

HR Heather Ridge



Metro Matters

Volume 7

December 2017

Number 12



*Happy
Holidays*

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

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303-375-7916

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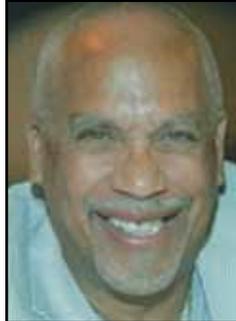
Happy Holidays

HR Heather Ridge

PUBLISHER'S NOTE

“The reports of my death are greatly exaggerated.” – Mark Twain

As it turns out, the reports of the death of the old Country Club building were also greatly exaggerated. After more than eight months of deliberation and negotiation the Heather Ridge Metropolitan District decided not to move forward with its plan to sell part of the land and the Country Club building at Xanadu and Iliff to a local real estate developer.



On October 31, after receiving input from numerous homeowners, golfers, and other Metro District stakeholders the proposal to develop an independent living facility on approximately 1/2 of the 5 acres currently occupied by the Country Club building was rejected by the Metro District Board.

The current building tenants, “The Golf Course at Heather Ridge” and “Noonan’s Sports Bar and Grill” will continue to operate in the facility for the foreseeable future. For more details please see article on page 6.

Barry McConnell
Publisher

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errol@idmybag.com
Vice President Van Lewis
van@vanlewis.com
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
303-755-3550 ext. 5
info@HRColo.org
heatherridgecolorado.org

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO 80014
303-755-3550
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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Robert L. Stevenson, Owner

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HR Heather Ridge

COMMUNITY AFFAIRS

Primum non Nocere, “Do No Harm”

The listing and potential sale of the Heather Ridge clubhouse came to an end on October 30, 2017 when the Heather Ridge Metro District renewed its lease with Noonan’s restaurant. This means the site and its operations will remain the same for the foreseeable future with some updating.

At the start of 2017, the Metro District listed for sale at \$1.7 million the building and approximately 2.2 acres of the 5-plus acre site at E Iliff Ave and S Xanadu Way, and it immediately had a very interested buyer. However, after almost ten months of talks, negotiations, and research and engineering, the sale could not be finalized to the satisfaction of the District.

The sale of the 2.2 acres along E Iliff Ave would have funded the development of the District’s remaining site land with a new pro shop/restaurant facility, parking, and general grounds. The old 1970s clubhouse with its increasing maintenance costs would have been replaced by a commercial structure complementary to the golf operation – a win-win for everyone.

HRMD had three goals in selling the clubhouse site: To



maintain or improve the golfing experience at Heather Ridge, to be financially prudent and complementary in developing the total 5-acre site, and to not change “one blade of grass” on the golf course land or its operations. In the end all three goals were unobtainable.

The overall guiding theory in selling and developing the site was “to do no harm” to a community asset as well as to reduce or eliminate maintenance costs for the old clubhouse building. Given the parameters of the sale along with hard-learned knowledge of what works and doesn’t work best for the golf course, the best decision was not to sell and develop it now.

Noonan’s restaurant and its employees will continue being a valuable part of the Heather Ridge golfing and dining experience. For any questions, thoughts, or concerns, about the golf course and club house operations, please contact the Heather Ridge Metro District.

HRMD
President Errol Rowland
and HRMD
Vice President Van Lewis

Aurora Ranked ‘Safest’ City in Colorado, 7th Nationally

Using FBI Crime statistics and eight other crime categories and safety, Aurora comes out on top in Colorado and 7th nationally; Denver came in 21st nationally; Yuma, CO ranked 8th nationally in the ‘small city’ criteria. The survey and ranking was done by Reward Expert, a credit card company. The list is generated monthly with the latest report dated May 2017.

Read the full story in the Denver Business Journal and the Denver Post.
Of the 83 major U.S. cities

surveyed, Plano, Texas was first; Irvine, California second, NYC third; followed by Chula Vista and San Jose, California; and Austin, Texas was sixth. At the other end of the scale, Tulsa, Oklahoma was dead last in safety followed by St. Louis and Cincinnati.

Congratulations to Aurora citizens, city officials, community leaders, and Aurora’s police department for making this happen.

Van Lewis

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December 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 7 pm HRS Annual Meeting HRS Clubhouse	6	7	8	9
10	11 6 pm Cobblestone Crossing HOA No Meeting in Dec 3033 S. Parker Rd, # 320	12 6 pm Burgundy HOA Mtg, Burgundy Clubhouse	13 6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	14 6:30 pm Fairway 16 Board Meeting Clubhouse	15	16 METRO MATTERS DEADLINE DEC. 16
17	18 6 pm CCR HOA Board Mtg —Noonan's 19th Hole	19 6:30 pm Strawberry Board Mtg, No Meeting in Dec Strawberry Clubhouse	20 6:30 pm CH Board Mtg No Meeting in Dec ACM office, 3033 S. Parker Road, Tower 1 1st Floor Boardroom	21 	22	23
24/31	25 6 pm Cobblestone Board Mtg HR Golf Club	26	27	28	29	30



Safety Tips for Communities of Faith

1. Have one or more trained persons remain posted at designated areas to observe people exiting cars and walking towards the church.
2. Train ushers, greeters and other key volunteers to recognize, report and respond to suspicious activity or a safety incident. Part of the training should be focused on being observant for signs of stress or suspicious actions.
3. Develop an emergency plan to address natural and

man-made disasters. Test this plan annually.

4. When opening and closing your facility pay close attention to your surroundings and be extra vigilant.
5. Review outdoor lighting to make sure it is sufficient. Maintain plants and shrubbery on the grounds to reduce hiding places.
6. Report suspicious activity to the police immediately. If you see something, say something.

Call (303) 627-3100 to report suspicious activity or in an emergency call 911.

*Information provided by Office of the Chief of Police
Media Relations Unit, Aurora Police Department.*

Bobby Laviolette
Head Area Coordinator
Aurora PAR Area 10 Neighborhood Watch
Bobby-NWatchArea10@comcast.net

Behind The City Scene

Sue Kristin and I wish all of you happy holidays! When the extended family gathers it reminds you of why you are thankful that some relatives only visit you once a year.

As I write this it appears that we will have 4 new Council Members being sworn in on December 4th. They will be overwhelmed by all of their new “faux” best friends and the saying “drinking out of a firehose” will be very apropos. Three out of the four have been described as “progressive” which is not a compliment meant by some. I am not sure what that phrase really means. I suppose the English monarchy thought those pesky Colonists were “progressive”. I have had the pleasure of meeting these women and I am impressed with their character and commitment to our City. I look forward to having them join the Council. All of them spent their entire summer working very hard to be elected. In 2019 Wards 4, 5 and 6 plus two At-Large Council Member positions and the Mayor will be on the ballot. And of course my biggest Ward 4 wish for 2018 is that construction on the new King Soopers begins so the three of us don’t need to quickly move to a small village in Nicaragua.

