

HR Heather Ridge Metro Matters

Volume 12

April 2022

Number 4

Welcome Spring



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

Heather Ridge

PUBLISHER'S NOTE

It's pretty amazing what communities can accomplish when they share a vision.

It's been just over 12 years since the Heather Ridge Metro District was formed, and things around the district couldn't be better. Please take time to read President Errol Rowland's annual "State of the District" article on pages 4 & 5.



Barry McConnell
Publisher

**Heather Ridge
Metropolitan District**
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Vice President Van Lewis
van@vanlewis.com

Treasurer Charlie Richardson
Joan Beldock
Jane Klein
Kay Griffiths

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.

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***** Next Regular HRMD meeting April 21, 2022, 4 pm at Heather Ridge Clubhouse 19th Hole 1st Floor *****

Link to View Regular Meeting Notice - Also posted in 3 locations in District — 72 hours before meeting or * via ZOOM Email info@hrcolo.org for an invitation

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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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Heather Ridge Metropolitan District (HRMD) 2022 State of the District

Twelve years ago on December 1, 2009, our community through the HRMD bought the open space/golf course. HRMD encompasses 1,127 homes in the ten HOAs. Despite the two-year COVID-19 pandemic, thanks to the management of HR Golf Club, Noonan's Sports Bar & Grill, the dedication of the HR Management Team (HR Team) and many others, HRMD is in strong operational and financial condition. Golf operations are brisk, with 44,522 rounds of golf in 2021, while golf operations has been able to make several improvements to the property.

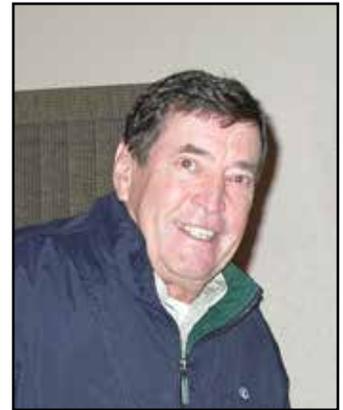
The HRMD uses the monthly Metro Matters and the HRColo.org website to keep all residents up-to-date and promote transparency through the monthly Metro Matters newsletters and the HRColo.org website (thanks Barry McConnell, Van Lewis & Errol Rowland). All financials for the previous month (with easy-to-read summaries) are available on HRColo.org normally by the third Thursday each month.

HR Mission— *Preserve the open space; protect our property values & maintain our way of life.*

2021 Update—

- **Preserve the open space, best maintained as a golf course—**We are getting positive feedback from the community with the success attained in saving our open space best maintained as a golf course. The **\$6.2m** bond now has a **\$5.4m** balance (mortgage) with a fixed **3.4%** interest rate. The bond is scheduled be paid off in **December 2039**. The HRMD property tax rate/mill levy was recently reduced in 2021. Property taxes have increased due to property value appreciation, not because of any HRMD action. In 2019 the directors asked the question: “What catastrophic event could lead the district to become financially strapped?” The answer was, “One of our water wells will fail.” Water is the life blood for the open space/golf course success. When we bought the open space, the golf course water delivery systems had been neglected and our primary water well was failing. We had to drill a new water well, 1,600 feet deep. The cost in 2010 was \$750k. Today to drill that well would cost in excess of \$1 million. When (not if)

the next well fails, we do not want to assess the citizens additional tax, so HRMD started a Catastrophic Reserve Fund. The original plan was to fund this over the next 5 years. Contributions from the HRMD and Golf Operations will share in building this reserve; \$200k each year until the \$1m is funded. The increase in 2020 golf activity due to COVID-19



*Errol Rowland
President HRMD*

enabled us to double this contribution in 2020 and 2021, so today we have \$607k in the fund. Thus, we are on schedule to have the \$1m goal accomplished a year early at the end of 2023. Many enhancements are being implemented on the grounds: dead/dying trees are being replaced with new trees, shrubs and landscaping improvements, cart paths, relief stations, signage, etc. are on schedule. Golf patrons are happy, they offer positive feedback & return because of the improvements they see.

- **Protecting our Property Values—** Property values of our Heather Ridge homes continue to be strong. Heather Ridge values have tripled since 2011 when the average sold price for that year was \$104,330. The average sold value for 2021 was \$325,076, an increase of 23.1 % over 2020; and prospects for 2022 look stronger yet, but the year is young. Out of the 1,127 homes in the HRMD, and 199 in Strawberry I that is in Heather Ridge but not in the HRMD, there were no homes for sale at the end of February. The same was true on March 16th, when Pete Traynor and Van Lewis submitted their monthly real estate article for the April 2022 issue. . . nothing listed for sale. Their monthly reports help owners keep track of values along with advice about getting ready to sell. In 2021, sold real estate values ranged from \$190,000

to \$480,000. In 2020, the range was \$145,000 to \$375,000.

- **Sustaining our Way of Life**— Thank you and your neighbors for attaining a safe community, keeping crime and homeless issues in check. In 2009 before forming the HRMD, we were faced with having our community increased from 1,127 to ~5,000 front doors transforming the open space/golf course to high density multi/story-multi/family apartments. Thankfully HR residents voted 85% to take control, form the HRMD, buy the golf course and control our destiny. We are maintaining and enhancing our way of life. We are fortunate with the cooperative relationship we have with the City of Aurora, Mayor and Council. Former Council Persons, Molly Markert, Sue Sandstrom and Charlie Richardson were instrumental in steering approved development within ½ mile of the HR 90 acres. Three are higher end apartments/homes: 834 single family units with 1,797 permanent residents. They include Saint Andrews Village, Fairfield Inn, Extended Stay America, Parq at Iliff, Hampton Inn, Spur at Iliff Station and Shamrock Park. Others are hotels and retail now under construction. We have all noticed how traffic is increasing with the new development creating an additional 12k traffic trips per day throughout the area. The RTD Iliff Light Rail Station with the 600-space parking spots is taking some of the sting out of this new growth and the newly installed traffic signal at Xanadu and Yale is a welcome needed feature. The area no longer has open space for other development. Our residents are proud to live in HR. Crime is rare; and as you may know, we have 7-day security available on the golf course through our contractor Front Range Security 303-755-0665 (write that number down for any golf course issues). A few of the HR 10 HOAs have subscribed to their own security service.

Our success is due to you residents, who truly care, the HRMD dedicated directors, scores of volunteer homeowners, contractors and golfers. The HR Management Team meets every month discussing golf operations and the needs of the asset. This HR Team is to be commended. They are:

- Bob Knutson—HR Grounds Superintendent
- Audrey Romero—HR Golf Operations Manager/HRMD Accounting Manager
- Van Lewis—HRMD VP, HR South
- Loren Janulewicz—President of Golf Operations (GCat)
- Charlie Richardson—Former Aurora City Attorney, Sausalito
- Barry McConnell—HRMD CH Facilities Mgr, Food and Beverage liaison, *Metro Matters* editor, Fairway 16
- Errol Rowland—HRMD President, Burgundy

HR homeowner resident volunteers are always welcome. Transparency is paramount to us tax payers. *HRColo.org* has every detail meeting minutes & financial statement since inception. You are welcome to contact any HRMD board member or HR Management Team via email: *info@HRColo.org*.

