



Heather Ridge

Metro Matters

Volume 11

May 2021

Volume 5

**Bell Plumbing
& Heating**
Celebrating 95 Years
of Serving Denver-area Families
Story on pages 16-17

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

May 2021



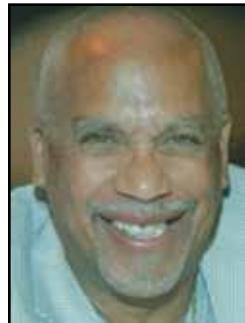
Heather Ridge

PUBLISHER'S NOTE

Heather Ridge Men's Club and the Heather Ridge Women's Club have started their 2021 Golf Season, each hosting a spring banquet followed by their first tournaments for the year.

A friendly reminder to all who enjoy the open space provided by the golf course – the new cart paths are exactly that, cart paths. Non-golfers should avoid walking on or across the golf course when golfers are present. That is generally between 7 am and 7 pm. Each year hundreds of people are injured as a result of being struck by golf balls. Help us make sure you are not among them by obeying the "No Trespassing" signs posted around the course.

The Pro Shop now has a Security Patrol, Front Range Patrol 303-591-9027, who patrols the golf course day and night observing golf course activities and trespassers who are not playing golf but walking on course.



Barry McConnell
Editor/Publisher

IN EVERY ISSUE

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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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Treasurer Charlie Richardson

Joan Beldock

Jane Klein

Kay Griffiths

Patt Dodd

Regular Meeting Schedule: **HRMD**
4:00 pm, 3rd Thursday each month at Heather Ridge Clubhouse, providing there is business to conduct, but always the 3rd Thursday in April and October. Email info@HRColo.org for an invitation

**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.golfclubatheatherridge.com

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**Heather Ridge
Metro Matters Magazine**
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NIGHTLY ENTERTAINMENT

Trivia!



Every Monday Night
7pm - 9pm

Win Noonan's Bucks!
1st Place - \$30
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3rd Place - \$10

In-house prizes every round!



KARAOKE

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90¢ WINGS ALL DAY
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DRINK SPECIALS
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\$2.50 DOMESTIC PINTS

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\$3.00 PICKLE SHOTS

THURSDAY
LIVE TRIVIA
8PM

TALK NERDY TO ME



WIN NOONAN'S BUCKS!

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*more prizes for those who join our Trivia Loyalty Program

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Are Retirement Communities SAFER THAN IN-HOME CARE?

Garden Plaza of Aurora

In-Home Care

PEACE OF MIND



Our team adheres to screening protocol and follows all CDC guidelines. Our residents do not have to leave the community and venture into grocery stores, etc. risking exposure. Residents are observed several times during the day, and if needed, medical expertise is available to offer preventative interventions.

For seniors sheltering in place, it is difficult for family members or friends to access them without risking exposure. They also do not have a quick access to medical professionals who can ensure preventative and direct medical interventions are utilized effectively.



ISOLATION



Garden Plaza of Aurora offers a variety of exciting activities that engage the body, mind and spirit. Residents enjoy being with others, and positive peer pressure encourages people to try new activities with their friends. Laughing often and consistent movement enable our residents to live their best life with us.

Loneliness and isolation can increase the risk of physical and emotional health challenges in older adults. Research shows that isolation can cause feelings of distress and loneliness, which in turn can lead to physical and cognitive declines, as well as depression.



**We are able to accept
MOVE-INS**



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GardenPlazaAurora.com

Heather Ridge

METROPOLITAN DISTRICT

The Land Outside of the White Stakes

the land that separates their HOA's land from the golf course has been a source of confusion and misinformation.

The white stakes along the golf course do not mark the golf course "property line." In most cases throughout the Heather Ridge Metro District the golf course property line comes right up to the edge of the homes foundation, and/or patio. In other cases, the golf course property line is 5-10 feet away from the homes that back up to the golf course. If there is land between your foundation or patio and the golf course property line, it belongs to the HOA and is considered "common area" and maintained by the HOA. Your HOA should have a map showing the boundaries of your property line.

Misinformation – *Golfers can continue to play their golf ball from outside of the white stakes.*

The white stakes do mark the golf course "out of bounds line." Any golf shot which results in the golf ball coming to rest outside of the white stakes is considered "out of bounds." Golf shots should not be played from outside of the white stakes. To speed up play, most amateur golfers will retrieve their golf ball from outside

the white stakes and place it (take a drop) just inside the white stakes and continue to play from that location with a two stroke penalty.

Misinformation – *Many home-*



owners believe that the trees outside of the white stakes along the golf course boundary were planted and are maintained by the golf course.

Over the years, a majority of the trees outside of the white stakes of the golf course were planted by individual homeowners and homeowners associations. Many were planted to help protect residents and their homes from the potential damage caused by an occasional errant golf shot. In most cases, the trees outside of the white stakes are pruned,

watered, and maintained by the Home Owners Association. Please check with your HOA and the golf course before making any decisions about ownership, maintenance, and replacement/planting of trees.

Misinformation – *If a golf shot breaks a homeowner's window or causes other property damage outside of the white stakes... it is the golfer's responsibility to repair.*

Golfers are under no obligation to contact the homeowner or leave a note if their errant golf shot results in homeowner property damage. However, many golfers as a courtesy will leave contact information with the affected homeowner. Homeowners should first contact their Home Owners Association and their homeowner insurance company for guidance on proceeding with repairs.

Enjoy the views of the open space, and the higher property values that come with living in a golf course community and remember golf balls travel at over 100 miles per hour. For your safety and the safety of your pets/children, please avoid walking on the golf course when golfers are present.

Barry McConnell

New Trees Along the Golf Course: This year the golf course will plant several trees as it did in 2020. This on-going program started in 2019 before Covid to replace dying trees as well as shielding property from golf balls. 2020 showed an increased need for trees as well as fencing and tee box management. HRMD and golf course operations are working with surrounding HOAs about tree placement, safety fences, and managing golfers to reduce trespassing or property damages.

Managing Activities on Golf Course Land: HRMD employs Front Range Patrol (FRP) to be its “eyes and ears” on the course. Coordinating with golf operations, FRP patrols the golf course many times daily working with its golf marshals to protect people and property. The golf course survives only on revenue from paying golfers, not tax money. If the golf course were to close, then the cost of maintaining the open space would fall entirely on metro district property owners. So, keeping golfers playing, paying, and happy is in everyone’s best interests, especially our taxpayers.

