

HR Heather Ridge

Metro Matters

Volume 8

August 2018

Number 8

Friends of the Fairways

1st Place — Gwendolyn Smith

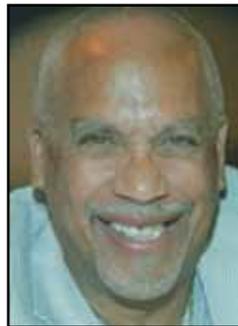
13334 E Asbury — Cobblestone Crossing

See photo Wrapup pages 12-14

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

HR Heather Ridge
PUBLISHER'S NOTE

Congratulations to our Friends of the Fairways winners. I really enjoy this part of my job – viewing all the flower gardens around the fairways and many more off the fairways. Take time to stroll around and view these great gardens and stop by our sponsor Nick's Garden Center and Farm Market and tell them how much you appreciate their support of our community. You can view the winners beginning on page 12 - 14.



Golfing continues to be a favorite sport of residents here at Heather Ridge. If you have considered playing with the Clubs stop by the pro-shop and get to know the members. They will be happy to tell you all about their great shots and welcome you into the club. Recent Men's Golf Club results and 18-Hole and 9-Hole Ladies' Golf Club News begins on page 10.

Aurora is a culturally diversified community and each year the City celebrates this by hosting its Annual Global Fest. Come out on August 18 from 11 am to 6 pm and experience fantastic flavors and cultural experiences. All the activities are held at Aurora Municipal Center, 15151 E Alameda Ave.

Barry McConnell
Publisher

IN EVERY ISSUE

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Secretary Joan Beldock
Jane Klein Director
Jim Bruce Director
Patt Dodd Director
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there is business to conduct.

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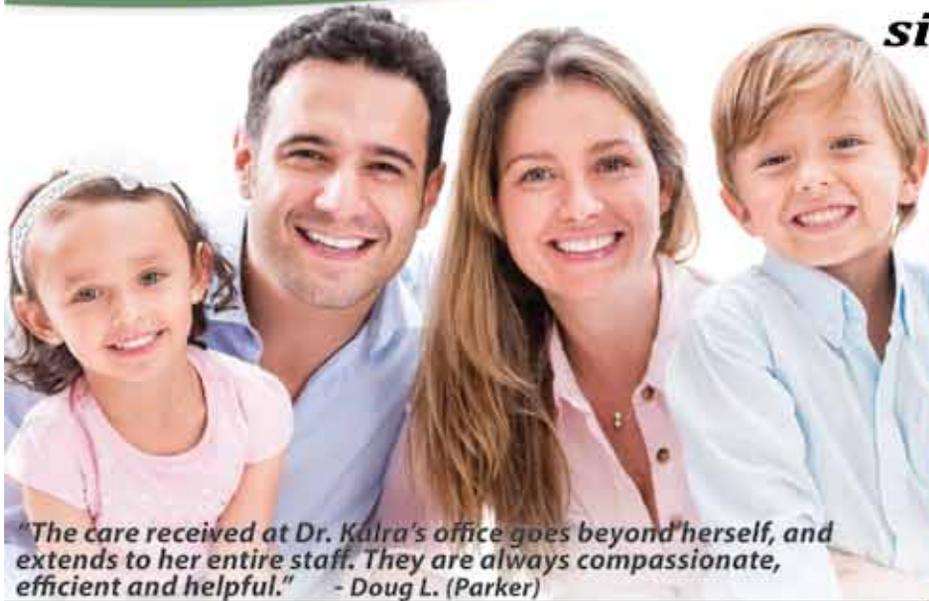
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One Security Service For All of the Heather Ridge Metro District?

This idea is being proposed to all ten HOAs by the Metro District for their initial consent. The goal is for one professional security company with one master telephone number for all residents to call.

It's a simple idea most efficiently done by the Metro District vs. the ten HOAs separately; and the security costs would be paid by the District through its property taxes (making it tax deductible vs. not tax deductible as HOA fees). The HOAs would pay nothing for basic security service – a savings to their budgets.

Here's how this proposal will be developed!

If all ten HOAs agree to pursue this idea, the President's Council of Heather Ridge would then form an exploratory committee of HOA board members to create security criteria, a budget, and a format for bids. The goal would be one service criteria for all ten HOAs. If any HOA wants more services than others, then it can contract and pay for it separately with the security company.

Three bids would be requested and one selected based on services, costs, and presentation. Also, the Aurora Police Department and the Arapahoe Sheriff's Office need to agree to the Heather Ridge Metro District's

security proposal as well as the Metro District approving the security service contract and its budget.

The Metro District approves its Annual Budget each October, so a lot of work needs to be done between now and then. If all this happens along with others details not described herein, then one security service could go into effect January 1, 2019. If this idea works out well, then other services could be considered such as trash.

Readers and Heather Ridge residents will be updated as this idea and others are developed.

Van Lewis

Know your Colorado And Metro Denver Economic News

Incomes

- Colorado's median income is \$62,520. Denver's median income is \$67,678.
- U.S. median household income is \$57,000.
- Denver's median income for an affordable rental is \$44,639.
- Denver's average tech salary is \$93,948 – about \$28,000 more than Colorado's average salary of \$65,000.
- Colorado tech workers, which make up 9.7 percent of state's total work force, earn an average salary of \$110,550, which is 98 percent higher than the state's total work force annual wage of \$55,710.
- The average Colorado hourly wage is \$17.59 (its minimum wage

is \$10.20). The average Colorado resident needs to make \$23.93 per hour to afford a 2-bdrm apartment – the 11th highest housing wage in the country.

Personal Finances

- Denver millennials average credit card balance is \$2,795 compared to national average of \$2,462. California tops all states with an average balance of \$3,327, and Denver ranks 25th with \$2,273.
- 43 million Americans, or 22 percent of all U.S. consumers, wrongly carry a credit card balance to improve their score. Paying it off monthly and never being late are critical to FICO scores.

Housing Stats

- A balanced real estate market is defined as six months' worth of inventory being consumed with no new inventory becoming available. Denver's home inventory for June was 1.43 month vs. 1.28 for May, and 1.1 for April.
- Between 1985 and 2017, June's average number of metro Denver homes for sale is 16,854. The highest June inventory was 31,900 in 2006; and the lowest June inventory was 6,197 in 2015.
- In the past six years, the average California home price is up 83 percent vs. 60 percent for metro Denver. Nationally, the average home price is up 48 percent.

