

Heather Ridge Metro Matters

VOLUME 1

APRIL–MAY 2011



NUMBER 11

Preserving the Heather Ridge open space –

- **Maintained best as a Golf Course**
- **Protecting real estate values**
- **Promoting a positive way of life**

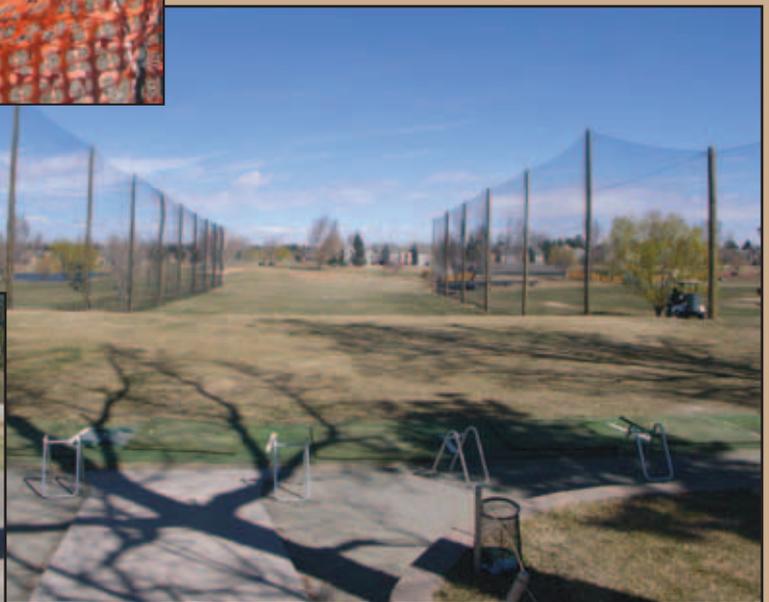
Have you noticed the changes around the Heather Ridge Golf Course?



A new pond liner, a new sprinkler system, new water pipes and fencing for the driving range.

(See stories, pages 3, 7, 9)

Below: Golf cars decked out for chilly-weather golf.



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Heather Ridge Metro Matters is published monthly for the residents of Heather Ridge.

Metro District Board Members

(Visit HRMDco.org, HRMD button) Contact Vinny Roith for questions: 303-755-3660; 720-246-0306
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It is the intent of the editor and HRMD to provide information of interest to its readers, to afford persons with varying and differing views opportunity to air responsible opinions on matters of community interest, and to promote community and enjoyable life pursuits.

Heather Ridge Metro Matters welcomes letters and other articles concerned with community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited for reasons of space and clarity. Send to LynnNeu@comcast.net

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Cobblestone
Cobblestone Crossing
Double Tree
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HRMD: News and Happenings

Water Delivery Project: \$750,000 Series 2011 Bond closes, netting \$683,000 for the Heather Ridge Metropolitan District (HRMD). For more details, see UAHR article, page 7. The bond proceeds, along with \$173,000 from the HRMD existing Capital Reserve Fund, totals approximately \$856,000 to be used for the new water delivery-irrigation systems.

The original water delivery project consisted of multiple financing pieces: (i) the Series 2011 Bonds; (ii) Capital Reserve Fund; and (iii) Toro lease-to-purchase agreement.

The hope for the \$340,000 Toro Lawn Sprinkler loan/lease-to-purchase remains doubtful due to conflicts between Colorado metropolitan districts law versus Toro's out-of-state lease underwriter. Alternative plans have been made for the water delivery project using just two of the financing pieces that have been secured.

The original budget for water delivery was approximately \$1.187 million, using contractor Landscapes Unlimited from Lincoln, Nebraska. The revised, scaled-back budget with Landscapes is \$856,400 — half for engineering and equipment installation, and the remainder for parts and equipment.

The revised budget results in a change to

the scope of work. The original plan called for a new sprinkler system for all 18 holes and a water line connecting irrigation ponds at the 5th and 16th tee boxes — a critical factor to move water back and forth for storage and backup should a well pump fail.

Failure to reach agreement with Toro caused the Golf Club at Heather Ridge Board (GCatHR) to recommend an alternative plan of completing the front-nine holes now and leaving the back-nine for later when financing becomes available or an agreement with Toro can be reached. The water pipeline connecting the irrigation ponds will still be installed as planned. HRMD has evaluated the alternative plan, and agreed to this change.

If and when the Toro lease-to-purchase agreement happens, it will be funded by golf club revenue — not HRMD tax dollars. However, if there is no Toro lease agreement, there will be no monthly lease payments. That will free up golf club revenue for completing the back nine, but it will have to be spread out over the next few years. Additional Capital Reserve Funds might be used as needed.

Water-irrigation work started March 21 at the #5 pond. Dredging will expand its storage capacity by removing decades of storm sewer debris, goose “business cards,” and thousands of golf balls. Pending overall construction costs, only the #5 tee box pond will be dredged at this time (and not the connecting ponds at #4 green and #6 tee box).

Instead of paying to remove the dredged dirt, it will be put to use on-site to build driving range target greens, golf course landscaping, and an on-site garden/turf nursery. Future plans include dredging all golf course ponds as funding becomes available.

HRMD is working closely with United Associations of Heather Ridge (UAHR) towards keeping

See District...page 10

Notice of Public Information Meetings by the United Associations of Heather Ridge

Please plan to attend one of three public meetings to describe HRMD projects and operations to Heather Ridge residents and taxpayers. This will include a detailed report about the new golf course irrigation system. Presenters will include HRMD, the Golf Club at Heather Ridge, Inc., Heather Ridge Community Affairs, and United Associations of Heather Ridge.

All meetings will be conducted at the Heather Ridge Clubhouse as follows:

- Monday, May 16, 6:30–8 pm
- Wednesday, May 18, 2–3:30 pm
- Thursday, May 19, 6:30–8 pm

For further information, please contact UAHR President Josie Spence, AmiPep@aol.com, or 303-671-5634.



Pete Traynor
 Double Tree
303-877-9538
 Ptofcolo@aol.com

In today's economic climate of reform versus recovery, many buyers are uncertain what to do next. Many sellers have shrink-

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



ing or no equity in their homes to pay sales costs or a down payment on a replacement house. Yet, buyers are getting great deals on prices not seen since the late 1990s. How can a present homeowner take advantage of this market? Call Pete or Van for a professional market review of Heather Ridge and the metro area. Today's troubled market calls for experts who know Heather Ridge inside and out! With over 75 years combined sales experience, Pete and Van can help you!

