

# *HR* Heather Ridge

Metro Matters

Volume 7

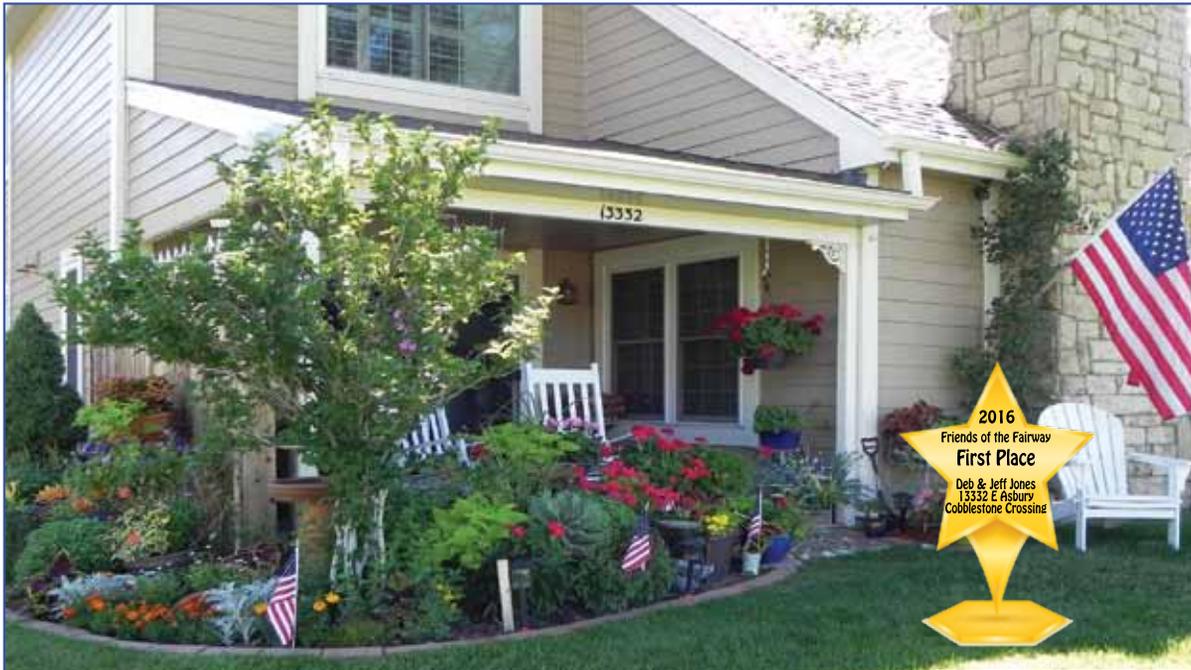
June 2017

Number 5



*Celebrating  
Father's Day*

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Winners' Gardens will be featured in the  
August Metro Matters**

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*Happy Father's Day*

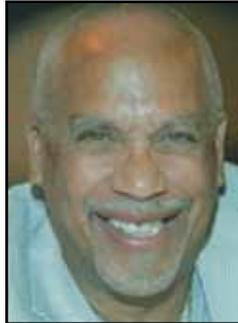
# *Heather Ridge* PUBLISHER'S NOTE

Recently the new Arapaho County property valuations were sent out. See Van Lewis's article on pages 6 and 7 for more detailed analysis of the tax implications of our increasing property values.

Congratulations to all the Cherry Creek School District (CCSD) graduating students. The school district and its 2017 graduates received several awards and scholarships. See article page 17.

*Metro Matters* will once again have our Annual Friends of the Fairways Garden Contest. So now is the time to start planning and planting your favorite flowers. One of our advertisers, Nick's Garden Center and Farm Market, has a great selection of annuals and perennials and is sponsoring this event. We will be viewing all gardens during July and announce the winners in August.

Happy Father's Day!



**Barry McConnell**  
Publisher

## About the Cover

**Steve and sons Calan and Hunter — Happy Father's Day**

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Robert Laviolette, 303-750-9134  
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Aurora Police,  
PAR Officer Patty Southwick  
303-739-1826  
psouthwi@auroragov.org  
Non-emergency 303-627-3100

**Heather Ridge Metro Matters**  
Editor/Publisher  
Barry McConnell  
720-324-0242  
bmcconn202@aol.com  
**Heather Ridge Metro Matters**  
Coordinator/Advertising  
Cherryl Greenman  
303-886-1693  
cherryl.greenman@gmail.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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- ▶ **AVOID MEDICAID TRAP:** How to protect your assets from Catastrophic illness and Nursing Homes without purchasing Nursing Home Insurance.
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- ▶ **HOW TO:** Increase your spendable income.
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- ▶ **VETS:** Federal financial subsidy for Nursing Care Benefits.

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- ▶ Seating is limited\*
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# JR Heather Ridge

## COMMUNITY AFFAIRS

### Property Valuation

*Got your notice of property valuation? Surprised by the increase in your home's value? You shouldn't be given local reports that our real estate market has been ranked nationally in the top five hottest markets for the past 3-4 years. Good for us!*

This begs the question about your property taxes – will it go up? Yeah, probably so, but how much depends on many factors, not the least of which are the taxing authorities for your property.

**But first, let's discuss facts:**

- Per reports from metro Denver counties, the metro median property valuations since 2014 are up from 17 percent for single-family homes in Douglas to 40

percent FOR ALL HOMES in Adams County. Arapahoe rose 26 percent, Denver 25.9, Boulder 24, and Jefferson County 22.8 percent.

- Metro Denver median commercial values were up 20 percent, and apartments posted a record-setting 45 percent increase.
- Outside of the high-density metro areas, 35 Colorado counties saw modest value grow at best with median gains up to 10 percent.
- For homeowners, the increase in a valuation doesn't by itself dictate how much more they will pay in property taxes.

The most significant increase in residential property values has been in lower-priced neighborhoods – the most affordable price-point for many new Coloradans. This has driven lower-priced home prices up almost twice the rate of upper-end homes. Heather Ridge is a perfect example of a lower-priced area with one significant value factor – it has its own open space used as a public golf course! That open space is priceless. For the past five years, Heather Ridge's home value growth has exceeded metro Denver averages.

**Heather Ridge Metro District Property Taxes:** As a metro-district property tax payer, you have seven taxing authorities to fund per the Arapahoe County Treasurer's

### In Memory of Richard Bernard Doby

Longtime Fairway 16 HOA Board President Richard Bernard Doby, 86, passed away April 16th at Aurora, Colorado. He is survived by his wife of 64 years, Eiko (Candy) Doby of Aurora, CO. Richard was born August 12, 1930 in Tampa, Florida.

Richard graduated from the University of Wisconsin (Madison) Graduate School of Banking and Finance, and the University of Oklahoma (Norman) School of Commercial Lending and served as a visiting lecturer at the University of Denver, and the University of Colorado, Boulder.

Richard served in the United States Army Medical Services from 1948

to 1969 as a Senior Non-Commissioned Officer, where he earned the Army Combat Medical Badge.

Before his retirement from the military, Richard joined the United Bank of Denver. In 1981 Richard resigned from the bank and was appointed by Governor Richard Lamm to the position of Chairman of Colorado Banking Commission and Colorado Banking Commissioner, where he served until 1988. In 1983, Richard led a delegation of Colorado bank owners and CEOs to Russia and China for the purpose of studying those countries monetary systems.



Richard and Candy Doby

Office: Cherry Creek Schools, Arapahoe County, City of Aurora, Developmental Disability, Heather Ridge Metro District, Urban Drainage & Flood, and Urban Drainage & Flood for the South Platte River. In tax years 2015 and 2016, their total tax rates added up to .119996 percent. It will be different for years 2017 and 2018 but we won't know the total new tax rate until late December of each year.

**Example of a Property Tax:** If your Heather Ridge property in 2015-2016 had an **Actual** value of \$193,400 as determined by the county assessor, then its **Assessed** value would be \$15,394 (\$193,400 times the 7.96 percent **Assessment** rate used then). The **Assessed** value (\$15,394) times the total taxing authority rate (.119996) would equal a property tax of \$1,847 before any exemptions. (See Senior and Veteran/Disability guidelines at Arapahoe County Assessor's website [www.arapahogov.com/assessor](http://www.arapahogov.com/assessor)).