My friends at Aurora Mental Health were kind enough to send me some helpful information to share concerning some not so joyous byproducts of this time of year. Please don’t hesitate to seek professional help if warranted. Here are some important messages for the holidays:

- Get some sun every day. Arrange your home so that you are exposed to direct sunlight, which increases vitamin D and helps boost your mood, among other things. Please continue any prescribed protocol that limits your time in direct sunlight.
- Brighten up your home by opening drapes and blinds and installing full-spectrum light bulbs.
- Eat a healthy diet. A balanced meal eaten at regular intervals can help keep brain chemistry healthy and fights depression. Ask your doctor about taking vitamin B complex, vitamin D, and omega 3 fatty acids.
- Get up and get moving. Thirty minutes of exercise active enough to prompt sweating and a little quick breathing will improve mood, reduce stress and aid your physical and mental health.
- Sleep well and for a healthy length of time – adults, 7-9 hours. You can add an hour during the winter. Sleep in total darkness in a cool room.
- Truly relax (but don’t sleep) during the hour before bed-time. Turn off the TV, computer and smart phone. Instead read a book, do a quiet and soothing hobby, take a warm bath – whatever actually relaxes you.
- Socialize more. Spend more time with friends and loved ones under happy circumstances. It provides personal contact and a sense of connection.
- Strive for balance in your life that might include learning yoga or tai chi, playing music, finding time for a hobby, or any other activity that takes you out of the humdrum for a while.
- Take a winter vacation to a place that’s sunny and warm. Places farther south are having longer days and therefore more sunlight each day. That alone can help you overcome seasonal symptoms.



Charles "Charlie" Richardson
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Ward IV

crichard@auroragov.org



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Things You Might Not Know About Heather Ridge

- Heather Ridge was developed in the early 1970s by Environmental Developers, Inc., a Canadian company. It also developed Windsor Gardens by the old Lowry AFB campus and Heather Gardens along I-225 and E Yale. Its last development was Plum Creek and golf course in Castle Rock in the 1980s
- The Heather Ridge Metro District was formed in 2006 and bought the golf course in 2009. Bond money was used for its purchase and is repaid through property taxes only. The bond is amortized with 22 years remaining.
- There are 1127 homes in the Heather Ridge Metro District not counting Strawberry I (which is not part of the ten HOAs comprising the District, but Strawberry II is).



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

- Country Club Ridge was developed in the early 2000s on land purchased from Heather Ridge Country Club. The land had been developed for tennis and other racquet sports, but the buildings fell into disuse.
- Heather Ridge/Heather Gardens area is the hottest condo market in the entire metro Denver area (per the Denver Business Journal).
- The Heather Ridge Metro District was created by homeowners as a quasi-government under Colorado law; and it operates the golf course asset and land for public use. It owns 200 acre feet of ground water rights, is exempt from property taxes, and has a 7-member publicly elected board.
- On average about 110 Heather Ridge homes are sold annually. Since 2014, its average home price appreciation has exceeded the metro area by 3 percent or more.
- Pete and Van participate in almost 20 percent of all Heather Ridge home sales. This gives them a unique insight to market values, how to improve home values, and “correctly” pricing homes for sale. There are times to push prices upward and times to be less aggressive – the result of Pete and Van having over 43 years’ experience EACH selling homes.
- Pete and Van offer a home remodel program to update your place before listing. Call today for more details. Remember, “Never leave home without them.”

Van Lewis

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Please remember don't leave home without them.

“Never leave home without them.”

Homes For Sale as of November 16, 2017

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$143,000	13625	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$144,900	13651	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$150,000	2630	S Xanadu Way A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$206,500	2652	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$209,500	2463	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$210,000	2654	S Xanadu Way	2 - 2	1,098	1 Carport	Ranch
Burgundy	\$215,000	2665	S Xanadu Way C	2 - 2	1,294	1 Space	2 Story
Strawberry II	\$237,900	2499	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Cobblestone	\$252,500	2142	S Victor St B	2 - 2	1,208	1 Space	2 Story
Cobblestone	\$290,000	1987	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story

Homes Sold October 16 to November 17, 2017

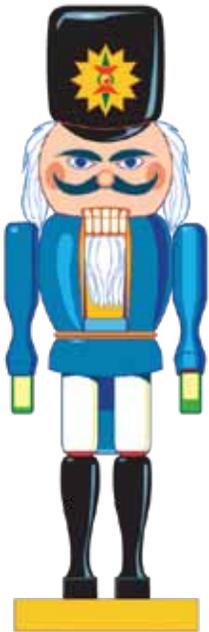
HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$209,500	2453	S Xanadu Way D	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$212,500	2423	S Xanadu Way A	2 - 2	1,091	Cash	\$1,500	Individual
Burgundy	\$239,500	2625	S Xanadu Way C	2 - 2	1,162	FHA	\$0	Individual
Cobblestone Crossing	\$251,000	13354	E Asbury Dr	2 - 2	1,392	Conventional	\$1,500	Individual
Cobblestone	\$252,000	2121	S Victor St A	2 - 2	1,392	FHA	\$750	Individual
Chimney Hill	\$263,000	13554	E Evans Ave	3 - 3	1,512	Conventional	\$0	Individual
Chimney Hill	\$265,000	13634	E Evans Ave	3 - 3	1,344	Conventional	\$0	Individual
Country Club Ridge	\$265,000	2250	S Vaughn Way 204	2 - 2	1,124	Conventional	\$0	Individual
Sausalito	\$279,500	2419	S Worchester St A	3 - 2	1,273	Conventional	\$0	Individual
Heather Ridge South	\$290,500	2858	S Wheeling Way	3 - 3	1,633	Conventional	\$700	Individual
Heather Ridge South	\$299,900	2881	S Xanadu Way	3 - 3	1,633	Conventional	\$0	Individual

Homes Under Contract as of November 17, 2017

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$135,000	2630	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$154,000	2650	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$207,900	13613	E Yale Ave C	2 - 2	1,170	1 Carport	2 Story
Strawberry II	\$222,900	2443	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Cobblestone Crossing	\$229,000	13596	E Asbury Dr	2 - 2	1,208	1 Garage, Det, 1 Sp	2 Story
Sausalito	\$229,000	2437	S Victor St B	2 - 2	1,025	2 Garage, Att	2 Story
Cobblestone Crossing	\$245,000	13326	E Asbury Dr	2 - 2	1,208	2 Spaces	2 Story
Cobblestone Crossing	\$245,000	13294	E Asbury Dr	2 - 2	1,392	1 Garage, Det	2 Story
Sausalito	\$250,000	2488	S Victor St F	3 - 2	1,273	2 Garage, Att	2 Story
Fairway 16	\$275,000	2588	S Vaughn Way F	4 - 4	1,650	2 Garage, Att	2 Story
Chimney Hill	\$289,000	13526	E Evans Ave	2 - 2	1,344	1 Garage, Att	2 Story
Heather Ridge South	\$299,000	2752	S Xanadu Way	3 - 4	1,633	2 Garage, Att	2 Story
Heather Ridge South	\$299,500	2717	S Xanadu Way	2 - 2	1,365	2 Garage, Att	2 Story
Fairway 16	\$299,500	2670	S Vaughn Way D	3 - 4	1,650	2 Garage, Att	2 Story

Heather Ridge Golf Club Monthly Update

Give the Gift That Keeps On Giving Spring and Summer!