A special thanks to Audrey Romero, HR Golf Operations. When COVID-19 first became an issue in March 2020, Audrey took the proactive initiative to contact the Colorado Governor's office and Tri-County Health establishing the protocol template for golf course operations in Colorado. Golf Clubs in Colorado then looked to Audrey and Heather Ridge as the model Colorado golf courses could follow when formulating their COVID-19 compliant protocols. This proactive leadership resulted in setting new HR golf operations records for rounds played, revenue and profitability since COVID-19 became an issue. Thank you, Audrey.

Please tip your hat and offer thanks to our founding HRMD Directors: Jane Klein—Cobblestone Crossing, Joan Beldock—Country Club Ridge, Mary Lou Braun—Cobblestone, Jim Bruce—Fairway 16, Vinny Roith—Sausalito, Van Lewis—Heather Ridge South and Errol Rowland—Burgundy. In addition, following board members, Kay Griffiths—Cobblestone, Patt Dodd—Double Tree, Bette Secord—Fairway 16, Charlie Richardson—Sausalito, Paige Casarra—Burgundy and James Cronin—Chimney Hill. These directors have offered countless volunteer hours to our mission while keeping our residents cohesive and informed.

HR homeowners can share pride in our collective accomplishments. As we residents meet with other associations, communities, cities, educators, etc., people are amazed with the results our volunteer citizens have achieved. When we are asked how we did it, our response is that "**We all Care** about our community and our future". We begin every meeting stating our mission to preserve the open space (best maintained as a golf course), protect our property values and sustain our way of life.

And one-parting comment: — Please say **Thank You** to the HR golfers. They are paying the bills and are the reason for our success as we continue with our mission.

Errol Rowland, President HRMD

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HRCA News

Three key issues confronting HOAs now — Fannie Mae questionnaire, solar panels, and insurance coverage

Fannie Mae and Freddie New Condo and Co-Op Questionnaire:

“On Thursday, June 24, 2021, at approximately 1:22 a.m. EDT, Champlain Towers South, a 12-story beachfront condominium in the Miami suburb of Surfside, partially collapsed into the sea. Ninety-eight people died. Four people were rescued from the rubble, but one died of injuries shortly after arriving at the hospital. Eleven others were injured. Approximately 35 were rescued the same day from the un-collapsed portion of the building, which was demolished 10 days later.”

It was the crash-splash heard around the world, in particular by mortgage giants Fannie Mae and Freddie Mac. They serve a necessary function to bundle and sell mortgage-backed securities to investors who want safe investments. This creates cash used to fund future mortgages and keeps the housing system liquid.

Effective now, Fannie and Freddie have provided lenders with a new “voluntary” questionnaire asking HOAs “about the safety and soundness of condos and co-ops for deferred maintenance.” Failure to adequately respond could kill a mortgage application as well as a tarnished reputation for the HOA.

There is little agreement on how to answer “do you have deferred maintenance?” However, a written history of engineering Reserve Study reports is a significant way to respond. For example, your HOA could be battling a history of foundation problems, defective cast-iron sewer lines, or retaining walls falling down. You might be successfully dealing with those problems or others, but having written engineering reports goes a long way so say you are proactive and not hiding problems.

The Champlain Towers South succumbed to deferred maintenance, whether known or not by its board of directors or management company. Should they have known? Did they routinely perform engineering inspections? Are they liable? All good questions!

It is recommended that Heather Ridge HOAs discuss this issue with their management company for safety and real estate issues. Failure is not an option because HOAs owe it to their owners to protect real estate values.

Solar Panels: Remember the solar panels from the late ‘70s and 1980s? There were basically two types – “active” or “passive” systems with cumbersome plumbing and

hot water holding tanks. Federal law then required HOAs to approve installation to the extent of managing their location and maintenance requirements. In so many cases the solar equipment became an eyesore, let alone a safety-maintenance problem. And many of them did not work as promised or for very long.

Nowadays, the times have changed based on Colorado’s CRS 30–30-168(3)(d). It states that an individual does not have an absolute right to install a “renewable energy generation device” on “a limited common element or general common of a common interest community.” The association would have grounds to deny the installation even if it would otherwise meet general requirements.

Each HOA should get a legal opinion from its attorney based on the HOA’s declarations or operating documents. If an HOA is legally defined as a condominium, then Colorado’s law is very clear the HOA may deny applications proposed for limited or common area installations (roofs, siding, etc.). If you are not a condominium community but a Planned Unit Development (PUD), then common area ownership or use might be legally different based on your controlling documents. Again, please consult legal counsel.

HOA Insurance Coverage for

Disasters: The recent Colorado fires that destroyed many homes in Superior and Marshall have raised question about insurance coverage. Reports say many owners were under insured and will be unable to replace all their losses. Almost all the homes lost were single family residences, not attached homes. HOAs that provide general insurance coverage should discuss their coverage with their insurance agent. The message is now clear that most policies are insufficient to replace lost property, temporary housing costs, and disaster relief measures.

Van Lewis

May 3, 2022 Election Cancellation Heather Ridge Metro District

As of the end of day, Feb 28, 2022, no more nominees than there were seats available for the May 3, 2022 regular director election, so it was cancelled.

The following directors were elected via acclamation:

Term Expires May 2023

- Charles H. Richardson
- Jane S. Klein

Term Expires May 2025

- Van H. Lewis
- Errol Rowland

HRMD public meeting, April 21, 4 PM at golf clubhouse lower level. Please call Van or Errol to confirm.

April 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 	2
	 <p>Next HRMD Regular Meeting Third Thursday each month Providing there is business to conduct.</p> <p>For an invitation please Email to: info@HRcolorado.org</p>					
3	4	5	6	7	8	9
10	11 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual	12	13 6 pm CH HOA Meeting via Microsoft Teams	14	15 	16 METRO MATTERS DEADLINE 4-16-2022 FOR MAY 2022 ISSUE
17 	18	19	20 6 pm Fairway 16 HOA Meeting via Zoom	21  6:30 pm Strawberry HOA Meeting via Zoom	22 	23
24	25 6 pm Cobblestone HOA Mtg via Zoom	26 5:30 pm HRS HOA Meeting contact Board Member	27	28	29 	30



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Sun-Thurs — 7 am-8 pm
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Come to Our Special Easter Dinner Sunday, April 17 open 7 am – 3:00 pm

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- ♥ **Grilled Salmon** with homemade rice, vegetables, dinner roll, and choice of soup or salad.
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Making Sense and Cents of Today's Real Estate Market



Each month Pete and I collect our thoughts and recent experiences to share with you – sometimes crystal clear, other times not. This month's real estate topics seem clear, but storm clouds are on the horizon. So, let's talk first about what we are seeing, hearing, and doing.

Home sales in Heather Ridge, metro-Denver, and the rest of the nation have been "crazy good" for sellers, but not so much for buyers. Metro Denver is ranked 18th in the U.S.'s top 20 metro areas, and 10th in economic growth. Metro-Denver is said to be "punching above its economic weight class" building more commercial-industrial facilities than it needs now. Growth projections are very strong forecasting 50,000 people "net" moving here each year for next five years. We are building in anticipation of greater growth. Investors are betting on

Denver and it's paying off.