A homeowner's property tax is a statutory and political process. The statutory process is computation of your home's market value, its residential tax rate (now 7.96 but expected to be 7.2 for 2017 and 2018 under the Gallagher Amendment), and its total assessed value. The political part is how each taxing authority sets its tax rate (called mills) for administrative and/or servicing debt.

If the 2015-2016 house value of \$193,400 is now valued at \$267,700 for 2017 and 2018, what will its taxes be when paid in 2018 and 2019? Using an assessment rate of 7.96 percent derives an assessed value of \$21,309; and if taxed as before at .119996 percent (or 119.996 mills), the property tax would be \$2,557 (an increase of \$710 or \$59.17 per month). If the assessment rate is lowered to say 7.2 percent, then the assessed value would be \$19,274. Again, if the tax rate doesn't change (.119996) the property tax would be \$2,313 (an increase of \$466 or \$38.83 a month). However, if the tax rate declines as well as the assessment rate, then property taxes should be less.

**What is the Gallagher Amendment?** In 1982, the General Assembly referred a constitutional change dealing with property taxes to the statewide ballot; and the change passed at the general election because residential property owners wanted relief and stability from rapidly escalating home values and resulting property taxes. Part of that measure is called the Gallagher Amendment and it controls the Assessment Rate for residential real estate (think of the 7.96 percent used in the above example).

The General Assembly must review the Assessment Rate every other year. In the fall of 1985, the General Assembly was required to look at the total statewide assessed value of all taxable real estate and to calculate what percentage of that total came from taxable residential real property. And for every year since then, the General Assembly must make sure the percentage of the assessed value of taxable residential real property relative to the assessed value of all other taxable property remains essentially the same.

From the General Assembly analysis in 1985 (as required by Gallagher) it was determined that 45 percent of all assessed real property was residential, and 55 percent everything else (think commercial). That ratio became law and must be maintained for all subsequent years.

Passage of the constitutional change in 1982 set the initial residential real property assessment rate at 21 percent "subject to subsequent adjustments by the General Assembly, and fixed the assessment rate at 29 percent for all other taxable real property WITH NO AUTHORITY FOR ADJUSTMENTS." This is very important to understand because the General Assembly can only adjust the assessment rate for taxable residential real property. The commercial rate cannot be changed.

So, if residential real estate values go up too fast relative to commercial, the only way to maintain the ratio of 45/55 is to lower the residential assessment rate. This is what's happening now. The commercial rate of 29 percent is a constant, and the residential

assessment rate is a variable.

The Gallagher Amendment is a double-edged sword – while it cuts property taxes when home values escalate too much relative to commercial, it can reduce property tax revenue in areas dominated by residential properties vs. tax lucrative commercial ones. When local services (such as schools) are underfunded, this requires funding from the state budget. This is a severe problem for taxing districts (counties and special districts) outside of the high-priced residential areas along the Front Range.

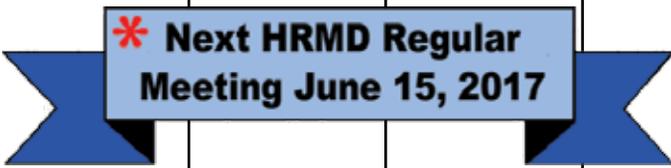
**What is TABOR?** Under the Taxpayer's Bill of Rights created in 1992, county assessors must appraise the value of residential property solely using recent comparable home sales. Then, the county assessor multiplies the market value by the state's mandated assessment rate (7.96 percent until recently) to determine assessment value. Then the county treasurer multiplies the assessment value by the number of mills levied by local governments resulting in a final tax amount.

TABOR also controls the Assessment Rate as determined by the State Assembly. The assessment rate can be lowered by the State Assembly, but to raise it requires public approval by a vote. Gallagher and TABOR are well intentioned laws that challenge state and local government budgets when property tax values fluctuate dramatically. When local governments run low of property tax revenue, the state must fund the shortfall.

Property owners are encouraged to be vigilant and involved in how taxing authorities go about their business. The Heather Ridge Metro District has pledged to be very transparent keeping its bond debt service neutral should tax values rise or fall. However, the administrative budget can fluctuate based on year-to-year circumstances; suffice it to say any changes are critically analyzed in the best interests of the community.

**Van Lewis**

# June 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8 6:30 pm Fairway 16 Board Meeting Clubhouse	9	10
11	12 6 pm Cobblestone Crossing Board Mtg 3033 S. Parker Road, Suite 320, Aurora	13 6:30 pm Burgundy Board Mtg, Burgundy Clubhouse	14 6:30 pm Sausalito Board Meeting HR Golf Club	15  6:30 pm Ward IV Town Meeting EcoTech Institute, 1400 S. Abilene St	16 <b>METRO MATTERS DEADLINE</b>	17
18 	19 6 pm Country Club Ridge HOA Board Mtg Noonan's	20 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	21 6:30 pm Chimney Hill Board Mtg Accord Property Management of- fice, 3033 S. Parker Road, Tower 1 Suite #320	22	23	24
25	26 6 pm Cobblestone Board Mtg HR Golf Club	27 6:30 pm HRS Board Mtg HRS Clubhouse	28	29	30	



## Vacation Crime Prevention Tips

While you're away on vacation, your homes and vehicles may be vulnerable to burglary, theft or vandalism. Take steps to protect your home and vehicle before you leave.

- Make sure all the locks on the doors and windows function properly. Make sure your residence looks lived in and not empty.
- Leave the shades and blinds on doors and windows in a position that you would normally keep them.
- Ask several neighbors to keep an eye on your residence while you are away. Leave your vacation address and telephone number with neighbors so you can be reached in an emergency.

- Make sure your smoke and burglar alarms are functioning properly.
- Arrange for a neighbor to pick up your deliveries, mail, newspaper and any other packages.
- Arrange for someone to maintain your yard so your home looks occupied.
- Have someone place garbage cans at the curb for normal pickup and put them away after the pickup has been made.
- Make sure you have timers for lights, televisions, or radios so they can turn on and off at appropriate times.
- Leave a normal message on your answering machine. Do not leave a message announcing your absence.
- Ask a neighbor to park in your driveway while you are gone so it will appear that someone is home. If you leave a car at home, park as you normally would.
- Consider moving valuables that you can't live without to a safe deposit box.

**Bobby Laviolette, Head Area Coordinator**  
Aurora PAR Area 10 Neighborhood Watch  
*Bobby-NWatchArea10@comcast.net, 303-750-9134*

# Behind The City Scene

The Regatta Plaza project cleared a major hurdle in May. On May 10th the Planning Commission approved the Master Plan for the site. Because I have no reason to call it up for a full City Council review and the applicant has no reason to file an appeal this decision will become final around June 1st. This culminates a three-year process of selecting the Master Developer team and many, many other zigs and zags.



**Charles "Charlie" Richardson**  
Council Member  
Ward IV  
[crichard@auroragov.org](mailto:crichard@auroragov.org)

The big question: King Soopers hopes to have its new store opened for the Thanksgiving 2018 holiday season. Even though I will be the sitting Council Member when the store opens I would like to acknowledge the hard multi-year effort by my predecessor Molly Markert to make our dream come true. There are a total of 6 sub units for planning purposes. Various uses are planned for these follow-on sites including office, retail, and housing. Each of these units will be reviewed by the City.

With King Soopers occupying most of the property abutting E. Cornell, I believe there will be a sufficient buffer for the residential properties north of E. Cornell. King Soopers is building a buffer wall for the development to the east. The pedestrian overpass to the Nine Mile station is currently unfunded. The City considers it to be one of six City-wide unfunded transportation projects warranting consideration for Federal funding.

The project contemplates affordable apartment units abutting S. Parker Road along with owner occupied condominium units. The issue of affordable housing can generate strong opinions. I need to be very clear that I believe in the merits of affordable housing under the right circumstances which includes location and good management. We go about our daily tasks without stopping to think of all the people in the service industry earning minimum or close to minimum wage. The new apartment complex at E. Yale and S. Blackhawk is reputed to be having rents in the \$1,300 to \$1,800 range! Thank goodness the Colorado General Assembly finally passed legislation to open up condominium building in Colorado by amending the construction defect law that had practically stopped all condominium construction.

**Charles "Charlie" Richardson**  
Council Member Ward IV  
303-739-7516 (Council Office)  
[crichard@auroragov.org](mailto:crichard@auroragov.org)

**2016 Ward IV Town Meetings** — held on the third Thursday of each month from 6:30 to 8:30 pm at EcoTech Institute, 1400 S. Abilene St., unless otherwise noted.