Ladies, it's that time of year again to think of what to get that special guy in your life for Christmas, and you know it is always hard to buy for a guy that has everything. That said, may I suggest giving him a 2018 Heather Ridge Men's Club membership. This is a gift that keeps on giving throughout the spring and summer months of 2018. The cost is as low as \$135.00 to a high of \$165.00 if you wish to include him in on Match Play and Hole-in-One insurance.

Simply fill out application on facing page, attach a check to the app and drop off at the club or send to the Heather Ridge Golf Club and he is good to go. Make a copy of the application and put it with that special Christmas card under the tree.

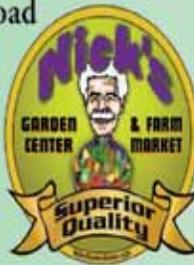
The Heather Ridge Men's Club board wishes everyone a Merry Christmas and a Happy New Year.

Loren J. Janulewicz
 President HR Men's Club



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Golf Club at Heather Ridge Men's Golf Association 2018 Membership Application

This year the HRGCMGA will continue a schedule of 14 tournaments to include a Member/Member, in addition to a Match Play Tournament. Kick-Off banquet is March 29, 2018, first tournament is March 31, 2018. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRGCMGA website <http://hrmga.ghinclub.com> (address/phone numbers)
- Two complimentary banquets: Spring (stag) and Fall
- Tournament access. Each tournament will have a \$20 per day fee which is paid out to the winners.

Name _____ Wife's Name _____

Address _____ City _____ Zip _____

Phone () _____ Date of Birth (for age related events) _____

Work Phone () _____ Cell Phone () _____

Email address PLEASE _____

New Members Only:

List the name of the Men's Club member that suggested you join HRMC, so they can get their \$20.

Finder's Fee Bonus _____

Do you have a recent or current USGA handicap? Yes _____ No _____ GHIN # _____

If not, you need to post 5 scores to establish a handicap prior to playing in the HRMC

USGA handicap index _____ Name of previous club _____

You must have an active handicap in order to play in any tournaments

YES, I want to be part of the Match Play Tournament (Flighted)
All flights will be net. Players will use their handicap on the day of the Match.

Attached is my check payable to **HEATHER RIDGE MEN'S GOLF ASSOCIATION** for \$ _____

Membership	\$135.00	()
Hole-in-One Pool (optional)	\$5.00	()
Match Play	\$25.00	()

* HRGCMGA memberships are non-refundable

* Hole-in-One pool eligibility is for tournament play only, and the pool will be shared by all who get a Hole-in-One during the 2018 season. If no one makes a Hole-in-One in 2018, it will be carried over at a maximum payout of \$500.00.

**Return this application, with your check to the Heather Ridge Golf Shop or mail to:
Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014**

Heather Ridge 9-Hole Ladies Golf Finale



Liz Clancy Club Champion

Heather Ridge Ladies 9-Hole Golfers came to a grand finale on October 4, 2017 with a Luncheon at Legends Restaurant. A fantastic season was experienced by all.

VP Cathy Carter



Flight A (left) Audrey Romero Low Gross, (right) Sally Simon Low Net



Flight B (left) Sharon Warembourg Low Net, (right) Marilyn May Low Gross.



Flight C (left) Sonya Matthews Low Gross, (right) Cathy Carter Low Net.

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SWEET RECIPES



Maammool Cookies

(makes approx. 12-15 cookies)

Cookie Ingredients

- 1 box of cream of wheat (2 lbs.)
- 2 tablespoons all-purpose flour
- ½ lb. butter, melted
- 1 tablespoon vanilla
- 1 cup whole milk
- ½ cup of powdered sugar
- Decorative cookie mold(s)

Filling Ingredients

- 1 lb. walnuts, ground
- 1-1 ½ cups sugar, granulated
- 1 teaspoon cinnamon
- 1 tablespoon rosewater (optional)

Procedure

- Preheat the oven to 400 degrees.
- Combine walnuts, sugar, cinnamon, and rosewater (optional), and set aside.
- With an electric mixer, cream the butter and cream of wheat until it is a fine, smooth consistency.
- Add vanilla to the butter and cream of wheat mixture.
- Knead flour and milk into the butter and cream of wheat until a shortcake-like dough consistency is formed.
- Form egg-shaped cookies; perforate one end enough to allow for 1 tablespoon of filling.
- Close the perforated end by moistening.
- Press each cookie into a mold, and then remove from the mold.
- Lay the cookies ¼ inch apart on a cookie sheet.
- Bake 25-30 min, or until cookies are light brown. Do not overbake. These cookies should be almost a toasted-almond shade.
- Once removed from the oven, sprinkle powdered sugar on each cookie while still hot.

Oreo® Cookie Truffles

(makes about 48 truffles)

Ingredients

- 8 oz. cream cheese, softened
- 40 Oreo® cookies (choose your favorite flavor), finely crushed, divided
- 4 pkgs. (4 oz. each) BAKER'S semi-sweet chocolate (or other flavor of your choice), broken into pieces, melted
- Extra toppings of your choice to use as garnish (mint Oreos® sprinkled with crushed peppermint, chopped pistachios or chopped peanuts atop truffles made with the new peanut butter flavor, etc.)

Procedure

- Mix the cream cheese and 3 cups cookie crumbs until blended.
- Shape into 48, 1" balls, and freeze for 10 mins.
- Dip the balls in the melted chocolate, and place them in a single layer in a shallow, waxed-paper-lined pan.
- Sprinkle with remaining cookie crumbs or other toppings of your choice.
- Refrigerate 1 hour or until firm.