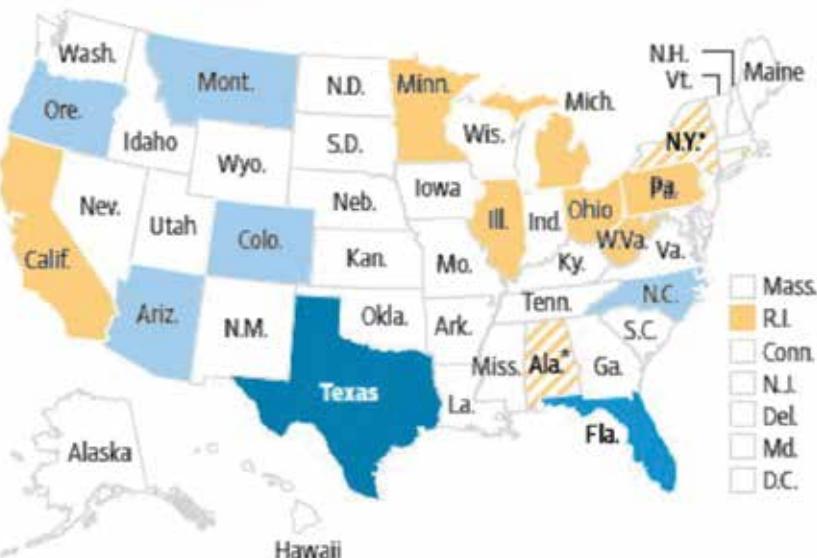
Ten seats in the House of Representatives are expected to move among states during reapportionment this year, based on new population estimates.

Projections for seat changes

Gaining seats +1 +2 +3

Losing seats -1

No change



^aEither Alabama would lose a seat or New York would lose a second seat.

Van Lewis

Heather Ridge Residents

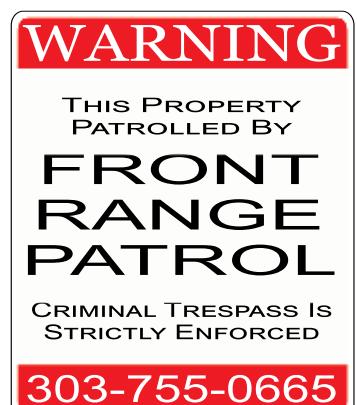
The golf course is for golfers who have paid a fee to play on it.

Stay safe and stay off of the golf course.

Report golf course trespassers to:

Front Range Patrol at

303-755-0665



May 2021

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--|---|---|--|--|--------|--|
| | | | Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct. Email info@HRCob.org for invitation | | | 1 |
| 2 | 3 | 4 6:30 pm Double Tree Board Meeting Date & Location to be announced on website and on mailboxes | 5  | 6 | 7 | 8 |
| 9  | 10 6 pm Burgundy HOA Mtg via Conference Call 6 pm Cobblestone Crsing Board Meeting via Zoom | 11 | 12 6 pm CH Board Mtg via Zoom 6:30 pm Sausalito Board Mtg. via Zoom | 13 | 14 | 15 METRO MATTERS DEADLINE 5-16-2021 FOR JUNE 2021 ISSUE |
| 16 | 17 5:30 pm CCR Annual Board Mtg via Zoom | 18 | 19 6:00 pm Fairway 16 HOA Meeting via Zoom | 20  6:30 pm Strawberry Board Mtg, via Zoom | 21 | 22 |
| 23/30  Memorial Day May 31, 2021 | 24/31 6 pm Cobblestone Board Mtg Contact Board Member | 25 6:30 pm HRS Board Meeting contact Board Member | 26 | 27 | 28 | 29 |



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- **Baked Ham** — Served with Mash Potatoes and Vegetables. Dinner Roll. Choice of Soup or Salad
- **Ribeye Steak** — Served with Mash Potatoes and Vegetables. Choice of Soup or Salad

Dessert

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Included with Lunch and Dinner

Cannot be combined with any coupons

We require Masks when entering restaurant
for dine in and when leaving only.
We also offer Contact Tracing

Damaged Junk Vehicles Make Heather Ridge *Look Bad!*

HOAs do not allow such vehicles to be on their property, so all of these photos are damaged-junk vehicles parked on public roads here. The police are called to tag and help remove them, but sometimes it takes months for results. HOAs need to be proactive too, calling Aurora police and their city council representative, Juan Marcano (jmarcono@auroragov.org; text to 720-634-6927). Juan has been very proactive helping the HRMD, so give him a call.



Heather Ridge Metro District



Market Report



Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

- Nationally, there are more Realtors than homes for sale. This has never happened before!

- Metro Denver has 3.2 million people, and only 1,921 homes for sale end of March (that's single family and condos/townhomes combined). This housing trend holds true for 19 of the top 20 national economic metro-areas. Denver ranks 16 on that list.

- Half of metro Denver homes are under contract within four days of going on the market, and selling for \$104.1% of their asking price.

- The metro-Denver median closed price of a single-family home hit \$560,000, rising 5.7% from February to March, and up 15.5% from one year ago. The average price is \$674,990, up 6.7% from last month, and up 19.3% gain from March 2020.

- Median condo/townhome price is \$353,000, up 4.6% month-over-month, and 6.35% from March 2020. The average price is \$416,775, up 4.4% and 8.2% respectively.

An astute reader might ask why condos/townhomes are not appreciating as quickly as single-family homes? The answer is market mix and statistics. Condo/townhomes are a smaller percentage or mix of the overall housing market here with far fewer sales over \$1M vs. single family. Million-dollar single family sales have exploded in volume and price over the past six months skewing data – that's why the distortion.

As for median vs. average prices, the recommended one for realistic market value is median price. . . the numeric middle price between the highest and lowest sale. Average prices are greatly influenced by "high-end" luxury sales, especially now.

With prices skyrocketing now, are homes appraising for new loans? It was reported last month that 11% of all appraisals were coming in low. That "unverified" data comes from local lenders commenting on their company's activities, not regional or national data. By the end of March into April, lenders estimate 15% are coming in low.

Last month, I reported more and more buyers using "appraisal gap" clauses in their contracts to out-bid other buyers, but there are shortfalls. Reports now speak of buyers threatening to "kill" their purchase mortgage loans due to shockingly low appraisals. As this market continues to tighten feeding buyers' hysteria, the "appraisal gap" clauses need to be thoroughly understood.