(The Following Properties May Have Been Listed or Sold by Other Companies)

Homes for Sale in Heather Ridge, New Listings March 1–April 5

HOA	Price	No.	Street	Baths	Beds	SqFt	Gar/Spaces	Style
Burgundy	\$78,300	2661	S Xanadu Way A	2	2	1,162	Off Street	2 Story
Burgundy	\$86,400	2625	S Xanadu Way E	2	2	1,315	Off Street	2 Story
Burgundy	\$92,400	2623	S Xanadu Way E	2	2	1,315	Off Street	2 Story
Burgundy	\$115,000	2625	S Xanadu Way F	2	2	1,315	2-Garage,Det, Resv	2 Story
Burgundy	\$134,900	2635	S Xanadu Way D	2	2	1,162	2-Garage,Det,Resv	2 Story
Chimney Hill	\$123,500	13654	E Evans Ave	3	2	1,344	1-Garage,Att	2 Story
Chimney Hill	\$135,000	2063	S Worchester St	3	2	1,513	1-Garage,Att	2 Story
Chimney Hill	\$139,900	13623	E Evans Ave	3	2	1,344	1-Garage,Att,Oversized	2 Story
Cobblestone	\$85,000	2181	S Victor St A	2	2	1,392	1-Off Street,Resv	2 Story
Cobblestone	\$108,500	2132	S Victor St C	2	2	1,392	1-Carport,Det	1.5 Story
Cobblestone	\$114,000	2192	S Victor St D	2	2	1,208	1-Off Street,Resv	1.5 Story
Cobblestone Crossing	\$69,900	1913	S Xanadu Way	2	2	1,208	1-Garage,Det	2 Story
Cobblestone Crossing	\$84,000	13314	E Asbury Dr A	2	2	1,208	1-Carport,Det	2 Story
Cobblestone Crossing	\$91,000	1911	S Xanadu Way	2	2	1,208	1-Carport,Det	2 Story
Cobblestone Crossing	\$109,999	13396	E Asbury Dr	2	3	1,392	Off Street	2 Story
Cobblestone Crossing	\$110,000	13412	E Asbury Dr	2	2	1,208	1-Garage,Det	2 Story
Country Club Ridge	\$169,900	2240	S Vaughn Way 204	2	2	1,124	1-Garage,Att,Oversized	Ranch
Country Club Ridge	\$184,500	2240	S Vaughn Way 104	3	3	1,680	2-Garage,Att	Ranch
Fairway 16	\$154,900	2426	S Vaughn Way A	4	3	1,650	2-Garage,Att	2 Story
Fairway 16	\$154,900	2558	S Vaughn Way C	4	4	1,650	2-Garage,Att	2 Story
Fairway 16	\$155,000	2548	S Vaughn Way C	3	3	1,650	2-Garage,Att	2 Story
Fairway 16	\$167,000	2610	S Vaughn Way C	4	4	1,650	2-Garage,Att	2 Story
Heather Ridge South	\$114,400	2888	S Wheeling Way	4	4	1,633	2-Garage, Att	2 Story
Heather Ridge South	\$148,000	2869	S Xanadu Way	4	4	1,633	2-Garage,Att	2 Story
Sausalito	\$96,000	2500	S Victor St F	2	3	1,273	2-Garage,Att	2 Story
Sausalito	\$109,900	2490	S Worchester St A	2	3	1,273	2-Garage,Att	2 Story
Sausalito	\$139,900	2418	S Victor St D	2	3	1,300	2-Garage,Att	2 Story
Strawberry I	\$49,900	2688	S Xanadu Way B	1	1	856	1-Carport,Det	1.5 Story
Strawberry I	\$55,000	13657	E Yale Ave C	1	1	856	1-Carport	2 Story
Strawberry I	\$64,500	2658	S Xanadu Way D	1	1	856	1-Carport,Det	2 Story
Strawberry I	\$65,900	2694	S Xanadu Way C	1	1	856	1-Carport,Det	2 Story
Strawberry I	\$69,900	13633	E Yale Ave A	1	1	856	None	2 Story
Strawberry I	\$79,900	13605	E Yale Ave A	1	1	856	1-Carport,Det	2 Story
Strawberry I	\$120,000	13631	E Yale Ave C	2	2	1,098	1-Carport	Ranch

Homes Sold in Heather Ridge February 2011

HOA	List/Sold Price	No.	Street	Beds Baths	SqFt	Garage	Style	Seller credit	Closed
Fairway 16	150K/138K	2486	S Vaughn Way A	4 - 4	1,650	2-Garage,Att	2 Story	none	2/11/11
Sausalito	85K/79K	2408	S Victor St A	2 - 3	1,273	2-Garage,Att	2 Story	none	3/31/11
Sausalito	155K/155K	2468	S Victor St A	2 - 3	1,300	2-Garage,Att	2 Story	none	4/1/11
Strawberry I	62K/61K	2650	S Xanadu Way B	1 - 1	856	1-Carport	2 Story	none	3/14/11
Strawberry II	56K/51K	2463	S Xanadu Way C	2 - 2	1,091	None	Ranch	none	3/3/11

Homes under Contract in Heather Ridge

HOA	Price	No.	Street	Be.Ba	SqFt	Gar/Spaces	Style
Chimney Hill	\$120,000	2081	S Worchester Ct	2 - 2	1,344	1-Garage,Oversized	Tri-Lvl w/Bsmt
Chimney Hill	\$137,000	2023	S Worchester Ct	2 - 2	1,344	1-Garage,Oversized	2 Story
Cobblestone Cross'g	\$88,200	13568	E Asbury Dr	2 - 2	1,392	1 Garage, Det	2 Story
Country Club Ridge	\$185,000	2260	S Vaughn Way 104	3 - 3	1,680	2-Garage, Att	2 Story
Fairway 16	\$139,900	2486	S Vaughn Way	4 - 3	1,650	2-Garage, Att	2 Story
Heather Ridge South	\$164,900	2720	S Xanadu Way	3 - 3	1,633	2-Garage, Att	2 Story
Strawberry I	\$59,900	2690	S Xanadu Way C	2 - 2	1,144	1-Carport	2 Story
Strawberry I	\$62,000	2606	S Xanadu Way A	2 - 2	1,098	None	Ranch
Strawberry I	\$28,000	2614	S Xanadu Way B	1 - 1	856	1-Off Street	2 Story
Strawberry I	\$39,100	13647	E Yale Ave B	1 - 1	856	1-Carport, Det	1.5 Story
Strawberry II	\$61,900	2461	S Xanadu Way A	2 - 2	1,091	2-Carport,Det,Resv	2 Story
Strawberry II	\$70,000	2469	S Xanadu Way D	2 - 2	1,091	Off Street	2 Story

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Restaurateur Alfonso Nunez plans campaign for City Council, Ward 5

A friend of mine said I was “nuts” for wanting to run for city council at a time when the city faces such tough economic challenges in the years ahead. However, I explained to him that the city’s future is at stake right now. It’s critical how the city council addresses these and other challenges — how the choices made subsequently impact Ward 5. These are some of the reasons that helped me decide it was time to run.

As a resident in Ward 5 and a business-owner in Aurora, I have a personal stake in the future of our city. However, I also have a sense of community with all my neighbors in Ward 5. They, too, are concerned about the future, and how it will affect them.

While no candidate for public office can promise miracles, our next ward council-member must be an effective advocate and tough negotiator for Ward 5 residents and their needs. With tough times ahead, it is even more critical.

