

# Heather Ridge Metro Matters

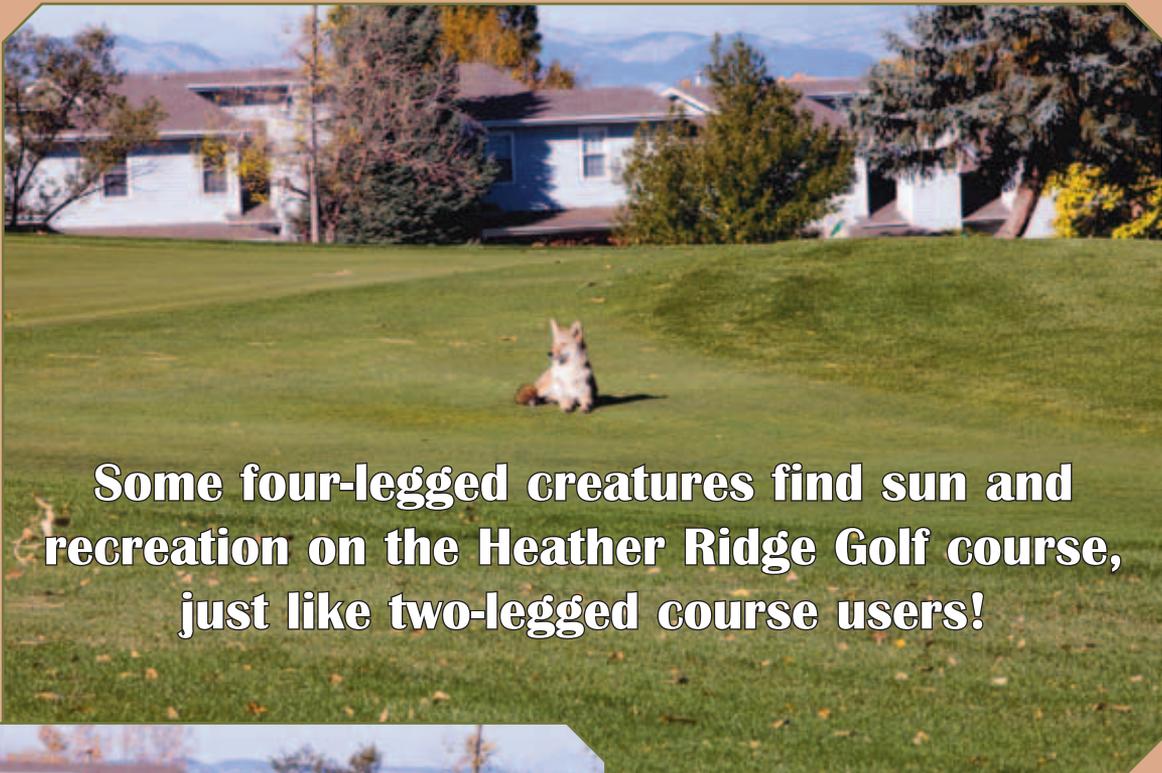
VOLUME 2

FEBRUARY 2012

NUMBER 8

**Preserving the Heather Ridge open space –**

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



**Some four-legged creatures find sun and recreation on the Heather Ridge Golf course, just like two-legged course users!**



Photos by Sharon Berkowitz



**Happy  
Valentine's  
Day**

# Neighborhood Watch

HAPPY NEW YEAR! From your neighboring communities of Burgundy, Cobblestone, Sausalito and Strawberry. Why, you are asking, are they wishing us a Happy New Year? Because they are appealing to you — Fairway 16, Cobblestone Crossing, Chimney Hill. Heather Ridge South, Double Tree and Country Club Ridge — to join the bandwagon and start to set up YOUR Neighborhood Watch Program! I am going for a goal of 100 percent by spring.

Just call me and I will tell you what is needed. It does not take much to get your program started. Just GO FOR IT! (Bev Brown, 303-872-3154)

Note: To those communities who currently have a neighborhood watch (and those who will have in the near future), please share your email address with your Area Coordinators and Block Captains. Believe me, it makes it so much easier and faster for those who took on this job (for you) to communicate important information in an expedient manner. Thanks.