Van Lewis

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August 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>* Next HRMD Regular Meeting August 16, 2018 Providing there is business to conduct</p>			1  Colorado Day	2	3	4
5	6	7 pm Double Tree HOA Mtg at Bev Reggie Adams' home 7 pm Sausalito Annual Meeting Lower Level HR Clubhouse	8 6 pm CH Board Mtg HR Golf Club 19th Hole Mtg Rm 6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	9 6:30 pm Fairway 16 HOA Meeting Clubhouse	10	11
12	13 6 pm Cobblestone Crossing Annual HOA 3033 S. Parker Rd, lower level conference room	14 6 pm Burgundy HOA Mtg, Burgundy Clubhouse	15	16  6:30 pm Ward IV Town Mtg EcoTech Institute 1400 S Abilene St	17	18 METRO MATTERS DEADLINE SEPTEMBER 16
19	20 6 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	21 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	22	23	24	25
26	27 6 pm Cobblestone Board Mtg HR Golf Club	28 6:30 pm HRS Board Mtg HRS Clubhouse	29	30	31	



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Behind The City Scene

The very hot topic of the day is “affordable housing”. It seems like the Council grapples with this complex subject at almost every meeting. It is also the subject of regular media commentary. It has many meanings depending upon who you are talking to.



**Charles "Charlie" Richardson
Council Member
Ward IV**

crichard@auroragov.org

One benchmark is a percentage of AMI which stands for Average Median Income. Households that earn below a percentage of AMI are qualified to receive governmental assistance including college financial assistance, enrollment in medical programs and housing assistance.

The Aurora Housing Authority (AHA) has been the traditional entity providing subsidized housing. They construct and manage multi-family units. Unfortunately they have a long waiting list to be a resident. There are also conduct rules for the tenants. This has the side effect of disqualifying those individuals who cannot live in structured living environments due to addictions and mental health issues.

But the debate as to affordable housing has moved beyond the realm of the AHA for the simple fact that apartment rents and home prices are sky high in our region. Everyone agrees that without governmental assistance/incentives of some nature, the private sector will continue to build product that sells for a profit. As a result the current debate is what type of governmental involvement works best. Here is where there is a wide chasm of disagreement. On one end are coercive measures as in the government demanding that X percentage of any new units be “affordable”. At the other end is having the government reducing otherwise applicable building fees to incentivize the creation of new units. There are also other models including deed restrictions on housing units that return future appreciation to the sponsors of the project.

While I continue to strongly support the work of AHA and believe they should be given the lead on addressing this issue, I will consider all options placed before City Council by housing advocates and the development community.

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

2018 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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Dog Days of Summer – And Real Estate

On June 28 this year, metro Denver hit a record 105 degrees since recording started on August 8, 1878. Since then, it has hit 105 degrees five times only on July 20, 2005; and June 25 and 26, 2012; and now June 28, 2018. Hot and cold weather along with the Broncos' football season definitely affects home sales.

In normal real estate markets, hot weather and summer vacations means a slower real estate market. With slower sales comes increasing for sale inventory until demand catches up – usually mid-August into September after the Labor Day weekend. Then sales pick up, inventories decline, and prices stabilize again.

But we aren't in a normal market and demand remains high. Some say too high, but that's another story. The question is how will the 2018 summer real estate season pan out?

June ended on a whimper with average prices falling slightly along with a smaller number of closings (down 5.9% from May; and down 11.47% from this time last year). The Fourth of July on a Wednesday this year killed real estate for a solid week before and after the Fourth. The balance of sales in July remained subdued despite more open houses.

For sale inventory is growing! It jumped 15.52 percent from May to June this year ending the month with 7,436 homes for sale. That number is expected to be 8,500-9,000 in July and August, which means buyers will have more to look at. This could mean softer prices and fewer or no multiple offers.

The Heather Ridge for sale market expects to see on average 15 or more homes for sale during July and August. Year-to-date, the monthly average of for sale homes has been five or less; but summer markets are different – slower sales, more inventory, and softer prices – even in a strong sellers' market.

Pete and Van can help Heather Ridge owners navigate market cycles and uncertainties. With over 45 years each selling metro Denver real estate, they know how to get top dollar in today's market. If updating or remodeling your home adds value, then they can fund repairs to increase your home's value – and get reimbursed at closing vs. owners paying out-of-pocket. No one else is offering Heather Ridge this service – especially at zero interest cost. Please call today so they can listen to your needs.



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Homes For Sale as of July 16, 2018

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$154,900	13611	E Yale Ave C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$192,500	2664	S Xanadu Way D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$220,000	2674	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Cobblestone Crossing	\$239,000	13506	E Asbury Dr	2 - 2	1,392	1 Space	2 Story
Sausalito	\$242,000	2504	S Victor St E	2 - 2	1,025	2 Gar, Att	Ranch
Sausalito	\$264,900	2407	S Victor St B	2 - 2	1,025	2 Gar, Att	Ranch
Sausalito	\$290,000	2490	S Worchester St F	3 - 3	1,273	2 Gar, Att	2 Story
Sausalito	\$296,500	2407	S Victor St F	3 - 2	1,273	2 Gar, Att	2 Story
ChimneyHill	\$319,000	13590	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Double Tree	\$350,000	2269	S Vaughn Way	3 - 3	1,919	2 Gar, Att	2 Story
Country Club Ridge	\$373,000	2210	S Vaughn Way 104	3 - 3	1,680	2 Gar, Att	2 Story

Homes Sold From June 16 through July 16, 2018

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$222,000	2469	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Individual
Cobblestone	\$265,000	2142	S Victor St B	2 - 2	1,208	Conventional	\$0	Individual
Cobblestone	\$274,900	2181	S Victor A	2 - 2	1,392	Conventional	\$0	Individual
Heather Ridge South	\$275,000	2862	S Vaughn Way	2 - 2	1,342	Conventional	\$3,000	Individual
Cobblestone Crossing	\$280,000	13462	E Asbury Dr	3 - 2	1,392	Conventional	\$0	Individual
Burgundy	\$290,000	2661	S Xanadu Way B	2 - 2	1,162	Conventional	\$0	Individual
ChimneyHill	\$295,000	13630	E Evans Ave	2 - 3	1,344	Conventional	\$0	Individual