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## What's Happening in Real Estate

Metro-Denver prices hit another record last month:

- \$439,161 average sold price in April
- 10 Percent increase in average price compared to one year ago
- 5,361 number of active listing on the market in April
- 2.6 percent increase in active listings over the previous year
- \$383,500 is the median price for a sold home in April

Heather Ridge is setting records too. The \$300,000 ceiling has been broken in Heather Ridge South, Country Club Ridge, and Double Tree communities. Others are approaching \$300,000 including Chimney Hill, Fairway 16, Sausalito, Cobblestone and Cobblestone Crossing. And Strawberry has broken through the \$200,000 level with four recent sales. Congratulations and please run to your bank.



**Van Lewis**  
Heather Ridge South  
303-550-1362

[van@vanlewis.com](mailto:van@vanlewis.com)

But with all this success comes challenges to homeowners and agents. Pete and Van have observed a higher than usual number of homes returning to the active market after going under contract. This is happening across the metro area as well and reflects a number of factors: buyer's remorse, inspection and appraisal issues, and due diligence problems.

With more buyers than homes for sale under \$350,000, multiple offers create tension, stress, and questionable sales. As listing agents for Heather Ridge, Pete and Van have over 42 years EACH solving real estate problems to make for successful sales. There are specific and productive ways to reduce lost sales, influence successful appraisals, and to move on to your next home.

To insure your maximum equity from a sale, Pete and Van should be your next call. They know the cost benefits of updating or remodeling, selling as-is, or putting together one sale while contracting for a replacement home. Nobody knows Heather Ridge better than they do! And, if you can't afford to update or remodel, they can finance it. This puts more money in your pocket!

Pete and Van are your local real estate warriors. Experience counts, so please remember to not leave home without them.

**Van Lewis**

**Correction.** In the May 2017 issue, it incorrectly showed 2853 S Xanadu Way as sold. The correct address is 2835 S Xanadu Way.

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**Van Lewis**  
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303-877-9538

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

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

## Homes For Sale through May 16, 2017

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$199,900	2453	S Xanadu Way C	2 - 2	1,091	Resv Spot	2 Story
Strawberry II	\$205,000	2419	S Xanadu Way D	2 - 2	1,091	Resv Spot	2 Story
Chimney Hill	\$245,000	13670	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$275,000	2504	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story

## Homes Sold April 16 through May 16, 2017

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$145,000	13629	E Yale Ave A	1 - 1	856	Conventional	\$2,000	Individual
Strawberry I	\$150,000	2682	S Xanadu Way D	1 - 1	856	Conventional	\$0	Individual
Strawberry II	\$205,000	2415	S Xanadu Way D	2 - 2	1,188	Conventional	\$0	Individual
Strawberry II	\$219,250	2475	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Individual
Burgundy	\$228,000	2651	S Xanadu Way D	2 - 2	1,314	VA	\$0	Individual
Sausalito	\$248,000	2418	S Victor St B	2 - 2	1,282	Conventional	\$1,300	Individual
Cobblestone	\$256,000	2142	S Victor St A	2 - 2	1,208	FHA	\$0	Individual
Sausalito	\$280,000	2459	S Worchester St B	3 - 2	1,282	Conventional	\$0	Corp/Trust
Fairway 16	\$291,000	2610	S Vaughn Way C	4 - 4	1,650	Cash	\$0	Corp/Trust

## Homes Under Contract as of May 16, 2017

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$143,900	13651	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$150,000	2694	S Xanadu Way A	1 - 1	843	1 Carport	2 Story
Strawberry II	\$197,500	2419	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry I	\$199,973	2676	S Xanadu Way B	2 - 2	1,144	1 Carport	2 Story
Sausalito	\$244,900	2467	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Cobblestone Crossing	\$249,900	13344	E Asbury Dr	2 - 2	1,392	1 Gar, Det	2 Story
Cobblestone Crossing	\$250,000	13422	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Chimney Hill	\$260,000	13616	E Evans Ave	2 - 2	1,512	1 Gar, Att	2 Story
Fairway 16	\$283,000	2598	S Vaughn Way A	3 - 3	1,462	2 Gar, Att	2 Story
Country Club Ridge	\$285,000	2280	S Vaughn Way 104	3 - 3	1,680	2 Gar, Att	2 Story
Heather Ridge South	\$300,000	2842	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story
Heather Ridge South	\$325,000	2706	S Xanadu Way	3 - 4	1,633	2 Gar, Att	2 Story
Country Club Ridge	\$325,000	2240	S Vaughn Way 203	3 - 2	1,693	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](http://www.golfclubatheatherridge.com)

## HR 18-Hole Ladies Golf Club



Left photo (left to right): Stacey Visentin, Debbie Holscher, and Wendy Traynor. Center photo (left to right): Patti Enright-Harris, Kim Larson, Colleen Ripe, and Jill Miller. Right photo: (left to right): Liz Clancy, Pam Graham, and Teresa Anderson.



The sign-up sheet is up for the men's club mixer to be held on Saturday, June 3 (8:00 am shotgun – lunch included in the entry fee. Sign-up for lots of fun and camaraderie.

Two separate sign-up sheets are also up for the Saturday, June 10, and Wednesday, June 14, Member/Member-Member/Guest Tournaments. Please consider bringing one or more guests to either or both days. The format for both days

will be a Scramble so no handicaps are required of your guests. You can sign up as a team of four or join an existing team. If you don't know of a guest to

bring, pick another member for play. The entry fee for these tournaments will be \$10 per player. Regular tee times will be assigned so this is not a shotgun tournament. Please sign up by June 7th so enough tee times can be reserved for both days.

**Teresa Anderson**  
 Publicity



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# Heather Ridge Men's Golf Club Update

Participation in the HR Men's Golf Club events has been very good so far this year and the competition has been strong in all flights.

July will feature our Annual Heather Ridge Men's Golf Club Member — Member-Guest Tournament to be held on July 22,23 with a special Horse Race and Calcutta to be held on Friday evening July 21. This tournament is one of our major events of the year and we look forward to a full field with teams consisting of Member-Member or Member-Guest. We will announce the winners in next month's *Metro Matters*.

**Loren J. Janulewicz**  
**President HR Men's Club**

## Heather Ridge Men's Golf Club Point Par Tournament

<b>First Flight</b>		<b>Points</b>
1st Place	Steve Harmon	37
2nd Place	William Schmit	37
3rd Place	Steve Meyer	36
<b>Second Flight</b>		<b>Points</b>
1st Place	Joe Klein	45
2nd Place	Steve Schroeder	43
3rd Place	Tom Knaub	37
<b>Third Flight</b>		<b>Points</b>
1st Place	Larry Francone	45
2nd Place	Mark Hayden	45
3rd Place	Rick Castro	37
<b>Closest to the Pin</b>		
Hole #5	Loren Janulewicz	
Hole #8	Steve Meyer	
Hole #10	Jeremy Tucker	
Hole #14	Steve Harmon	

## HR Men's Golf Club Tournament July 22 and 23, 2017

### *Member/Member — Member/Guest*

Guest must have active GHIN# (Handicap)

July 22 — Best Ball Net

July 23 — Aggregate Play

100% of Handicap

T-Times start at 8:00 am

\$20 Entry Fee each day – Total \$40

Also

July 21 — Horse Race at 5:00 pm

And Calcutta to follow

Flights based on number of players

Deadline for sign up is Wednesday, July 19 at 5:00 pm

Team members must be within 10 strokes

There will be Individual Closest to the Pin



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# Rebates Save Money and Water

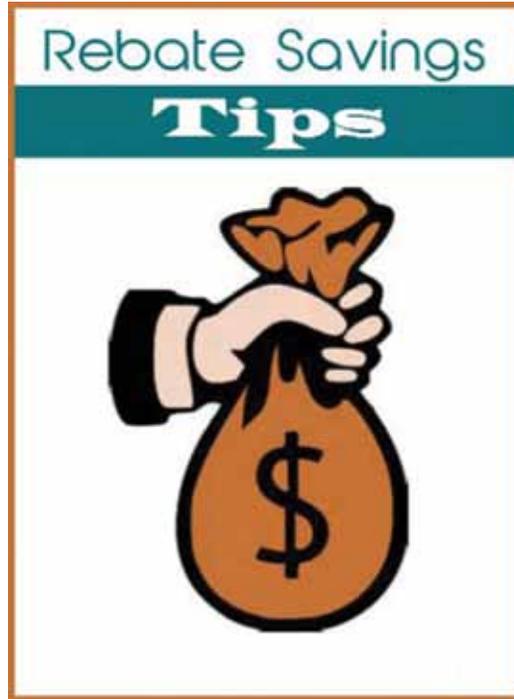
Aurora Water rebates can help you get your green on, tell you how much money you could save, whether that's more money in your wallet or by conserving water. Rebates are available to individuals and HOAs with central water billing.