I know Aurora’s history. I know what the challenges ahead are for both residents and businesses alike. I know that moving Aurora ahead won’t be easy. More importantly, I know Ward 5 and what your particular concerns are. There will be no learning curve for me in becoming an effective advocate for the citizens of Ward 5.

As someone who has never been shy about talking with people, I’ll be reaching out to Ward 5 residents not just during this campaign, but after having been elected, as well. Hosting regular

coffees and town meetings is a great start. I recognize that many residents are busy and can’t get away to attend events like these. Because their voices are just as important, I will go out into the neighborhoods, seeking out your concerns from time to time.



I encourage you to check out my homepage, Nunez4ward5.org, if you want to learn more about my campaign. Or you can wait until I knock on your door this summer.

My family opened our restaurant, La Cueva, in Aurora in 1974.

My first job with the City of Aurora was as a mechanic in 1980. In 1986 I became an Aurora fire fighter. After serving 22 years as a fire fighter, I retired. Now I run our family business.

When I was a fire fighter, I discovered how fulfilling it is to help others — at times to literally lend a helping hand to someone else.

As my interest in wanting to serve our community grew, I also wanted to become involved. I’ve served on the Citizen’s Budget Advisory Committee, the “Blue Ribbon Panel on Government & Infrastructure” and the “3A/3B Campaign” supporting the Aurora Public Schools.

In addition, I’m involved with the Nunez Foundation, a non-profit that has so far provided over \$150,000 in college scholarships to Aurora students. I’m a director for the Aurora Chamber of Commerce and the Colorado Restaurant Association.

– Alfonso Nunez

(See page 21 for City of Aurora Ward 4 and Ward 5 boundaries.)

There was an attempted break-in to a unit in Chimney Hill in the middle of the night on April 5. The owners had their patio door partially open to get some fresh air, and someone attempted to enter through this door. The owners woke up and were able to scare the person off. As the weather gets warmer, many residents like to leave windows and doors open for fresh air. This is just a reminder to everyone take precautions to make sure your home is secure. – Melissa Miller, Chimney Hill

Heather Ridge Community Affairs Advisory Board (HRCA)

There comes a time when all loose ends must come together, and that's Heather Ridge Community Affairs (HRCA). Recently created by the Heather Ridge Metro District (HRMD) Board to oversee a host of activities, HRCA's president is the hard working, always cheerful, super volunteer Bette Secord of Fairway 16.

Bette's seven member board will oversee the following duties: *Metro Matters* magazine, various websites, community social events, and special programs and projects. All these duties might seem daunting, superfluous, or confusing. Bette's job will be to sort them out, budget accordingly, and make things happen.

Funded by the general fund, HRCA is charged to oversee a number of diverse activi-

ties that loosely encompasses the economic and recreational promotion of the HRMD. Its goal is to provide greater awareness and participation in HRMD public purposes.

HRMD has pledged itself to three purposes: preserve the golf course open space; protect real estate values; and promote HRMD's way of life for owners and residents. The first goal was achieved by buying the former golf club. Now, almost 18 months later, the second two goals can be addressed and promoted by HRCA.

Beyond publishing *Metro Matters* and maintaining websites, HRCA will orchestrate the following Social and Special Programs-Projects:

- Social gatherings promoting community purposes, interests, and needs

- Friends of the Fairway — promoting beautification along the golf course by owners.

- Garden Club — joint effort for HOAs and HR Golf Club

- Real estate — promoting Heather Ridge real estate, tax information, HRMD economic and recreational features.

- Education/Information — trade groups, professional classes, leadership development

- Neighborhood Watch — safety programs in conjunctions with Aurora

- HRMD Foundation — memorial donations, gifts, grants

HRCA's public meetings will be held at the Heather Ridge Country Club on the second Tuesday of every month at 6 pm. For more information, please contact Bette Secord, bettesecord@gmail.com.

United Associations of Heather Ridge

Digging! Digging! See the very large hole at pond Number 5? Here's the latest scoop on the Golf Course Irrigation System

The scope of the irrigation project has changed! The \$340,000 loan from Toro did not happen due to a conflict in the requirements by their out-of-state lending company and the Colorado Law governing metropolitan districts.

When it was determined that only \$850,000 would be available, rather than \$1.2 million that had been planned, the GCcatHR Board, in conjunction with Mike Ritter and his staff, worked on what could be achieved with the funds available.

They decided that the #5 pond could be

dredged, a complete irrigation system on the front 9 holes installed and the major water pipes on both the front and back nine installed. This will allow the golf course to transfer water all around the course. Plus it will also increase the water storage capacity and help prevent water loss to Utah Park!

One of the reasons a new irrigation system was needed was because the parts to repair the current system had become scarce. The irrigation equipment on the front 9 holes will be cannibalized once the old system is replaced, then used to repair, as needed, on the back 9 holes.

see UAHR News...page 11

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Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



Golf Season has Officially Arrived!

Both the Men's and Ladies' Clubs started off the 2011 season with an opening day tournament on April 2, a sure sign of spring. The days are longer, the golfers are shaking off the rust, and the season is off to a strong start. Now if Mother Nature would just be kind while the irrigation work is completed!

As I write this, the pond on #5 has been substantially deepened and the liner will be installed soon. The pipe connecting the ponds on #5 and #13 has been run down through the tunnel. Soon water will be moved between those ponds.

Scheduled next is installing the actual sprinkler heads on the front nine and completing a new pump station. The work is moving along at a good pace. I have heard a number of positive compliments on the expertise and professionalism of the contractor.

As sections of the new irrigation system are completed, watering will

resume in a more normal fashion. The grass will green up quickly. In the meantime, a little rain would help!

"Irrigation Updates" have been posted on the web page, golfclubatheatherridge.com to let golfers know what to expect on any given day. Remember, 18 holes will be available throughout the project. The golf course will be running "Pardon our Dust" specials while the work continues on the irrigation system.

Please let your golfing buddies know about all the improvements being made at Heather Ridge. Encourage them to take advantage of any specials during construction. Thanks to all our golfers and homeowners for your patience during this disruption. The end result will make it all worthwhile — better course conditions and an even better golf experience for our patrons.

— Mike Ritter

...

Congratulations to Eric May who got a Hole-in-One, his first ever, on March 19 at the 210 yard, par 4, hole #14 at the Golf Club at Heather Ridge! He joins a rather exclusive group. Only two golfers had aced that hole before May's shot.



Who says there is no Free lunch?

The Golf Course at Heather Ridge provides one of the best golf experiences in the Denver Metro Area. We are putting in a new irrigation system to make it even better. 18 holes will be available for play everyday.

During construction, we want to continue to give you a great value! Therefore, we will buy you breakfast or lunch during the month of April with the purchase of any regular adult green fee.