Homes Under Contract as of July 16, 2018

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$219,900	2639	S Xanadu Way D	1 - 1	772	1 Gar, Det, 1 Sp	Ranch
Strawberry II	\$219,900	2453	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$229,900	2473	S Xanadu Way D	2 - 2	1,091	1 Carport	Ranch
ChimneyHill	\$260,000	2081	S Worchester Way	2 - 2	1,344	1 Space	2 Story
Cobblestone Crossing	\$264,900	13568	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$264,900	2665	S Xanadu Way C	2 - 2	1,162	1 Gar, Det	2 Story
Cobblestone Crossing	\$265,000	13288	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone	\$270,000	2121	S Victor St D	2 - 2	1,208	2 Spaces	2 Story
Cobblestone Crossing	\$289,900	13296	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Sp	2 Story
Heather Ridge South	\$300,000	2867	S Xanadu Way	3 - 4	1,649	2 Gar, Att	2 Story
ChimneyHill	\$309,900	13666	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Heather Ridge South	\$310,000	2880	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Fairway 16	\$339,900	2610	S Vaughn Way	4 - 4	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$382,900	2220	S Vaughn Way 102	3 - 2	1,722	2.5 Gar, Att	Ranch



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Golf Club

The 2018 Heather Ridge Men's Golf Club season has reached the mid-point and once again participation has been great with new winners at each event. July featured the Member/Member/Guest on July 20-22 starting with a horse race start on Friday followed by a two-day tournament. Results will be posted in the Metro Matters publication. August features our Men's Club Champion Tournament of which we expect a very good tournament.

Our new website is improving and I am happy to see a large number of members using the site for information and tournament sign-up. Please refer to the schedule for tournament time and information.

Loren J. Janulewicz
President HR Men's Club

HR Men's Golf Club Individual Gross / Net July 7, 2018

First Flight

1st Gross	Score	Payout
Ben Barnes	76	\$96.00

1st Net	Score	Payout
Jim Murray	65	\$96.00

2nd Net	Score	Payout
George Wahbeh	67	\$48.00

Second Flight

1st Gross	Score	Payout
Kirk Jamison	82	\$80.00

1st Net	Score	Payout
Pinky Gonzales	67	\$80.00

2nd Net	Score	Payout
Terry Bade	69	\$40.00

Third Flight

1st Gross	Score	Payout
Pete Traynor	88	\$96.00

1st Net	Score	Payout
Steve Burke	68	\$96.00

2nd Net	Score	Payout
Fred Dawson	69	\$48.00

Closest to Pin

Hole #5	Loren Janulewicz
Hole #8	Ben Barnes
Hole #10	Chris Watts
Hole #14	

HR Men's Golf Club Point Par June 23, 2018

First Flight

1st	Score	Payout
Ben Barnes	40	\$90.00

2nd	Score	Payout
Bruce Larson	39	\$54.00

3rd	Score	Payout
Steve Harmon	39	#36.00

Second Flight

1st	Score	Payout
Jim Murray	44	\$104.00

2nd	Score	Payout
David Meredith	43	\$74.00

3rd	Score	Payout
Harold Wallace	43	\$52.00

4th	Score	Payout
Travis Wertz	40	\$26.00

Third Flight

1st	Score	Payout
Dwight Lyle	50	\$104.00

2nd	Score	Payout
Tom Knaub	44	\$74.00

3rd	Score	Payout
Arlis White	43	\$52.00

Closest to Pin

Hole #5	Harold Wallace
Hole #8	Steve Burke
Hole #10	Steve Harmon
Hole #14	Ben Barnes

Heather Ridge 9-Hole Ladies Golf Club

The HR 9-Hole Ladies Golf Club recently participated in a golf tournament, with a "Pot" Luck luncheon following at Legends Restaurant.

1st Place Team: Christi Clay, Audrey Romero, Karen Johnston, and Diane Barnes. 2nd Place: Peggy Gustafson, Anne Cardes, Alex Gustafson, and Sherri Cooper. 3rd Place: Natalie Hedlund, Marilyn May, Barb Mandley, and Robin Marvin.



1st Place: Christi Clay, Audrey Romero, Karen Johnston, and Diane Barnes.



Left: M.C. Riaski, Mabel Jordan, Judy Straayer, and Sally Simon.



2nd Place: Peggy Gustafson, Anne Cardes, Alex Gustafson, and Sherri Cooper.



Left: Patti Hatfield, Julie Woodward, Jackie Hock, and Mel Johnston.



Left: Cathy Carter, Suzy Koch, Carrie Klaus, and Teresa Anderson.



3rd Place: Natalie Hedlund, Marilyn May, Barb Mandley, and Robin Marvin.

Heather Ridge 18-Hole Ladies' Golf Club

One last reminder that the HR 18-Hole Ladies' Club Championship will be held on Saturday and Sunday, August 18 and 19. Members must have played in at least four regularly scheduled tournaments prior to those dates to be eligible to play in the Club Championship. Watch for sign-up requests on Golf Genius. Your tournament chairs work hard on this and would appreciate lots of participation.

Teresa Anderson
Publicity



2018
Friends of the Fairway

First Place

Gwendolyn Smith

2018 Friends of the Fairways Competition

Our 4th Annual "Friends of the Fairways" competition was just as exciting as the previous events even with the hot weather Colorado has been experiencing. During the end of June I visited the 10 HOA communities that surround Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

Publisher/Editor Barry McConnell

2018 Friends of Fairway Winners

1st Place

\$200.00 Nick's Nursery Gift Certificate
Gwendolyn Smith
13334 E Asbury — Cobblestone Crossing

2nd Place

\$100.00 Nick's Nursery Gift Certificate
Debbie & Jeff Jones
13332 E Asbury — Cobblestone Crossing

3rd Place

\$50.00 Nick's Nursery Gift Certificate
Jim & Beverly Hartnett
2837 S. Xanadu — Heather Ridge South

4th Place

\$50.00 Nick's Nursery Gift Certificate
Rose Dippolito
2675 S Xanadu — Burgundy

Off Fairway Winner

\$50.00 Nick's Nursery Gift Certificate
Steve & Sheryl Malbrough
2496 A S Vaughn Way — Fairway 16

Honorable Mention (page 14)

2699 D s Xanadu — Burgundy 2690 D S Vaughn — Fairway 16
2691 C S Xanadu — Burgundy 13576 E Evans — Chimney Hill
2698 A S Vaughn — Fairway 16 2781 S Xanadu — HR South



Clockwise from top left: 2781 S Xanadu — Heather Ridge South.
 13576 E Evans — Chimney Hill.
 2698 A S. Vaughn Way —
 Fairway 16. 2691 C S. Xanadu
 — Burgundy. 2699 D S. Xanadu
 — Burgundy. 2690 D S. Vaughn
 Way — Fairway 16

2018
Friends of the Fairways
HONORABLE
MENTION
Winners



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Back to School

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As children get ready to hit the books and their schedule starts filling up with learning fun new information, parents and guardians have to remember to make sure their children have a great start and a good foundation throughout the academic year.