This is why Pete and Van are the Realtors to use. Although they try, they cannot perform miracles. However, they do know how to structure contracts to clarify and manage appraise, inspections, and other contract contingency issues. They consider it essential to educate and work with sellers as a team before, during, and after a sale. Experience counts.

There's an old saying in real estate "that between the time a contract is signed and it closes, only bad things can happen." That's a negative and dark statement about real estate practices, but there's some truth to it. Let Van and Pete be your guides and partners for a successful closing. This is not their first rodeo. It's amazing to us how many other Realtors call us to learn about Heather Ridge. With over 46 years' experience each, Pete and Van bring maturity, patience, and know-how to each sale.

Remember, "**Please don't leave home without them.**"

Van Lewis



Van Lewis

Heather Ridge South

303-550-1362

van@vanlewis.com

*Call today for a friendly and professional visit.
Pete and Van listen first. They give written marketing plans
and estimates of what's best for you and your budget.
They are offering an exclusive program that
could fund your home improvements for resale.*

Homes Pending as of April 16, 2021

| HOA | List Price | No. | Street | Be/Ba | SqFt | Gar/Spaces | Style |
|---------------|------------|-------|----------------|-------|-------|------------------|---------|
| Strawberry I | \$195,000 | 13625 | E Yale Ave A | 1 - 1 | 868 | 1 Carport | 2 Story |
| Strawberry II | \$259,000 | 2463 | S Xanadu Way D | 2 - 2 | 1,243 | 1 Carport | 2 Story |
| Strawberry I | \$260,000 | 2640 | S Xanadu Way B | 2 - 2 | 1,153 | 1 Carport | 2 Story |
| Sausalito | \$275,000 | 2504 | S Victor St E | 2 - 2 | 1,025 | 2 Gar, Att | 2 Story |
| Burgundy | \$285,000 | 2674 | S Xanadu Way B | 2 - 2 | 1,153 | 1 Space | 2 Story |
| Burgundy | \$299,900 | 2669 | S Xanadu Way B | 2 - 2 | 1,162 | 1 Space | 2 Story |
| Burgundy | \$300,000 | 2665 | S Xanadu Way A | 2 - 2 | 1,162 | 1 Gar, Det, 1 Sp | 2 Story |
| Fairway 16 | \$330,000 | 2650 | S Vaughn Way D | 3 - 3 | 1,462 | 2 Gar, Att | 2 Story |
| Fairway 16 | \$350,000 | 2558 | S Vaughn Way C | 3 - 4 | 1,650 | 2 Gar, Att | 2 Story |

Homes Closed from March 16 to April 16, 2021

| HOA | Sold Price | No. | Street | Be/Ba | SqFt | Sold Terms | Concess | Seller Type |
|----------------------|------------|-------|----------------|-------|-------|--------------|---------|-------------|
| Strawberry I | \$265,000 | 13607 | E Yale Ave B | 2 - 2 | 1,153 | FHA | \$3,000 | Individual |
| Sausalito | \$312,500 | 2407 | S Victor St A | 3 - 2 | 1,273 | FHA | \$4,000 | Individual |
| Cobblestone Crossing | \$320,000 | 1935 | S Xanadu Way | 2 - 2 | 1,208 | FHA | \$0 | Individual |
| Burgundy | \$326,500 | 2691 | S Xanadu Way D | 2 - 2 | 1,162 | Conventional | \$0 | Individual |
| Sausalito | \$332,000 | 2488 | S Victor St A | 3 - 2 | 1,273 | FHA | \$650 | Individual |
| Sausalito | \$340,000 | 2457 | S Victor St A | 3 - 2 | 1,273 | Conventional | \$0 | Individual |
| Heather Ridge South | \$362,000 | 2731 | Xanadu | 2 - 2 | 1,365 | Cash | \$0 | Individual |
| ChimneyHill | \$363,000 | 2004 | S Worcester St | 3 - 3 | 1,337 | Conventional | \$0 | Individual |
| Heather Ridge South | \$380,000 | 2710 | S Xanadu Way | 3 - 3 | 1,462 | Conventional | \$200 | Individual |

Homes Active as of April 16, 2021

| HOA | Price | No. | Street | Be/Ba | SqFt | Gar/Spaces | Style |
|-----------|-----------|------|---------------|-------|-------|------------|---------|
| Sausalito | \$345,000 | 2458 | S Victor St F | 3 - 2 | 1,273 | 2 Gar. Att | 2 Story |

RE/MAX® Alliance

Van Lewis
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RE/MAX® Masters
MILLENNIUM

Pete Traynor
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Please remember don't leave home without them.

The properties stated herein are listed by Realtors from all companies in the metro-Denver area, and are not the exclusive listings or dealings of Pete Traynor and Van Lewis as shown herein.

Xeriscape: part 1

Why Now?

Last year was dry. In fact, the EPA declared 63 out of 64 counties in Colorado as disaster areas due to drought. That includes us. The Aurora Department of Water has sent an email (03/08/2021) to HOAs about the coming irrigation season. "Per the City of Aurora's Management Plan, properties may only run their irrigation up to 3 days per week, or fewer if the City Council declares drought conditions." Our water department is thinking ahead, and we should too!

What is Xeriscape?

'Xeric' means dry. Xeric plants are those naturally adapted to arid lands. Denver metro area is semi-arid with only 16" or less of annual precipitation. Our xeric plants don't need any irrigation.

Xeriscape is landscape made beautiful with diverse xeric plants and ground covers, and the idea was developed right here in Denver. It was developed from the desire to have natural beauty around us without depleting our limited water resources.



What Xeriscape is NOT

It is Not a pile of rocks – that is ZEROscape! It is not a few cacti or overgrown grasses in a bed of gravel. Nor is it mostly brown. Those are ugly!

Why Should Your HOA Convert to Xeriscape?

It is a carefully planned, efficient design perfect for HOAs trying to conserve their resources, economize, reduce the rate of deterioration and make their community beautiful! We are in Colorado, not on the east coast where the annual rainfall is 40-45" and irrigation is unnecessary. Lawns of Kentucky bluegrass require 30-35" of ppt distributed throughout the year; they will not grow in the Denver area without a lot of irrigation, and that costs HOAs a lot of money. The average summer (irrigation) monthly water use is 4-5x the winter usage (no irrigation) and at \$5.80/1000gal., this more than doubles your HOA's annual water cost. And the water bill is 25-30% of your HOA fees! Water Is Not Free, as any homeowner knows who pays his own water bill!