## Toilet Rebate

Toilets consume more water than any other appliance in the home. If your toilet is older than 1994, you may qualify for a \$150 ultra high-efficiency toilet rebate for 1.1 gallons-per-flush models. If your toilet is newer than 1994, you may be eligible for a \$50 rebate. Restrictions apply.

## Irrigation Rebate

Automatic sprinkler system repairs can be costly. If you or your HOA is planning on making repairs this year, rebates might be available. Call Aurora Water to schedule a free outdoor water assessment, and specialists can



## Water-Wise Landscape Rebates

Become a convert and let the city help cover the cost of switching to a low-water, low-maintenance landscape. Additional rebates are available for Z-Zones, which are landscapes that require no additional water after establishment. The maximum residential rebate is \$3,000. Commercial properties – including HOAs and multifamily properties – can receive up to \$10,000.

Rebate guidelines are available at [AuroraWater.org](http://AuroraWater.org), but make sure and call before you get started to ensure you qualify, 303-739-7195.

**Rory Franklin**  
Senior Public  
Information Officer  
Aurora Water, 303-326-8854



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# Congratulations Class of 2017!



## CCSD Scholars

4,067 students graduated from Cherry Creek School District's (CCSD) seven high schools. The Class of 2017 included 18 students who earned perfect ACT scores, one Coca-Cola Scholar, two Boettcher Scholars, two Gates Millennium Scholars, 11 Daniels Fund Scholars, 44 National Merit Finalists, 83 National Advanced Placement Scholars, and many more honors.

## CCSD High Schools Honored

Cherokee Trail, Cherry Creek, Eaglecrest, Grandview, Overland and Smoky Hill High Schools made the Washington Post's list of America's Most Challenging High Schools for the second consecutive year. That is the most of any Colorado school district.

America's Most Challenging High Schools rank schools through an index formula that's a simple ratio: the number of Advanced Placement, International Baccalaureate and Advanced International Certificate of Education tests given at a school each year, divided by the number of seniors who graduated that year. A ratio of 1.000 means the school had as many tests as graduates.



Congratulations to all!

*Cherry Creek School District #5 Community eNewsletter*

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# Be Prepared For Floods

Flooding can happen at any time, but here are some simple steps you can take to minimize your risk:

### At Home

- Check that your gutters are clean and your downspouts are directed away from your home. Many basement floods occur because simple gutter and downspout maintenance is not performed.
- Consider obtaining flood insurance, and get separate coverage for the contents of your home. Aurora

participates in the National Flood Insurance Program, which was created by the federal government to provide additional protection since homeowners' policies do not typically cover flood damage. If you decide to purchase insurance, do it right away. There is a 30-day waiting period before flood insurance goes into effect. For information, visit [FloodSmart.gov](http://FloodSmart.gov).

- Make sure you have a current inventory of your home's contents. Store that inventory and other important documents in a safe place so you can access them if your home is flooded.

### In the Community

Since streets are the primary means of conveying storm water, flooding can occur if storm drains are clogged with debris and trash. The storm drain system is designed to carry storm water directly to nearby creeks, and when clogged the chance of residential flooding increases. Do not rake leaves or grass into the gutter, and pick up trash so it doesn't get washed into the storm drain.

For more information, go to the Urban Drainage and Food Control District website at [udfcd.org/Flood-Safety/](http://udfcd.org/Flood-Safety/).

**Rory Franklin**  
Senior Public Information Officer  
Aurora Water, 303-326-8854



## 2017 AURORA TOUR

Friday, June 2 • Great Lawn, AMC

Wednesday, June 7 • Del Mar Park

Wednesday, June 14 • Del Mar Park

Wednesday, June 21 • Spencer Garrett Park

Wednesday, July 12 • Spencer Garrett Park

Wednesday, July 19 • Mission Viejo Park

Wednesday, July 26 • Mission Viejo Park

Friday, Aug. 4 • Great Lawn, AMC



## Summer in the City

The City of Aurora invites you to join them this summer for some FREE, fun entertainment, beginning Friday, June 2 at the Great Lawn, AMC 15151 E Alameda Parkway (see left for remaining event days). It's a great way to get the kids outside this summer! The newly expanded event, just for kids, offers fun throughout the summer. There will be free, healthy snacks, inflatables, board and field games; an opportunity to try your hand at golf; and the gymnastics team will be onsite as well. The library will be there with fun crafts as well as the Aurora History Museum! Come discover all the other programs that the Parks, Recreation and Open Space Department offers! See more at: <https://www.auroragov.org>

Aurora R-Line is now open! Don't want to drive or mess with event parking? The RTD R-Line is now open! Get dropped off at the Aurora Metro Station – just walking distance to the June event at the Aurora Center.

No dogs allowed. No glass bottles. No unlawful devices. No illegal substances. No open carry of firearms. For more information contact Josh Sturm at 303.739.7182, or [jsturm@auroragov.org](mailto:jsturm@auroragov.org)

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**303-695-1720**  
12500 E. Iliff Ave., Ste. 350  
Aurora  
[rogerfrancis@allstate.com](mailto:rogerfrancis@allstate.com)

# JR Heather Ridge

## ASSOCIATION NEWS

### Sausalito

**Grounds:** The grounds have been fertilized for the season and irrigation system is on. The grass looks so green after our spring rains. If you should see a broken sprinkler head, please contact Emily Bresina our Sausalito Manager at 303-260-7177 x5. The HOA landscape committee will conduct our annual spring inspection of the property on June 1st. We will also be checking for compliance to our CCR's. As a reminder, our HOA is responsible for any plantings in our common areas. If you want flowering plants in front of your home, you must plant them in containers. Our community looks great.

**CCR's:** Sometimes we homeowners want to update or make changes

to our homes. Sausalito is a covenant controlled community. Rule of thumb is to read your homeowner CCR's and to attend our monthly HOA Board meeting to present any plans and get Board approval Before proceeding with any changes or additions to your home such as windows, air conditioners, doors, solar panels, patios/decks, etc. You can also call HOA Simple Manager, Emily at 303-260-7177 x5 for information.

**Pet Waste:** New signs have been posted throughout our community reminding residents and non-residents to pick up after their pets or **incur fines**. This has become a serious problem in our community. Our community grounds and the golf course are not a park and pet waste is a health hazard. Be a good citizen by keeping your pet(s) on a lease and picking up after them.

**Water Consumption:** The cost of water continues to rise so we are asking Sausalito residents to be aware of how you consume water, indoors and outdoors. Our sprinklers are regulated to conserve water and only water during the cool early morning hours. As residents, we can keep the cost of water down by conserving on indoor usage. You

can check your home for possible leaks and water wasting fixtures and appliances. Shortening your long hot shower goes a long way toward water conservation.

**Sausalito Pools:** Our two pools open **On** Memorial Day. Each household is allowed one pool key which **Must Not Be Given To**

*you did not pick up your new pool key at one of these two events, you can call Emily to obtain a key at a cost of \$25.* The **HOA Pool Rules and Regulations** document is posted at the entrance of each pool. Please read and adhere to all the rules. No food, no drinks, no animals, no children without an adult, gates **Must** remain locked at all times, and remember, both senior citizens and families use our pools. Also please keep the noise level down because our pools are situated next to homes. Some users come to the pool to relax quietly in the sun and swim in the pool. Practice common courtesy when you have children at the pool. The pool and the bathrooms are cleaned and maintained daily. Neptune Pool Company keeps our pools and pool areas in excellent condition. Do your part to maintain our standards.

**Trash Removal Regulations:** Trash pick-up is early morning on Friday. Trash containers are to be put out behind trash enclosures *no earlier than 8 pm on Thursday night* and all trash bins must be returned to your garage *no later than 8 pm on Friday night*. No exceptions to this rule.