Important — For those who think a Neighborhood Watch is only about Crime Prevention, I've got news for you. It is so much more!

The first step is, of course, to plan on attending your Neighborhood Watch meetings. You will get valuable information at these. It takes only a couple of hours

of your time! Come and ask your PAR Officer about: Home Safety and Security, Child Safety, Observation Skills, Self Defense, Vandalism Prevention, Bike Safety, Carjackings, Fire Prevention. I bet you can think of many more topics that you are concerned about.

In addition, you can become more knowledgeable about emergency information, parking issues, pet issues, water issues, how to be a better neighbor, and how to look out for those around you, especially older and needy seniors. Then there are those fun activity plans, especially around the holidays!

By being part of a Neighborhood Watch Program, you are already a Better Neighbor. Attend your board meetings and ask about how you can help!

Here are a few "Tips" on "What is Suspicious" when to call the Police.

## CIRCUMSTANCE...POSSIBLE CRIME

- Sound of breaking glass...Possible burglary or vandalism
- Individuals seen loitering or peering into cars... Possible car theft
- Screaming...Possible rape or assault
- Continuously barking dogs...Possible burglary, assault or rape

See facing page

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

### Metro District Board Members

(Visit [HRMDco.org](http://HRMDco.org), HRMD button) Contact Vinny Roith for questions: 303-755-3660; 720-246-0306 [info@hrmdco.org](mailto:info@hrmdco.org); [HeatherRidgeColorado.org](http://HeatherRidgeColorado.org)

Errol Rowland (Burgundy), President  
Van Lewis (Heather Ridge South), Vice President  
Vinny Roith (Sausalito), Treasurer  
Melissa Miller (Chimney Hill), Secretary  
Jim Bruce (Fairway 16), Assistant Secretary  
Joan Beldock (Country Club Ridge), Assistant Secretary  
Mary Lou Braun (Cobblestone), Assistant Secretary

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](mailto:LynnNeu@comcast.net)

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### HOAs in the United Association of Heather Ridge:

President Josie Spencer (Heather Ridge South)  
Vice President Scott Dunham (Chimney Hill)  
Burgundy, [burghoa.com](http://burghoa.com)  
Chimney Hill  
Cobblestone  
Cobblestone Crossing  
Double Tree  
Fairway 16  
Heather Ridge South, [Heatherridgesouth.com](http://Heatherridgesouth.com)  
Sausalito, [sausalitohoa.com](http://sausalitohoa.com)  
Strawberry, [strawberryhoa.com](http://strawberryhoa.com)  
website: [www.uahr.org](http://www.uahr.org)

### Managers, Golf Club at Heather Ridge

13521 E. Iliff Ave, Aurora, CO 80014  
303-755-3550

Joanie Ott (Fairway 16), President  
Board: Vic Evans (Men's Club), Larry Ransford (Cobblestone Crossing), Larry Ricketts (Men's Club) and Loren Janulewicz (Men's Club)  
website: [www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com)

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# HRCA: Decreasing Your Water Use

**Is it time to replace your water guzzling toilet?** Apply for a rebate.

Aurora Water offers a rebate up to \$75 on Water Sense 1.28 gallons per flush (GPF) toilets and a rebate up to \$150 on Water Sense 1.0 or less GPF toilets. Go to [aurora-water.org/rebates](http://aurora-water.org/rebates) to apply. High-Efficiency Toilet Rebate Application (Homeowners)

Make sure to include documentation showing the make, model name and model number (ensure the model is labeled with the Water Sense label).



Documentation could include: a photocopy of the manual, image of the box or the UPC code (provided the model number is listed in the UPC code).

You will only be contacted if there is an issue with your rebate application. Please allow 6–8 weeks for your rebate to be processed. Look under the toilet lid or on the back of the toilet bowl behind the seat to determine GPF. If GPF is not listed, the appliance year should be inside the toilet tank or under the lid.

This offer is good from the first of the current year until funds are exhausted.