Lawns are the enemy of water conservation along the Front Range. However, xeriscape does include lawns in areas where people congregate or play. Plantless pathways, such as gravel, slate, or stepping stones are attractive alternatives where people frequently walk. Everywhere there is little or no human traffic is converted to beds of xeric plants.



Ivan Edwardson
303-947-6853

Becky Fraser
720-838-1402

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afterhoursgaragedoor@gmail.com

It is common to see dead or dry lawn grass spotted with brown, especially on strips, skirts, and drought year lawns, and it is ugly. Don't you think an expanse of lawn by itself is boring compared with good xeriscape?

Xeriscape should be beautiful! Nature's xeriscape is what all of us love in Colorado!

Coming next: *The Benefits of Xeriscape*

Pamela J. Akiri
PhD Biological & Environmental Science

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Robert L. Stevenson, Owner

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Heather Ridge Golf Club

Monthly Update

www.golfclubatheatheridge.com

HR Men's Golf Club Update

Well, the season has been kicked off with a bang!!! Beautiful day and great turnout for the first tournament of the year! Thanks to Jack Buckley for setting the tournament up and him and Max Blair for doing the scoring afterwards. Here are the results:

| | | | |
|-----|--|------------|-----|
| 1st | Murray, Younger, Kincheloe, Thomson | \$400 Team | 111 |
| 2nd | Vanhooser, Hinson, T. Caldwell, Faulkner (Scorecard Playoff) | \$300 Team | 112 |
| 3rd | Buckley, Harbison, Ragen, Schroeder (Scorecard Playoff) | \$200 Team | 112 |
| 4th | Larson, Barnes, Wallace, Behling (Scorecard Playoff) | \$100 Team | 112 |
| 5th | Hussmann, Fick, Tucker, Hoole | \$80 Team | 113 |

CTP - #5 - 2'1" Willey Team; #8 - 6' Martinez Team; #10 - 2'1" Meyer Team; #14 - 5' Costa Team

Thanks!!

**Darrel Vanhooser
HRMC President
303-875-4768**

<https://www.heatherridgemensclub.com/>

2021 Schedule Heather Ridge Men's Club

| | | | |
|------------------|--|--------------------------------------|--|
| Saturday 5/8/21 | Peoria Scoring System (2 Tee Times Start at 8 am | Fri-Sat-Sun | Horse Race Starts at 5 pm on Friday Tee Times Start at 8 am on Saturday/ Sunday |
| Saturday 5/15/21 | Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees) | Saturday 7/31/21 | 6-6-6, Two Man Team, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8 am |
| Saturday 5/29/21 | Tee Times Start at 8 am Two Man Best Ball, Pick Your Partner (Partners must be within 10 Strokes) | Saturday 8/7/21 | 2 Man Point Par, Pick Your Partner (Partners must be within 10 Strokes) |
| Saturday 6/12/21 | Tee Times Start at 8 am Men's Club/Women's Club Mixer, Shamble (Computer Draw) | 8/14-15/21 | Tee Times Start at 8 am Club Championship, Playing Groups Set by Computer |
| Saturday 6/26/21 | 8 am Shotgun Start Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees) | Sat-Sun | (A Flight Plays from Blue Tees) Tee Times Start at 8 am |
| Saturday 7/3/21 | Tee Times Start at 8 am Red, White, and Blue 4 Man Scramble (Computer Draw) | Saturday 9/4/21 | Tournament of Champions/ Non-Winners Tournament |
| 7/16-17-18/ 21 | Tee Times Start at 8 am Member/Member, Member/Guest (Part- ners must be within 10 Strokes) | Thursday 9/16/21 Saturday 9/18/21 | Playing Groups Set by Computer Tee Times Start at 8 am Men's Club Fall Banquet 2 Man Scramble, Flighted-Pick Your Partner 9:15 am Shotgun Start |



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18-Hole Ladies Club News

Opening Saturday brought a beautiful, sun shiny day. Our ladies enjoyed a fun morning of golf and a lunch meeting on the grassy area. Because it is "Springtime in the Rockies", the opening Wednesday tournament was snowed out.

Note: Due to conflicts with outside tournaments in which some of our ladies participate, the Member-Member/ Member-Guest tournament originally scheduled for June 5 has been moved to July 10.

**Teresa Anderson
Publicity**



Left to right: Sharon Warembourg, Norma Bisdorf and Dantha Stewart.



Left to right: Megan Meyers, Alena VanBrunt, Dantha Stewart and Wendy Traynor.



Left to right: Megan Myers and Kim Larson.



Left to right: Liz Clancy, Patsy Hyde, Debbie Holscher and Ginny Lewis.



Left to right: Joanne Carpenter, Judie Meeks and Christie Clay.



Left to right: Patsy Hyde, Liz Clancy, Marcy Greene and Ginny Lewis.



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Dr. Mauck



Dr. D'Amico



Dr. Ricci

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Bell also offers a Peace of Mind Home Protection Program, with annual inspection and maintenance for plumbing systems, electrical safety, heating, cooling, water heater, humidification and air cleaning for less than \$250 a year. These Preventative Maintenance programs make it easy for you to get your home running efficiently and comfortably.



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Why choose Striking Kitchen and Bath by Bell? Experience. Over 70 years in fact. A project lead who has been perfecting his craft for many years. Degreed Interior Designers who start a project by listening to your goals. An expert team of Craftspeople and Journey Tradespeople who know exactly how to bring your design to life. Tools that turn a two-dimensional idea into a fully illustrated drawing. Pride of workmanship that can only be accomplished through a vested team of employees.



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— Tom Teynor, CEO, Bell Plumbing and Heating



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Strawberry

Hello everyone. It's May, summer is on its way.

Pools: Work is being completed on the golf course pool. Both pools should be ready to open on Memorial Day weekend. Restrictions will be in place and posted on the pool gates.

Gutter Cleaning will be done in May.

Siding Replacement and Painting in Phase 1 is scheduled to begin late May or June. Carports are not included at this time, but the clubhouse is included.

Landscape: We are using a new landscape company this year, Keesen Landscaping Co. Please do not approach workers with questions or concerns. Contact our property management company directly.