Here are a few tips for a great school year ahead:

Nutrition: Studies show that children who eat a nutritious healthy breakfast have better energy and concentration. More than 55 million children and teens eat about 35-40% of their daily calories at school. Stock up on healthy foods such as vegetables, fruits, lean meats, low fat dairy products and high fiber grains.

A Good Sleep Routine: Getting enough sleep is critical for a child to be successful in school a proper night's rest helps with focusing and memory skills. Starting a consistent bed time routine before summer ends can help your child ease and settle into a pattern that will help through the school year.

Back to School Medical Physical: The annual exam is an opportunity for a doctor to provide wellness guidance, update any vaccination requirements, and perform pediatric vision screenings. Most pediatricians will also address sports specific issues including nutrition, training and exercise programs and how to manage injuries.

Back to School Dental Checkup: Regular dental visits are key in fighting the most common chronic disease found in school age children: cavities. Dental disease causes children to miss more than 51 million school hours each year (American Dental Association). Prevention and early detection can help avoid pain, trouble eating, difficulty speaking and concentrating and school absences. Parents can help children be cavity free by encouraging kids to brush and floss twice a day and consuming healthy snacks. If your child is involved in contact sports, make sure to have a custom-made athletic mouth guard made from your dentist to protect their teeth while they are physically active. Consider dental sealants to avoid the risk of cavities. As a parent, know what to do in case of dental emergencies.

A healthy childhood and adolescence calls for balancing home life, school, social activities, sports, and extracurricular pursuits especially when a child is passing through years of growth, learning, exploration, and emotional and physical development.

Dr. Kaira and her team at Axiom Dental Group wish your student an excellent academic year ahead!

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HR Heather Ridge

ASSOCIATION NEWS

Fairway 16

Dates to Remember:

- 1 Colorado Day
- 9 Fairway 16 Board Meeting
- 21 Senior Citizen Day
- 26 Women's Equality Day



Clubhouse: The clubhouse received a facelift in June. One of the items on the board's long term plans' agenda is the possibility of

painting the units in our community in the future. This project would be up for consideration after the replacement of roofs is completed. The clubhouse was painted as a "test run" to determine durability and sustainability before committing to a project of that scope.

Please note that the color choice for the clubhouse will not be the color choice for units.

Garbage: It has been brought to the boards' attention that some units are putting out their garbage a day or two ahead of pickup. Please place trash outside on the morning of pickup. This avoids the scavenging of animals, a big mess when they tip over and an unsightly appearance to the neighborhood.

Garbage cans should also be returned to garages on the day of pickup in order to maintain a "cared for look" in our community.

Attention, Attention: The Annual Fall Chili Cook-off is scheduled for Saturday, October 13, noon to 2:00 pm, at the clubhouse! If you wish to participate and wow your neighbors with your favorite chili recipe please register with Roger Mitchell at 303-745-2220, roger@wsps.net

The community is welcome to drop by, enjoy award winning homemade

chili and cast a vote for your favorite recipe.

The board will provide cheese, crackers, drinks and dessert.

Back Fences: Owners with questions concerning the 9-16-2018 deadline for replacing or repainting back fences should contact Roger Mitchell at 303-745-2220 or roger@wsps.net.

Landscape Maintenance: CW Landscaping has sold its business to Landwise Landscaping. The board met with both companies on July 12th to discuss the transition. Maintenance of the Fairway 16 property will continue uninterrupted, the name of the company will remain as CW Landscaping, and their crews, who are now familiar with our property, will still be working here.

Architectural Forms: Please remember that any changes to the outside of your unit require the submission of an architectural form for board approval.

On a Sad Note: Long-time resident Jerry Balfanz, 2620-A, passed away on July 11 at his home. On behalf of the Fairway 16 community, the board would like to extend its heartfelt condolences to Jerry's family and friends.

Management: Homeowners please contact Western Management, contact Roger Mitchell, 303-745-2220 or 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.

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 August. 9, 2018.

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

Security: Covenant Community Services, 303-552-9027. Choose supervisor option or operator which goes directly to the officer on-call.

Bette Secord

Country Club Ridge

Email Correspondence: Email blasts have been sent from CMS. These are friendly reminders to help with communication to residents. If you have not received these please update your contact information and stay informed.

Pet Waste, Removal of Excrement: City ordinance requires immediate removal of excrement deposited by an animal on a street, sidewalk, play area, in a park or upon any other public property, except unlandscaped city-owned property. It must also be removed immediately from the privately-owned property of others. Excrement must be disposed of in a sanitary manner and cannot be placed in storm sewers or street gutters. *Pets are to be leashed at all times.



Visitor Parking: Residents cannot park in visitor space and may be subject to tow, fine or both. Please keep these open to guests of CCR

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. Recycling is bi-weekly, August Recycling days are 3, 17, 31.

Nextdoor.com: *Nextdoor.com* is the private social network for your neighborhood. *Nextdoor.com* is the best way to stay in the know about what's going on in your neighborhood – whether it's finding a last-minute babysitter, learning about an upcoming block party, or hearing about a rash of car break-ins. There are so many ways our neighbors can help us. We just need an easier way to connect with them.

Insurance: Double check your insurance. Make sure that you are fully covered as a landlord, owner

or renter it's always best to consult with your insurance agent to make sure that you are properly covered for all of your needs. Don't forget to review endorsements such as loss assessment. Not sure what that is?? Then it's definitely time for a review!

Community: Please remember we are each other's eyes and ears of the community if something needs to be inspected, repaired etc. with regards to the buildings, landscape or common areas, please make sure to notify either the HOA Board or Custom Management Group.

ARR – Architectural Review Requests: Any exterior changes or additions including satellite installation must be approved by the board Before starting any work. This includes changes to doors, windows, and a/c units. Keep in mind all patio items must be kept to a minimum and kept clean of decoration in excess.

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 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 or visit the website www.associationonline.com.

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. Meetings are held at 12100 E. Iliff Ave Suite 120, Aurora, CO 80014. Come early! Doors lock at 6:00.