**Xeriscape.** Because of its reduced watering needs and ability to tolerate periods of drought, Xeriscape is a great landscape option for Colorado's climate. When compared to a traditional grass landscape, which typically requires around 28 inches of supplemental water each season, Xeriscape can get by with 15 inches or less each season. It withstands periods of drought that would cause lawns to become brown. In addition to decreased water consumption and resilience to drought, Xeriscape has the potential to significantly decrease time and resources expended on maintenance.



Aurora Water customers interested in Xeriscape as

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## Neighborhood Watch...from page 2

- Individuals carrying unwrapped property fleeing from at an unusual hour...Possible suspects, a burglary or robbery

These are just a few of what are considered "Suspicious Activities." Call your Block Captain for a pamphlet of the entire list.

If you observe any of above or other unusual activity, call 303-627-3100. Better to be "Safe then Sorry."

– **Bev Brown, Head Area Coordinator for UAHR**

a landscape alternative may be eligible for a rebate of up to \$1.25 per square foot by replacing their current highly watered turf grass with low water use plant material. The maximum rebate is \$10,000 for residential customers and \$25,000 for commercial and large properties such as Homeowners' Associations and multi-family dwellings.

Eligibility and approval must be obtained from the Water Conservation Office prior to beginning the project. See rebate applications for specific program requirements. Any additional questions may be directed to Zach, 720-859-4366. Applications may be emailed, mailed or hand delivered. Submitting applications electronically is encouraged and requires Adobe Acrobat Reader 7.0 or higher.

**Irrigation Audits.** Have you wondered how to reduce your water consumption while maintaining an attractive landscape? Have you wanted to fix problems with your old sprinkler system, but didn't know where to start?

Aurora Water is partnering with the Center for ReSource Conservation (CRC) to offer customers with automatic sprinkler systems a free irrigation system audit as part of the "Slow the Flow" program.

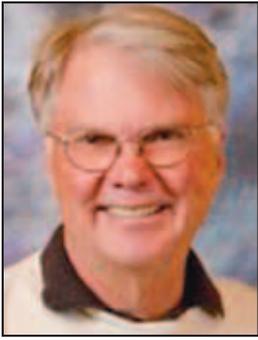
The CRC is an environmental non-profit company that provides assistance to residents, businesses, professionals and policy makers about resource conservation issues. CRC has been conducting irrigation inspections for the last three years for other cities along the Front Range with excellent results. Audits begin in June, and only a limited number are available.

Audits are completed by a trained irrigation specialist who will test your system for irrigation efficiency, identify and list items that need to be repaired, formulate a site-specific watering schedule and provide valuable information on how to irrigate more efficiently for your specific landscape.

Please contact the Center for ReSource Conservation to get on the wait list for 2012. Irrigation audits are completed June through August. Aurora Water Customers wishing to participate in the irrigation audit program will be put on a waiting list, based on the date your call is received.

**Indoor Water Audits.** The City of Aurora's Water Conservation Division provides Aurora Water customers with a free, whole-house water efficiency audit. Our audit will help you locate water leaks, pinpoint high water usage areas in your home and give you the necessary information to maximize the water efficiency potential of your home. A more water-efficient home saves you money and helps Aurora conserve its water resources. Please call 303-739-7351 to schedule.





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

# Heather Ridge Market Report

The Heather Ridge real estate market is slowly, but surely, changing for the better. The change from distressed to strong market is subtle, but the signs are indisputable: decreasing supply, rising prices and fewer distressed sales. Factors contributing to Heather Ridge's rebound include superior location, affordable prices and a golf course community.

Buyers and sellers need to know how real estate works here. The Heather Ridge Metropolitan District has 10 separate, unique and viable Homeowners Associations — a challenge to learn for anyone not familiar with our communities. Pete and Van are active in community affairs, working with various HOAs, and training others about local customs. Pete and Van know how to promote our slightly higher property taxes as a community privilege for owning the Golf Club at Heather Ridge.