Management Information: Accord Property Management Company, 10730 E. Bethany Drive #280, Aurora, CO, 80014, 720-230-7303. Kyle Thishkou is our manager, kyle@accordhoa.com.

Board Meetings: Our next virtual

HOA meeting is scheduled for May 20, 2021, at 6:30 pm. Please contact Kyle at Accord Property Management for information about logging on. Homeowners are encouraged to attend.

Architectural Approval: Prior approval is needed for all modifications to the exterior of a unit. Please submit a Design Improvement Form to Accord Management with cost and photos before beginning any work.



Security: We have nightly security patrols at Strawberry. They watch for suspicious activity.

Website: Our website is accord.HOA.com. Contact our management company for the username and password.

Non-emergency: 303-627-3100

Emergency: 911

Front Range Patrol: 303-591-9027

*Have a great month!
Vickie Wagner*

Chimney Hill

Landscaping Season: While spring wavered in April between warm mild weeks to colder frosty periods, it is highly expected that the budding warmth will build in May as we head for summer. As the landscaping crews work to help flourish our community, please remember to give them room to do their jobs and to not address them directly with specific requests or concerns. Any issues that a resident feels the need to address should be sent via email directly to our management, who will pass on all concerns directly to the landscaping contractor.

Pool Opening: Last year, the sudden rise of the COVID pandemic

forced the HOA to delay the normal opening of the pool from its standard Memorial Day season start to mid-summer. This year, with vaccinations

in full force and infection cases leveling down, the HOA will be able to properly open the pool to residents on Memorial Day weekend.



However, depending upon the pace of area vaccinations and the current guidance from the Tri-County Health Department, the HOA may still need

to keep the bathrooms closed and the community furniture locked up due to cleaning requirement costs. Under these conditions, residents will need to bring their own poolside seating if desired. Social distancing may also be highly recommended at this time. Hopefully, vaccinations will soon reach the proper level for herd immunization, lowering the risks for viral transmission and allowing us to reopen the public bathrooms and bring out the community furniture for this pool season.

FPE Boxes Update: Since the board sent a direct message to the community about the majority of housing units which had original FPE breaker boxes, a feature that was recently revealed to be a fire hazard, it has been learned that a few homeowners have acted

upon the alert. The message also requested that homeowners who do act to please inform the board and management company in order to help the board negotiate our community insurance premiums back down to the previously normal rates before the FPE issue was discovered. If a homeowner has acted on the board's message, but has not notified the property manager and board, please do so quickly.

HOA Board Vacancy and Meetings: A couple of homeowners joined in at the April HOA virtual board meeting to decide whether to be considered for the current open board seat which has less than a year left in the term. Hopefully, the board will receive a positive decision from one of them to fill the remaining

seat, and be able to appoint a final member at the May meeting, which is scheduled for Wednesday, May 12. Due to current COVID restrictions, the meetings are being held virtually via Zoom.

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 mruybal@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
with input from the
ChimneyHill HOA Board**

Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next board meeting date and location have not yet been determined. Date and agenda will be posted on the website, as well as on the mailboxes at each end of the community once a date has been set.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other

Thursday, falling this month on May 13 and 27. 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.

Maintenance Update: The overseeding was completed in mid-April. Hopefully, we will be seeing some growth by the time this issue comes out! We will need your patience throughout this process, as we will not be able to mow the yard for about eight weeks until the seeds root and sprout – probably early to mid-June. Also, Please refrain from walking on the grass until we give you the "all clear." This goes for your pets, as well. We realize this will be

an inconvenience, but this is our best chance for a lush and lovely lawn! Once the new grass can take it, we will be fertilizing and spraying for weeds.

The spring landscaping clean-up was completed in April. Additionally, we have repaired and replaced sprinkler heads as needed, as well as some valves that control the sprinklers.

We will also be treating our trees this spring for several things: Emerald ash bore, pine beetles and aphids, as well as deep-root fertilization.

Website: If you would like access to the "residents only" section of the website (www.doubletreetownhomes.com), please send your email address to



secretary@doubletreetownhomes.com.

Architectural Approval: If spring improvements are in your budget, remember any changes to the exterior of your townhome will need approval from the Architectural Control Committee.

HOA Dues: Your monthly assessment is due on the first of the month and is late and subject to a late fee after the tenth. If you mail your check, please mail it early enough to ensure that it arrives on time. You also have the option of dropping your check off at Aletha's house.

Patt Dodd

Burgundy



Welcome all Burgundy Residents

For information, requests, complaints or rule clarification, please call the management company. They will advise Board Members. Burgundy is a Covenant Controlled Neighborhood.

Management Contact Information:

Main/Emergency: 303-369-1800, website: www.westwindmanagement.com

Manager: Janelle Mauch, 303-369-1800 ext. 115, email Janelle@westwindmanagement.com

Please send your email address to Janelle at Westwind to receive community announcements.

Parking: Any Questions regarding parking rules, please contact Park It Right by email: permit@parkitright.net or view their website: <http://www.parkitrightpermit.com>. Burgundy does **Not** pay for their service nor receive anything from boots or tows other than monitoring our parking lots.

Warm Weather Reminders: Please notify the Management Company of sprinkler issues immediately. Vehicle washing is **Prohibited**. Water is our most expensive bill and reflects on your HOA dues. No Charcoal Grills or Fire Pits are allowed. With windows being open during nice weather, please be courteous of your neighbors and remember to turn your music lower when driving into the driveways.

Common Area: Individual homeowner's potted plants or decorations are not to encroach on the grass areas of the property. Potted plants can sit in the rock areas. Also, per Association Rules and Regulations, nothing in the Common Area can be altered, which includes hanging items in the trees. Also, feeding wildlife, including but

not limited rabbits and squirrels is prohibited. You are allowed one bird feeder in your own space and not in trees.

Pool Opening: Scheduled Memorial Day Weekend. Depending on the Covid-19 Guidelines for Colorado, rules will remain as they were last year. No furniture will be put out so bring your own chairs and towels and remove

all items when you leave. No Glass allowed, Smoking is Not allowed and No Pets allowed inside the gates. You must be a Resident, or accompanied by a Resident, to use the Pool. ID is required on premises. Rules are posted at the Pool and if disregarded, your privileges can be revoked.

