeated notifications over the years until all damaged garage doors are replaced. If you need a name of a garage door company who has replaced many garage doors in Sausalito, please call Emily at 303-260-7177 x5.

Landscaping: Please take the time to give our pine trees and bushes some extra water during this unseasonable warm weather. Winter is not done with us yet.

Reminder About Pets: Pets must be on a leash and please pick up pet waste and dispose of



appropriately. Do not put waste in trash containers on golf course. Dog waste is a health issue for humans and pets. Be a responsible pet owner! The golf course is not a park, nor an area to let your dogs run free.

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; Rick Wilhelm, Landscaping, 5054121190 and Member-at-Large, Teresa Anderson, 303-755-5970.

Property Management Company: H.O.A Simple LLC. Contact Emily Bresina our Sausalito Manager at 303-260-7177 x5. If you need work done, replacement outside light bulbs, etc., please complete a maintenance request form on our Sausalito website: Sausalitohoa.com.

HOA Board Meeting: 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 meeting room.

Carol McCormick



*Happy Earth Day
April 22*



Strawberry

Well, Spring has sprung and hopefully no more snow!

HOA Board: As many of you know, the Board has expanded to 7 positions. We are currently looking for one more position to fill, whose term will end in November, 2018.

Please welcome our new Members; their terms will end November 2019: Sharon Lewis, Treasurer; Heather Varney, Secretary; and Amy Ringo, Director.



The **Annual Meeting** is May 23, 2017. At this meeting we will elect 3 Board positions which terms will end in November of 2020. Please think this over.

A Board position is an opportunity to be involved with your community. There are difficult decisions at times and rewarding times as well. The communications are usually via email. With one meeting/month, there is a commitment to help out with some of the issues at hand. A Board Member must be in good standing with their HOA dues.

Please contact Jessica at ACM for an interest form, or come to the meeting and introduce yourself to the Membership. Everyone is welcome to volunteer!

Property Enhancement: The Property Enhancement's recent meeting brought on many ideas that the Homeowners could volunteer for. We need volunteers to help, which is the big problem, in order to complete the projects. The ideas ranged from helping with planting, cleaning out the upper pond; paint the Strawberry on the Clubhouse; help with maintaining the garden in front of the Club House and at the corner of Xanadu and Worchester. Please contact Jessica at ACM if you are interested in volunteering for any of these projects. This may be work yet it is a great opportunity to meet your neighbors, have some fun and

help, "enhance the property"!

Roofing Project Continues: The shingles went up quickly with the great winter weather. We are hoping that by the time of this publication we will have a resolution to the claim with the insurance company. At that point you'll see the gutters going back on, siding on the chimneys and possibly, new siding throughout.

This project has been long and hard for all, at many levels! The Board, ACM and GCG (contractor), want this done right the first time. Not to do a patch job and have to go back with Band-Aids. We appreciate your continued patience!

Trash Reminder: I'm not sure how many more times we need to ask people not to leave household items in the dumpsters or around them. It costs the Association extra money to get items hauled away. This adds more expense for us to incur. **Please STOP!** If you see anyone doing this and you know the responsible party, please contact Jessica

at ACM, for a violation.

Management Information: When you email ACM please put in the reference line, the subject. This helps direct the question/need to the correct employee for resolution.

Work orders need to be sent to Kimberly@acmhoa.com. General questions or concerns need to be directed to Jessica at Jessica@acmhoa.com. If you're not clear whom to send them to, send them to Jessica. The ACM phone number is 303-233-4646.

Board Meetings: Our Board meetings are the 3rd Tuesday of each month. Please come and educate yourself about the community and what is occurring in your neighborhood.

Bev Earley

✂

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Heather Ridge South



Two big projects for HRS in 2017: The Board has voted to paint the exterior of all buildings/units and to help owners replace all non-vinyl fences. More details for both programs will be mailed to all owners, but here is a brief outline of what to expect:

Painting All Buildings/Units: The present steel siding was installed around 1991 to correct certain problem, not the least was painting and maintenance issues. For the past 27 years the steel siding has had few maintenance problems, but the three exterior colors never had a chance

in Colorado's severe sun. The "life-time guarantee" for the paint colors died when the manufacturer went bankrupt, although the Board tried to collect on its warranty.