Who? What? How? When? Why? Colorado Management Specialists 303-690-3932

Mocha Butkovich

We're Going Back To School



Strawberry



Board Meetings: Strawberry's Board meetings are held the 3rd Tuesday of every month except in December. Our next meeting is **August 21, 2018 at 6:30 pm** in the clubhouse. These meetings are a great way to stay informed about the goings on in the community, about volunteer positions and what we are accomplishing from month to month. Come to the meetings for updates. We look forward to seeing you and meeting any new residents in our big community. **Please visit our website** www.strawberry1hoa.com for meeting minutes, meeting dates, community resources, and forms needed for **ACC requests**.

August: The beginning of early harvest. A celebration of the season with the fruits and vegetables grown and picked from the season of summer. There will be festivals and gatherings with much food shared and enjoyed. Happy harvesting.

August is one of the hottest months of the year. It reminds us that there are 6 more weeks of summer. You will sweat more in August, so stay hydrated. No holidays to worry about in August. No new releases at the box office, either. Fall looks to be a great time for new movies. August also means that certain sports will be starting. *Go Broncos, Go Avalanche.*

Our kids will go back to school. Seems so soon. Please keep a look out in early mornings for them walking, riding their bike or catching the bus. Some of them are even driving. August is the month when school shopping begins and Halloween decorations are getting put out in stores. Crazy we will be talking Trick or Treat in no time.

Pools: We hope you all have enjoyed the pools this season. Feels weird saying they will be closing soon. It's been one of the hottest seasons on

record for Colorado. Cooling off is such a great way to relax and unwind after long days in traffic and heat. Enjoy the last few weeks. Pool closes... after Labor Day.

Volunteers Welcome: We are once again looking for Volunteers to help with up keep and maintenance for the flower beds in Phase 2 and Clubhouse. Please let us know at the next Board meeting if interested, or come talk to me. Also it could turn into moving some over growth to other areas of the property come the end of the season.

Garden / Patio Contest: We are once again having a contest, winners will be posted in *Metro Matters*. Turn in pictures to Laura with ACM by August 15. Send to laura@acmhoa.com. We will announce the winners and post in October issue. If you just want to be a judge you can do that too. Once the community has turned in the pictures, we will get a few judges together and decide. You can also take a walk around, look at the places and nominate your neighbor who maybe too shy, and does some amazing work to their garden and patio. Great way to meet others as well.

Labor Day: You might be planning an end of the season barbecue or get together. Plan ahead, create some fun and healthy foods from the harvest and invite your neighbors. If you know someone who is alone, bring them a plate of food to enjoy. The gesture goes a long way, and you may find it helps the both of you.

Management Information: ACM phone number is 303-233-4646. Send work orders/service request to kimberly@acmhoa.com, or call 303-233-4646 ext 200. Accounting questions please call: 303-233-4646 ask for Tracy Harmon. For Covenant Compliance call 303-233-4646 ext 136. General questions or concerns should be directed to andrew@acmhoa.com, or laura@acmhoa.com. This information is also available on the website www.strawberry1hoa.com under Contacts > Management Contacts.

Amy Ringo

Dates to Remember:

August 1	Spider-Man and Web Day
August 3	Homemade Pie Day / Watermelon Day
August 6	Root Beer Float Day
August 8	Happiness Happens Day
August 11	Presidential Joke Day
August 13	Back to School
August 17	Thrift shop Day
August 20	Spumoni Ice Cream Day
August 27	Just Because Day
August 31	Daffodil Day



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 Member-at-Large Reggie Adams. The next board meeting will be August 7 at Bev Reggie Adams' home.



Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days this month are August 9 and 23. Remember to set your recycling out the night before, as they have been coming before 8 am. Please make sure you put your trash and recycle bins back in your garage at the end of the

day on Thursday, so they don't roll or blow around.

Security: Please double-check that your windows and doors are locked when you leave your house. Also, please keep your garage door closed at all times. 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. If you see anything suspicious, please call the police.

Nextdoor.com: If you're not already on *Nextdoor.com*, please visit their website. It's a wonderfully valuable neighborhood resource with excellent community reporting. They even have

the option of listing something for sale. Several of our residents have had great luck with this service – selling *and* buying!

Water, water, water! As we have stated numerous times, our water bill is our biggest summer expense. While we have cut the landscape watering schedule back as much as we can and still have green grass, we ask that you watch the water consumption in your own home. Any money we can save on water can certainly be utilized for other expenses.

If you have a leaky toilet, please replace the "guts" to correct the leak. If you replace any toilets, please consider the newer water-saving models. For example, an older toilet

can use anywhere from 3.5-7 gallons of water each time it is flushed. Federal plumbing standards now specify that new toilets can only use up to 1.6 gallons per flush, and the newer WaterSense high efficiency toilets (HET) use only 1.28 gallons per flush. WOW!

Architectural Control Committee: If you are planning any renovations, please remember that any and all improvements to the exterior of your townhome need written approval by the Architectural Control Committee. If you need a copy of the form, please reach out to a board member.

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Cobblestone Crossing

Annual Meeting: The HOA's Annual Meeting will take place on **Monday, August 13th**. Accord Property Management will send the official meeting notice to the owners. If you are interested in serving on the Board of Directors, please contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com)

Be Aware: People are out and about so please exercise caution when driving through the property. A reminder to parents to be vigilant with your kids playing in the driveways, etc., as we want to avoid any accidents

Suggestion: Please contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com) to report any issues concerning your unit or surrounding common area. Board members and the property manager regularly inspect the property through walk arounds, however we don't catch everything!

Landscaping: As reported earlier we have a new company performing

landscaping this season. Please do not interrupt them with special requests when they are on the property. Contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com) to report any issues requiring their attention.

Dumpsters: All trash must be placed inside the dumpsters. Violators are subject to fines.

Pool: The pool is open through Labor Day weekend for resident enjoyment. A key is required for entrance and if you have misplaced your key, please contact Alec Hrynevich (alec@accordhoa.com) at Accord Property Management for a replacement. Cost for replacement key is \$25. Remember residents are responsible for their guest's actions. After enjoying the pool, please pick up after yourselves, i.e., cans, paper, plastic bottles, cigarette butts.