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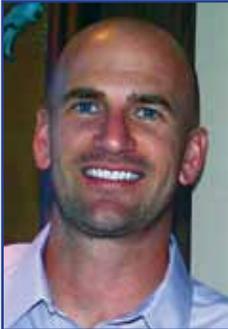
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Not Valid on Sundays

Electrical Fire Safety Tips

Each year in North America, hundreds of people die and thousands more are injured in accidents involving electrical fires or shocks. Holidays are the time for extra lighting and time to be extra careful. Most of these incidents can be prevented by following simple electrical-safety rules:

Electrical Cords and Outlets

- Never overload electrical outlets, and use only one appliance per extension cord.
- Maintain all electrical cords. Replace any cord that is cracked, frayed or otherwise damaged. Also, replace cords that become hot when in use.
- Never allow an electrical cord to become crimped against walls or furniture.
- Don't run extension cords under rugs or across doorways, and never hang them over nails. This may cause the insulation to deteriorate, exposing a wire that can cause a fire or electric shock.
- Have a professional electrician replace old or damaged outlets with modern, three-wired, polarized receptacles. Proper grounding is essential to minimize fire and shock hazards.
- Plugs should match outlets. Three-pronged plugs require three-wired receptacles or a properly grounded adapter.

Polarized plugs with one prong wider than the other require polarized receptacles.

- Never cut off or bend the ground pin of a three-pronged plug. This ground connection protects from severe shock caused by a faulty cord or malfunctioning appliance.
- Never alter the wide prong of a polarized plug to make it fit into an outdated outlet.
- Protect children from electrical shock by installing plastic safety inserts in unused outlets.

Fuses and Circuit Breakers

- If a fuse blows or a circuit breaker is tripped, don't just replace or reset it. Find out what caused the circuit to overload and correct the problem.
- Never replace a fuse or circuit breaker with one that exceeds the amperage rating for a given circuit.
- Avoid using several high-amperage appliances – such as irons or other heat-producing

appliances – on the same circuit.

- Never replace a fuse with material that conducts electricity.

Warning Signs

You can spot many electrical problems before they cause a fire or shock. Be alert to the following danger signs:

- If fuses blow or circuit breakers trip frequently, wiring may not be adequate. Shrinking televisions pictures and slow to heat irons and toasters are tip-offs that wiring may not be adequate. Call a licensed electrician to check and/or update wiring in the home.
- Feeling a tingle when you touch an electrical seasonal light.
- Discoloration of wall outlets.
- A burning smell or unusual odor coming from an appliance or wiring.
- Sizzling sound at wall switches or outlets.
- Flickering lights. If you cannot locate a problem inside your home, call your power company or an electrician immediately.

Carol McCormick



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ASSOCIATION NEWS

Sausalito

Home Renovations: Sometimes we homeowners want to update or make changes to our homes, especially when a home has recently been purchased. Rule of thumb is first and foremost carefully read your homeowners CCRs (Covenant Controlled Rules). Secondly, attend a monthly HOA Board meeting on the first Wednesday of each month to present plans to obtain approval prior moving forward. You can also call H.O.A. Simple Manager, Emily at 303-260-7177x5 for general information. Rules are posted on our website www.sausalitohoa.com.

HOA Budget: Sausalito 2018 Budget was approved and ratified at our November HOA Board Meeting. Thanks to those homeowners who attended the ratification meeting to become better informed about the new budget. Operating costs for critical services as

well as minor ones continue to rise. Sausalito did not raise HOA dues in 2017 but it was necessary to do so for 2018. Surrounding HOAs are also increasing their monthly fees.

Holiday Safety Tips:

- Be sure to lock all doors and windows when you leave the house, even for a few minutes.
- Indoor and outdoor lights should be on an automatic timer. Leave a radio or television on so the house looks and sounds occupied.
- When leaving for an extended time, ask a trusted neighbor or family member to watch your house.
- Pick up packages from your front door area *Immediately*. Package theft is on the rise at this time of the year.
- Be sure porch lights are in good working order.
- Notify Brownstone Security to keep an eye on your home.

Holiday Decorations: Outdoor holiday decorations are allowed. A *good rule of thumb to remember is that sometimes less is more since*

our homes are in close proximity. Take care with outdoor lighting. All external decorations must be taken down by January 21, the end of our Stock Show.

Landscaping: Irrigation system has

been winterized. If we have a dry winter, please take the time to hand water our thirst bushes. Gutter clean-up will take place around the first of December. The HOA provides ice melt buckets for north facing garages. Call Emily if you need one.

Animal Control: Animals must be on a lease when being walked. Pick up after your pets even when there



is snow covering the grass! Report any issues regarding animals in our community to the Aurora Animal Control unit and also notify Emily at H.O.A. Simple.

Neighborhood Watch and Safety

Issues: *Keep your garage doors closed.* Call our Security Company, Brownstone Security, at 720-879-4568 or 911 with any concerns. You can also report on *NextDoor.com*.

Visitor Parking: Visitor parking rules and regulations are enforced by Brownstone Security Company. Visitor Parking is for Visitors only! No vehicles are permitted to park in auto courts or Fire Lane areas. When you have an overnight guest, call

Brownstone Security at 720-879-4568 to inform them about your guest. Ticketing and towing rules are always in effect. Moving a car from one visitor parking space to another is still against parking rules. Rules and Regulations are on our website. Please do not block visitor parking spaces during snow storms. Our landscaping company needs to pile snow in these areas.



Trash Removal Regulations:

Please adhere to the following: Trash pick-up is about 7 am 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*.

Important Contacts: If at any time you are unable to reach Emily, our property manager, feel free to contact any of the Board members listed below. Due to the security breaches which seem to occur with some regularity, we do not answer calls from blocked telephone numbers.

We are sure you understand.

Board Members: The Board approved the following Board Members terms and positions: 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, Pool, 720-298-8323; Landscaping, Rick Wilhelm, 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: sausalitohoa.com.

Brownstone Security: Randy: 720-879-4568.

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

Cobblestone Crossing

Annual Meeting: The HOA's Annual Meeting took place on November 13th. Highlights of the meeting included a review of the year's accomplishments which included, but were not limited to, installation of additional recycling dumpsters; tree trimming; removal of dead trees; maintenance shed inventory and clean up; hiring onsite maintenance person. Plans include replacement of motion detector lights and pool remediation. Three board members were re-elected, and the 2018 budget was approved.

Decorations: Please be careful when putting up holiday decorations and ensure electrical cords, etc., do not pose a safety hazard. *Merry Christmas!!*

Neighborhood Watch: Traci Ducloux volunteered to coordinate a Neighborhood Watch for the community. Please contact Traci at

ducloux4u@comcast.net for additional information if you are interested in participating.

Snow Removal: A reminder sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow!

Ice Melt: There are ice melt buckets by the mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.