**Anyone Who Does Not Live In Sausalito.** Our pools are for Sausalito resident only. New pool keys were available during two events in May at no cost to homeowners. *If*



**Annual Meeting:** Advance Notice. Our annual meeting will be held on Monday, August 7th at 7 pm at the Heather Ridge Golf Club ballroom. Information and proxies will be mailed to homeowners. Homeowners who are in good standing with dues are eligible to attend the Annual Meeting. As a homeowner it is in your best interest to attend!

**Visitor Parking:** Visitor parking is for visitors only. We residents have 2-car garages for our cars. If you have guests staying for a few days, please contact our security company to register a visitor car. Brownstone Security, 303-752-3000. Illegally parked cars are subject to ticketing and towing.

**Neighborhood Watch:** Thefts tend to rise during the spring and summer seasons. As always, be alert to people walking throughout our community. Be a good neighbor and watch out for your neighbors' property while they are on vacation. Take precautions

by keeping your garage door closed unless you are in the garage. 911 is simply a phone call away. *NextDoor.com* is a website many Metro Police Departments are recommending to citizens to monitor what is happening in their area and to notify others of criminal activity. If you are interested in joining the Sausalito Neighborhood Watch team, contact Carol McCormick at 720-668-3604.

**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, 505-412-1190; and Teresa Anderson, Member at Large, 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.

**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

**HAPPY FATHER'S DAY**



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# Burgundy

**Makes Sense:** The newsletters published in our *Metro Matters* forum is a wealth of information. It allows the various boards to keep you, our homeowners, up-to-date on landscaping, parking reminders, pool rules and etiquette, neighborly challenges, dumpster limitations, pets and poop, annual community sale, volunteer opportunities, project timelines and planning, management contacts, board meeting agendas/time and dates, governing documents, rules and regulations information, ACC request guidelines, violations policy, safety and crime prevention, property values, networking and communications (*NextDoor.com* website and *Metro Matters*), homeowner's insurance recommendations, HOA financial accountability, procedures in case of an emergency, and general tidbits for our communities. Please take the time to skim through all the association's information



and hopefully understand the commonality of each board and Heather Ridge community.

**Did you know:** *The first Father's Day celebration was in Spokane, WA on May 18, 1910.*

**Parking:** All the rules guiding Burgundy also include your invitees to the neighborhood. Burgundy parking criterion is posted on the Visitor Parking signs at each of our 8 guest spaces, and the handouts are available for reference in each drive's letter box. The Regulations and General Information booklets also are updated and each unit should have it handy. Permits are required for all vehicles in our lots, with the exception of labeled contractor vehicles (during regular business hours). No vehicles are permitted on walkways, patios or Fire Lane areas. The plea of ignorance will not be considered when arguing a fine or tow.

in the letter boxes. Can't repeat this enough but there is absolutely **No Smoking** of any kind, **No Food or Glass** within the fenced pool area, you must be current on HOA dues to use the facilities, and **yes a Swimsuit is Required!** There is no lifeguard on duty so children

if you have any questions contact the management company.

**Landscaping:** MCM landscaping has been with us for several years and are now back in full swing. They will continue to get rock and plants in where bushes were pulled in April, as well as the regular maintenance. If you have any requests or complaints please submit them to Jack and KatiJo with our management company CMS. The landscaping team has been asked to handle only what is already approved work. If you come across any sprinkler system malfunctions please notify Jack asap, and he will get MCM out to investigate/fix. **Water = \$\$\$** so let's all work together to keep the H2O where's it's needed.

Let's take a walk through some timeless Dad-isms. Words filled with backbone, realism and rounded by good sense.



*Because I said so, that's why!*

*Just because I love you doesn't mean I have to like everything you do.*

*Because I'm the Dad, that's why!*

*Go ask your Mother....*

*I'm a Dad, I know everything.*

*Keep crying, and I'll give you something to cry about.*

*Be sure you leave things better than you found them.*

*The sooner you learn to stand on your own two feet, the better off you'll be.*

*You make a better door than a window!*

*Were you born in a Barn?*

*Do you think money grows on trees?*

*If you don't have time to do it right, how on earth will you ever find time to do it over.*

*I love you now and always. What did you want to tell me?*

**Pool:** All the rules are posted in the pool area and handouts are available

must be accompanied by an actual adult! Please check out the flier and

a violation letter with a fine attached. If you are watering a garden please

follow Aurora Water guidelines and limit your watering to early morning and evenings.

**Board Meeting:** The next board meeting will be held Tuesday June 13th in the Burgundy Clubhouse. General session begins at 6:30 pm and all homeowners are welcome and encouraged to join us. It's also a great time to check out the building

if you're interested in renting. Great price and a great space!

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](http://www.cms-hoa.com). Contact the management office for questions and login information.

**Rebecca McDonald**  
HOA President

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## Fairway 16

### Dates to Remember:

- 5 World Environment Day
- 14 Flag Day
- 18 Father's Day
- 19 Juneteenth
- 21 First Day of Summer
- 30 Superman's Birthday (1938)

**Asphalt:** Fairway 16's asphalt and cement replacement project has been completed. What a difference it has made to our community! The Fairway 16 board would like to thank Loya Construction for a very professional, well-done job. A project of this scope will always bring with it a measure of damage. The damage to our property was very minimal and Loya rectified it in a very timely manner.

**Home Safety:** Spring and summer bring with them an increase in burglaries. Please make sure that your doors and windows are locked when leaving your home. Garage doors should remain down when not in use. It is a wise practice to turn on your front porch light at night.

**Pool:** The pool opened Memorial Day weekend for the season. The pool deck was sealed and pool caulking was completed. To obtain a key, please contact Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net). If a key is lost, the Management Company will replace the key for a fee of \$50.

There is no lifeguard on duty and as a result it is required that owners and

residents provide adult supervision whenever they allow children under the age of 16 to use the swimming pool area.

Please do not let your children climb on the pool's rock wall. It loosens the rocks and kills the plants. Users of the pool area are responsible for any damage that they cause.

**Clubhouse:** The clubhouse is scheduled for a Spring cleaning. This will include washing the windows, power washing the exterior, cleaning the appliances and cleaning out cupboards and closets.

New indoor-outdoor carpeting has been chosen and will replace the old carpet on the clubhouse balcony.

A plan is also in place to add additional xeriscape plantings around the clubhouse grounds.

**Alert:** There have been frequent sightings of a lame, female coyote and her very large, male coyote companion in our area. *Please be aware and cautious.*

**Homeowners Please Contact**



**Western Management:** Please contact Roger Mitchell, 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net) to report any issue concerning your unit or common surrounding area. Although board members and our manager frequently walk the property, there are items that slip their attention or situations of which they are not aware.

A Small Projects spreadsheet is kept by management and discussed at each monthly meeting. Board members welcome and encourage your help in maintaining Fairway 16 as a desirable community in which to live.

**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 held on Thursday, June 8, 2017.

**Website for Fairway 16:** [www.fairway16.com](http://www.fairway16.com)

**Western State Contact Information:** Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net)

**Bette Secord**

# Strawberry

**Board Meetings:** Strawberry's Board Meetings are held the third Tuesday of every month. Our next meeting is June 20, 2017 at 6:30 pm in the clubhouse. We encourage you to join us to educate yourself and stay informed about your community. For additional information on meeting dates, meeting minutes, or other community resources, please visit the website at [www.strawberry1hoa.com](http://www.strawberry1hoa.com).

**Annual Meeting and New Board Members:** We are pleased to announce our newest Board Members voted in at the Annual Meeting on May 16, 2017. Please welcome Jason Walker, President and Meme O'Brien, Director. They will join the current Board Members: Amy



Ringo, Vice President; Sharon Lewis, Treasurer; and Heather Varney, Secretary.

**Property Enhancement:** At our last meeting, we had multiple homeowners provide additional ideas for improvements and volunteer for several projects already noted, including: helping with planting, painting the strawberries on the clubhouse and other areas of the property, and helping maintain the flower beds at the clubhouse and at the corner of Xanadu and Worcester. We are also looking into updating the kiosks, which would involve repairing/replacing the covers and wood, and painting. While these may seem like small changes, they can add up over time to bigger savings for the community in addition to enhancing curb appeal. If you are interested in sharing your ideas or volunteering, please contact [Judy@acmhoa.com](mailto:Judy@acmhoa.com) for the next meeting date and time.