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

Metro-area real estate statistics for 2011 indicate better times for 2012. "There were 12,531 homes for sale in December 2011, down 34 percent from 2010... and 39,387 total sales in 2011 for single-family and condo home. That was a 1.47 percent increase over 2010, but well short of the 42,070 sold in 2009. The pricing level for 2011 was basically flat, and the average price was \$255,492, down slightly from \$257,000 in 2010. Still, that average was up 5.4 percent from \$242,413 in 2009."

Not to be overlooked or under estimated, Colorado enjoyed 31,195 new residents relocating here in 2011. Colorado ranks fifth behind Texas first, then Florida, North Carolina, and Washington. The U.S Census Bureau ranks Colorado tenth during 2001-2009.

In 2011, Pete and Van participated in 15 sales in the Heather Ridge area. To get the highest and best value for your home, please call the local experts to buy, sell, or rent. With over 70+ years of experience, this isn't Pete or Van's first rodeo. Please call the pros that live here and want the best for Heather Ridge!

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

## Sold in Heather Ridge January–December 2011

HOA	No.	Street	Seller	Sold	Less	Net	SqFt	Be/Ba	Style
Burgundy	2661	S Xanadu Way A	GOVT	\$70,000	\$1,946	\$68,054	1,162	2/2	2 Story
Burgundy	2625	S Xanadu Way E	GOVT	\$70,000	\$0	\$70,000	1,315	2/2	2 Story
Burgundy	2623	S Xanadu Way E	GOVT	\$71,900	\$0	\$71,900	1,315	2/2	2 Story
Burgundy	2667	S Xanadu Way E	BANK	\$95,000	\$3,325	\$91,675	1,315	2/3	2 Story
Burgundy	2625	S Xanadu Way F	ESTATE	\$115,000	\$0	\$115,000	1,315	2/2	2 Story
Burgundy	2635	S Xanadu Way D	INDV	\$124,900	\$0	\$124,900	1,162	2/2	2 Story
Chimney Hill	2063	S Worchester Ct	BANK	\$109,000	\$3,000	\$106,000	1,513	3/2	2 Story
Chimney Hill	13654	E Evans Ave	BANK	\$114,500	\$0	\$114,500	1,344	3/2	2 Story
Chimney Hill	13520	E Evans Ave	INDV	\$115,300	\$0	\$115,300	1,344	2/2	2 Story
Chimney Hill	2081	S Worchester Ct	INDV	\$120,000	\$3,600	\$116,400	1,344	2/2	Tri-Level
Chimney Hill	13641	E Evans Ave	INDV	\$133,000	\$0	\$133,000	1,512	3/3	2 Story
Chimney Hill	2023	S Worchester Ct	INDV	\$135,000	\$600	\$134,400	1,344	2/2	2 Story
Cobblestone	2121	S Victor St A	BANK	\$73,105	\$0	\$73,105	1,392	2/2	2 Story
Cobblestone	2122	S Victor St C	INDV	\$87,000	\$0	\$87,000	1,208	2/2	Bi-Level
Cobblestone	2142	S Victor St A	INDV	\$87,000	\$0	\$87,000	1,208	2/2	2 Story
Cobblestone	2152	S Victor St F	BANK	\$90,000	\$0	\$90,000	1,392	2/2	2 Story
Cobblestone	13412	E Asbury Dr	INDV	\$110,000	\$4,000	\$106,000	1,208	2/2	2 Story
Cobblestone	2121	S Victor St A	INDV	\$129,900	\$0	\$129,900	1,401	2/3	2 Story
Cobblestone Cross'g	1913	S Xanadu Way	BANK	\$67,020	\$3,000	\$64,020	1,208	2/2	2 Story
Cobblestone Cross'g	13426	E Asbury Dr	GOVT	\$81,000	\$0	\$81,000	1,208	2/2	2 Story
Cobblestone Cross'g	13314	E Asbury Dr	INDV	\$83,000	\$0	\$83,000	1,208	2/2	2 Story
Cobblestone Cross'g	13396	E Asbury Dr	BANK	\$85,002	\$0	\$85,002	1,392	2/3	2 Story