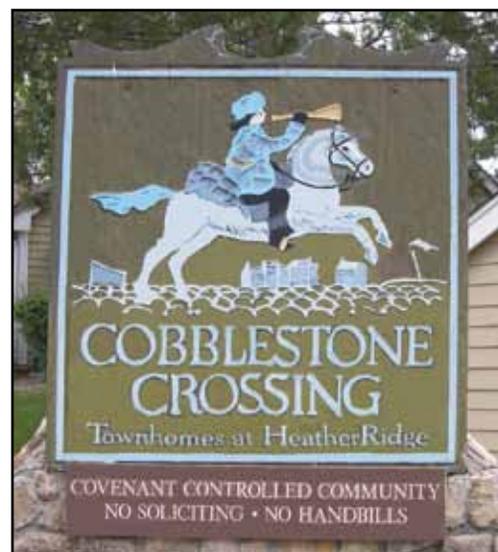
Patio/Front Porch: If you've been procrastinating and haven't cleaned up pots and plants yet, please

remember to bag up dirt and place in dumpster. Do not dump the dirt in the rocks and/or common area. Pots should be stored in an orderly fashion.

Trash: A reminder – it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine Waste at 303-744-9881 to arrange for a large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Insurance: Recommend reviewing coverage with your agent to ensure it includes loss assessment.

Pets: Pets are not to be tethered in your open or enclosed patio.



Pick up pet waste immediately and dispose of it. Do not store the waste in a container outside – take it to the dumpster.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to towing. Also, please ensure your vehicle is parked between the lines and not encroaching on an adjacent space.

Nextdoor: Nextdoor.com is a neighborhood community website open to residents in the area. Take a look if you're interested.

Board Meeting: There is not a Board meeting in December.

Midge Miller

Burgundy



Hello Neighbors! Your participation proved for a positive and productive Annual Burgundy Homeowner’s meeting in October. We welcome Michelle Ruble, from Drive E, as our newest board member. The evening was well attended and both informative for the homeowners and the board. A big “Thank You” to guest speaker, Officer Iovine, representing the Aurora Police Department Program Crime Free, who explained how our community will benefit from participation – more to follow as we go through the process.

December is a month filled with celebrations – the obvious like – *Christmas, Hanukkah* and *Kwanzaa*. Please also consider participating in *Giving Tuesday*, annually the Tuesday following Thanksgiving, a day of encouraging people to engage in charitable

activities, making a donation, and volunteering. There’s *National Lost and Found Day* on December 8 that encourages people to give one last effort to find whatever it is they have lost. And, how about *Look on the Bright Side Day*, observed on December 21. It is a day to be optimistic: Even if this *Winter Solstice* is the shortest day of the year and it is often cloudy during this season, you should remain optimistic!

Spanish:	diciembre
Italian:	Dicembre
French:	décembre
German:	Dezember
Polish:	Grudnia
Latin:	December

Clubhouse Available: The Burgundy Clubhouse has dates available in December and January if you are in need of space for a celebration. If you are interested please contact Kati Jo with our CMS management and she will connect you with the board.

Noise Complaints: It is necessary to spend a minute going over the City of Aurora and Burgundy community rules on excessive and after hours noise.

Article IV – Offenses Against Public Peace and Safety

Sec. 94-107. – Unnecessary noise; disturbing the peace.

(a)Public and private places. It shall be unlawful for any person to make, continue, or cause to be made or continued any unreasonably loud

or unusual noise which seriously inconveniences other persons in the area. For purposes of this section, a member of the police department is empowered to make a prima facie determination as to whether such noises constitute a public nuisance.

(c)Acts of another. It shall be unlawful to permit another to commit an act of disturbing the peace as described in subsections (a) and (b) of this section in or upon any premises owned, possessed or under his or her management or control when it is in his or her power to prevent such an act.

(d)Offensive conduct or language. It shall be unlawful for any person to disturb the peace of others by violent or offensive conduct or by profane, obscene or offensive language calculated to provoke a breach of the peace.

Per the *Burgundy Information Guide under Sound and Noise*, the following hours are specifically set forth as ‘Quiet Times’:

- 10:00 p.m. to 7:00 a.m. Weekdays (Monday night through Friday morning)
- 11:00 p.m. to 7:00 a.m. Weekends (Friday night through Sunday morning)

Following a complaint, a violation letter is issued as a warning. Further complaints warrant fines and the police can be called to close down

the disturbance at any point. If the occupants causing the commotion are renters the landlord/homeowner will be held accountable for the violation and fine.

Cold Weather Checklist: Do you know where the nearest ice melt bucket is located? Have you dug out the snow shovel to keep handy (yes you can keep it at your front door during winter and early spring months)? Is your hose disconnected from the outdoor water spigot? Did you have your heating system inspected and the filter changed? Are your windows closed and does the front door need weather-stripping to keep energy costs down? Is your patio furniture protected and gardening items removed from the common areas? When was the last time you checked your smoke detector and changed the batteries?

Final Reminder of the Day: Each resident is allowed a single hanging bird feeder, to be kept only on your patio. Wildlife Officials remind us that there is ample food sources already found throughout our area. Residents scattering food on the ground, or adding additional food containers to the area will be issued violation letters and fines. Your neighbors don’t hate the animals that are attracted to the unnecessary feast, but rodents then want to stick around and end up in

Never worry about the size of your Christmas tree. In the eyes of children, they are all 30 feet tall. – Larry Wilde

our crawl spaces. Please be mindful of the rules and considerate of your fellow homeowners.

Board Meeting: HOA Board meetings take place the 2nd Tuesday of each month in the Burgundy Clubhouse. Homeowners are welcome and encouraged to join us for the next session: 6 pm on December 12.

If you'd like to have items added to the December meeting agenda please contact our community manager Jack Higgins, Jack@cmsincorp.net. He is assisted by Kati Jo Jordan, KatiJo@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.

Have a safe, warm and wonderful Holiday,

**Rebecca McDonald,
Burgundy HOA President**

Fairway 16

Dates to Remember:

7	Pearl Harbor Day
12-20	Hanukkah
21	Winter Solstice
25	Christmas
26-Jan 1, 2018	Kwanzaa

Streetlight: A new streetlight will be installed at the entrance of the 2690-2698 cul-de-sac. The area is virtually impossible to see

after the sun goes down and creates a driving hazard.

Tree Trimming: Tree Medicine began work in November on cul-de-sac 2416 to 2496 and cul-de-sac 2680 to 2698 for a full trim and shaping of the trees along with the removal of all of the dead trees. Cul-de-sac 2508 to 2598 and cul-de-sac 2610 to 2670 will be completed in 2018. The contractor will also remove anything that is deemed a safety hazard throughout the complex.

The project has been divided into two sessions in order to stay within the current budget.

Clubhouse: Motion sensors have been installed in the lower level of the clubhouse in an effort to conserve electricity usage. This was done to address the issue of lights on the lower level and bathrooms being left on when the area was not in use. This is particularly the case during the summer months when the pool is open.

Gutter Cleaning: Gutters in the Fairway 16 community were cleaned by Dan's Window Cleaning in November after the majority of leaves and pine needles had fallen.

Security: The board has contracted with Covenant Community Services Inc. for the purpose of security patrols in our community. The contract will be from April 1st to November 1st and will include security drive throughs, parking monitoring and pool monitoring.