We will meet at the clubhouse.

**Pool Use:** The pools are open between 8 am and 10 pm. Please remember to adhere to the pool rules and be respectful of other pool users. Homeowners only: if you need a pool key, contact [Melissa@acmhoa.com](mailto:Melissa@acmhoa.com) or [Judy@acmhoa.com](mailto:Judy@acmhoa.com).

**Owner Maintained Gardens:** As the weather warms up, planting season kicks into high gear. If you have an owner-maintained garden, please get the green owner-maintained flags from Dave in Maintenance, and [Melissa@acmhoa.com](mailto:Melissa@acmhoa.com) or [Judy@acmhoa.com](mailto:Judy@acmhoa.com).

**Trash/Garbage:** As the weather warms up and people take to spring cleaning, there continue to be reports of household items left outside/around dumpsters. If leaving items outside the dumpster for others to take because they are still in decent condition, but no longer needed,

please instead take them to a reuse donation center or contact one for a donation pick up. This accomplishes both removal and reuse of such items without increasing Association costs to remove them. Items left outside dumpsters are not only unsightly; they can also create potential safety hazards. Please help us keep trash removal costs down by properly disposing of, or donating, such items. Witnessed violations can be reported to [Melissa@acmhoa.com](mailto:Melissa@acmhoa.com) or [Judy@acmhoa.com](mailto:Judy@acmhoa.com).

**Management Information:** Send work orders to [Kimberly@acmhoa.com](mailto:Kimberly@acmhoa.com). General questions or concerns should be sent to [Melissa@acmhoa.com](mailto:Melissa@acmhoa.com). The ACM phone number is 303-233-4646. This information is also available on the website: [www.strawberry1hoa.com](http://www.strawberry1hoa.com), under Contacts > Management Contacts.

**Heather Varney**

# Cobblestone Crossing

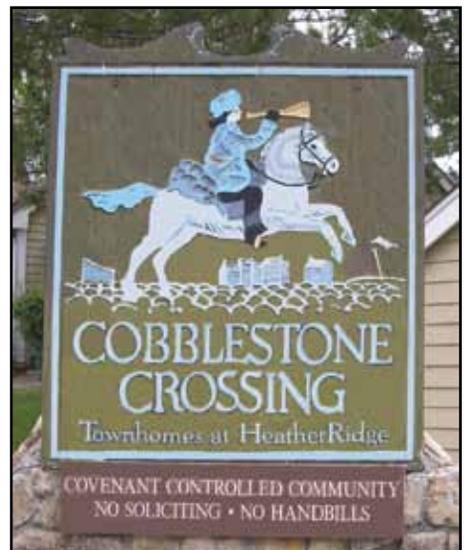
**Garage Sale:** If there is interest from a sufficient number of residents in Cobblestone Crossing, they may organize and publicize a one-time/annual Cobblestone Crossing Garage Sale with Board approval.

**ARC (Architectural Review Committee) Requests:** Any exterior changes or additions must be approved by the board before starting any work. This includes satellite installation, changes to doors and windows, a/c units or any type of attachment to the patios and patio fences. In short, if it is outside of the home, make sure to get prior approval.

**Patio Cleanup:** Firewood stacked against a unit wall must be moved away from the siding to avoid termites. Firewood may not be stacked in the rocks – only on the patio.

**Signs:** Signs at each entrance will be consolidated. Pool signage will also be consolidated into fewer signs.

**Parking:** Residents may not park in



guest parking spots. If the appropriate spaces are full use street parking.

Please be sure your valid permit is visible if you use OPEN spots; your guests have permits; and that all visitors are aware that they will be ticketed and could be towed. Contractors working in the units must abide by the parking limitations. If they need to park close to your home you may need to allow them the use of your reserved parking space. If the vehicle is not marked with a logo, identifying them as a contractor, they will be required to have a permit visible. 'No Parking' zones will be enforced and may only be used for quick loading and unloading. If your neighbors become inconvenienced you will be notified.

For residents planning to move and want to use PODS for transport of household goods, the PODS container must fit into one resident's parking spot. (Three night maximum.) If a POD is used it cannot sit in the driveway or in front of the garage.

**Pool:** Our pool opened Memorial Day weekend. A key is required for entrance. Contact Alec at Accord (Alec Hrynevich, Accord Property Management) if you need a new key.

**Water:** Residents may *NOT* self-water the grass in the common area (without Board approval for areas with broken sprinkler heads or misdirected heads, please contact Alec) – sprinklers are active. If you find an area that needs attention or repair such as a broken sprinkler, running water etc., please notify Alec immediately!

**Reminder About Pets:** Pets must be on a leash at all times and please pick up pet waste and dispose of appropriately.

**Care of Planter Boxes:** A small group of residents have volunteered to take care of planter boxes, plants at the pool and around the shed area this season. If you see your neighbors out working in the dirt and want to lend a hand, you are most welcome to

join right in. Everyone's effort is most appreciated!

**Late Fees:** HOA fees are due on the first of each month. A late fee will be assessed if payment is not received by the 10th of the month. Your cooperation on this issue is very much appreciated.

**Planned additions in work:**

- Another recycle dumpster will be added in D as dumpster enclosures are redone (this summer). Please follow the rules on the front of the recycle dumpster and don't mix garbage with recycling.
- Edging will be added where rocks or dirt can slide onto the sidewalk or parking area.

**HOA Board Meeting:** Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Monday of the month at 6:00 pm at Accord Property Management's Office, 3033 S. Parker Road, Suite 320, Aurora, CO 80014.

**Steve Weiner, OA VP**

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## Double Tree

**Board of Directors:** President, Wendy Traynor; Vice President, Bev Nosewicz; Treasurer, Aletha Zens; Secretary, Patt Dodd; and Member-at-Large, Alison Ruger. Board meetings are held every other month, with the next meeting will be July 11 at Patt Dodd's home. All homeowners are welcome to attend.

**June 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 June 1, 15, and 29.

Remember to set your recycling out the night before, as they have been coming before 8 am.

**Landscaping Update:** We have completed the spring walk-through with our tree service to assess any damage sustained to the trees and bushes on the property. The good news is that everything is in good shape, for the most part. We will be treating our ash trees, as we have in the past, to treat the ash bore. Some pruning will take place in the next several weeks. Our landscaper has completed spring aeration of the lawn, and the sprinkler system is operational. If you

notice any damaged sprinkler heads, please let Bev know so she can work with EP Landscaping to repair. Please be careful of sprinkler heads located on the side of the lawn as you pull into your garage.

**Dog Reminder:** Please pick up after your pooch. The landscapers will be most grateful! And do not leave your pet tethered to your patio. Your neighbors will be most grateful!

**Asphalt Update:** We have chosen a company for our much needed asphalt repair. Once our final start date is determined, we will post



notices letting homeowners know what the schedule will be. We realize this will be an inconvenience for all residents, as we will all need to park on S. Vaughn Way until the job is complete. The process should take a week.

**Late Fees:** HOA fees are due on the first of each month. A late fee will be assessed if payment is not received by the 10th of the month. Your cooperation on this issue is very much appreciated.

**Patt Dodd**

# Country Club Ridge

**Greetings Country Club Ridge!**

*How important it is for us to recognize and celebrate our heroes and she-roes! – Maya Angelou*

**A Friendly Reminder:** CCR is a covenant controlled community. There are various restrictions and conditions which must be met by all homeowners and tenants. Not knowing and or not being informed does not relinquish one from the governing bylaws. When you purchased the property you agreed to the governing documents. As a landlord it is **Your** responsibility to inform your tenant of the Country Club Ridge Regulations including, but not limited to,



trash, parking, animal clean-up, snow storage, etc. Please be informed as a unit owner or renter and avoid the costly penalty ignorance. If you need additional information, please call Custom Management Group (CMG) or visit the website [www.countryclubridgehoa.com](http://www.countryclubridgehoa.com).

**Dues:** Please remember the increase in the 2017 HOA dues. Please make sure your account is current to avoid late fees. For the first time in quite a while we are seeing multiple delinquent accounts. If you have questions regarding your account balance please contact CMG and ask to speak with accounting.

**Landscaping:** This year the board will again work closely with Marcan Landscaping to keep the grounds of our community looking its best. There will be several scheduled walk-through's with the board and CMG and Marcan to stay on top of a never ending project.