\$29 with cart after 2 pm
\$12 after 4 pm (+ \$9 for a golf cart)

Call now for your tee time, 303-755-3550, or book it on-line at www.GolfClubAtHeatherRidge.com

The Spring Luncheon for the **18-hole Ladies League** was held April 2. It was a great start. Everyone is looking forward to a fun 2011. Mike Ritter talked about some local rule changes that have been implemented. Please refer to your 2011 roster book for more information. Extra books are available. Check in the Pro Shop if you didn't get one. Mike also talked about the new irrigation system that is being installed. He asked everyone to be patient as the work progress. The results will be worth the wait.

The league has several new members this year. Welcome.

The 2011 Member/Guest Tournament is set for Friday, June 10. Registration forms will soon be available in the pro shop and/or the 19th Hole Room. Please watch for more information on the bulletin board.

— Wendy Traynor

Friends of the Fairway Contest



Dates: May 15 – August 15

Rules:

1. Garden must be visible from the golf course.
2. Permission must be obtained from the golf course/HOA before any new construction of a garden area.
3. Registration must be made (*bettesecord@gmail.com* or call 303-695-9582) by May 15.
4. Gardens and pots must be maintained May 15–Aug. 15.
5. An independent panel of judges will choose one winning participant from each of the 10 HOAs during the week of July 15.
6. Each winner will receive a \$25 gift certificate from Nick's Garden Store.

District...from page 3

taxpayers informed. Some citizens expressed concerns that the bond closing costs were high. Others are upset that taxpayers paid for an 18-hole irrigation project but only got nine holes. (Both are incorrect statements.) As in all HRMD projects, expenses are closely monitored by legal counsel, and the GCatHR and HRMD Board. All questions and concerns are welcome and will be answered in *Metro Matters* and on the HRMD website www.hrmdco.org.

Word of mouth: You are the best advertising in the world! Please make a point to tell family, friends and work associates about your unique Heather Ridge community. The best marketing success comes from word of mouth. Please spread the word what fun it is to golf, dine, and live in the Heather Ridge Metropolitan District. Please share *Metro Matters* with others. Visit our websites. Point out the open space you helped save. I know of no other community in the nation that has saved their open space as Heather Ridge did!

Driving range netting: In February 2011, the new poles and netting were installed along both sides of the driving range. Now with golf season in "full swing," the nets have already proven their worth. The project cost \$66,000 to improve safety, promote better golf, and maximize the potential of the driving range.

To prove the point of errant golf balls, a

white ribbon of golf balls is collecting like spent hail along both sides of the driving range nets. As balls hit and fall down, they don't melt away like their stormy cousins. They keep piling up, awaiting collection. Now the challenge is collecting them and mowing the grass.

Heather Ridge Community Affairs (HRCA): At the March 2011 HRMD monthly meeting, the board approved a resolution that created HRCA. Acting as an advisory board to HRMD, HRCA will oversee many duties already in practice — not the least of which are *Metro Matters* and website management. The resolution that created HRCA includes an Exhibit "A" that outlines its duties, mission statement and budget. Visit HRMD's website at www.hrmdco.org for more details.

Noonan's and Billy Baroo's Taverns: The two restaurants are now open. Come by to meet old and new friends, and to enjoy a fresh and new way to dine.

Rob Lanphier, owner and operator for BUFF Brothers, Inc., has committed himself to your enjoyment by offering reasonable prices, fresh and hand-made dishes, and a new atmosphere including a pool table, numerous flat-screen TV's, and new circular booths and tables. Utilizing the two ballrooms, Rob also offers catered events for weddings, service clubs, and other celebrations. Please welcome Rob and his entire staff.

– Van Lewis

Did you know?

The original developer of Heather Ridge, EDI, established a heliport in 1972, where Legends Restaurant is standing today. It was used to transport celebrities and interested home buyers to Heather Ridge.



The heliport was discontinued in 1975 due to numerous complaints of the residents.

UAHR...from page 7

Finally, Mike and the GCatHR Board are developing long range plans for the total completion of the irrigation system, including additional pond dredging and other improvements as funds allow.

Closing Costs and Proceeds Bond Series 2011. On March 10, HRMD No. 1 closed on a \$750,000 general obligation bond with US Bank for a new golf course water delivery system. All closing documents have been posted on www.uahr.org. When a special district borrows money, there are “closing costs” associated that are paid by the borrowing district out of the bond proceeds. Here is an outline of the Series 2011 closing costs:

Placement Agent Fee/Rate Opinion	\$ 5,000
Bank Loan Commitment Fee	\$10,000
District Bond Counsel Services and Opinion	\$15,000
District General Counsel Service and Opinion	\$ 7,643
US Bank Counsel Services	\$10,000
Add to existing debt service reserve/savings	\$20,657
Total fees	\$68,300

HRMD netted \$683,000 for the project. US Bank required that \$20,657 of the proceeds

be placed into a debt service reserve. These closing costs proportionately match the closing costs when HRMD closed on its \$5.195M bonds in 2009 to buy the country club.

UAHR Board Issues. This organization held community information meetings when the GCatHR and HRMD wanted to borrow money for this irrigation system. UAHR will again hold a series of community information meetings to provide updates to citizens on what’s happening in your metro district. The following dates of meetings to be held at the Golf Course at Heather Ridge will answer questions and introduce to you to Heather Ridge Community Affairs group (HRCA).

Monday, May 16, 6:30–8 pm

Wed, 18, 2–3:30 pm

Thursday, 19, 6:30-8 pm

Any HRMD homeowner who needs a ride to a meeting, please call Josie Spencer, 303-671-5634. Transportation will be arranged for you.

In the Spotlight. Due to the length of the UAHR article this month, I have put “In the Spotlight” on hiatus this month. Rest assured the feature will appear next month when Margo Plemone, our HOA Representative from Cobblestone, will be “In the Spotlight.”

– Josie Spencer

Molly Markert's Newsletter for Ward IV

This newsletter delivers a world of news from the ever-busy, ever-vigilant Ward IV



Councilwoman Molly Markert. Her newsletter for April 2011 is now available. To receive it online, please email seamus12@comcast.net for an electronic mailing, or call 303-730-7516, for a mailed subscription.

Up-coming Ward IV Meetings:

- April 28, 6:30–8:30 pm at the Heather Ridge Golf Club,

13521 E Iliff Ave, 80014

- May 26, 4:30–6:30 pm at the Stampede Night Club, 2430 S Havana St, 80014

Molly's latest issue highlights the following topics:

- Ward IV issues include: vandals "tagging" public and private property, parking near the Medical Center of Aurora, EcoTech Institute ads, police protection, and water drainage and grading.

- Molly also outlines Aurora's budget issues. She asks citizens for ideas about solving the city's budget problems.

- On a personal note, Molly ruminates about her Internet cable services — something

we can all understand.

- On the good side of life, her daughter Emily writes from Israel where she is learning about its culture, government, and wonderful history that goes back millennia.

- Molly outlines recent Civil Service findings and the Low-Income energy assistance program.

- Lastly, she reviews existing projects such as the Havana Street Business District, Recreational Centers, 9-Health Fair, and FasTracks.