HOA	No.	Street	Seller	Sold	Less	Net	SqFt	Be/Ba	Style
Cobblestone Cross'g	13568	E Asbury Dr	GOVT	\$88,200	\$0	\$88,200	1,392	2/2	2 Story
Cobblestone Cross'g	13254	E Asbury Dr	INDV	\$116,000	\$4,450	\$111,550	1,392	2/2	2 Story
Cobblestone Cross'g	13392	E Asbury Dr	INDV	\$122,000	\$0	\$122,000	1,392	2/2	2 Story
Cobblestone Cross'g	13404	E Asbury Dr	CORP	\$127,400	\$0	\$127,400	1,392	2/2	2 Story
Cobblestone Cross'g	13266	E Asbury Dr	INDV	\$135,000	\$5,000	\$130,000	1,392	2/2	2 Story
Country Club Ridge	2240	S Vaughn Way 204	INDV	\$149,900	\$2,000	\$147,900	1,124	2/2	Ranch
Country Club Ridge	2260	S Vaughn Way 104	BANK	\$174,900	\$0	\$174,900	1,680	3/3	2 Story
Country Club Ridge	2240	S Vaughn Way 104	BANK	\$184,000	\$5,149	\$178,851	1,680	3/3	2 Story
Country Club Ridge	2220	S Vaughn Way 102	INDV	\$202,500	\$0	\$202,500	1,722	2/3	Ranch
Fairway 16	2548	S Vaughn Way C	GOVT	\$108,500	\$0	\$108,500	1,650	3/3	2 Story
Fairway 16	2680	S Vaughn Way B	INDV	\$131,000	\$0	\$131,000	1,650	4/4	2 Story
Fairway 16	2486	S Vaughn Way B	ESTATE	\$137,500	\$3,000	\$134,500	1,650	4/3	2 Story
Fairway 16	2486	S Vaughn Way A	INDV	\$137,500	\$0	\$137,500	1,650	4/4	2 Story
Fairway 16	2558	S Vaughn Way C	INDV	\$142,000	\$4,796	\$137,204	1,650	4/4	2 Story
Fairway 16	2426	S Vaughn Way A	INDV	\$146,000	\$1,000	\$145,000	1,650	4/3	2 Story
Fairway 16	2578	S Vaughn Way B	INDV	\$162,500	\$5,000	\$157,500	1,650	4/4	2 Story
Heather Ridge S	2888	S Wheeling Way	GOVT	\$105,320	\$0	\$105,320	1,633	4/4	2 Story
Heather Ridge S	2824	S Wheeling Way	BANK	\$125,001	\$4,165	\$120,836	1,633	4/4	2 Story
Heather Ridge S	2845	S Xanadu Way	INDV	\$129,900	\$3,897	\$126,003	1,633	3/3	2 Story
Heather Ridge S	2787	S Xanadu Way	INDV	\$137,500	\$1,981	\$135,519	1,633	3/3	2 Story
Heather Ridge S	2720	S Vaughn Way	INDV	\$159,500	\$4,300	\$155,200	1,633	3/3	2 Story
Sausalito	2408	S Victor St A	ESTATE	\$79,000	\$0	\$79,000	1,273	2/3	2 Story
Sausalito	2458	S Victor St F	GOVT	\$89,043	\$0	\$89,043	1,273	2/3	2 Story
Sausalito	2437	S Victor St F	BANK	\$92,605	\$0	\$92,605	1,273	2/2	2 Story
Sausalito	2417	S Victor St C	INDV	\$100,970	\$3,000	\$97,970	1,300	2/3	2 Story
Sausalito	2418	S Victor St D	INDV	\$125,000	\$2,500	\$122,500	1,300	2/3	2 Story
Sausalito	2501	S Victor St C	INDV	\$140,816	\$2,816	\$138,000	1,230	2/2	Ranch
Sausalito	2419	S Worchester Ct C	INDV	\$144,950	\$0	\$144,950	1,230	2/3	Ranch
Sausalito	2408	S Victor St A	INDV	\$145,000	\$3,000	\$142,000	1,273	2/3	2 Story
Sausalito	2512	S Worchester E	INDV	\$146,500	\$0	\$146,500	1,282	2/3	2 Story
Sausalito	2437	S Victor St F	INDV	\$152,900	\$2,750	\$150,150	1,302	2/3	2 Story
Sausalito	2468	S Victor St A	INDV	\$154,900	\$0	\$154,900	1,300	2/3	2 Story
Strawberry I	2614	S Xanadu Way B	GOVT	\$28,500	\$0	\$28,500	856	1/1	2 Story
Strawberry I	13651	E Yale Ave A	BANK	\$32,000	\$0	\$32,000	896	1/1	2 Story
Strawberry I	13647	E Yale Ave B	GOVT	\$36,600	\$0	\$36,600	856	1/1	Ranch
Strawberry I	2696	S Xanadu Way B	BANK	\$38,000	\$1,200	\$36,800	1,144	2/2	2 Story
Strawberry I	2694	S Xanadu Way C	BANK	\$41,000	\$0	\$41,000	856	1/1	2 Story
Strawberry I	2614	S Xanadu Way B	INDV	\$48,500	\$0	\$48,500	856	1/1	2 Story
Strawberry I	2688	S Xanadu Way B	INDV	\$49,900	\$3,000	\$46,900	856	1/1	Ranch
Strawberry I	2650	S Xanadu Way B	CORP	\$60,500	\$0	\$60,500	856	1/1	2 Story
Strawberry I	13605	E Yale Ave A	INDV	\$67,000	\$0	\$67,000	856	1/1	2 Story
Strawberry II	2463	S Xanadu Way C	BANK	\$50,500	\$0	\$50,500	1,091	2/2	Ranch
Strawberry II	2445	S Xanadu Way C	GOVT	\$53,000	\$1,125	\$51,875	1,091	2/2	2 Story
Strawberry II	2461	S Xanadu Way C	INDV	\$60,000	\$0	\$60,000	1,091	2/2	2 Story
Strawberry II	2429	S Xanadu Way A	INDV	\$62,500	\$0	\$62,500	1,091	2/2	2 Story
Strawberry II	2469	S Xanadu Way D	GOVT	\$70,000	\$2,100	\$67,900	1,091	2/2	2 Story