Architecture: Anything on the Outside (Studs out) must have Board approval i.e., windows, doors, air conditioners, solar panels, outside lighting, patio fence/wall, satellite dish, vents, skylights, any hole in the outside walls, etc. Submit a "Design Improvement Form" found at www.westwindmanagement.com, attach photos if possible.

Unique Days in May:

- May 7 – Space Day
- May 9 – Lost Sock Memorial Day
- May 14 – Dance Like a Chicken Day
- May 25 – Tap Dance Day



2021 Projects and Repairs:

Painting in Drives A and Clubhouse will start soon. No specific date has been set because of weather. Please be prepared to remove your furniture from the patio and away from walls for spring painting. You will be notified before painting starts. Sod repair is needed in areas, Common ground garden work in some of the Driveways, updates to Burgundy's Declaration and Bylaws, and Rules and Regulations still in work.



Board Meetings: **Second Monday at 6:00 pm;** Until further notice **via Conference Call.** Wish to be added to the Agenda and join the Conference Call, contact our Community Manager, Janelle Mauch. Homeowner participation is at the start of the meeting.

Board Members: Pres. – Josh Ryines, VP – Lori Foster, Sec/Treas. – Bev Valvoda, Members at Large – Jasmine Ehrlich and Mundy Horton.

Beverly Valvoda



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- ✓ Dust the furnishing, decor, ceiling fans and vents
- ✓ Clean windows, vacuum floors
- ✓ Switch plates and doors are thoroughly cleaned and sanitized

Kitchen:

- ✓ Clean stovetop, microwave inside and out
- ✓ Scrub sink and shine
- ✓ Clean and sanitize refrigerator, dishwasher and cabinet exteriors
- ✓ Clean and sanitize countertops, empty trash and clean floor

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Cobblestone Crossing

FYI: Until further notice, the monthly Board meeting, held the second Monday of the month at 6 pm, will be conducted via Zoom. Instructions on attending the meeting are located on Cobblestone Crossing's home page on Accord Property Management's website.

Landscaping Company: The Board signed a contract with Metco to perform landscape maintenance again this season. Spring cleanup should take place in early May and the sprinkler system will be activated at that time. Please do not engage workers with specific requests. If there are concerns or questions regarding their activities, please contact Accord Property Management. Until

the sprinkler system is activated, on occasion, please water bushes and trees around your home.

Mailbox Replacement: As previously reported, the Board approved the replacement of the final seven old mailbox clusters. As soon as arrangements can be coordinated between the Post Office and the vendor, removal of the old clusters and installation of the replacements will be scheduled. When the new clusters are installed residents will have to go to the Gateway Post Office (2500 S. Abilene Street) to obtain a new key to the individual mailbox. Stay tuned for more information. Also, a mailbox cluster on the west side of D was destroyed by vandals in late March and was replaced.

Pool: As of (mid-April), we are 95% certain the pool will open this summer. There will be some capacity and physical spacing limitations. More details to follow as we get closer to the planned opening on Memorial Day weekend. A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Suggestion: For residents with fences around or on your patio, as the weather improves later in the Spring, please consider staining the fences to help decrease wood rot. The

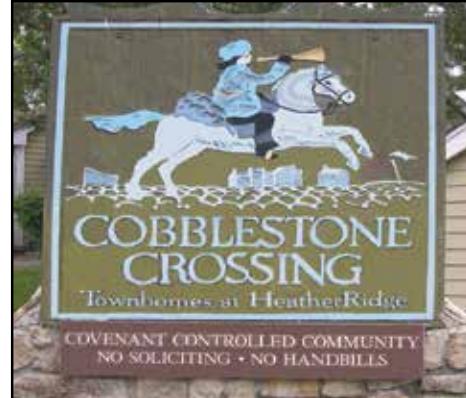
stain the HOA uses on the enclosures at the entrances is Woodland Cedar by Olympic Waterguard. Just a suggestion as it's not mandatory the colors match!

FYIs Part 2: Consider updating the electrical circuit box for your home to current standards. A licensed electrician can check the electrical system and determine if an upgrade is required.

Per Rules and Regs, vehicle maintenance is not permitted nor is parking in the fire lanes.

Planters: If you live close to an entrance planter box, please consider planting flowers in them. As always, exercise caution and don't plant too early!

Pets: There has been an increase in the number of complaints about pet waste. Remember, pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Contrary to popular belief, it's *not* fertilizer. Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container



outside – take it to the dumpster.

Common Area: Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for spring planting. Potted plants can sit on the rock areas. Also, per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, rabbits is also prohibited.

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/GFL at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot or a tow. 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.

Midge Miller



Fairway 16

Dates to Remember

| | |
|----|---------------------|
| 1 | May Day |
| 2 | Kentucky Derby |
| 5 | Cinco de Mayo |
| 6 | National Nurses Day |
| 9 | Mother's Day |
| 15 | Armed Forces Day |
| | Preakness Stakes |
| 16 | Shavuot |
| 23 | Penecost |
| 31 | Memorial Day |



Pool: In May, the board will discuss the feasibility of opening the pool this summer. Their final decision will be based on CDC recommendations and Tri County Health directives.

The pool cover was damaged during the huge snowstorm in March. It is scheduled to be replaced this month.

The Fairway 16 Insurance Policy: The 2021 Fairway 16 Insurance Policy was signed and certified in April. It is posted on the Advance Fairway 16 website under Documents.

Sod: Several areas of grass were damaged, in March, due to snow removal. These areas will be sodded/seeded, this month.



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Architectural Control: Please remember that the board must approve any changes or additions to the exterior of units. The *Design Review Form* may be found on the Advance Fairway 16 Website under *Forms*.

Monthly Board Meetings: The Fairway 16 meetings will be conducted via Zoom until further notice. The next board meeting is scheduled for Wednesday, May 19, 2021 at 6:00 pm.

Important Contacts:

Advance HOA Management: Please contact, Stacy Rukavishnikov at stacy@advanceloa.com or 303-

482-2213x277 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.

Advance HOA After-Hour Emergency#: 800-892-1423. Emergency Maintenance is an event that has caused major damage to HOA property and/is causing damage to property and requires immediate attention. All life-threatening emergencies should be directed to 911.

Website for Fairway 16: www.advanceloa.com

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Sausalito

"I'm only wishing to go a-fishing; For this, the month of May was made."