For more information, please visit Markert's website: www.mmarkert@auroragov.org

{*Editor's Note: Attached to Markert's newsletter was a retail report. The following is excerpted from a much longer report.*}

RETAIL SNAP SHOT

SmartCo Foods (although not located in Aurora) decided to close all 5 metro-area locations only months after their grand openings. Their hybrid grocery/bulk food concept failed to generate adequate sales in the highly competitive and, perhaps, saturated grocery market.

Ethnic-oriented grocery businesses continue to express interest in locating in vacant Aurora buildings, though they have been slow to move forward. Retail vacancy rates started to decline in 2010 and could continue to fall slightly in 2011. Average asking lease rates have finally started to increase, albeit

slightly. According to CBRE 4th Quarter report, landlords are becoming more reluctant to offer rent concessions and relief. Commercial lending is increasing, but remains selective and with "low" loan-to-value ratios. Newer retail centers have been successful at "cherry picking" retailers from nearby centers, a trend that continues.

Both Old Navy and Ross plan to relocate from Arapahoe Crossings to Cornerstar in 2011. The "Shop Aurora" initiative to promote shopping in Aurora was introduced by the Communication Department during 2010 holiday shopping season; participating retail shopping centers expressed favorable reviews and are continuing to participate in the initiative.

AURORA RETAIL UPDATES

Town Center at Aurora:

Best Buy Mobile opened late last year and Taco Bell will be opening mid-February.

In January 2011, two retailers closed: Anchor Blue after filing for bankruptcy and Rave and Samuel's Jewelers after their leases expired. However, new tenants are anticipated to sign leases soon.

City Place: Sports Authority completed their relocation to the former Sportsman Warehouse space.

Gardens on Havana: Buffalo Wild Wings is scheduled to open in May.

Cornerstar: Notable openings include Ace Hardware and Famous Dave's BBQ. Ross and Old Navy plan to relocate from Arapahoe Crossings later this year.

Arapahoe Crossings: This center continues to struggle in its effort to replace existing

See Retail...page 16

Homeowners' Association News

Sausalito by Carol McCormick

Landscaping. The landscaping company continues to water trees (deep root water) and irrigate the grass because of the dry weather. Plans for spring work are underway.

Parking Issues. Please, only park in designated areas. The rules state that if you have a visitor/guest who will be parking overnight in visitor parking, you must call security in advance. The security patrol will be notified. Covenant's phone/fax number is 303-552-9027. "No Parking" signs will be posted in the appropriate places on Worchester near the mailboxes.

Security. Security is always at the top of Sausalito's list. The security company continues to be diligent with their patrolling and tagging illegally parked cars.

Trash Removal Days. The regular trash removal days are every Tuesday. Recycling days are every other Tuesday. Some trash containers are still out two days after trash removal. Please remember, trash containers can be put out after 8 pm on Monday nights and must be put away before 8 pm on trash day. Thanks.

Our Golf Course is not a Dog Park. Do not put dog waste in Golf Course trash receptacles and containers. Pick up pet waste and take it home. Call Tony for pet waste disposal ideas.

Neighborhood Reminders. Please slow

down and observe the posted speed limit when driving through Sausalito.

Pick up your pet's waste, even in the snow, when out walking.

Take pride in our community.

Call Tony, 720-535-9705, for your landscaping needs or to replace outside light bulbs and auto court flood lights. If Tony is unavailable, call Bill McKinney at 303-783-0394.

Monthly Meetings. The board meets at 6:30 pm on the second Wednesday of every month at the Golf Club at Heather Ridge. Guests are welcome.

I thought you might enjoy reading about some of the "days" in April. Here are a few examples of days for the last two weeks of April:

- 17, PALM SUNDAY;
- 18, National Animal Crackers Day;
- 19, PASSOVER BEGINS and National Garlic Day;
- 20, Secretary Day and National Pineapple Upside-Down Cake Day;
- 21, Birthday of Rome and Kindergarten Day;
- 22, GOOD FRIDAY, EARTH DAY and

See Sausalito...page 14

David W. Kirch, P.C.

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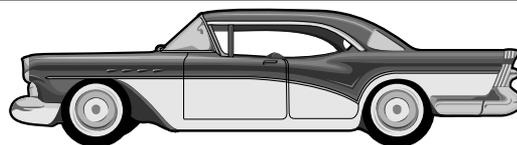
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Sausalito

...from page 13

- National Jelly Bean Day;
- 23, National Cheesecake Day; National Pigs-in-a-Blanket Day;
- 24, EASTER SUNDAY;
- 26, Remember Your First Kiss Day;
- 27, Babe Ruth Day, Take Our Daughters to

Work Day and Administrative Professionals Day;

- 28, National Blueberry Pie Day;
- 29, Holocaust Day, Israel and Arbor Day;
- 30, National Oatmeal Cookie Day.

*Enjoy the month of April — Spring is Here...
SORT OF.*

Heather Ridge South

by Van Lewis

Electrical boxes. All electrical circuit breaker boxes in HRS belong to their owners, not the HOA. Accordingly, owners are responsible for their care, servicing, or replacement. Located outside of units, many boxes are original and should be professionally inspected for safety or replacement. HRS has no “official or recommended” electricians as it does for plumbing (AAA Jetting Services). Please ask for references and proper licensing before starting any work.

If a new circuit breaker box is needed, it must be approved by Architectural Control. A written request must be approved by the HOA Board before a box is replaced. If an old box is rebuilt, no approval is needed. New boxes will require painting that matches the building.

Roofing project. By the end of April, all work should be done. It's easy to spend almost \$2,000,000 when you have it. Thanks again to Arvada Roofing for helping in the claim to the insurance company. At first, the insurance company would only pay \$200,000. After hiring Arvada Roofing to represent HRS with its claim, the community received full credit for losses.

As the new roof project is completed, the HRS Board is pursuing a new insurance carrier for the community. After the \$2,000,000

settlement, the present insurance carrier changed the deductible computation from \$5,000 per claim to 3 percent of unit/building value.

This new formula makes the insurance deductible prohibitive. For example, a total roof replacement for a 2-story, four-unit building is \$32,000. The previous deductible was \$5,000 for the entire claim. If a four-unit building is worth \$600,000, the 3 percent deductible is \$18,000; insurance covers the remaining \$14,000.

If HRS stays with the present insurance policy, the “liability” to risk would be \$792,000 for roofs alone! That was the reason owners were notified by the HRS Board to have individual insurance in place with assessment coverage. Otherwise, given a calamity, the board might have to assess up to \$1,500 per unit for losses.

By the time the roof replacement is done, candidates for a new policy will have been reviewed, and a new carrier selected. That information will be posted on Westwind's and HRS's website.



Cobblestone

by Kay Griffiths

HOA Meeting. The HOA Board will be doing a “walk through” of the property sometime toward the end of April. At that time, we will identify golf ball dings in the siding that will be repaired in May. Because of the expense, these repairs will be done only once a year.

The board will also be determining a location for a doggie bag station on our property. A board member has volun-



See facing page

teered to refill the bags once the station is installed.