Snow Removal: Fairway 16's largest expense regarding snow removal has been shoveling out courtyards. It usually takes 3-5 hours to plow the streets at Fairway 16 for a cost of \$270 to \$450. Hand shoveling can run anywhere from 25 to 100 hours for a cost of \$950 to \$3,800.

As a result, the board has decided to discontinue offering this service. Anyone wishing to have his/her courtyard shoveled may contact Roger Mitchell 303-745-2220 or

roger@wsps.net. CW will be offering this service at a nominal fee.

Reminder: Trash pickup will be delayed on the week of Christmas. Pickup will be scheduled for Friday, December 29th.

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 December 14, 2017.

Website for Fairway 16: www.fairway16.com

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

If you notice any vandalism, mischief or suspicious behavior in our area, please contact the authorities.

Emergency #: **911**
Non-emergency #: **303-627-3100**

Bette Secord



Chimney Hill

Holiday Decorations: The holidays bring a festive touch by way of outside holiday lights and decorations. Please use alternative means of hanging your lights and decor outdoors as to not puncture siding. All external decorations must be taken down by the middle of January 2018. Fines will apply.

Annual Meeting: At the annual meeting, the HOA board of directors passed a 2% increase for 2018. The increase was necessary to build up our reserve account. The reserve account pays for capital expenditures. If your monthly HOA fee is \$267.00, the 2018 fee will be \$272.00. If your current monthly HOA fee is \$299.00, the 2018 fee will be \$305.00.

Snow Piling Area: The parking area by the pool has been designated as another "snow piling area". Please leave this area clear during our winter season. It will revert back to "pool user" parking in the summer. Signs will be posted.

Parking: Many thanks to those residents who comply with our parking regulations. Their parking compliance enables more visitor parking availability. We still have resident vehicles parking in the visitor parking area with "visitor" permits. When homeowner/resident vehicles are in Chimney Hill parking area using a "visitor" permit, they are in violation of our parking rules and regulations. The "visitor" permit tag becomes void when used by a resident for use in a "visitor" parking spot. A resident residing in Chimney Hill for 10 days is considered a resident, subject to the same rules as the

unit owner, including parking. As previously stated, each resident has available parking in their garage and driveway. If these two spaces are not utilized, all other vehicles must park on Zanadu St. Garages are for parking cars and not for storage, workshops or living spaces. Driveways are limited common areas, so it's operational and maintenance responsibility rests with the HOA.

Winterizing Community: Remove outside water hoses; repairs to defective outside faucets are an owner's responsibility. Snow/ Ice melt buckets have been distributed throughout the property. Please use as much as needed. If your bucket disappears or needs refilling, please contact Alec at Accord Property Management 720-230-7303.

No HOA Meeting in December: There will be no HOA meeting in

December 2017. The next meeting will be on January 17, 2018 at 6:30 pm at Accord Property Management, 3033 S. Parker Road, Tower 1, First Floor Boardroom, Aurora Co 80014. Residents are asked to please contact Alec with specific subject matter so it can be added to the agenda. Many times, such inquiries require document research. If given prior notice, Accord along with board, are prepared to give immediate results at meeting. Open forum starts at 6:30 pm for inquiries which are limited to 3 minutes per resident. Open forum closes after 30 minutes to resume with closed door executive portion of the HOA meeting.

Patio/Entry Areas: The only items allowed to be stored in the patio, are patio furniture. No parked bicycles, toys, lawn equipment, unused flower pots, trash, unused junk, coolers, dog decrement storage, etc. are allowed. The same applies to front entry ways. Please contact Alec with Accord Property Management if you have blunders about these areas. We thank those residents who periodically clean their areas from leaves, summer plants/ flower pots, etc. Be mindful to bag the contents before they are thrown in dumpsters. Our agreement with Alpine states all items are to be bagged in trash bags before placing in dumpsters.

**HOA Board
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Out To Lunch Bunch

***December: No gathering in December.
Happy Holidays to all!***

***See you on January 18, 2018 at noon at
Thai Basil
2710 S. Havana St, Aurora, CO 80014
303-369-8889***

***Start the New Year by making new friends! Invite your
friends and neighbors too and we will have a
rocking and raucous start to 2018!
RSVP: Josie Spencer,
amipep@aol.com, 303-671-5634***

Country Club Ridge

Happy Holidays and Merry Christmas!



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 unit owner or landlord it is your responsibility to inform yourself or your tenant of the Country Club 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 Colorado Management Specialists (303) 690-3932.

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 window, 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 if an immediate response/request 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. If you have a longtime guest please use the street and be considerate of your neighbors. Residents using visitor spaces – you are subject to towing, fines or both.

Parking in Fire Lanes will result in immediate tow. Parking in handicap without a placard displayed will also result in immediate tow.

There is no parking in front of the garages except for active loading and unloading.

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 Thursdays* 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 December dates: 12/8 and 12/22

Indoor Water Consumption: 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.

Monthly Board Meetings: Board meetings are 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. Doors lock at 6:00 pm – be there a few minutes early! Meetings are held at a new location:

Colorado Management Specialists, LLC, 12100 E. Illiff Ave. Ste. #120 Aurora, CO 80014

Issues? Notice something that should not be?? If something is happening that is just not right... Notify CMS. You do not have to confront someone that does not adhere to the rules. This is what a 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 CMS. Make sure to include the building and unit number with your concerns. You can also attend a board meeting to address your concern.

Mocha Butkovich



Heather Ridge South



Please remember – during an initial driveway snow removal, any parked vehicles will be towed at owners' expense.

The 2018 Budget Approved by the Board: At the Oct 24, 2017 monthly HOA meeting, the Board approved the budget for 2018. In doing so, the Board increased monthly fees by \$10 resulting in \$306 and \$301 respectively for HRS's two-tier fee structure. This will become effective January 1, 2018. Owners will receive written notice and instructions from Westwind for making payments – especially those using auto-payment systems.

Raising the fee by \$10 was thoroughly researched and debated before approval. Other budget options were considered, but a \$10 increase balanced the budget with realistic expenses and Reserves.

The biggest budget issues confronting HRS today (and other HOAs too) include property insurance, safety and security services, water and sewer, Reserves, and maintenance (especially older HOAs like ours). Annual budgets are designed around specific services and needs as well as the community's ability to pay for it. Revenue comes solely from monthly fees, so if the fees are too high, or too low, the community suffers. Like Goldilocks, it must be perfect.

At its October meeting the Board made a significant decision concerning insurance. As a result a letter was subsequently mailed to all homeowners addressing that issue and one other. If you did not receive that letter, please contact Janelle at Westwind immediately. Yes, the letter is that important!

The insurance decision concerns rising premium costs and deductible percentages for the "wind and hail" portion of our general insurance only – in particular "loss assessment" for deductible claims. For 2018, our insurance company increased its premium cost for the 2-percent deductible policy by \$61,000 to \$171,000 (a potential \$29 increase in the monthly HOA fee). This dramatic increase in cost reflects recent insurance claims and losses here and across the nation.