# Widening I-225 by CDOT

The I-225 Widening Project construction bids were advertised by the Colorado Department of Transportation (CDOT) on Dec. 15, 2011 and were due on Jan. 19, 2012. This project construction bid package includes the I-225 widening from Parker Road to Mississippi Avenue, a distance of approximately 2.5 miles.

When completed, I-225 will have three (3) through travel lanes in each direction from Parker Road to Colfax Avenue. Auxiliary lanes between interchanges will also be constructed to serve vehicular movements exiting and entering I-225 main line lanes at interchange locations.

Noise walls will be installed on the west side of this segment of I-225 and modifications incorporated on the east side where the Light Rail Transit (LRT) track envelope is being constructed. The actual LRT bridge — rising from the I-225 median, just north of the Nine Mile Station, spanning I-225 northbound travel lanes, and touching down on the east side of I-225 — is part of this bid package as is the associated LRT track retaining walls continuing north to the Iliff Station.

The Yale Avenue bridge replacement is necessitated by both the widening of I-225 and the RTD Light Rail Transit Line that will be aligned on the east side of I-225 and pass under Yale Avenue, serving the Iliff Avenue [Heather Ridge] LRT Station — part of this overall CDOT bid package.

The existing separate pedestrian bridge will be removed and placed in storage for future use by the City's Parks, Recreation and Open Space Department. The new bridge will have bike lanes and sidewalks integrated into the structure and offer four through travel lanes.

**General Project Schedule.** This is just over a two-year construction project or 767 calendar days although it is a working day contract. Generally the construction sequencing scheme is to issue notice to proceed in early March 2012.

Yale Avenue bridge demolition and replacement construction will commence in early May and end within six months. There is up to a \$150,000 early finish incentive for this element. [There are] three different significant disincentives for a late finish of the Yale Avenue bridge. Once a contractor is selected, details on the work hours for the bridge demolition and construction, auto and bike detours will be developed and shared with the public.

The I-225 widening work sequence concept is to first place I-225 traffic in the northbound lane envelope via temporary widening while the majority of south bound lanes are constructed. This will also include the majority of the storm sewer system work.