Cobblestone's landscaper and REL will be accompanying us on the walk through. The board will be taking note of signs that need replacing on the property and caps that are missing on the fences. If you have anything you would like to call to the board's attention, please call REL as soon as possible.

Concerns about garage sales were discussed. Among the reasons for disallowing them are the parking issues, and the safety and security concerns that occur.

Club House Restaurant. Several residents and a few board members were guests of Noonan's Tavern at a training evening before the official opening of the restaurant. Everyone had a wonderful evening and the consensus was that the food and service, as well as the remodeling, were great.

The restaurant is open from 11 am until 2 am daily. Billy Baroo's is open downstairs for breakfast and lunch from 7 am until 3 pm daily.

Magnets. The new magnets have been sent to residents. If you have not received yours, contact REL (303-337-0963) or your landlord, if you are a renter. The magnets have phone numbers for security company, 303-552-9027; REL management and the number of the towing company, 303-780-7754.

Meeting Location. Cobblestone is relocating meetings to the Heather Ridge Clubhouse. The next meeting in June will be held there. Signs will be posted prior to the next meeting notifying residents of date, time and location.

Homeowner and Renter Responsibilities. Owners with dogs are responsible for clean up each time. Accumulated dog feces are unsanitary and disgusting. Many homeowners have complained to board members about having to walk



by areas that some owners are using for their dog's poop and leaving it. This is not the type of community any of us want to live in. It is hoped that owners with all dogs will feel the same way and take responsibility for cleaning up daily.

Other responsibilities that come with living in a small, shared community include following parking regulations, avoiding unnecessary noise, and keeping exterior and patios neat and orderly.

It seems strange to mention this at this time of year, but please do not wash cars with the water from Cobblestone taps because the water bill, on average, is astronomical. Residents do not pay separately.

Please help each other out by paying attention to vacant units and making sure the heat is on so that no damage is done to the surrounding units. If a neighbor is aware that a home is vacant, REL should be advised.

Management Responsibilities. If you are interested in receiving information from the management company, go to the website for REL, www.as-associationonline.com. Click on the homeowner link. Type in Cobblestone and enter your email address.

Pool Party. The pool party is usually held the weekend in June prior to the 4th of July weekend. There have been as many as 40 residents attend in the past.



The HOA provides paper goods, burgers, sausages, hot dogs, condiments, soft drinks and chips. Residents are asked to bring salad, dessert or appetizer to share. Signs, with more detailed information, will be posted on the mailboxes about two weeks before the event.

Chimney Hill

by Pamela Akiri

Chimney Hill is moving quickly on its xeriscape grant. Ken Ball presented his landscape design to the HOA Board at its March meeting. He showed slides of the attractive shrubs, perennial flowers, grasses, and ground covers he used in his design, then explained the plan itself. The upscale design included replacing the log banks with curving rock wall or boulders, changing the sprinkler heads to microspray, putting a cobble border on the north end of the property, and having a blue grama meadow at the south end of the property.

Ken estimated that by 2012, the irrigation use will be down 50–60 percent on those plots. In addition, carbon emissions will be down 95 percent. The community will need to mow only once or twice a year, which will decrease landscape costs. This will reduce the chances of damage to the log retaining walls because most damage is from water and snow removal. Ball left areas for Chimney Hill residents to plant bulbs (all low water users).

The board was impressed and approved the design, which was submitted to Aurora Water the following day. I, for one, am really looking forward to seeing this landscape design “in the flesh!”

On another issue, the board has been concerned about damage from errant golf balls to residents’ properties. One resident, in particular, has sustained three broken windows, one bro-

ken lamp, damage to a door frame, gutters, and extensive ball impact sites, which have damaged the siding — all in the past two years.

Everyone agreed that this damage was unreasonable. Some way should be found to assist a resident who sustains frequent or serious damage. Most of the time damage occurs, owners are not at home, so golfers can not be held liable for damages. The owner of the damaged home pointed out that our contract specifies that owners accept damages resulting from living on a private golf course — and now it is public.

One resident presented a written plan for the Golf Club to self insure by simply adding 50¢–\$1 to the golf fee. An insurance rep was present to advise us on the issues pertaining to the HOA assisting residents when paying for damages. The issue is still on the table.

I think resident/owners’ damage needs to be addressed by HRMD Board. Because residents are now owners of the golf course, they should be willing to help those who bear the brunt of the damage from golfers playing on a public course. Residents do need the golfers to maintain owner home values! What do other HOA’s think?



Retail...from page 12

and pending vacancies due to relocations to Cornerstar. Also at risk at the center is Borders Books & Music, which filed for Chapter 11 bankruptcy in February and could result in the closing of up to a third its 674 stores nationwide.

Montview Plaza: The property owner invested in an extensive façade renovation; however, significant vacancies remain at the center.

Southlands: The “town center” component of Southlands is maintaining an occupancy level of approximately 82 percent, a level which has not changed much over the past 3 years. Banana Republic closed after the 2010 holiday season. However, accessory tenant Charming Charlie opened the week of Thanksgiving and is doing extremely well. Baby/Kids Gap and the Gap closed in January for structural repairs; Baby/Kids Gap reopened in February with the

Gap scheduled for reopening in early March.

Former Wingate Hotel (Southlands area): A privately owned Midwest hotel company acquired the incomplete bank-owned hotel in late December. The new hotel is anticipated to be a Fairfield Inn and may be open by summer, to the benefit of many area retailers.

For questions regarding this report, please contact Chad Argentar (cargenta@auroragov.org).

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Learning about serving on boards

It seems that boards of directors rule the world, and in many respects they do. Boards come in various forms, are created for different purposes, and have various resources — yet, they all have certain characteristics.

In Heather Ridge, there are boards of directors for 10 HOAs and HRMD. As said by Butch Cassidy to the Sundance Kid, “Who are those guys?” In this case, how and why do boards exist? Are they necessary? And how are boards controlled and managed by those they serve?

The following information was written by Carter McNamara, MBA, PhD, Authenticity Consulting, LLC. What follows applies to for-profit and nonprofit boards, unless marked differently. Also see *Carter Board Blog* for more information.

“A corporation, whether for-profit or nonprofit, is required to have a governing board of directors. To explain, a corporation can operate as a separate legal entity, much like a person in that it can own bank accounts, enter into contracts, etc. However, the laws governing corporations require that a corporation ultimately is accountable to its owners (stockholders in the case of for-profits and the public with nonprofits). That accountability is accomplished by requiring that each corporation has a board of directors that represents the stockholders or the public.

“Members of a governing board have certain legally required (fiduciary) duties, including duties of care, loyalty and obedience (some states and countries use different terms — for example, in Canada, the duties of care and loyalty are often stressed).

“For-profit boards often are referred to as ‘corporate’ boards, which really is a misnomer because both nonprofit and for-profit corporations are required to have boards.