After a thorough review, the Board decided our budget could not afford

the 2 percent deductible plan and selected the 5-percent plan by American Family Insurance. The Board will continue researching other companies for suitable replacement coverage, but until then American Family is our insurance carrier.

The 5-percent deductible policy will cost slightly less than the previous 2-percent policy but with greater exposure by owners to "loss assessment" by the HOA. Given our current replacement value of \$33,700,000 (as determined by American Family Insurance), a 5-percent deductible is \$1,685,000 (or \$9574 per unit on average). HRS must pay that before receiving ANY insurance funds, and it would look to its owners for payment (and not Reserves).

Previously, the old 2-percent deductible "loss assessment" exposure was less than \$5000 per unit, but its new premium cost is prohibitive as noted above.

Property owners' risk to a "loss assessment" may be insurable under a HO-6/condo policy, so please consult with an insurance company or agent. Ask specifically about general coverage, standard "loss assessment" coverage, and endorsements for coverage to and in excess of \$10,000. Regardless if an owner has insurance or not, owners are liable for a "loss assessments".

Given the history of metro Denver hail storms, what are the chances of "wind and hail" damage in the following years? **Are you financially able (savings or insurance) to pay a \$9574 "loss assessment"?**

Concerning our "non-wind and hail" coverage, the deductible per claim did not change...it is \$10,000 per claim. Owners need to know their exposure to that deductible cost as well. Again, please see your insurance agent immediately!

Also read *HRS Insurance Claim Deductible Policy and Procedure* at www.westwindmanagement.com. To access the HRS account you will need your account number used for Westwind payments as well as a self-created password. Please contact Janelle at Westwind with any questions.

Let the light shine through! To expose night-time mischief, the HOA recently installed a solar-powered security light in our park next to the playground equipment. If that works out well then more lights will be added. It is also recommended to leave your porch lights on at night, especially the back ones. This simple, almost-at-no-cost method to improve security works. Please consider installing a motion detector light (you need HOA approval first).

Back Patio Fence Project: Fence installation was scheduled to begin in late November to be wrapped up in time for Christmas (weather permitting). This year-long project from inception to planning to implementation was in part funded by the HOA loaning construction money to owners. Similar to our very successful garage door project two years ago, the HOA funded owners requesting assistance for the project so it could be done all at once; this benefits our appearance as well as our real estate values. The loans will be repaid on a monthly basis.

In 2018, the HRS Board will focus on back patios and decks for their appearance and maintenance issues. Also, the fence program will continue in 2018 to fund new fences as requested. If owners haven't done so recently, please check out the condition of your back patio and deck areas. Does it look nice? How does it compare to your neighbors? Please contract Janelle at Westwind to have a board member answer your questions or visit your home.

Upcoming HRS Community Events:

Annual Meeting: Tuesday, December 5, at 7 pm at the HRS clubhouse. Prior to the meeting its agenda and the Budget for 2018 will be mailed to all property owners; and there will be on-site registration with handouts. **A quorum must be met to conduct the meeting, so if you cannot attend,**

please send in the attached proxy appointing someone who will be at the meeting.

Christmas Community Party: Saturday, Dec 9, from 6 pm until...? An invitation will be mailed to all residents including tenants. The invitation asks guests to bring certain dishes, so please read for instructions, attendance fees, and guests under the age of 16. *Please RSVP* to help us plan for foods and beverages without being wasteful.

Preparing for Winter: Please don't turn a cold shoulder to wintertime safety needs. Here's a partial checklist of concerns:

- Freeze damage to water/hose lines
- Plowing driveways and towing cars
- Park in your garage and not driveways

- Ice melt and shoveling walkways
- Furnace serviced
- Never turn off the heat unless unit is winterized
- If unit not occupied or vacant, please have someone periodically visit it for safety
- Home safety issues: remote security devices to monitor heating, entry, outside porch lighting, doors and windows, and emergency contacts.

Remember – during initial driveway snow removal, any parked vehicles will be towed at owners' expense.

The list could be endless, so please ask for help or ideas from friends, family, and neighbors. And above all, please have a safe winter.

Van Lewis

Double Tree

Board of Directors: Double Tree continues to be a self managed community. Board members include President Alison Ruger, Vice President Bev Nosewicz, Treasurer Aletha Zens, Secretary Patt Dodd, and new board member Reggie Adams. Reggie and his wife Markka moved to Double Tree last April. Board meetings are held every other month. The next meeting will be in January, at a date yet not determined. Homeowners are welcome at the board meetings. Please check with a board member if you would like to attend.

December 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 this month are December 14 and 28. Remember to set your recycling out the night before, as they have been coming before 8 am. Trash pickup is a little later in the morning. If it is more convenient for you to set it out the night before, please make sure it is "rabbit proof." All trash cans should be returned to the garage by the end of day of pick up.

Winter is Coming! The board unhooked all hoses before the first freeze. If you hooked your hose

back up, please make sure it is disconnected as we move into winter. Also, remember that driveways with cars parked in them will not be cleared. Please utilize your garage as your primary parking spot. The plows will come through with a snowfall accumulation of six inches; hand shoveling of the sidewalks and walkways will begin with a three-inch accumulation.

Architectural Committee: We have our fifth replacement door installed! Dave Calhoun has chosen to paint his new door blue, and it looks fabulous. Dave also installed replacement windows and a new French door on his patio. Please remember to get

written approval from the architectural control committee before you undertake any projects that require it.

Security: Please double-check that your windows and doors are locked when you leave your house. Also, please keep your garage closed at all times. The *Nextdoor.com* website recently reported several home thefts and vandalized cars. Also, please ask a neighbor to keep an eye on your place if you should leave town. Have someone take in your newspaper, or have your subscription suspended during your time away.

Patt Dodd



Strawberry



Board Meetings: Strawberry's Board meetings are held the third Tuesday of every month, except December. Our next meeting is January 16, 2018 at 6:30 pm in the clubhouse. Board meetings are a great way to stay informed. We look forward to seeing you there. For additional information on meeting dates, meeting minutes, and other community resources, please visit the website at www.strawberry1hoa.com.

Concrete Replacement in Phase II: Many units in Phase II had concrete replaced. Please be aware that these units should *only use*

sand instead of the usual snowmelt as the snowmelt will break down the concrete, voiding the warranty. Buckets have already been placed around the community. Please check these to ensure they contain sand and not snowmelt. Should they have snowmelt, please notify ACM as soon as possible to have them replaced with sand.

Snow Removal: As a reminder for the upcoming winter season, there is a minimum threshold that determines when snow removal occurs. An accumulation of one inch or more for the snow has stopped, will prompt snow removal. If you have any icy areas or snow under two inches, please utilize the snowmelt or sand for these areas. If you need a bucket, please notify ACM.