In 2010 or thereabouts, the Board painted 2869-71-73-75 S Xanadu Way because of peeling paint and fading colors. It looked terrible! It was also a test case for new paints, and now, 7 years later, it looks great! This encouraged the Board in 2016 to investigate painting bids and techniques to paint the community in 2017.

After three bids, one company has been selected. Pending Board final approval, more details and costs will be published before painting begins. Also, a five-member

committee will be formed to recommend paint colors and other issues. Interested property owners should call Janelle Manager at Westwind to volunteer. Space on the committee is limited.

Replacing Non-Vinyl Fencing: All non-vinyl fences and privacy screens will be in violation of architectural rules and standards in 2017. All property owners will soon receive written notice about a program to fund new vinyl fences for owners needing assistance. This program will be modeled on the garage door program used in 2015-2016 to make all garage doors steel ones. That program was a huge success!

Property owners presently without a fence are eligible for this program. The amount of funding for fence replacement is restricted to an annual budget, but the program will exist into 2018 as needed. Replacing all back patio and privacy screens with vinyl will insure years of maintenance free utility along with improving our real estate values.

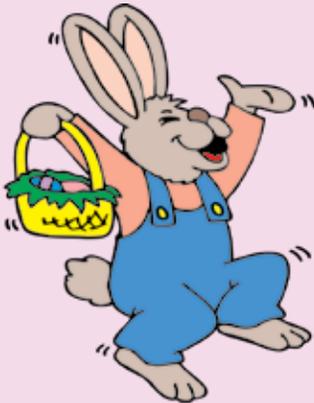
Again, more details to follow about these two programs for 2017. All of the above will be done using Reserve Funds, so no assessment of homeowners will be needed. Just think how good the community will look with new paint and uniform vinyl fences!

Van Lewis

Out To Lunch Bunch

Don't forget to make plans now for the next Out To Lunch Bunch Event to be held in 2017

Call or email Josie Spencer for details amtypep@aol.com, 303-671-5634



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Fairway 16



Dates to Remember:

- 11 – Passover
- 13 – Fairway 16 Annual Homeowner's Meeting
- 14 – Good Friday
- 16 – Easter
- 18 – Taxes Due
- 22 – Earth Day

Fairway 16's Annual Meeting: The Annual Membership Meeting of the Fairway 16 Homeowner's Association will be held on Thursday, April 13, 2017 at 6:30 pm at the Clubhouse.

Some of the topics to be presented include:

- Reports from officers
- Ratification of the Executive Board approved 2017 budget
- Announcement of changes to snow removal
- Presentation of roof replacement plan

Thirty three (33%) of the homeowners must be present either in person or represented by proxy in order to establish a quorum to transact business. A green, prepaid postage, proxy postcard was mailed to each unit in March. If you will not be able to attend the meeting in person, please fill out this card and mail it to the Managing Agent. It is of the utmost importance that a quorum is reached in order for the board to conduct business.

Water Usage: The mild weather we have been experiencing and the approaching spring season provides a great temptation for some to wash their car in the driveway. **Please do not.**

Water usage is the largest expense that Fairway 16 incurs. Our current annual water budget is \$75,296.00. The use of xeriscape in some of our common areas helps to reduce water usage.

Blue tablets that help check for leaking toilets have been distributed at several of the monthly board meetings. They will also be available at the annual meeting. The average leaky toilet can waste about 200 gallons of water per day.

A leaky faucet that drips at the rate of one drip per second can waste more than 3,000 gallons per year. That's the amount of water needed to take more than 180 showers!

A standard garden hose uses about 10 gallons per minute.

Money that is saved on our water bill can be redirected to other property improvements.

Lighting at Property Entrances: The Board is in the process of discussing and researching the feasibility of installing lighting at each entryway into our community. Some of these areas are extremely dark and difficult to see at night. Additional lighting would greatly enhance visibility after sunset.

Clubhouse: The Fairway 16 clubhouse is scheduled to get a mini-makeover for the upcoming summer season. The deck will be repaired and painted this month. New indoor-outdoor carpeting will also be installed.