— Henry Van Dyke

Welcome home, fellow residents of Sausalito at Heather Ridge! We are an HOA community, whose board meetings are held monthly, and open to all homeowners. Please join us the second Wednesday of every month at 6:30 pm, via Zoom, using a link available by email. Please email eterry@hoasimple.com to request a link.

Important Contact Info: Our property is managed by H.O.A. Simple, LLC. If you have any requests or issues, please contact Emily



Terry at eterry@hoasimple.com or 303-260-7177 x5. Our website is located at www.sausalitohoah.com where you can find legal documents and other helpful community information, updated regularly. Our security and covenants are enforced by Brownstone Services, LLC, owned and operated by Randy Brown, who can be reached at 720-879-4568. Our landscaping company is Landwise and C.W. Contractors, Inc., whose president is Jesse Young and Operations Manager is Paul Menningen. They can be reached at 303-523-0471. Our waste collection is handled by Alpine Waste and Recycling, who can be reached at 303-744-9881.

Getting to Know the Board: First and foremost, the Board is composed entirely of neighbors within the Sausalito community. They are professionally advised by Emily Terry, who works for HOA Simple, but Emily does not make decisions. Her role is to inform the board of standard protocol and applicable laws. Past that, she is beholden to whatever decisions the resident board members make, and so to that end, perhaps some readers might be curious who those neighbors are.

Teresa Anderson, the Board's President, is a retired legal secretary, native Coloradan, and one of the original owners within Sausalito. She was drawn here by the golf course and the country club which had been here at the time. While once excellent at her job, in this author's opinion, and happy to occasionally revisit those skills, for which the board is thankful,

after 50 years, she now greatly enjoys being retired.

Betty Haarberg, the Board's Treasurer, is a retired budget analyst for the City of Aurora. She moved to Sausalito in 1998 from a single-family home, in search of a ranch layout without a basement or stairs, which she was happy to find here. She loves the peace and quiet of golf course living and the simplicity of having someone else do the landscaping and snow removal for her. She has two children, and two grandchildren.

Marlene Woodruff, the Board's Secretary, moved to Colorado from Massachusetts shortly after her first grandson was born and shortly before her second grandson was born, over 16 years ago. She still remembers the first time she drove into the Sausalito community, how it immediately felt like home. She has four grandsons now, and couldn't imagine living anywhere else.

Jeff Jamieson, the Board's Architecture Chair and this newsletter's author, feels awkward referring to himself in the third person. He and his girlfriend used to enjoy regularly vacationing to Colorado until they decided to move here in 2008. They were married two years later, and five years after that, bought their first home together, here in picturesque Sausalito, where they hope to stay forever.

Linda Chaisson is a Board Member at Large, has lived in Colorado for 16 years, bought into the Sausalito community 6 years ago, and has

family in the area. She joined the 9-Hole Ladies League so she could enjoy golfing here and get out more often. She's single, grew up in Michigan, and works full time as an accountant and HR manager for a local non-profit as well as part time at Ball Arena. She's a frequent volunteer and has always been dedicated to whoever she represents.

Stephen Smith, the Board's most recent Member at Large, moved to Colorado from Georgia in 1967 with his family. He met and married his wife Cher, a Colorado native, in 1974. They lived in a variety of homes for most of their marriage, and were thrilled to discover Sausalito almost 4 years ago. They love living here with their adult son, Joshua, who has special needs.

But that's just a few of the well over one hundred people who live here. Please introduce yourself to as many other neighbors as you feel comfortable doing. After all, one thing everyone shares, is deciding to make Sausalito our home.

*Happy Mother's Day!
Jeff Jamieson*





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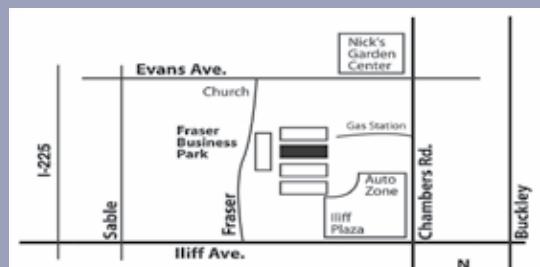
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*Happy
Mother's Day*

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Heather Ridge South

Management Information: For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115, Janelle@westwindmanagement.com or her assistant Audrey Brown 303-369-1800 ext 117.

Know your boundaries – ask before doing something you might regret!

HRS is legally defined as a condominium development – which means individual property owners only own “air-space rights” within the above-ground walls and attic ceiling; and own the air-space in basements but not the foundation walls or concrete floor. Owners

also have “rights to limited common areas” outside of their unit/building’s footprint such as a fenced-in front porch area as well as a back patio area (fenced or not).

More information is available in HRS’s *Rules and Regulations Publication* dated March 2019. This publication is essential reading for anyone living here, whether an owner or tenant. It was mailed to all owners in 2019, and also mailed to new owners once their purchase has closed. If you do not have one, it is available at our website Heatherridgesouth.org.

The Golden Rule of this HOA and others is for owners to ask before doing anything to their property that might conflict or encroach on HOA property. So, owners need to know what the HOA owns. Examples are helpful, so here’s a general but limited outline:

1. You need written approval before you install or change any of the following items or more: glass windows, front door, sliding glass doors, garage door, pet doors, basement escape window, sump-pump installation, changing out old electrical circuit breaker box for a new one, a new furnace that exhausts or vents differently than the old one, central air conditioner installation and its concrete pad, etc.
2. Under no circumstances may an owner access or demolish a concrete floor (basement or slab) to fix, install, move, or replace water or sewer lines without written permission.
3. Owners who remodel their interior areas do not need written

permission *per se*, but if structural support is compromised or damaged in any way, shape, or form, the owner is responsible for all corrective action. Work permits may be required for certain repairs, so check with the HOA first; then Aurora. If using a licensed contractor, please involve the HOA first before starting any work. Contractors have a tendency to “know it all” when it comes to HOA rules and regulations. So, as an owner, please ask first because you are responsible for your home, not the contractor.

Planned Concrete Driveway Replacements for 2021-2022: In 2020, HRS’s Maintenance Committee started reviewing damaged concrete driveways for repairs or replacement. Headed up by board member Dave Elgin, he will soon report to the board his observations and conclusions. Cracked or damaged driveways have been discussed at previous meetings to establish guidelines and a budget. All driveways under investigation will be photographed and mapped out in comparison to others needing work. Once presented to the board, a schedule of repairs will be published in Metro Matters. The HOA has sufficient funds for this project, so No assessment is planned.