When this work is completed, traffic will be shifted to the newly constructed southbound lanes in January 2013.

Work will commence on the I-225 northbound lanes. The next traffic shift that will open up the majority of the newly constructed lanes will occur in approximately August 2013.

The final construction sequence will complete smaller tight spots (especially near the Parker Road interchange) in mini-phases.

The I-225 LRT median bridge and rail track envelope construction to Iliff [Heather Ridge] Station is scheduled to be completed in November 2013.

There are also other lane rental and liquidated damages associated with these milestones in the event of late finishes but no additional early finish incentives.

## **RTD Iliff LRT Station Construction Project – RTD Project.**

RTD is scheduled to advertise the actual Iliff [Heather Ridge] Station construction project in April 2012. Specific elements include station platform, park-n-ride facilities, track and power catenary system, signal and communication components, and station access improvements. The Iliff [Heather Ridge] LRT Station is scheduled to be open in July 2014.

**– Mac Callison**

### **Aurora City Manager's Office**

*{Editor's Note: Callison's remarks were a response to a query from Councilmember Molly Markert. She forwarded them to Errol Rowland, HRMD president. Rowland is trying to get the Iliff Avenue station called the Heather Ridge LRT Station.}*

## **FYI**

### **Aurora Municipal Court**

**Volunteers Needed:** Information Officers or First Appearance Clerical Assistants

Information Officers staff the Information Desk at the Aurora Municipal Court Justice Center, 14999 East Alameda Pkwy, Aurora. Individuals will be trained to answer commonly asked questions, as well as provide directions to the visiting public. These

goodwill ambassadors will be one of the main points of contact the public has with the court system. Volunteers do not need experience, just enthusiasm.

Hours are 7:30–11 am once a week or more frequently, if available.

First Appearance Center Clerical Assistants help in processing high volume cases in the First Appearance Center. This fact-paced position requires volunteers to greet citizens summoned to Traffic Court, pull relevant files, disseminate appropriate

paper work and respond to questions regarding procedures. Volunteers may be required to assist clerks by answering phones and maintaining proper order of files.

Hours are 8–11 am once a week or more frequently, if available.

If interested, call Helen Damaskos, 303-739-6440. She will explain positions available and give you a tour.



# Homeowners' Association News

## Heather Ridge South by Van Lewis

**Check your water valves, hoses, and faucets.** The HOA monitors water consumption for unusual activity, especially leaks. HRS has seven water meters, and November's water bill for one meter showed elevated usage. The meter area was inspected for leaks and fliers posted on units asking residents to be watchful. When December's water bill arrived, consumption was significantly higher sparking more investigations. What was happening?

Long story short, a garden hose connected to a back faucet hidden behind bushes was quietly pouring water along the foundation draining into a neighbor's sump pump. That neighbor had called us to report greater sump pump activity, thus helping us find the cause. Besides the expense of lost water, it cost the HOA \$450 for a "leak investigator" to find the running hose faucet.

Please "listen" to your home to learn its unique sounds and noises. Know how it operates to catch a problem before it gets worse. Periodically inspect all your hoses, faucets, and drains. Also check water hoses for your clothes washer, dishwasher, and other water usage systems. Older rubber water lines are especially prone to rupturing, so please consider replacing with steel wrapped-encased hoses that "contain" leaks versus wholesale flooding.

Periodically open and close your unit's water shut-off valve. Make sure it opens and closes fully. Our builder, EDI, installed "screw valves" that were typical for the era until "ball valves" came into general usage. Owners are responsible for maintaining their unit's master water valve, including its replacement. The HOA is responsible for master valves to buildings.

If a unit is flooded, it is very important for owners to have HO-6 property insurance to supplement the HOA's general policy. The general policy is limited in coverage, exposing uninsured owners/occupants to expenses.

### **Burgundy Clubhouse**

**Available for your next Reception, Meeting, Party, etc.**

**Full kitchen, Bar, Comfortable Seating Area, Fireplace, Extra Chairs and Tables.**

Parking lot for 11 vehicles plus off-street parking  
Maximum occupancy: 100

**For viewing, rates and reservations call:  
Karen Berg • 303-695-9630**

Please contact your insurance agent for proper coverage in conjunction with the general policy. Having HO-6 insurance cannot be over emphasized.