We have a highly educated population. This attracts investors, companies, and developers. We also have a reputation as a fun place to live. Perhaps our water, the Broncos, or the mountains. . . or all of the above? Welcome, Russell Wilson, from the Seattle Sea Hawks!

Even with skyrocketing home prices rivaling NYC, Boston, San Francisco, and Seattle, the metro-Denver is still perceived as "more affordable" than major coastal cities. However, there are clouds on the horizon. Recent events in the Ukraine, inflation, rising interest rates, supply-chain problems, and shortage of workers will affect real estate. The question is – when and by how much?

Metro-Denver property owners have been successfully surfing the economy since Covid started, especially the past four months. Home prices on average are up 20% from last year, and a record 6% from Jan to Feb 2022! (No, that's not a mistake. . . up 6% on the median price from one month to the next one!). Record low levels of homes for sale at the end of each month isn't helping either – December had 1,477 homes, January 1,184, and February 1,226 sale in a metro area of 3.3 million people. At the depths of the Great Recession, we had 36,000 homes for sale and 1.8 million people.

Pete and I take great pride raising our families here in Heather Ridge. Pete and Wendy have called it home since the 1980s, and Ginny and I since 1990 now living by the 14th green. When you call us to discuss real estate, we come as neighbors as well as seasoned professionals. We have almost 50 years each practicing real estate, and almost 40 years each with Re/Max. So, when we work with sellers and buyers, they get the entire family experience. Please remember, "Don't leave home without us."

Heather Ridge Sales

Last month we listed and sold 2715 S Xanadu Way for a record price, \$437,000. A 1,365 sq ft ranch model overlooking the 14th tee box, it has a spectacular Front Range view. Pete and I have been setting record sale prices almost each month, so give us a call. We know what's going on because we are making it happen. Others have to guess; we don't because we are knee deep in Heather Ridge as well as other sales.

At this time, we have three Heather Ridge ranch models coming to market soon. . . all with 2-car attached garages. Please call if you or anyone else is looking for a one-level unit.

Van Lewis



Van Lewis
303-550-1362
van@vanlewis.com

Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

Please remember don't leave home without them.

Homes Pending as of March 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$240,000	2680	S Xanadu Way A	1 - 1	856	1 Carport	2 Story
Strawberry II	\$325,000	2463	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$329,000	2449	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$329,845	2423	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	\$345,000	2691	S Xanadu Way B	2 - 2	1,162	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$360,000	2667	S Xanadu Way F	2 - 2	1,314	1 Gar, Det	2 Story
Cobblestone	\$366,000	2151	S Victor St B	2 - 2	1,208	2 Spaces	2 Story
Sausalito	\$374,900	2497	S Victor St B	3 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$375,000	2448	S Victor St F	3 - 2	1,273	2 Gar, Att	2 Story
Sausalito	\$395,000	2419	S Worchester St B	3 - 2	1,282	2 Gar, Att	2 Story
Heather Ridge South	\$400,000	2864	S Wheeling Way	2 - 3	1,462	2 Gar, Att	2 Story
Fairway 16	\$425,000	2518	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story

Homes Closed from February 16 to March 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$231,500	13629	E Yale Ave A	1 - 1	843	Conventional	\$2,000	Individual
Strawberry I	\$234,400	13605	E Yale Ave A	1 - 1	843	FHA	\$0	Individual
Strawberry I	\$255,000	2646	S Xanadu Way C	1 - 1	856	Conventional	\$0	Individual
Cobblestone Crossing	\$315,000	13494	E Asbury Dr	2 - 2	1,208	FHA	\$0	Estate
Strawberry II	\$331,000	2419	S Xanadu Way B	2 - 2	1,091	FHA	\$0	Individual
Strawberry I	\$335,000	2618	S Xanadu Way A	2 - 2	1,153	Conventional	\$0	Agent Owner
Burgundy	\$340,000	2669	S Xanadu Way C	2 - 2	1,162	Conventional	\$3,000	Corp/Trust
Strawberry II	\$342,500	2499	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Individual
Cobblestone	\$376,000	2152	S Victor St F	2 - 2	1,392	Conventional	\$0	Individual
Sausalito	\$390,000	2419	S Worchester Ct C	2 - 2	1,230	VA	\$0	Individual
Fairway 16	\$434,000	2598	S Vaughn Way B	3 - 2	1,462	Conventional	\$4,000	Individual
Heather Ridge South	\$437,000	2715	S Xanadu Way	2 - 2	365	Conventional	\$0	Individual



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Contact me

Please remember don't leave home without them.

Notice to Readers: Van Lewis and Pete Traynor are disclosing the properties displayed herein were marketed in REColorado (formerly MLS) and are not their sales only. Other agents listed and marketed many of them under a joint co-operative agreement with REColorado and its broker members.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Golf Club News

The season is upon us and we still have lots of room for more golfers, so get your application and check into the pro shop. It's a great way to get some sunshine, make new friends, and, oh yeah, play some golf, too!!! Please contact me if you have any questions I can answer for you about the Heather Ridge Men's Club. Hit 'em straight!

Darrel Vanhooser, HRMC President

<https://www.heatherridgemensclub.com/>
303-875-4768

Heather Ridge Men's Golf Club 2022 Schedule

Thur 4-7-22	Men's Club Spring Kick-Off	Sat 7-2-22	Red, White, and Blue Four Man Scramble (Computer Draw)
Sat 4-9-22	Member/Member – Member Guest Four Man Scramble. A, B, C, D Players (Computer Draw – 80% of Handicap for Each Player – Guests Must have Valid Handicap or get One Established before Participating) Tee Times Start at 8:06 am	7-15, 16, 17-22	Member/Member, Member/Guest (Partners must be within 10 Stokes) Horse Race Starts at 6 pm on Friday Tee Times Start at 8:06 am
Sat 4-23-22	Point Par, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 8-6-22	Two Man Point Par, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am
Sat 4-30-22	Two Man Teams – 9 Holes Best Ball/9 Holes Aggregate, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am	8-13-14-22	Club Championship, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am
Sat 5-14-22	Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 9-3-22	Tournament of Champions/Non-Winners Tournament – Playing Groups Set by Computer Tee Times Start at 8:06 am
Sat 5-28-22	Two Man Best Ball, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am	Sat 9-17-22	Four Man Best Ball (2 Scores Per Hole from Team) (Computer Draw) Tee Times Start at 8:06 am
Sat 6-11-22	Men's Club/Women's Club Mixer, Shamble (Computer Draw) Tee Times Start at 8:06 am	Thur 9-29-22	Men's Club Fall Banquet
Sat 6-25-22	Individual Gross/Net, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am	Sat 10-1-22	Two Man Scramble, Flighted – Pick Your Partner Tee Times Start at 9:18 am

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Ask about our Discounts & Heather Ridge References

Heather Ridge Men's Club Golf Association 2022 Membership Application

This year the HRMC will continue a schedule of 15 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring banquet is April 7, 2022 and our first tournament will follow on April 9, 2022. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMC website www.heatherridgemensclub.com (contact info for members/ tournament signups, results, and other HRMC info)
- Two banquets: a Spring Kick Off (Stag) and a Fall Banquet (Bring your significant other, but there will be a charge for them, amount TBD)
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes (the Member/Member—Member/Guest will have a total fee of \$100.00/player)

PLEASE PRINT CLEARLY AND LEGIBLY.