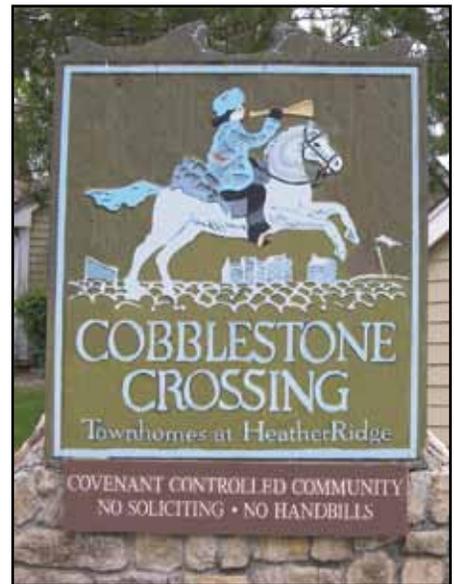
Owners and Renters: If you are renting your unit, it is the owner's

responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your contact information.

Reminder: If you notice any vandalism, mischief or suspicious behavior, please contact the police. The emergency number is 911 and the non-emergency number is 303-627-3100.

Exterior Changes: Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making changes or additions to the exterior of the home. The form is available on Accord's website. Access to the website requires a password which can be obtained from the Property Manager.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to towing. Guest spots are to be used by visitors only,



not by residents placing a guest tag in their vehicle. Also, be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review the Rules and Regs for complete parking regulations.

Board Meetings: The Board meets at Accord's Office Building, 3033 S. Parker Road, Aurora, CO 80014, the second Monday of the month at 6 pm and all residents are welcome. The meeting takes place in the lower level conference room with easiest access through the back (west side) entrance. These meetings are a great way to be informed about what is going on in our area, what is planned for the immediate and distant future. We look forward to having you at the meetings. Be a part of the larger community. We especially look forward to meeting new community members.

Midge Miller



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Heather Ridge South

Please do a 'walkabout' of your unit to make sure things are as they should be.

Even though you live in a condo where you own the 'airspace' and not the ground under or around it, you are responsible for some exterior things! Please take time to inspect your unit for common-sense concerns as well as community *Rules and Regulations*. Please consider the following issues:

- **Window Screens:** Torn or damaged screens look like bad; and, it's an owner's responsibility to keep windows and screens in good repair. Yes, all HRS owners are responsible for their windows and screens, so please consult our Rules and Regulations about replacements, repairs, and maintenance. This also includes skylights and exterior doors as well as garage doors (other than the HOA painting them, owners are responsible for replacement, maintenance, and appearance).
- **Limited Common Areas:** This includes porches and patios areas as well as driveways to garages. Owners are responsible to maintain their areas in good repair – including landscaping and drainage issues, furniture, and its good appearance and repair to community standards. One person's trash may be another's treasure, so that's why the HOA has oversight.
- **Basement Window Wells:** Owners are required to install and maintain all window well

covers, but the well itself is an HOA responsibility to repair or replace. *However*, owners are responsible to notify the HOA given any issues or problems. Please check for rust and decay of wells and reverse drainage where water could flow towards and not away from the well.

- **Gutters and Downspouts:** When it rains the gutters and downspouts collect and discharge water away from the foundations. However, they can get clogged overflowing into units as well as creating 'waterfalls' next to foundations. Be adventuresome and inspect your gutters and downspouts when it rains... especially when it rains hard putting drainage to the test. Be especially watchful of drain pans and water discharge *away* from foundations.
- **Landscaping on Common Area Ground:** If you plant outside of your unit's footprint, then you are on common ground. For end-units this is especially true for landscaping along foundations and outside of front and back

fenced areas. Please consult the Rules and Regulations about your landscaping limitations. The problem has been residents planting in common areas then losing interest to maintain, let alone what happens when they move. Then the HOA must step in to correct it.

- **Feeding the Wildlife:** Please don't. A birdfeed may be fun for you and the birds, but feeders attract unwanted users including mice and squirrels. Birdfeeders are not allowed...Period!
- **Porch or Patio Lights:** Are your light bulbs working? Consider requesting to install motion lights for added safety. At the very least, leave your outside lights on all night.
- **Sprinkler Heads and Water Lines:** If you see a damaged sprinkler head or a leaking water line, please call Janelle at Westwind (try to email, too). If after hours, please stay on Westwind's emergency line to talk with the on-duty manager.

Van Lewis

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80015
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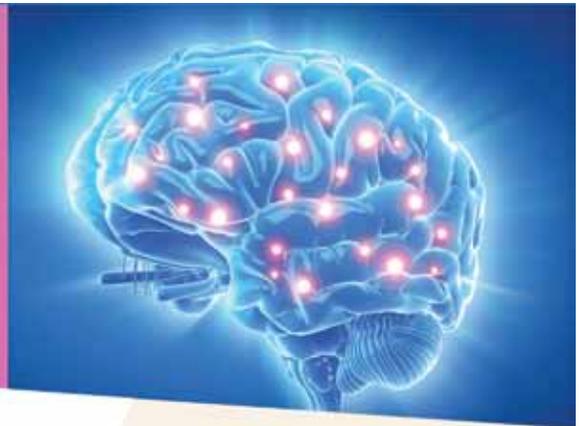
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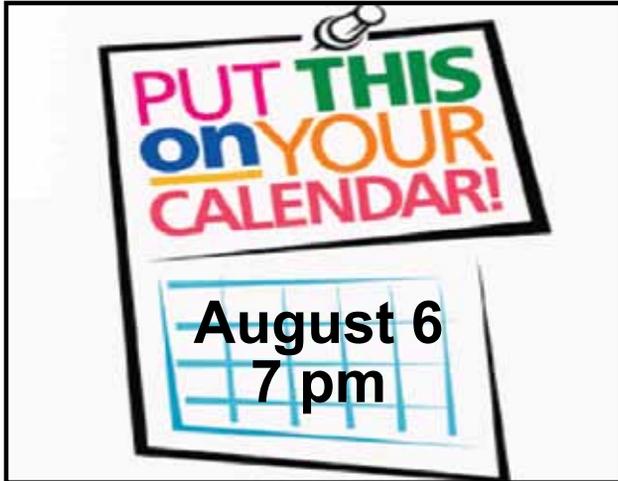
Call 303.693.0200 to RSVP.



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Sausalito



positions on the Board so now is your chance to participate. Contact Emily if you are interested.