“The phrase *board operations* often refers to the activities conducted between board members and can include development and enactment of board bylaws and other board policies, recruitment of board members, training and

orientation of board members, organizing board committees, conducting board meetings, conducting board evaluations, etc.

“The phrase *governance* often refers to the board’s activities to oversee the purpose, plans and policies of the overall organization, such as establishing those overall plans and policies, supervision of the CEO, ensuring sufficient resources for the organization, ensuring compliance to rules and regulations, representing the organization to external stakeholders, etc.

“The nature of board operations and governance depends on a variety of factors, including explicit or implicit use of any particular board model, the desired degree of formality among board members and the life-stage of the board and organization.

“Governing boards can have a variety of models (configurations and ways of working).

- *working boards* (hands-on, or administrative, where board members might be fixing the fax one day and strategic planning the next),

- *collective* (where board members and others in the organization usually do the same types of work — it’s often difficult to discern who the board members actually are),

- *policy* (where board members attend mostly to top-level policies),

- *policy governance* (trademark of Carver Governance Design, where there are very clear lines and areas of focus between board and the CEO), etc.

“Boards can have a broad range of ‘personalities.’ For example, boards of large, for-profit and nonprofit corporations might be very formal in nature with strong attention to parliamentary procedures, highly proceduralized board operations, etc. In contrast, boards of small nonprofit or for-profit corporations might be very informal in nature.

“Some people believe in life stages of boards, including that they 1) start out as *working* boards where members focus on day-to-day matters in addition to strategic matters, 2) evolve to *policy* boards where members

See facing page

Who's Who?

Bob Knutson is the HR Golf Course superintendent, in charge of grounds. He has worked at the Heather Ridge for almost 30 years.

Q. Bob, are you originally from Colorado?

A. No, I am from Northern Wisconsin. I came to Colorado after graduating from High School.

Q. Why did you come to Colorado? Did you know anyone here?

A. Yes, I had a few friends here.

Q. What did you do when you came to Colorado?

A. I worked for the Environmental Construction Company doing landscaping.

Q. Is this something you wanted to do?

A. No, it just fell in my lap, and I like it. I like to be outside.

Q. Are you married? Where do you live?

A. Yes, I am married. My wife Kristen and I have three children. I live in Centennial.

Q. When and how did you start working at Heather Ridge? Why did you choose this course?

A. I started working here in

1982. I was working in this area and I got to know people at the Heather Ridge.

Q. So, you remember when this was a successful golf club?

A. Yes, it was when the golf course was owned by American Golf. They owned it from 1990 until about 2002. They had about 1,000 members who participated in golf, tennis, fitness and social events.

Q. Do you also remember when some of the townhouse communities were built here?

A. Yes, the back 9 (hole) were built earlier. I was here when Chimney Hill, Cobblestone Crossing and Cobblestone were being build.

Q. Do you like the new golf course management?

A. Yes, very much. I always knew that homeowners should own the golf course.

Q. What are your interests?



Golf Course Superintendent Bob Knutson likes landscaping, being outdoors.

A. I like camping and fishing. I like to go camping in Southern Colorado. When I have time in the summer, I go fishing to the Aurora Reservoir after work with my son.

Q. I know we are dredging the pond on number five, but why are there so many holes dug out on the field? What else are they doing there?

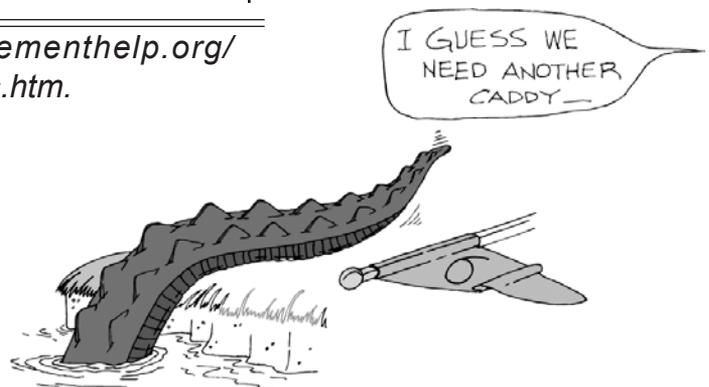
A. We are installing a new sprinkler system and a pump station. The pits were dug so we can transfer the muck from the ponds there. We will soon be installing the liner in the first pond. It will be good for the many years to come.

– Lana Gutnik

focus mostly on strategic matters, and 3) eventually become large, institutionalized boards that often have small executive committees and maybe many members — some of which are “big names” to gain credibility with funders or investors.”

For more information, visit

<http://managementhelp.org/boards/boards.htm>.



Heather Ridge

St. Patrick's Day was celebrated for two nights at Noonan's



Tavern (March 17 and 18), shortly after it opened on March 14. There were bagpipers and Irish stepdancers to entertain.