Name: _____ Significant Other's Name: _____

Address: _____ City: _____ Zip: _____

Phone: _____

Work Phone: _____ Cell Phone: _____

Email address: _____

New Members Only:

List the name of the Men's Club member who suggested that you join HRMC, so they can get their \$20 Finder's fee bonus _____

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

If no, you will need to post 3 scores to establish a handicap prior to playing in any HRMC event

USGA handicap index _____ Name of previous club _____

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

THE FIRST 25 APPLICATIONS SUBMITTED WILL RECEIVE A SLEEVE OF PRO V'S!!!

Make checks payable to: **HEATHER RIDGE MEN'S CLUB GOLF ASSOCIATION**

Membership*	\$155.00	\$ _____
Match Play	\$25.00	\$ _____
TOTAL DUE		\$ _____

* HRMC memberships are non-refundable

* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2022 season. All members are automatically entered in pool.

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



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18-Hole Ladies' Club News

The date of our Member-Member/Member-Guest Tournament has been changed from Wednesday, June 15, to Thursday, June 16.

Posting Begins	March 15
Spring Tournament and Luncheon	April 2
Men's and Women's Club Mixer	June 11
Member-Member/Member-Guest	June 16
Club Championship	August 27-28
Fall Tournament and Luncheon	October 1

April 6 will be the first Wednesday tournament and April 9 will be the first regular Saturday tournament. Look for Golf Genius notifications to sign up for all events. Happy Golfing!

Teresa Anderson
 Publicity

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Heather Ridge Women's Golf Association Application And Handicap Only Application

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and Handicap only members.

Benefits of membership:

- Wednesday and Saturday play days
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Event and Men's Club Mixer
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

The Colorado Golf Association (CGA) bills Heather Ridge Women's Golf Association for all Women's Handicaps at Heather Ridge Golf Course.

To join Heather Ridge Women's Golf Association. Membership dues are \$70.00
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

OR

To join Handicap Only. Fee is \$45.00
Note: This is to establish a handicap only and does not allow you to play with the women's golf league. Complete the address information for CGA records and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

2022 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2022 will be included in the roster)

Name _____ Spouse's _____
Last First First

Address _____
Street City Zip

E-mail Address _____

Phone Number () () ()
(For Roster) Home Cell Work

Birthdate Month _____ Day _____ GHIN# _____

Include either HRWGA Membership dues of \$70.00 **OR** Handicap Only fee of \$45.00. The Wednesday and Saturday weekly tournament entry fee is \$5.00 and is paid in the receptacle in the 19th Hole prior to play.

Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2022 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

Benefits of Membership:

- ♦ Preferred tee times
- ♦ Prizes in each Flight
- ♦ Directory of Members
- ♦ Meet new golf partners

To join, complete the bottom of this form and mail it with a check payable to "9-Hole Ladies Golf Association," mail to:

Sherri Cooper
2457 S. Victor Street, Unit E
Aurora, CO 80014
Phone 720-434-1370

DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2022



Cut Here

Cut Here



Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2022 Membership Application

Dues are \$55.00 PLUS a \$35.00 computer fee for GHIN (Golf Handicap Index Number) Services

Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name _____ Husband's Name _____

Home Address _____

Phone Number _____ Cell # _____

Birthday (Month & Day) _____ GHIN Number _____

Email address _____

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Nice & NAUGHTY
Comedy Night

Tickets available in advance at EventBrite.com or at the door on show night

UPCOMING SHOWS:

April 1st
May 7th





CHEF'S SPECIALS

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 A Juicy Grilled Bratwurst topped with Creamy Mac n Cheese, Chopped Bacon, and Pickled Jalapenos on a soft Hoagie Roll.
 \$7.95

Classic Italian Cold Cut
 Salami, Pepperoni, Ham, Provolone Cheese, Shredded Lettuce, Sliced Tomato, Sliced Onion, and Pepperoncinos all stacked on a soft Hoagie Roll and drizzled with Olive Oil, Red Wine Vinegar, and Oregano.
 \$15.50

Ballpark Brisket Sandwich
 Chopped Smoked Brisket topped with Swiss Cheese, Creamy Coleslaw, and Freshly Fried Onion Straws on a soft bun with a drizzle of BBQ sauce.
 \$15.95

**Served from 4/4/2022 to 5/1/2022

EASTER BRUNCH BUFFET

SUNDAY, APRIL 17TH
 \$14.95 per person - \$7.49 for kids under 12
 Available from 10am to 3pm

DRINK SPECIALS 10AM TO 5PM:
 -Build Your Own Bloody Bar
 -Mimosa Juice Bar
 -\$3.50 Domestic Pints

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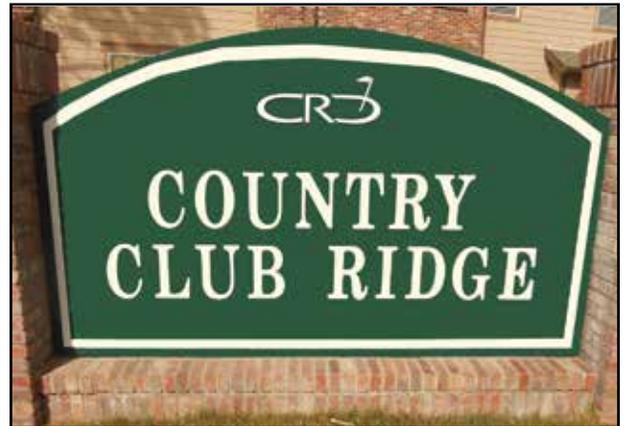
HR Heather Ridge

ASSOCIATION NEWS

Country Club Ridge

The Board of Directors has voted to change management companies after one year with Associa Colorado. As of April 1, 2022, the new management company is under contract and working on the transition.

Metro Property Management Company headed by Molly Ryan, CMCA has been chosen to facilitate managing our day-to-day business. The Board received a referral for some possible managers. We interviewed and selected Metro. Our new community manager is Dan Anderson. Please bear with us as



we make changes. We are striving to make this transition seamless, but we know there are many concerns to overcome.

Owners should have received an announcement of this change from Metro Property Management. If you didn't receive this information, please contact one of the Board members or Metro at the phone number below. I think you will be pleased when your call is answered immediately during

business hours! We will provide you with more details about Dan in the May issue.

Here is the new company's contact information:

Metro Property Management Inc.
10800 E Bethany Drive
Suite 235
Aurora CO 80014
303.309.6220
303.309.6222 f

You are invited and encouraged to attend the next Board meeting. All meetings are held online. Meeting time, date and Zoom access link will be sent to you by email as soon as this information is available.

Thank you for being a good neighbor.

Judie Maurelli

Freaky Friday THE MUSICAL!

April 29 – May 22, 2022

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Sundays 2:00 pm

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Book by Bridget Carpenter | Music by Tom Kitt | Lyrics by Brian Yorkey Based on the novel by Mary Rodgers and The Walt Disney Motion Pictures Direction by Kenny Moten

We were just about to start rehearsals for this hilarious, musical update of an American contemporary classic when a certain germ put the brakes on... well... everything. Now, two years later, we're so excited to present Disney's *Freaky Friday the Musical!* When an overworked mother and her teenage daughter magically swap bodies, they have just one day to put things right again before mom's big wedding. The directorial mind behind our award-winning production of *Caroline, or Change*, Kenny Moten, returns to tell this magical story, two years in the making!