Architectural Approval: Repeat: Please remember to get Board approval **before** proceeding with any changes or additions to your home such as windows, front doors, security doors, air conditioners, solar panels, patios/decks, etc. Swamp coolers are not allowed. The outside of Sausalito homes belongs to the HOA who is responsible for painting, etc. All landscaping of common grounds is planted and maintained by the HOA. Homeowners may plant flowers only in containers in common grounds. *FYI: If you are adding storm doors and/or windows, the recommended color is **Tan** not white. We want to keep a consistent architectural look in our community. We are a Covenant Controlled Community who enforces our rules in order to keep property values high*

Landscaping: After 30 plus years in the landscape business Chuck Lewis, owner of CW Contractors, Inc., is turning his business portfolio over to Jesse Young of Landwise. E-mail and phone contacts remained the same during the transition month of July. Chuck and Jesse will attend our Annual Meeting on August 6th at 7 pm at the Heather Ridge Clubhouse. We would like to extend our sincere thanks to Chuck for all his years of outstanding service to our community and wish him the best of luck in the future!

Annual Meeting: Our **Annual Meeting** will be Monday, August 6th at 7 pm at the Heather Ridge Clubhouse. We ask that all homeowners who are current with their dues attend or send proxy. We have open



Repeat: Our two pools are only for residents use. **Children must**

be accompanied by an adult when swimming at the Pool. Noise level must be kept down. No food is allowed!! No animals are allowed in pool area. Please read the pool rules posted at both pools. These rules are strictly enforced. There is no lifeguard so you swim at your own risk. Brownstone Security patrols our pools day and night during the summer months. Never share your pool key and pool gates Must remain locked at all times.

Nextdoor.com: The Board once again recommends that our residents join *nextdoor.com* in order to stay abreast of burglaries and car thefts in our Heather Ridge community at large. Car thefts and home burglaries have increased. Keep your *porch and patio lights on* at night. Solar lights are recommended.

Parking: Time to revisit our rules for Visitor Parking. Visitor parking rules and regulations are enforced by Brownstone Security Company. Visitor Parking is for Visitors only! Call Brownstone Security at 720-879-4568 to inform them if your guest needs overnight parking in Visitor parking. Residents are expected to park in their two car garage or on the street. No vehicles are permitted to park in auto courts or Fire Lane areas. Ticketed cars will be towed.

Trash: 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.

Board Members: 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 Brown, 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

Chimney Hill

Wow, what a hot summer it has been so far! It has been a challenging time for landscaping these past few months, but we have gotten through the tough periods. Many of our residents have nourished lovely little flowering gardens that have brought beauty through the community. We have heard positive comments about our community from visitors, which is very heartening.

Of course, these warm days have provided many owners with opportunities to make improvements to their units. If these improvements extend to the exterior common area, owners should remember to submit an Architectural Request Form for approval by the Architectural Committee. This is important to keep those individual improvements within the basic standards of the community.

Many of these renovations generate extra trash at times, even small projects like replacing carpet or a piece of furniture. Unfortunately, the community dumpsters are not large enough to handle large trash from these projects, and attempts to place large items in the trash dumpster wind up preventing neighbors from dumping their regular trash. When a resident has an extra-large trash pickup, the proper method would be to directly contact the community waste company, Alpine Waste, at 303-744-9881 in order to arrange a special pickup. Neighbors will be more appreciative of the effort.

Many residents have enjoyed the pool during this hot summer, which has been a wonderful way to connect with other residents of the community. As the community approaches the end of the pool season in September, it has become an annual event to have a celebratory BBQ pool party near

the end of summer for the whole community. However, it has been noticed that not every annual party has been well attended. This year, the board has tentatively scheduled this year's BBQ on Saturday, August 25. If you wish to volunteer to help plan and prepare for the party, please contact Angie Olsen at angieolsenatchimneyhillhoa@gmail.com. The board would also like to hear from residents who are interested in attending and enjoying this year's event. If the board does not get enough interest by the August board meeting on August 8, the event will be cancelled for this year. This is considered a good event to interact and get to know other members of the community, so let board members know of your interest if you wish the pool party to be held.

The full restructured board is now complete and had a productive meeting in July. The current board

members are President Kerry Reis; Vice-President Leo Tortufole; Secretary Noel Cordeau; Treasurer Angie Olsen; Member-at-Large Liz Van Dell; Member-at-Large Jennifer Reynard; and Member-at-Large Oliver Hyde. We are committed with our property management company to handle the responsibility of maintaining this association for the benefits of all members. Property management is provided by LCM. Our property manager, Marilyn, can be reached by phone at 303-221-1117, ext 105 or by email at mrurybal@lcmpm.com. Owners can also get general community information and submit requests through LCM's website at www.lcmpm.com. New users will have to create an account with a username and password before using the site.

**Kerry Reis & Angie Olsen
with input from the
Chimney Hill HOA Board**



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Burgundy



Remember to be gentle with yourself and others. We are all children of chance and none can say why some fields will blossom while others lay brown beneath the August sun. – Kent Nerburn

June 17th, 1976: Burgundy in Heather Ridge Declarations were signed and declared into effect with the State of Colorado and the County of Arapahoe. Our *Rules and Regulations Information Guide* is based on the paperwork that is now 42 years old. As required, the current board updated the association policies in regards to the policies, procedures and rules policy this year. However these policies continue in regulating the outdated Declarations, and therefore *Rules and Regulations Information Guide*.

We are asking homeowners to volunteer some time in going over the paperwork to make recommendations for creating updates to the founding legal documents. The process requires a group of homeowners (5-6 would be great) and a single HOA board member. If you are interested and have some evenings free please contact CMS (contact info below) so we can arrange dates and make the clubhouse available for the group.

August Board Meeting: Will take place on *Tuesday, August 14 at 6 pm.* in the clubhouse. Homeowners are encouraged to attend. If you have something to discuss please contact Kati Jo with CMS to be placed on the agenda during homeowner open forum (opening 30 minutes). It's not always the most stimulating experience in town admittedly but you will leave with information you probably were unaware of.

If you had to identify, in one word, the reason the human race has not achieved, and never will achieve, its full potential, that word would be meetings. – Dave Berry

New Homeowners: Thanks to the current housing trend we have averaged 2-3 units turned over for the last several months. To these new owners we welcome you to the neighborhood! You should have received an information packet from the management company so please review the information.

- Parking passes are a requirement of our community and warnings, ticketing and towing will follow if you do not use your permit.
- The trash is collected on Monday and Friday mornings, recycling

pick-up occurs on Wednesday morning. Signage is posted about dumping oversized items at each dumpster, and your regulation guide has additional information on what cannot be entered into the dumpster area. Nothing is to be left blocking the dumpster, or placed on the trash surround fencing. If you have something oversized please contact SouthWaste Services, (720) 981-9144, SouthWasteServices@Outlook.com to make arrangements for collection.