Additional rock will be added to the xeriscaping in front of the building to freshen up the landscape.

Clubhouse windows will also be professionally cleaned.

Sprinklers: CW planned to turn on sprinklers the last week in March or the first week in April if the warm weather trend continues.

Asphalt and Cement: Loya Construction began resurfacing the asphalt drives in the Fairway 16 community on March 20th. Cement sidewalks and driveways that exhibited damage were also replaced. The project should be completed in early April.

Grounds: The 2598 SE corner entrance will be landscaped to match the NE corner this month.

Six new Maple trees will be planted to replace the dead trees removed last fall. An additional four Snowball shrubs and four Common Purple Lilac bushes will be planted in various locations around the property.

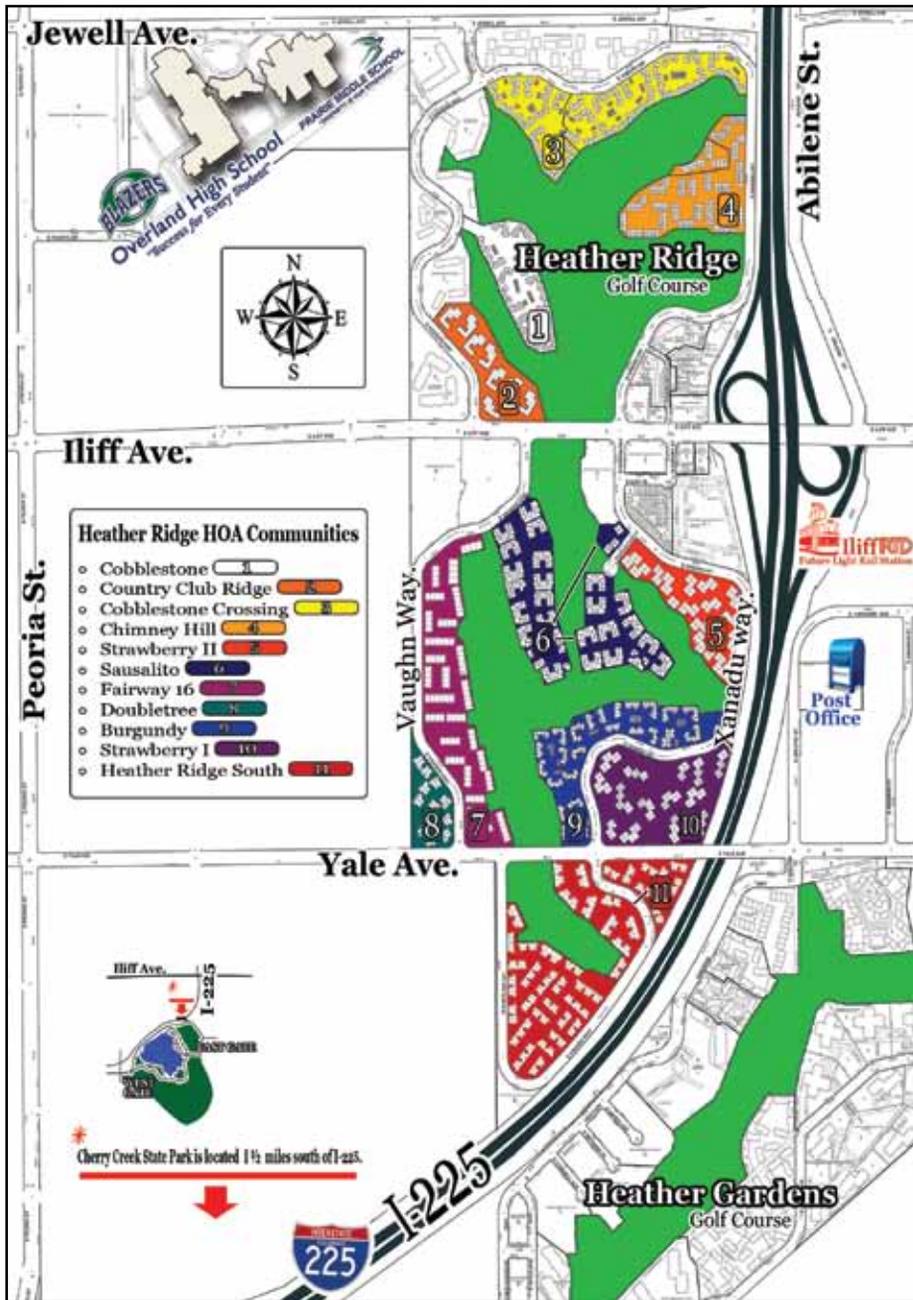
Monthly Board Meetings: The Fairway 16 board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be the Annual Meeting on April 13, 2017.