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 has not yet been scheduled. Date and time will be posted on the mailboxes.

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 April 14 and 28. 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: We have a new landscaping service as of April 1. He will be starting off with a pre-emergent weed treatment, followed by an aeration and fertilizer application. Our sprinkler overhaul last fall should ensure good water coverage. We will also look at overseeding some additional areas, where necessary.

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.

Sewer Clean Outs: We will be performing our scheduled sewer maintenance this month. We will let

you know if we need access from inside your home.

Your Water Shut-Off Valve: Be sure you know how to turn off the water to your unit. The shut off valve is located in the basement, more than likely under where the fireplace is. This is where you shut off water to your entire unit.

Insurance Coverage: Please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also, confirm you have loss assessment coverage and verify that your coverage is adequate should there be a need for a special assessment. Also, with the huge increase in our property values of late, our insurance agent has advised

us to all check that you have adequate coverage on our individual homes. You sure don't want to be under insured, should anything happen!

Speaking of insurance, we have switched our master property policy from Farmers Insurance to Travelers. The appropriate certificates of insurance have been posted to our website.

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.

Patt Dodd



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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**



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 will review one more landscape proposal before making a decision on landscape maintenance for the season. Spring cleanup will be performed in late April or 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.

Snow Removal: While it is rather incongruous to follow landscape statements with snow removal statements, it is Spring in Colorado, so anything is

possible! A reminder, sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow. Ice melt buckets remain available by the mailboxes and a little goes a long way.

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. This includes installation of new doors and windows, installation of a satellite dish, new A/C unit (not replacement), gas line for gas fireplace or any changes to the Common area. Failure to obtain approval prior to changes could result in a fine and/or removal, at owner's expense, of unapproved or incorrectly installed items.

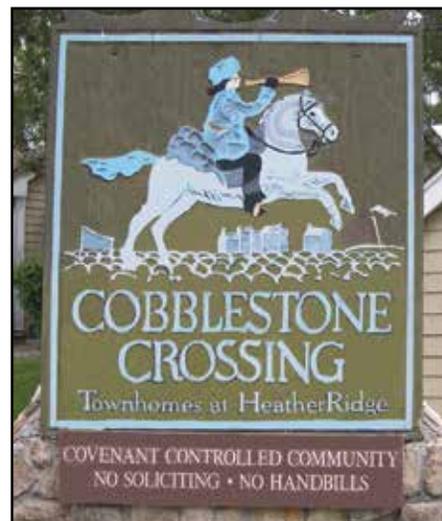
Construction: If renovation of a home is being considered, recommend research on city requirements. Determine whether the work will require a City of Aurora permit and validate the contractor's license. Neighbors are entitled to contact the city building division if there are any concerns, including disposal of construction materials, noise complaints, structural or general concerns. Also, owners are responsible for repairing any damage inflicted on community property, including but not limited to, exterior of residence, irrigation lines, electrical lines, bushes, trees, and grass.

Pets: 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. Also, dog urine is killing the grass in multiple areas throughout the community. If you are a dog owner, please make every effort to ensure you are not contributing to this ongoing problem. . . there are actions you can take with your dog to reduce the amount of protein in your dog's diet which reduces the amount of nitrogen in the dog's urine.

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.

Safety Tips: Lock doors and windows when leaving home, even for a few minutes; put lights on automatic timers; pick up packages from front porch as soon as possible to avoid theft and ask a neighbor to keep an eye on your home when you are out



of town. On the same topic, while there are exterior lights throughout the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exterior fixtures to turn on lights at dusk and off at dawn. Also, car break-ins can occur in Cobblestone Crossing at any time. Please remember to remove any items of value from your car, always lock the doors and notify the Aurora Police Department as soon as break-in is discovered.

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.

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Strawberry

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

Board Members: Sonja Mooney, President, sonja.strawberryhoa@gmail.com; Ersin Sulukioglu, Vice President, ersinsulukioglu@gmail.com; Eric Farley eric.farley.hoa@gmail.com; Vickie Wagner hrstrawberryhoa@yahoo.com.

HOA Meeting: Our next HOA meeting will be held via Zoom on Thursday, April 21, 2022, at 6:30 pm. Information can be found on



the property management company website <http://www.accordhoa.com>.

Snow Removal: We have a snowy month ahead of us. Sidewalks will be shoveled after 2 inches of accumulation. Driveways and parking areas will be plowed after 4 inches of accumulation.

Staircases: The final phase of

staircase replacement in Phase 1 — 8 staircases — will begin this spring or early summer.

Siding: The scope of siding replacement in Phase 2 is complete. Painting of the siding on residential buildings in Phase 2 will begin in the spring.

Security: Front Range Patrol provides security at Strawberry. Please use the following numbers when needed:

Non-Emergency: 303-627-3100
Emergency: 911
Front Range: 303-591-9027

Have a great April!

Vickie Wagner

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147486

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at 303.750.0820
to RSVP by April 21.



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Heather Ridge South



Management Information: For HOA management information please contact Sabrina Lopez at Westwind Management at 303-369-1800 x 142, sabrina@westwindmanagement.com or her assistant Paul Acevedo 303-369-1800 ext 147, paul@westwindmanagement.com. Accounting Representative DeEtt Glover 303-369-1800 ext 110, deett@westwindmanagement.com.

Monthly HOA Board Meetings: We changed our meeting times for 2022 to start at 5:30 pm vs. 6:30 pm, but no changes to location or day of the month (our clubhouse at 2811 SXW; and the fourth

Tuesday of each month). The change in time was made to accommodate the needs and schedules of board members.

However, we got off to a rough start this year. Weather delayed January's meeting until February fifth along with Notice to the community. However, the regular February meeting was cancelled for a combination of reasons – weather, furnace repairs, and conflicting board member schedules. These were all very last-minute occurrences. Since community issues and needs were minimal, postponing it was the best option.

Our meeting format preference is “physical” vs. “virtual” which the board believes promotes better communications and discussions. Physical meetings benefit more from “body language” and face-to-face discussions than virtual ones. Although virtual meeting may have greater resident participation, the tradeoff is the board may be less cohesive and productive. Since all meeting formats are open to the public, everyone is welcome to attend. Our board has looked at

joint physical-virtual meetings, but the software-hardware demands are prohibitive now. However, we will keep trying.

New Declarations for HRS? Last year the board voted to explore this idea in 2022. The primary reason is to create better controlling and operational documents with clear language about owning and living in a condo community. Our current Declarations is almost 50 years old, and was created in a time of infancy for common interest communities. Since then, there have been significant statutory as well as industry changes that HRS would benefit from in new documents.

As the board pursues this topic, owners and readers will be updated in *Metro Matters*. Only a vote by owners changes or not our current Declarations, and 67% of owners must vote “yes” before anything happens. Hearings and public meetings will be held as well as notifying all lien holders. The entire project could take two years to accomplish, so the first step now is getting a bid from our attorney about costs.