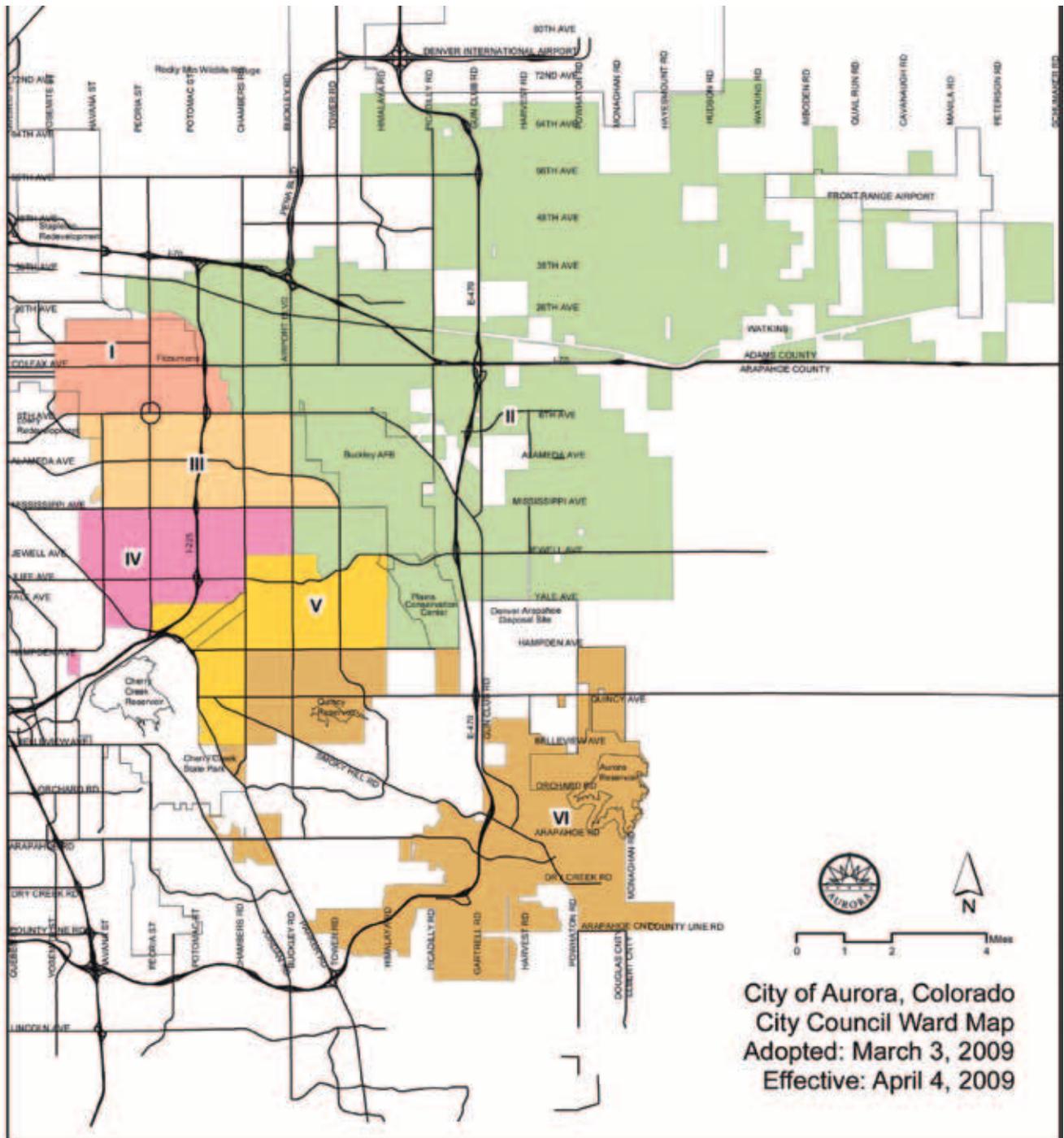


Photos by Howard Koziara



Several Heather Ridge residents picked Noonan's Tavern, which opened on March 14, to celebrate St. Patrick's Day, eat corned beef and enjoy the ambiance of the Irish-based event. From top: Ginny and Van Lewis, Heather Ridge South; Joan Beldock and husband David, Country Club Ridge; Bill and Bette Secord, Fairway 16.

Photo Album



City of Aurora's City Council Ward Map. Councilwoman Molly Markert represents Ward IV where most of Heather Ridge Metropolitan District is located. Bob Roth, profiled in last month's issue of Metro Matters, represents Ward V. Roth was appointed to this position after Sue Sandstrom moved on to her newly elected position as Arapahoe County Treasurer. Expect other candidates for Ward V, like Alfonso Nunez (see story, page 6), in the upcoming fall election.

April Calendar at Heather Ridge

Tue 19	Passover	
Thu 21	HRMD Board Meeting	
	Golf Club at Heather Ridge	4 pm
Fri 22	Good Friday	
	Tony David at Noonan's	8 pm
Sun 24	Easter	
Thu 28	Ward IV Meeting	6:30-8:30 pm
	Heather Ridge Golf Club	
Fri 29	Tony David at Noonan's	8 pm

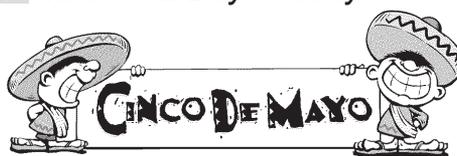


Be A Guest Writer: *Metro Matters* will be initiating a new section entitled "Guest Writers." You are invited to submit an article, 500 words or less, for acceptance in the next publication. Send to Lynn Donaldson, LynnNeu@comcast.net or 13731 E. Hamilton Drive, Aurora, CO 80014

Classified advertising: 30¢ per word. Minimum of \$6 (20 words). Deadline is the 5th of each month. Write your ad and deliver with a check payable to Donaldsons, Inc., 13731 E Hamilton Dr., Aurora, CO 80014. Keep ads short (50 word maximum). Publication does not imply endorsement. Call Lynn, 303-766-8649, LynnNeu@comcast.net

May Calendar at Heather Ridge

Tue 3	UAHR Board Meeting	6 pm
	19th Hole Room	
Thu 5	Cinco De Mayo	
Fri 6	Tony David at Noonan's	8 pm
Sat 7	Kentucky Derby at Noonan's	4 pm
Sun 8	Mother's Day	
Tue 10	HRCA Meeting	6 pm
	19th Hole Room	
Fri 13	Tony David at Noonan's	8 pm
Sat 14	Lobsterpolluza at Noonan's	
	6 Million Dollar Band	
Mon 16	Community Info Meeting	6:30 pm
	HR Banquet Room	
Wed 18	Community Info Meeting	6:30 pm
	HR Banquet Room	
Thu 19	HRMD Board Meeting	
	Golf Club at Heather Ridge	4 pm
	Community Info Meeting	6:30 pm
	HR Banquet Room	
Fri 20	Tony David at Noonan's	8 pm
Thu 26	Ward IV Meeting	6:30-8:30 pm
	Stampede Night Club	
Fri 27	Tony David at Noonan's	8 pm
Mon 30	<i>Memorial Day Holiday</i>	



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Earth Day Electronic Recycling Event and Shred-A-Thon

Saturday, April 23, 12 pm–3 pm

2892 S Havana St, Aurora: Havana Exchange Parking Lot (in front of Bicycle Village, south of Yale on the east side of Havana)

Do your part for the environment this Earth Day and protect yourself from Identity Theft, too!

Free Recycling of Used, Old Electronic Equipment:

Techno+Rescue, a veteran-owned and operated Colorado full-service Green IT company, will have their “Green Team” and trucks in the parking lot in front of Bicycle Village. They will quickly unload your vehicle and safely recycle your old electronic devices domestically here in the States.

Used/old electronic devices including, but not limited to, PCs, CPUs, towers, laptops, notebooks, cell phones, office phones, pagers, monitors, keyboards, printers, copiers, faxes, mice, wires, cables, cords, compact fluorescent bulbs, clothing, textiles, AND TELEVISION SETS!

Free Document Shredding:

The Better Shredder, a Cornerstone Records Management Company with an A+ rating from the Denver Metro BBB, will be at the event noon–2 pm to shred your sensitive documents for free! You will be able to watch the documents as they are shredded and will receive a certificate from The Better Shredder that your documents were safely destroyed.



Letters to the Editor: Send or deliver your letters for Metro Matters to Bette Secord, Fairway 16, bettesecord@gmail.com; or Publisher Lynn Donaldson, 13731 E Hamilton Dr, Aurora, CO 80014; LynnNeu@comcast.net by the fifth of each month. Letters must be signed, dated and include the writer's address and phone number. Letters may be edited for clarity or space.

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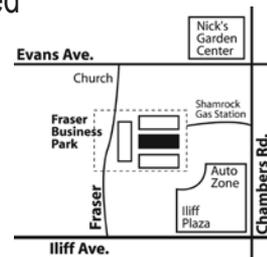
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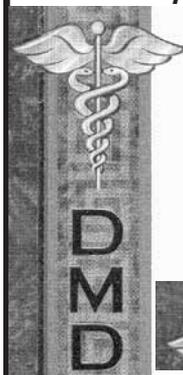


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