Website for Fairway 16: www.fairway16.com

Western State Contact Information: Roger Mitchell, 303-745-2220, roger@wsps.net

Bette Secord

Heather Ridge Community Map



Cobblestone Crossing
 Accord Property Management
 720-230-7393
 # Units: 150
 HOA Meeting: 2nd Mon. 6 pm
 3033 S Parker Road, Ste 320

Country Club Ridge
 Custom Management Group
 303-752-9644
 customgrp1@msn.com
 # Units: 64
 HOA Meeting: 3rd Mon. 6 pm
 Noonan's 19th Hole

Double Tree
 Self Managed
 Wendy Traynor
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha for information

Fairway 16
 Western States Property Services, Inc.
 Roger Mitchell, 303-745-2220
 rogerwsps.net
 # Units: 116
 HOA Meeting: 2nd Thurs. 6:30 pm
 Clubhouse, 2600 S Vaughn Way
 www.fairway16.com

Heather Ridge South
 Westwind Management Group, Inc.
 Janelle Maninger – 303-369-1800 x115
 Janelle@westwindmanagment.com
 # Units: 176
 HOA Meeting: 4th Tues, 6:30 pm
 HRS Clubhouse, 2811 S Xandau Way
 www.Heatherridgesouth.org

Sausalito
 H.O.A. Simple LLC
 Emily Bresina, manager
 ebresina@hoasimple.com
 303-260-7177 x5; # Units: 159
 HOA Meeting: 2nd Wed. 6:30 pm
 Heather Ridge Golf Club
 www.Sausalitohoa.com

Strawberry I & II
 Association & Community
 Management, 303-233-4646
 # Units: 328
 HOA Meeting: 3rd Tues. 6:30 pm
 Strawberry Clubhouse,
 2638 S Xandau Way

Burgundy
 Community Management
 Specialists, Inc
 Jack Higgins, jack@cmsincorp.net
 720-377-0100 x 1315
 # Units: 120
 HOA Meeting: 2nd Tues. 6 pm
 Burgundy Clubhouse
 www.cms-hoa.com

Chimney Hill
 Accord Property Management
 Alec – 720-230-7303

alec@accordhoa.com
 # Units: 116
 HOA Meeting: 3rd Wed. 6:30 pm
 Heather Ridge Golf Club
 www.accordhoa.com

Cobblestone
 Capital Management Co
 Chris – 303-832-2971 x 303
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Heather Ridge Golf Club

Free Days in April

Denver Art Museum

April 1
100 W 14th Avenue Parkway, Denver,
720-865-5000
denverartmuseum.org

Denver Museum of Miniatures, Dolls & Toys

April 2
1880 N Gaylord St, Denver
303-322-1053

Denver Botanic Gardens

April 2
1007 York Street, Denver
720-865-3500
botanicgardens.org

Children's Museum of Denver

April 4, 4-8 pm
2121 Children's Museum Drive, Denver
303-433-7444

Botanic Gardens, Chatfield Farms

April 4
8500 W Deer Creek Canyon Road, Littleton
720-865-4346
botanicgardens.org/chatfield-farms

Denver Museum of Nature & Science

April 10
2001 Colorado Blvd., Denver
303-370-6000
dmns.org

Fine Arts Center Museum, Colorado Springs

April 21
30 West Dale Street, Colorado Springs
719-634-5581
csfineartscenter.org

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303-797-8565
info@hudsongardens.org

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or visit our web site at massageinstinct.com.

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