Security: For emergencies, call 911. Non-emergency crimes like vandalism, items stolen from the porch/patio, car break-ins etc., should be reported to Aurora Police Dispatch at 303-627-3100 and brought to the attention of Westwind Management. If there are any volunteers who are interested in participating in some kind of Neighborhood Watch Program for HRS, please contact Westwind Management.

Snow: When it snows, please remember that whether or not there will be professional plowing of our community comes down to a judgment call by the board's Snow Removal Chairperson. Snow removal could be done by our on-site help for milder snow storms, or by JBK for more substantial snow storms. When plowing starts, all driveways must be vacant. Otherwise, vehicles will be towed at owners' expense and liability. To avoid this, please park on the street or in your garage when it snows.

Van Lewis and Meg Gose

**A website
all about
Heather Ridge
and its
lifestyle.**

Heatherridgerealestate.com

Cobblestone

It is spring again. The earth is like a child that knows poems by heart.

Rainer Maria Rilke

Hopefully, spring may decide to stay as we move into April. The duck swimming in the pond at Jewell Wetlands Park took advantage of a warm March afternoon between snow storms.

Speed Limit 10 MPH: With the warmer weather, residents are out walking dogs and children are playing. Please watch your speed as there are many blind corners within the community. Let's make sure that the spring and summer seasons are safe.

Pick up after your pets. Take advantage of any of the three pet-waste-bag stations within the community as you prepare to walk your dog. Having a bag handy makes it easy to clean up after Fido and Fifi! Cobblestone HOA does not hire a service to remove pet waste. Remember, pets are to be on a leash and are not to be tied to any objects, such as trees, light posts, stakes, etc.

Break down those boxes before adding them to the recycling dumpsters. Taking this simple step maximizes the space for items that can be recycled. As a reminder, the trash dumpsters are for regular household trash. For oversized items, residents can call GFL Environmental at 719-633-8709 to arrange for a pickup. Residents are responsible for paying directly for this pickup service.

ARC (Architectural Review Committee) Form and Approved Replacement Items:

If your plans include replacing a garage door, entry door, security/storm door or porch lights, the ARC Committee approved replacement items are now available on the Cobblestone community portal. Select Documents and then select the Forms tab. Under the ARC heading, there are two files. One is the ARC form required to be completed and submitted for approval prior to making improvements to the exterior of your home. The other file lists the ARC Committee approved items. Hopefully, having this information in one location makes it easy for homeowners to submit and get approval on their ARC requests.

As a reminder, HOA meetings occur

the fourth Monday of the month. Homeowners are encouraged to attend to learn about community updates and to offer input or feedback. Invitations for these virtual meetings are sent by Lewis Moses, lmoses@cchoapros.com or Lisa Larson, llarson@cchoapros.com.

Sharon Taylor



Ivan Edwardson
303-947-6853

Becky Fraser
720-838-1402

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Chimney Hill



Landscaping and Water: March started out yo-yoing between stretches of mild sunny days and freezing polar blast days, but snow levels were not high enough to ease current water restrictions, so let's not allow April to fool us in using personal hosing and sprinklers with the milder spring weather. Our new landscaping company, Emerald Isle Landscaping, will be starting up our irrigation system and working hard to get our landscaping to a vibrant green within the restriction parameters. Homeowners who are looking to refresh their patio and front retaining wall gardens should consider planting high-altitude native plants which require less water to help the HOA keep within the water restriction limits.

Architectural Form Submissions: Spring is the time when many homeowners consider potential renovation and improvement projects. Remember to complete and submit an ACC form to our management company for review and approval from the HOA architectural committee and HOA board before starting any work. When submitting an ACC request, it is important to include photos and contractor details with the request to ease the approval process. Some projects require an Aurora city building permit; it is the homeowner's responsibility to ensure the contractor obtains one.

HOA Volunteer Committees: The board has determined that various issues from current HOA regulations to community maintenance concerns should be reviewed for potential changes and to keep priorities up to date. To handle these concerns, the board is seeking to create committees made up of homeowner volunteers to review these issues in group discussion and present the board with potential changes and prominent concerns for board approval and action. While an architectural committee is currently in action, the board is considering a landscaping committee to review current common area landscape standards, an HOA

rules and regulations committee to review the current rules and discuss possible changes, a pool committee to consider improvements and enhancements to the community pool, and a neighborhood watch committee to consider potential needs and ideas to enhance community security. Homeowners who are interested in volunteering for one of these committees should come to the next HOA board meeting to offer their services. Homeowners may also suggest other issues that could need a volunteer committee to review.

The April HOA board meeting will be held on Wednesday, April 13. Whether the meeting will be held virtually or in person has yet to be determined. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager, Sabrina, 303-369-1800, ext 142 or sabrina@westwindmanagement.com, has returned from temporary leave and is ready to assist you. You may also contact interim assistant, Liana at 303-369-1800 ext 144 or by email at liana@westwindmanagement.com. Owners can also get general community information and account information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

Kerry Reis
with input from the
Chimney Hill HOA Board



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Sausalito

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meeting by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** President Sara Kersting, Vice President Suzy Koch, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool) Frazier Hollingsworth (unit exterior surfaces) and Sara Kersting (landscaping), Kelly Bailey (member-at-large)
- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager:



Suzanne Lopez 303-221-1117 x 123, slopez@lcmpm.com. Billing Questions: Allison Weiss 303-221-1117 x108, aweiss@lcmpm.com 303-962-9382

- **After-Hours Emergency:** LCM 303-221-1117, Option 2
- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only 720-561-1568
- **Complex Security:** Brownstone Security 720-879-4568, Randy Brown
- **Trash Pickup:** Alpine Waste & Recycling 303-744-9881, for schedule alpinewaste.com
- **Work Orders and Questions:** Log onto the lcmpm.com website for answers, work order submissions or call Suzanne Lopez

April HOA Meeting Guest Speaker: A specialist from the City of Aurora Water Conservation Department will give a short presentation on tips for water conservation for both inside the home and outside. Water bills for the HOA is one of the largest expenses the HOA has each year, little changes from all of us can have a big impact. Example an older toilet uses over 3 gallons per flush. The newer toilets use half of the gallons per flush. Keeping the costs of the HOA down helps keep your monthly dues from big increases.

Water and Sewer Lines: Another important tip for water and sewer lines is for drains not used regularly it is important to run some water through the pipes to keep them in good shape. For example, if your second bathroom is not used weekly fill tub about ¼ way and drain once a week. Also flush the toilet and run some water through the sink, of course not at the same time, will help too.

Again, we recommend do not flush “flushable wipes” or anything other than toilet paper. These drains were not designed to handle those products. According to the HOA rules if a sewer issue is determined to be caused by a homeowner and effects other homes that responsible homeowner can be held liable for all the repairs to all damaged units.

Landscape: There will be a new company, Epic Landscape, doing our landscaping for the 2022 season. They come with great references. Please have patience as they learn our community. Please contact the property manager first with any questions. Someone else may be asking the same question. Issues should be sent in on the LCM website. This also lets the property manager and the HOA know of any issues needing to be addressed.

Paint and Exterior: If you notice there are any siding issues from the winter season, please send a work order into our website work order system for it to be review. Paint will be available if any touch up work is

needed. Please contact the property manager with your information.

Grounds: Please help with keep our property looking it's best. If you see some trash pickup if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of in your trash.