- Burgundy covenants also require paperwork (ACC form available online) be submitted before adding exterior improvements, including satellite dishes.

No, I don't have a solution, but I certainly admire the problem. – Ashleigh Brilliant

Metro District: Van Lewis spoke to the board about the proposal for a combined security service at our July meeting. If all the boards comprising the Metro District agree to the concept then bids and specifics will be put up for discussion. The idea is that there would be 24/7 security for the communities surrounding the golf course, a central number to contact with concerns and reporting, as well as regular patrolling through the drives. Individual HOA's could add additional services, like parking monitoring, pool security checks during the summer, and added patrolling or walk through surveillance measures if required. This is only at the investigative stage and the Burgundy board has agreed to participate along with the other communities.

Renting Clubhouse: Is easy and pain free. Host a book club, business meeting, birthday or anniversary party, a family reunion, holiday gathering or graduation celebration. If you would like to see the clubhouse or receive information on renting please contact our management office. The pool is not available in conjunction with the clubhouse rental due to liability issues.

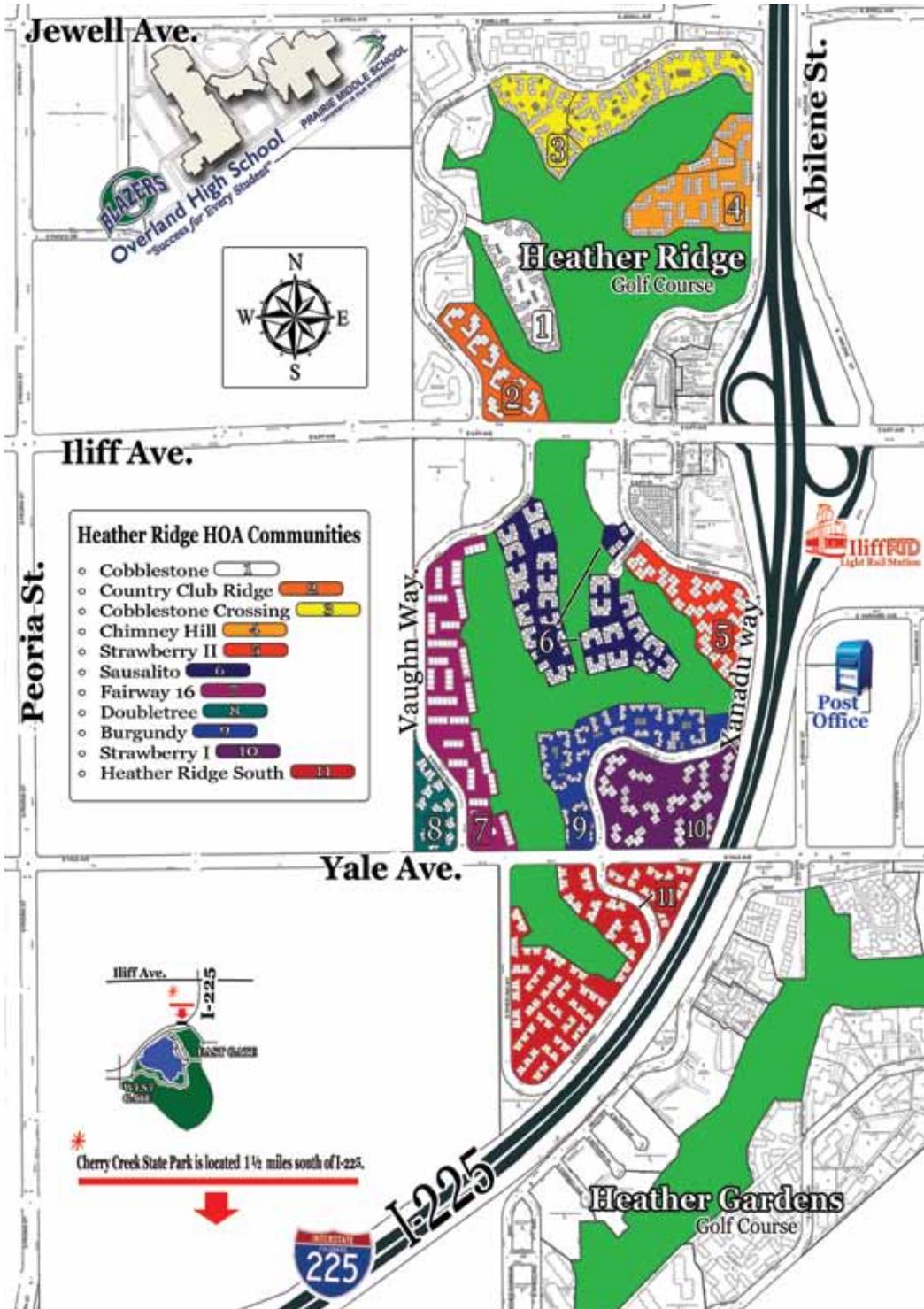
Management: For questions regarding our community please contact our community manager Jack Higgins, Jack@cmsincorp.net or Kati Jo Jordan, KatiJo@cmsincorp.net. The CMS office number is 720-377-0100 and to access ACC request forms and other important Burgundy documents please visit www.cms-hoa.com. Contact the management office for questions and login information.

Nobody ever drowned in his own sweat. – Ann Landers

Stay Cool!
Rebecca McDonald
HOA President



Heather Ridge Community Map



Cobblestone

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

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
rogerwsps.net, # Units: 116
HOA Meeting: 2nd Thurs. 6:30 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com

Heather Ridge South

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

Sausalito

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

Strawberry I & II

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

Burgundy

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

Chimney Hill

LCM Property Management
303-221-1117
Units: 116
HOA Meeting: 2nd Wed. 6 pm
HR Golf Club 19th Hole
Meeting Room

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

Children's Museum of Denver

Tuesday, August 7 — 4-8 pm
2121 Children's Museum Drive, Denver
303-433-7444

Denver Museum of Nature & Science

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

Denver Botanic Gardens

Wednesday, August 29
1007 York Street, Denver
720-865-3500
botanicgardens.org

Botanic Gardens, Chatfield Farms

Tuesday, August 7
8500 W Deer Creek Canyon Road, Littleton
720-865-4346
botanicgardens.org/chatfield-farms

Denver Art Museum

Free First Saturdays
Children under 18 Free everyday
100 W 14th Avenue Parkway, Denver,
720-865-5000, denverartmuseum.org

Denver Museum of Miniatures, Dolls & Toys

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

Hudson Gardens

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

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