Raccoons: Did you know that HRS has raccoons that live in our community? These masked critters are intelligent animals with dexterous front paws. They are omnivorous and usually nocturnal. In the spring, 2-5 kits can be born to a mom. Raccoon, along with foxes, skunks and bats, are considered primary carriers of



rabies in the U.S. Raccoons usually do not attack cats or dogs, but in extreme situations they will defend themselves. Loud noises and flashing lights can be used to scare off raccoons.

Please do not feed these animals. In fact, it is a good idea to buy a garbage can with a lid for our weekly trash pick-up. We do not want to encourage raccoons to think they will get their food from humans.

Raccoons are beautiful creatures who will give you space if you return the favor!

Picking Up After Your Dog: HRS is a dog-friendly community. We have a variety of cute canines who live in our neighborhood, and we would like to remind the owners of those pooches to pick up after them. Please bring a poop bag with you when you walk your dog. There are garbage cans in the park and clubhouse parking lot. Cleaning up after your dog protects fellow dogs’ health as well as human health, and keeps our community looking (and smelling) nice. This also includes cats, but cats and their owners don’t listen as well as dog owners (ha-ha). They think they are purr-fect!

Update your contact info at Westwind Management. Outdated contract info is useless. Please send new info to receive email-blasts about important community happenings – water shutoffs, street repairs, or weather issues. Please email Janell or Audrey at Westwind as noted above.

**Van Lewis
Meg Gose**

Country Club Ridge

Over the last year we've learned that one thing is certain... life changes! Country Club Ridge has seen many changes, too! In the last two months we have said good-bye to our Board President, welcomed new Board members and hired a new management company.

The Board of Directors thanks Mocha Butkovich for her leadership and hard work as President over the past 4 years. In February Mocha moved out of state. We send thanks and best wishes to her.

With Mocha's move, our Board needed at least one additional member to continue representing our residents. Three owners volunteered

for the open positions. Welcome Jon Dowdle, Mike Davis and Judie Maurelli to the Country Club Ridge Board of Directors.

Colorado Association Services was chosen by the Board to manage our day-to-day operations. Our former property manager, Matt Bramlett, is our Community Association Manager at the new company. We have worked with Matt previously and appreciate his level-headed management and decision-making skills. Residents and owners can also count on Donna Nicholas, Assistant Community Manager, at our new management company. You will see email notifications and other communication from Donna. If you need to reach Matt or Donna, you may call the office at 303-232-9200 during business hours or use TownSq to reach them.

Associa, the parent company of Colorado Association Services, offers the online communication tool called TownSq. This is a free service to our owners that is set up and ready to use by downloading TownSq as an

app or registering at www.townsq.io. You will need your account number (provided in the initial letter from Colorado Association Services) and zip code to set up your account.

Community Reminders:

- Trash pick-up is every Tuesday. *Toters may be put out no earlier than 4:00 pm on Monday afternoon and taken in at the end of trash day.* Recycling is collected alternating Tuesdays. In May the dates are May 11 and May 25. Republic has requested that all trash and recycling be put into the toters. Do not put bags or boxes on the ground.
- Parking spaces are limited in our community. Please use your garage for parking. No parking is allowed in front of garages except for unloading vehicles. *Residents may not park in visitor designated spaces.* These spaces are reserved for deliveries and short-term visitors.
- We are aware of Winter damage to driveways and landscaping. As

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the weather warms repairs will be made. A walk-thru is planned for early May. Please make Matt aware of any problems in your area.

- Monthly Board meetings are scheduled for 5:30 pm the 3rd Monday of the month. Donna will email and post the agenda to TownSq the week before which will contain the zoom link / zoom phone number and access number for those that want to participate in the meeting. All homeowners are encouraged to attend the meetings. The meeting date in May is May 17th which is CCR's Annual Board meeting.

Judie Maurelli



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Colorado Springs Myth Busters

The truth behind the Pikes Peak Region's most famous rumors and legends. Rumor has it the Pikes Peak region is seething with mysterious myths and tales of the past, and we're here to put them to rest. While some are true and some are false, there are others that remain a mystery (at least for now).



Tesla built an experimental lab in Colorado Springs in 1899.

TRUE. Tesla arrived in Colorado Springs in May 1899, telling

reporters he was going to send a radio signal from Pikes Peak to Paris. He conducted experiments at his Colorado Springs station for nine months. One experiment burned out the dynamo at the El Paso Electric Company, causing the entire city to lose power. All around, not much is known about his work in Colorado Springs, his notes aren't clear – but he did appear to be confident he could transmit wireless power afterward. You can learn more at PBS.org.

The Broadmoor used to feature a ski slope.

TRUE. Ski Broadmoor was open from 1959 to 1991, but the perils of inconsistent weather led to its closing. Ski Broadmoor featured one double chair lift, one tow line and snowmaking machines. You can still see where the slope was when you look out toward The Broadmoor area. Read more about the history at [Uncover Colorado](http://UncoverColorado.com).



General William Jackson Palmer, who built the Antlers Hotel in 1883, and Spencer Penrose, who built the Broadmoor in 1891, had a feud. Penrose made the "A" in

a room at The Antlers a few times coming down from Cripple Creek and was escorted off the property, so he may have carried a grudge. You can read more about the story on Fox 21 News.

"BroAdmoor" small as a gesture to insult The Antlers.

FALSE. The real reason the "A" was made capitalized and in smaller font was because there was a copyright and trademark issue with the area already being called The Broadmoor since the 1870s. That being said, the archivist at The Broadmoor and others have confirmed a rumor that Penrose tried to get



Top photo left: Photo from Wellcome Library London

Center photo left: Photo from Pikes Peak Library District

Bottom photo left: Photo from Peak Radar of statue of Katharine Lee Bates

Photo at top right: Photo from The Broadmoor

Excerpts from Visit Colorado Springs, www.visitcos.com



The song "America the Beautiful" was inspired by Pikes Peak.

TRUE. Katharine Lee Bates wrote the song after being inspired by the view from Pikes Peak. In her accounts, she refers to the Rocky Mountains in all their purple majesty. She spent the summer lecturing on Chaucer at Colorado College and journeyed to Garden of the Gods and the summit of Pikes Peak. Learn more at National Geographic.

Heather Ridge Community Map



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