April homeowner checks you can perform some on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance.

Check and replace furnace filters, clean range hood filters, close the fireplace damper, and that deep spring cleaning of items like rugs, windows and kitchen cabinets and refrigerator.

Patty Robinson

Spring is here! Enjoy!



Burgundy

Monthly Board Meetings



Board Meetings:
Second Monday at 6:00 pm. At the Burgundy Clubhouse or virtual. Please check website for updates. Contact our Community Manager, **Sabrina Lopez**

to be added to Agenda. Homeowner participation is at the start of the meeting. Board Members: Pres. – Josh Ryines, VP – Lori Foster, Sec. – Jasmine Ehrlich, Treas. – Paige Cassara, Member at Large – Mundy Horton.

Burgundy is a Covenant Controlled Community

Management Contact Information:

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

Manager: (currently on maternity leave) Sabrina Lopez, 303-369-1800 ext. 142, sabrina@westwindmanagement.com

Interim Manager Contact: Janelle Mauch, 303-369-1800 ext. 115, janelle@westwindmanagement.com

Admin Assistant: Paul Acevedo, 303-369-1800 ext. 187, paul@westwindmanagement.com

Accountant for Assessments: DeEtt Glover, deett@westwindmanagement.com

Please send your email address to Sabrina or Paul at Westwind Management to receive community announcements.

Being A Good Neighbor:

- Follow HOA Covenant Rules. Review and know them. Disregarding rules causes HOA fees to rise, not only yours, but your neighbors and can result in fines.
- Remember windows will soon be open and sound carries. Keep noise at a minimum.
- Don't abuse Parking rules. Visitors must have a Guess Pass. Don't have one, call the Management Company.
- Your trash and water are not free. These come out of everyone's HOA fees. Don't abuse.
- Clean patios and front step areas that are well kept keeps property values up, prevents thefts and is pleasant to see. Patios and front

steps are not for storage.

- If you are an owner, make sure your tenants understand



- and follow HOA rules and know who to contact in case of an emergency. Inform the Management Company of new tenant information for contact purposes.
- Know where your water shutoff valves are in case of a broken pipe.
- Pickup after your pets and keep them leashed. This is a huge problem and inconsiderate.



The Golf Course is Not a Dog Park or Community Park. Either Pay and Golf or Stay Off!

Pickup after your pets and keep them leashed. This is a huge problem and inconsiderate.

2022 Landscape Projects: Sod Replacement in areas, Xeriscaping plans and Preventive Tree Maintenance. JBK is our Landscape company

Architecture: Anything (Studs Out) must have Board approval: patios, windows, front doors, etc. Submit a "Design Improvement Form" found at www.Westwindmanagement.com.

Trash: **Do Not** set trash and large items around the bins. Securely Bag All Trash!!! Remember to break down your boxes for the Recycle bins.

Spring/Summer Weather: Make sure your Homeowner's Insurance includes HO6 Assessment coverage.

Special Annexation Signatures: We have a 100% agreement with owners and waiting to receive final Notarized signatures of Five units. Those few people who have agreed, but not signed, need to do so, As Soon As Possible. Lawyer fees are \$\$\$\$\$\$.

Some "Just for Fun": April celebrations include: National Pillow Fight Day (6th), National Library Worker Day (9th), national siblings' day (10th) and World Penguin Day (25th).

"Spring adds new life and new beauty to all that is. . ."



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Heather Ridge



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Heather Ridge Residents

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

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Report golf course trespassers to:

**Front Range Patrol at
303-755-0665**

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**FRONT
RANGE
PATROL**

CRIMINAL TRESPASS IS
STRICTLY ENFORCED

303-755-0665

Fairway 16

STOP READING THIS NOW!

Go get your calendar, or open up your appointments app on your cell phone and highlight the following:

WHEN: Wednesday April 27 – 6:00 pm
WHAT: Fairway 16 Annual HOA Meeting
WHERE: Fairway 16 Clubhouse, 2600 S. Vaughn Way
WHY: Three Fairway 16 HOA Board Seats Are Up For Election and We Need You Present and Accounted For.



- Drop it in the black mailbox at the front of the Clubhouse at 2600 S Vaughn Way.
- Give it to another owner who is coming to the annual meeting.
- Call or text me: Barry McConnell, Fairway 16 Board Treasurer at 720-324-0242. I will come to your house to pick up your proxy.
- Snail Mail it, Fax it, or Email it to our property manager by April 20. *Mail to:*

If you can only attend one HOA meeting per year. . . make sure it is this one.

If you absolutely can't make it to this years' meeting, *what can you do to make sure your vote is counted and your voice is heard?*

1. Complete the Annual Meeting proxy form that will be mailed out to you shortly. The proxy

form allows you to give your vote to another owner who is able to attend the annual meeting. That could be your neighbor, or a current board member.

2. Once you have completed and signed the form awarding your vote to the person you list on your proxy, you have several choices.

You can:

Stacy Rukavishnikova

Advance HOA Management, Inc.
PO Box 370390
Denver, CO 80237
stacy@advancehoa.com
303-495-5895 fax

Better yet consider adding your talent to the community by joining the Fairway 16 Board.

What do Fairway 16 Board Members Do?

- ◆ They set HOA fees each year based on the annual budget
- ◆ They establish the Rules and Regulations that govern our community
- ◆ They review and advise home owners' architectural modification requests
- ◆ They select vendors and approve special projects (like roofing and new mailboxes)
- ◆ They approve all community expenditures

As a board member you will participate in one monthly board meeting (about an hour), and communicate (usually email) with other board members and the property manager on various board issues.