If you find an area needs attention or repair such as a broken sprinkler, running water etc., please notify CMG immediately!

**Painting & Trim:** The painting project will resume for buildings 2210 and 2240 this year. Any questions regarding the project please contact CMG. Bids were reviewed at the April Board meeting. You will be notified when painting will begin for these units. Time-frame is suspected to be end of May into June, weather permitting. Items important to you will need to be removed from the patio.

**ARC (Architectural Review Committee) Requests:** Any exterior changes or additions including satellite installation must be approved by the board **Before** starting any work. This includes changes to doors and windows, a/c units or any type of attachment to the deck and deck railing. In short, if it is outside of the home make sure to get prior approval. If this is a rush item the BOD can be notified by CMG if an immediate response is necessary.

*\*\*\*\* Keep in mind all patio items must be kept to a minimum and kept clean of decoration in excess.*

**Parking:** Parking issues have improved. Thank you for your continued efforts. Keep in mind, visitor spaces are for visitors. Residents using visitor spaces – you are subject to towing, fines or both. Frequent visitors and overnight guests please refrain from visitor parking. Visitor spaces as you know are limited.

Parking in Fire Lanes **or** in handicap without a placard displayed will result in an immediate tow without warning.

There is no parking in front of the garages except for loading and unloading. This includes the POD's used when moving. If a POD is needed it cannot sit in the courtyard or in front of the garage.

The parking design is narrow – improperly parked vehicles can impact fire/ambulance/police in the event they are needed. Do not inconvenience those around you. Park in your garage. If the appropriate

spaces are full, use street parking on S. Vaughn Way.

**Trash:** Friday is trash day. **Please make sure all trash is placed in the appropriate container. Please do what is necessary to secure trash items to avoid having the wind distribute your items through the parking lot.** Trash containers can be put out after 4 pm on Thursday and are required to be put away by Saturday morning 7 am. If you will be out of town please make arrangements to have this container brought in or wait for the following week to put your receptacle out. Recycling is bi-weekly June dates: June 9 and June 23.

*Keep it clean CCR. We are all in this together!*

**Indoor Water Consumption:** The water bills are on the rise!!

Take time to check the plumbing in the home. As our property continues to age we all need to look at spending a little now to make corrections along the way. As a community who relies on one another, we either pay now to correct that which we can. **Or** pay later in increased HOA dues to cover the expense. Continue to check regularly for leaking toilets or sinks.

*Save water – shower together! – Anonymous*

**Monthly Board Meetings:** Board meetings are held on the 3rd Monday of each month at 6:00 pm. You are always welcome and encouraged to attend! Stop by and provide any thoughts to the betterment of our

community. Meetings are held in the lower level of Noonan's Tavern next to the Golf Shop. Be involved – Be informed. If you cannot access the meeting because of the stairs please let us know. There is a ground level entrance by the Golf Shop so we can accommodate all.

Notice something that should not be?? If something is happening that

is just not right, notify CMG. You do not have to confront someone that does not adhere to the rules. This is what our management company is here for, among many other things. This keeps the neighbor to neighbor interactions peaceful. Just snap a photo with the date and time of the issue or complaint and send it to CMG at [customgrp1@msn.com](mailto:customgrp1@msn.com). Make sure to include the building and

unit number with your concerns. You can also attend a board meeting to address your concern.

**Who? What? How? When?:** Contact Custom Management Group – your one stop shop. 303-752-9644, [customgrp1@msn.com](mailto:customgrp1@msn.com).

**Mocha Butkovich**

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## Heather Ridge South

### *Two big projects now underway!*

**Paint Project:** Painting the exterior of all buildings. This \$204,500 project will be totally funded by HRS Reserves – so no assessment of owners needed. Not many communities can say that!

Here are the details:

- *Paint Project* headed up by board member Dave Elgin along with Skip Cunningham and Linda Hull. Overall coordination by Janelle Maninger, Westwind Property Management.
- *Painting by ECC Painting.* Work to start in June and end August-September 2017.
- *Paint colors:* Buildings will be painted using two complimentary grey colors with a blue tint. Building colors will alternate to create a balanced but non-uniform appearance vs. using one color only.
- *Paint Committee:* Board member Linda Hull led a volunteer five-resident committee to review paint colors, painting schemes, and overall project guidelines. A letter was sent to all owners to visit our clubhouse on May 20-21 from noon to 4 pm to view and comment on color selections.
- *Board Approval:* The Paint Committee recommended two complementary colors to the Board for its approval – William-Sherman paint colors “March Wind – codes SW 7668 or 282-C3,” and “Cityscape – codes SW 7067 or 236-CS.” The Board accepted and approved the Paint Committee’s recommendation. (Visit Sherwin-Williams website for paint colors)
- *Painting Procedures:* More will be published; however, owners are advised to remove

all exterior hangings and/or non-HOA fixtures from building walls, siding, gutters, etc. When buildings are painted, all non-approved hangings or fixtures will be removed, holes plugged, and siding returned to its original condition...but with new paint! Each building will be individually engineered for painting with written notice to owners before painting begins.

**Fence Project:** To remove by Oct 31, 2017 all non-vinyl fences, and to fund replacement or new vinyl fences as approved.

Here are the details:

- *Fence Committee* headed up by board member Jim Horning, and assisted by Mark Genter and Lee Norkus. In support Dave Elgin and Van Lewis along with overall coordination by Janelle Maninger, Westwind.
- *Board Resolution* banning all non-wood fencing approved April 25, 2017.
- *Notice to violators* mailed first week of May with notice of a



fence meeting for them at HRS clubhouse, May 31, at 6-7 pm.

- *Owners wanting to replace* or remove non-vinyl fencing need to contact Janelle at Westwind.
- *Owners now without a fence* but wanting one financed by HRS will need to make application with Janelle. All fences require written approval and must follow very specific guidelines (available upon request). HRS has a recommended fence contractor, but owners are not obligated to use them. However, if HRS funds a fence, then work must be done using HRS's contractor (we had the same policy funding garage door replacements).
- *Funding for new fences* is now limited at \$50,000 a year for 2017 and 2018. Priority goes first to present non-vinyl owners wanting funded replacement. Next are non-fence owners wanting a vinyl fence.

**Van Lewis**

# Chimney Hill

Our spring clean up is now underway with sprinklers coming on and weekly landscape maintenance. If you find areas that need repair or attention, please notify Accord Property Management. This will help keep our community grounds up to par.

**Pool Opening:** Our pool opened on Memorial Day weekend. Please be aware of the pool rules and safety guidelines listed at the entrance. The pool is for CH residents with pool key access only. Notify Accord Property Management for replacement keys which are available for a fee depending on circumstances. As always, be respectful of others, leave area clean, pool parking is for pool

users, close umbrellas upon leaving, be neighborly – keep noise down and all children must be accompanied by adults at all times.

**Property Management Company:** Accord Property Management. Contact Alec, manager at 303-230-7303, email [alec@accordhoa.com](mailto:alec@accordhoa.com).

**Police Area Representative (PAR) Officer:** We are in District 10 and our PAR officer is D. Southwick and can be reached at 720-739-6954. We are the eyes and ears of our community. If anyone sees suspicious activity or out of the ordinary occurrences, report them. As in rules and regulations clause, contact Accord Property Management via email. Emails provide excellent record keeping. Report to the Aurora Police Dispatch office, 303-627-3100. Reporting to both parties lead to documented information that will assist these agencies in resolving

those reports. If you see something, say something and report to the authorities listed.

**Covenant Controlled Community:** All homeowners and tenants must abide by our restrictions and conditions. Not knowing, not being informed or assuming it is allowed, does not relinquish owners and tenants from the governing bylaws. Any exterior changes, additions, modifications must be board approved before such changes can be made. Examples, satellite installation, patio covers, decks, front/back door replacement, a/c units or any type of attachment to the patio walls and railings. You want to nail decorative planters on your patio siding wall – don't do it. You want to add landscaping decor, plant flowers in grassy area, remove/add bushes – get board approval. Everything from your front door, garage door and back door is HOA common area. In short,

if it is outside of the home, from your backdoor extending out to common area, prior approval is mandated. The necessary form is available online and further information is available by contacting Accord Management.