Driveway Repairs: The association is making progress on funding to replace our driveways. Before that project comes about, should you see an area that needs immediate attention, please contact ACM.

Roofing Project: The Board would like to encourage homeowners to attend the monthly meetings for the latest updates on the roofing project. This project has been extended due to various factors. However, the Board has been actively taking steps towards a resolution and appreciates everyone's patience during this process.

review/approval by the ACC and the Board of Directors. You can find the form on the website under *Resident Services > Resources > Architectural Control Committee > ACC form*. For general ACC guidelines, reference the Rules and Regulations document in the same location. Any requests that fall outside these guidelines may still be submitted and will be reviewed on a case-by-case basis. For a timelier response to your ACC requests, please be sure to include the following information with your submission: complete set of specifications, include drawings/pictures, brochures, scope of work, any contractor information, etc.

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

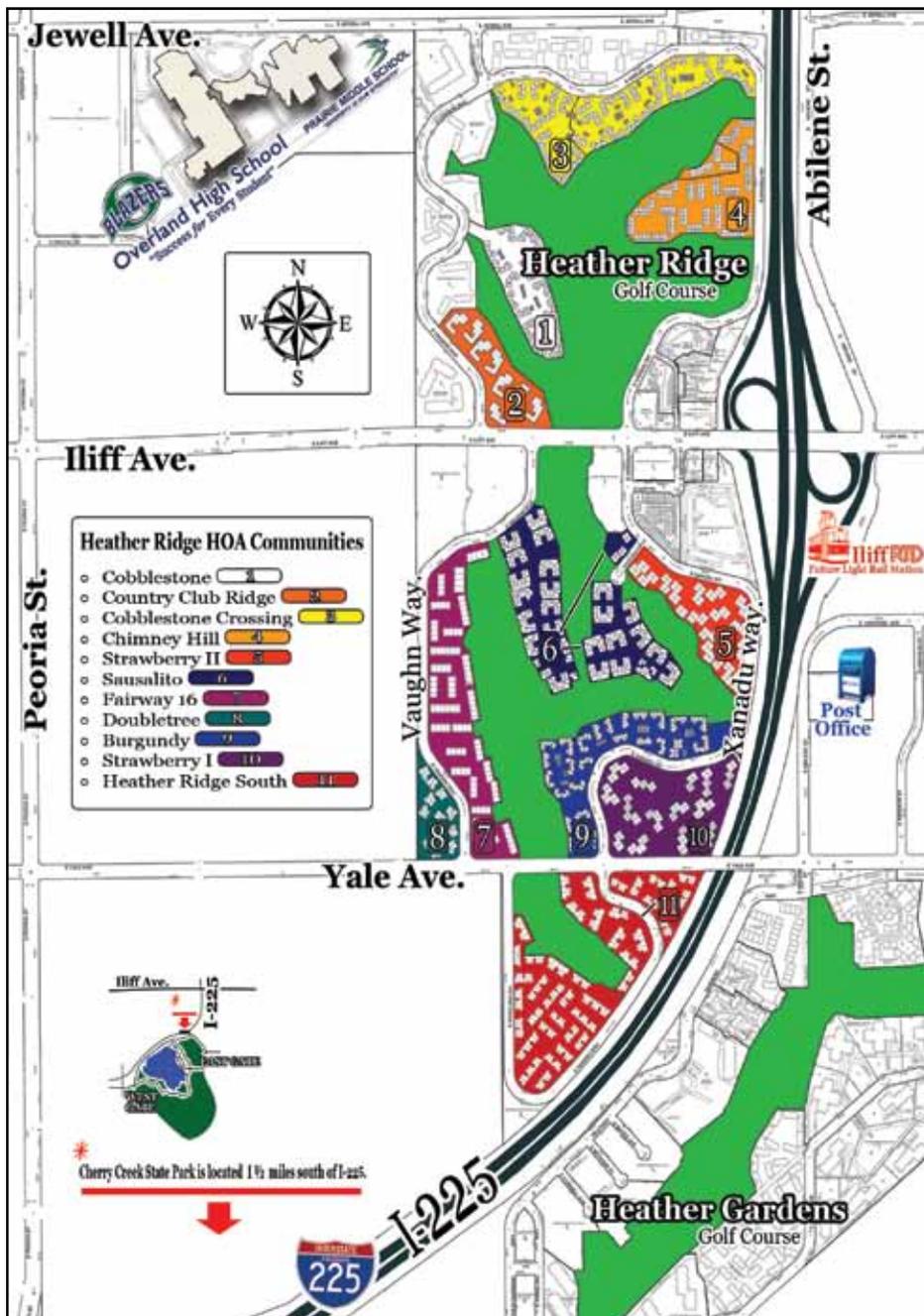
Heather Varney

Enjoy the Holiday Season

Many people celebrate the holiday season in a variety of ways. Regardless of how you choose to celebrate, we wish you all a wonderful holiday season filled with family, friends, and good times.



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
 Colorado Management Specialists
 303-690-3932
 12100 E. Iliff Ave, Ste 100
 # Units: 64
 HOA Meeting: 3rd Mon. 6 pm
 12100 E Iliff Ave., Ste 120

Double Tree
 Self Managed
 Alison Ruger
 # 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 Xanadu 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
 3033 S. Parker Road, Tower 1,
 1st Floor Boardroom
 www.accordhoa.com

Cobblestone
 Hammersmith Management
 Kevin Bredell, 303-980-0700
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Heather Ridge Golf Club

Free Days in December 2017/January 2018

Children's Museum of Denver

December 5, January 2, 4-8 pm
2121 Children's Museum Drive, Denver
303-433-7444

Fine Arts Center Museum, Colorado Springs

December 1 — First Friday Art Party, 5-7:30 pm
December 2 — Family Adventure Day, 10 am-1 pm
January 5 — First Friday Art Party, 5-7:30 pm
January 13 — Museum Free Day
30 West Dale Street, Colorado Springs
719-634-5581, csfineartscenter.org

Denver Art Museum

December 2, January 6
Free First Saturdays
100 W 14th Avenue Parkway, Denver,
720-865-5000, denverartmuseum.org

Clyfford Still Museum

December 29
1250 Bannock Street, Denver
720-354-4880
www.clyffordstillmuseum.org

Denver Museum of Miniatures, Dolls & Toys

Call for time and date
1880 N Gaylord St, Denver
303-322-1053

Denver Botanic Gardens

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

Botanic Gardens, Chatfield Farms

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

Hudson Gardens

Free Garden Admission
6115 South Santa Fe Drive, Littleton
303-797-8565
info@hudsongardens.org

Denver Museum of Nature & Science

November 13
2001 Colorado Blvd., Denver
303-370-6000, dmns.org

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