Barry McConnell

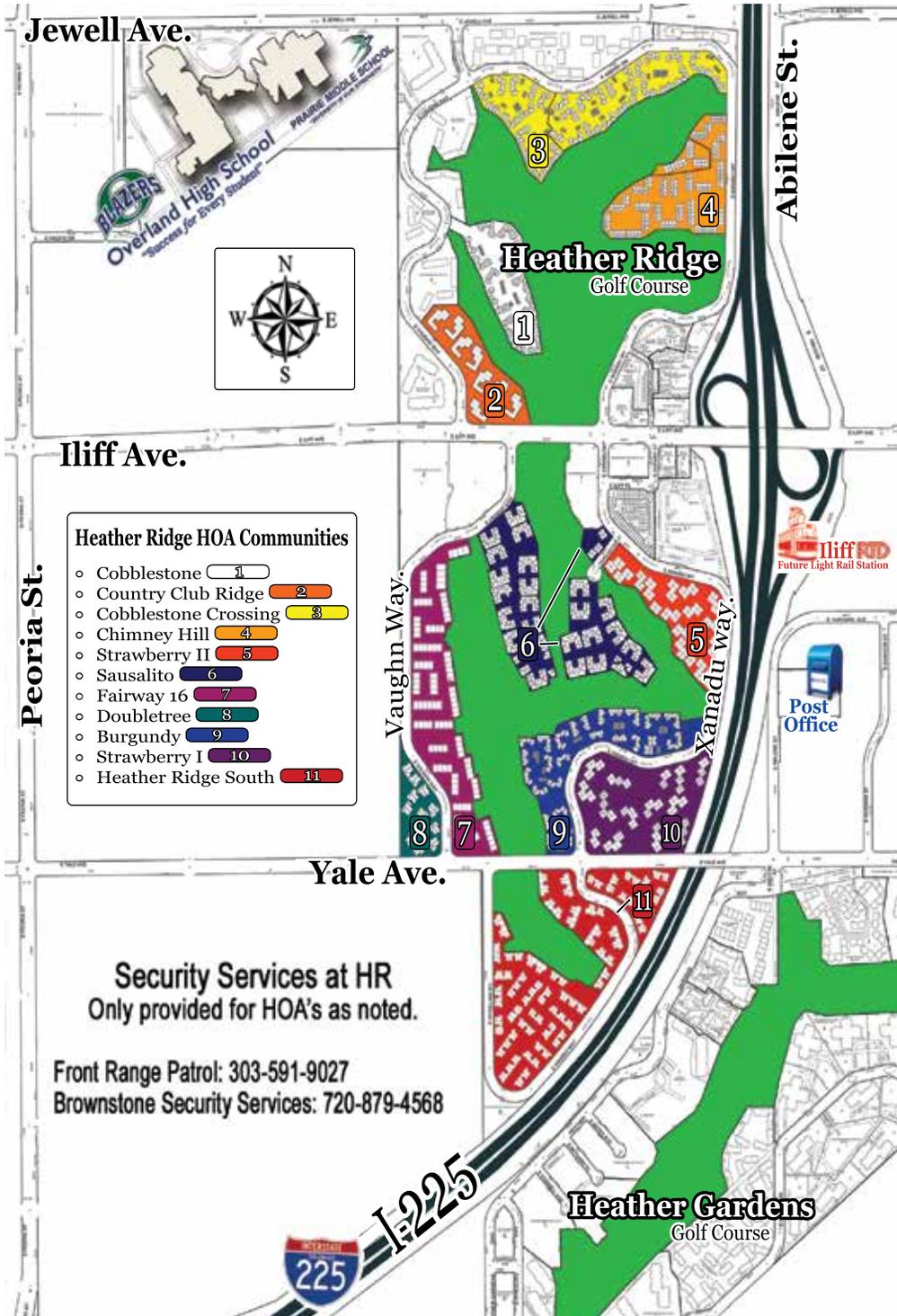
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Heather Ridge Community Map



- Heather Ridge HOA Communities**
- Cobblestone 1
 - Country Club Ridge 2
 - Cobblestone Crossing 3
 - Chimney Hill 4
 - Strawberry II 5
 - Sausalito 6
 - Fairway 16 7
 - Doubletree 8
 - Burgundy 9
 - Strawberry I 10
 - Heather Ridge South 11

Security Services at HR
Only provided for HOA's as noted.

Front Range Patrol: 303-591-9027
Brownstone Security Services: 720-879-4568

Cobblestone Crossing
Accord Property Management
720-230-7393
Units: 150
HOA Meeting: 2nd Mon. 6 pm
Via Zoom
Security: None

Country Club Ridge
Metro Property Management Inc.
303-309-6220
303-309-6222 f
Units: 64
HOA Meeting: 3rd Mon. 5:30 pm
Via Zoom
Security: None

Double Tree
Self Managed, Alison Ruger
Units: 24
HOA Meeting: 1st Mon. semi-monthly
Contact Aletha for information
Security: None

Fairway 16
Advanced Management HOA
Stacy Rukavishnikov
303-482-2213 x 277
Units: 116
HOA Meeting: 3rd Wed. 6:00 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com
Security: Front Range Patrol

Heather Ridge South
Westwind Management Group, Inc.
Sabrina Lopez – 303-369-1800 x142
Janelle@westwindmanagement.com
Units: 176
HOA Meeting: 4th Tues. 5:30 pm
HRS Clubhouse, 2811 S Xandau Way
www.Heatherridgesouth.org
Security: None

Sausalito
LCM Property Management
Susanne Lopez, Property Manager
slopez@lcmpr.com
303-221-1117 ext. 123
Units: 159
HOA Meeting: 2nd Wed. 6:30 pm
Heather Ridge Golf Club
www.Sausalitohoa.com
Security: Brownstone Security

Strawberry II
(Strawberry I not in HRMD)
Accord Property Management
Kyle, 720-230-7303
Units: 328
HOA Meeting: 3rd Thurs. 6:30 pm
Strawberry Clubhouse,
2638 S Xanadu Way
Security: Front Range Patrol
(for both Strawberry I & II)

Burgundy
Westwind Management Group, Inc.
Sabrina Lopez, Manager
sabrina@westwindmanagement.com
303-369-1800 x 142
Units: 120
HOA Meeting: 2nd Mon. 6 pm
Burgundy Clubhouse
Security: None

Chimney Hill
Westwind Mgmt Group, Inc.
Silvia Gregory
westwindmanagement.com
303-369-1800 ext. 120
Units: 116
HOA Meeting: 2nd Wed., 6 pm
Held virtually via Microsoft Teams
Security: None

Cobblestone
Cherry Creek HOA
Professionals
Angela Watts, 303-693-2118
awatts@cchoapros.com
Units: 74
HOA Meeting: 4th Mon. 6 pm
Heather Ridge Golf Club
Security: None

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Owner **Gary Meschko 720-435-6612**

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April 2022

Children's Museum of Denver

Museum will be open Wednesday - Sunday by reservation only. Masks are required inside the Museum for all guests ages 2 and older, regardless of vaccination status.
2121 Children's Museum Dr, Denver
303-433-7444
mychildsmuseum.org

Fine Arts Center Museum, Colorado Springs

Free Day — April 15. Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center. 30 West Dale Street, Colo Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

Per the Denver Department of Public Health & Environment, masks are required for everyone ages 2 and up. All guests are required to have a timed ticket for entry into the Museum. A separate, timed ticket is also required for all guests for: temporary exhibitions, Discovery Zone (free), and Space Odyssey (free). Face coverings required

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

Denver Botanic Gardens

Free Day — Thursday, April 21
Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.
1007 York Street, Denver
720-865-3500, botanicgardens.org

Chatfield Farms

Free Day — Thursday, April 21. Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, botanicgardens.org/chatfield-farms

Plains Conservation Center

Free Day Thursday, June 16
Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and the City of Aurora. Advance registration is not required. Visitors will not be allowed entry without adequate masks covering their mouth and nose, which must always be worn by adults and children 3 and over, except while eating or drinking.
Hours: 10 am - 3 pm
720-865-3500

Denver Zoo

Denver Zoo will be limiting the number of visitors per day. Online tickets are required for all guests, including Denver Zoo members (free) and children two and under (free). Timed tickets are staggered every 15 minutes. Tickets will not be available at Denver Zoo and must be reserved online. Masks are required indoors at Denver Zoo for guests 2+.
2900 E 23rd Ave, Denver
720-337-1400

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SELLING YOUR HOME?

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

HANDYMAN

Call Bert Dalton at 720-323-9678 or email him at fishingtoolman@gmail.com, Bert is located at Peoria and Yale.

HELP WANTED

Advantage Security is looking for customer service-oriented individuals for FT/PT positions in the Denver metro area. Retirees welcomed/no experience necessary. Apply online at www.advantagesecurityinc.com or stop by the office on the intersection of Xanadu and Iliff. Call 303-755-4407 for more information.

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