**Parking:** As stipulated in parking rules and regulations, residents cannot use *Visitor Parking* permits to park their extra vehicles in visitor parking. Visitor permits are for Visitors only. Visitor being one that comes to visit on a short-term basis. Each unit is provided with garage and driveway specifically for vehicle parking. All extra vehicles must park on Zanadu. Anyone can report parking issues to Accord Property Management via email.

**HOA Board,  
Representing your interest  
and protecting your investment.**



## Out To Lunch Bunch

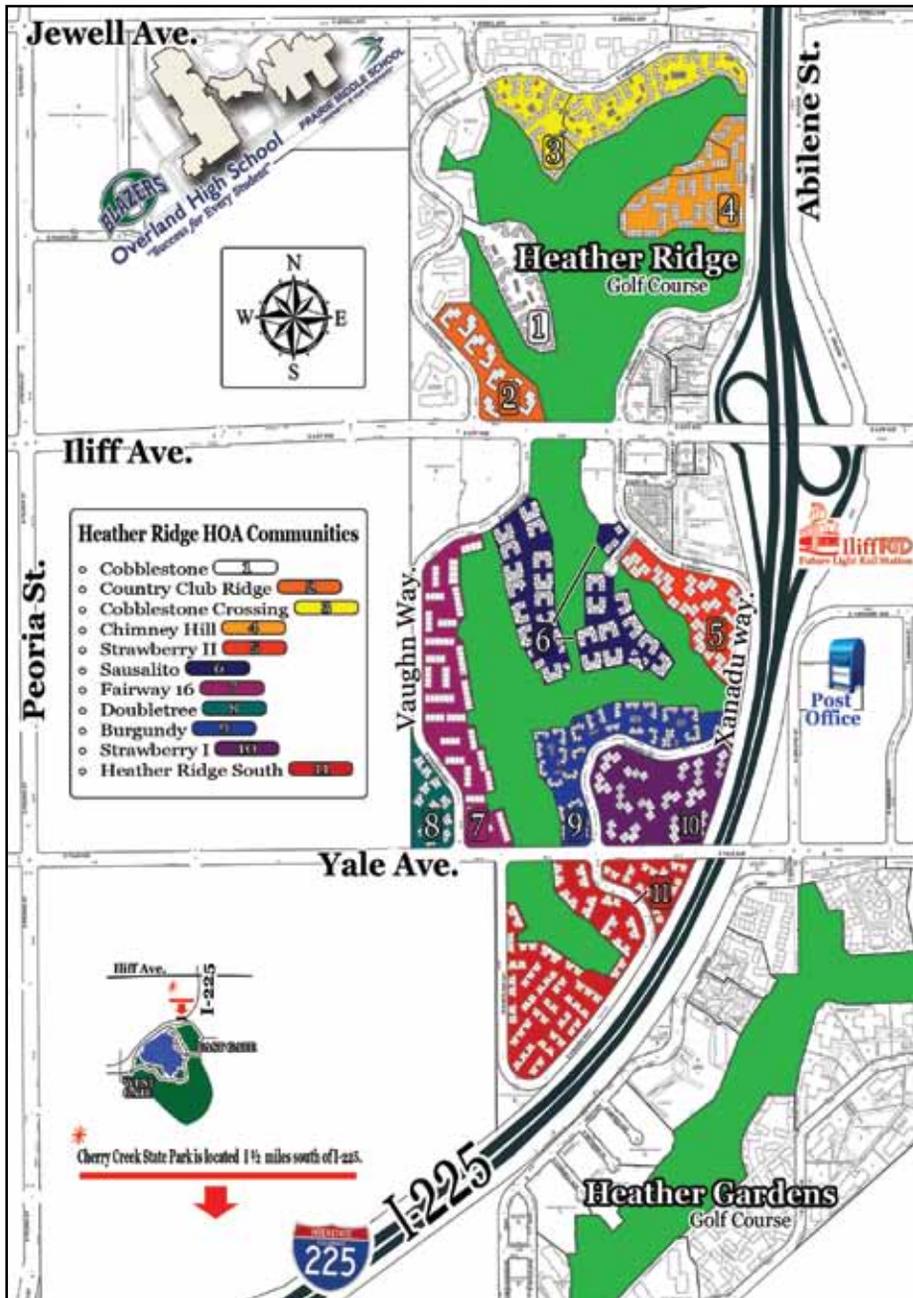
The next gathering will be  
Thursday, June 15, 2017 at Noon

BJ's Restaurant & Brewhouse  
14442 E Cedar Ave  
Aurora, CO 80012  
303-366-3550

Call or email  
Josie Spencer for details  
[amipep@aol.com](mailto:amipep@aol.com), 303-671-5634



# 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  
 rogerwsp.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 June/July

### Fine Arts Center Museum, Colorado Springs

June 2 - First Friday Art Party 5-7:30 pm  
30 West Dale Street, Colorado Springs  
719-634-5581  
csfineartscenter.org

### Denver Art Museum

June 3, July 1  
100 W 14th Avenue Parkway, Denver,  
720-865-5000  
denverartmuseum.org

### Molly Brown House

June 3  
1340 Pennsylvania Street, Denver  
303-832-4092  
www.mollybrown.org

### Denver Museum of Miniatures, Dolls & Toys

Saturday, June 10 Yard Sale 10 am—2 pm  
Free Days June 4, July 2  
1880 N Gaylord St, Denver  
303-322-1053

### Denver Museum of Nature & Science

June 4  
2001 Colorado Blvd., Denver  
303-370-6000  
dmns.org

### Botanic Gardens, Chatfield Farms

June 6, July 15 (Lavender Festival)  
8500 W Deer Creek Canyon Road, Littleton  
720-865-4346  
botanicgardens.org/chatfield-farms

### Children's Museum of Denver

June 6, July 4 4-8 pm  
2121 Children's Museum Drive, Denver  
303-433-7444

### Denver Botanic Gardens

June 14, July 17  
1007 York Street, Denver  
720-865-3500  
botanicgardens.org

### Hudson Gardens Free Garden Admission

Every Day  
6115 South Santa Fe Drive, Littleton  
303-797-8565  
info@hudsongardens.org

### Clyfford Still Museum

June 30, July 28  
1250 Bannock Street, Denver  
720-354-4880  
www.clyffordstillmuseum.org

## Service Directory

### Handy4YourHome.com

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**303-621-5574**

**Harry**

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**tanner@porchlightgroup.com**

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**Scott Winder**      **720-244-4166**

## Classified Ads

### In-Home Personal Care

Personal care in home assistance, non-medical care to fit your everyday needs. Meal preparation, laundry, errands, light housekeeping, gardening, transportation and pet assistance. Reasonable rates. Call Amy at 303-434-4620.

### Can't Get To Your Feet?

Call/Text Jeanie at 303-886-4028

In home Manicures & Pedicures

23 years experience • Reasonable rates • Licensed • Specializing in Senior Care, Diabetic Foot Care, Ingrown and thick toe nails. Also trim and file only.

### Weekly Hearing Aid Clinic

Hearing Aid Repairs • Hearing Aid Cleaning • "Walk-in" for a FREE battery pack • Every Monday 9 am-noon at Heather Gardens Arts & Crafts room, 2888 S. Heather Gardens Way. 720-937-9919

### Massage Therapist

Licensed and Insured Massage Therapist specializing in Swedish, Deep Tissue, Myofascial, Trigger Point and Aromatherapy. Conveniently located in your neighborhood. Private hygienic and quiet. \$15.00 discount on first session when you mention this ad. Call Dani at 303 859-5002 Email xanadu80014@gmail.com. or visit our web site at massageinstinct.com.

### For Sale

Two Stair Chairs for two-story unit on Fairway 16. Will sell for 50% of what I paid for them (Morning Star Chairs). Have been used less than 6 months. Nothing wrong with them. Going to Boston. Call 303-750-9920

### 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.

### 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

### Selling Your Home?

Attention Heather Ridge Homeowners! Thinking of selling your home? Call us. . . we are cash buyers. 303-501-6967

### Classified Advertising Rates

\$10. Maximum 40 words. 2 Month Minimum. Write your ad and deliver with a check payable to HomeWoRx Publishing, 350 Oswego Ct., Aurora, CO 80010. Publication does not imply endorsement. Information, call Wanda, 303-881-3066, [ensley53@aol.com](mailto:ensley53@aol.com)

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Metro Matters Magazine**

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Aurora, CO 80010

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Aurora, CO 80014**

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