**Snow Season.** During and after a snowfall, please don't parked outside your garage until it is plowed. Outside parking hampers snow removal, increases plowing costs and promotes icy conditions. Please park in your garage.

With our new concrete driveways, please DO NOT use salt or chemical de-icers on them. The HOA uses sand and prescribed chemicals, so if you need help, please contact Sue Daigle at Westwind, 303-368-1800; [sue@westwindmanagement.com](mailto:sue@westwindmanagement.com).

**Please remove holiday decorations and political signs.** Our Declarations and Rules-Regulations prescribe reasonable time periods to install and remove decorations, political signs and posted notices. If you have political signs posted inside your windows, a new campaign season is quickly approaching. So take down FDR, Eisenhower or other dated posters for the upcoming season. Please read the Rules-Regulations for guidelines.

**Please don't turn off your heat to save a few bucks while vacationing.** Vacant or unoccupied homes are prone to many problems, not the least of which is flooding from frozen pipes. Please leave your heat on and check your HO-6 insurance carrier concerning vacant or unoccupied home coverage.

As for turning off your unit's main water valve or other water lines when vacant/unoccupied, please contact Sue at Westwind if you do that. Vacant homes should have interior notices posted to that fact. Lastly, clearly tag your unit's water line and shut-off value(s). In an emergency, there's no time to find or determine such things. First responders will need to know the status and location of water valves, power boxes, etc.

*More HOA news on page 11*

**HRMD, UAHR and  
HRCA meetings are  
open to residents!**



## R & S Development

2040 S. Xapary Way (AKA 2240 S. Xanadu/Xapary Way)  
at Iliff and I-225 Intersection, Aurora, CO — TOD SITE

Steve Liberman, 720-252-7398 • [steve@oesol.com](mailto:steve@oesol.com)



*Heather Ridge*

In the early 1980's, this property was part of a larger development, originally planned to have 5 office buildings, 2 of which have been built and are known as Country Club Plaza. 3 additional high-rise office buildings were to be developed on this property, with 5 buildings total, all to be known as Country Club Park. The parking garage was completed in 1982 for building number 3, but the 5-Story building that was designed to rest on top of the garage was never finished. The structure is in remarkably good condition and has been tested by an engineering firm and is reportedly sound. Cleanup and finishing touches are needed, but the structure is ready to be developed. The City of Aurora is anxious to see this property developed and will consider a wide variety of uses. The property is within the TOD for a FasTracks light-rail station which is due to be completed on the SE corner of I-225 and Iliff in the summer of 2015.

A highly visible (from I-225) office building, medical building, hotel, apartments/condos, residential or retirement center, a mixed-use project, perhaps a multi-level storage facility, health club, etc., would all be possible uses for the parking structure. As part of the property there is an additional 48,000 sq. ft. land site to the north to work with.



# Photo Album



## Did You Know...

*During the 1970s, 1980s, 1990s and early 2000, Heather Ridge Country Club boasted both an indoor and outdoor swimming pool. The many activities that were hosted at the outdoor pool included youth swim team competitions, water ballet events, community and holiday parties and water aerobics classes.*

*The indoor pool was open year round and offered water aerobics classes, lap swimming, private parties and designated family swim times.*



# February 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 <i>Groundhog Day</i>	3	4
5	6	7 10:30 am 9-Hole Coffee at Noonan's 6 pm <b>UAHR Board Meeting</b> – 19th Hole GC at HR	8	9	10	11
12 <i>Lincoln's Birthday</i>	13	14 <i>Valentine's Day</i>	15	16 Lunch Bunch at Bent Fork 4 pm <b>HRMD Board Meeting</b> – GC at HR	17	18
19	20 <i>Presidents' Day Federal Holiday</i> 7 pm Strawberry HOA with Tom Tobiassen RTD/Light Rail	21	22 <i>Washington's Birthday</i>	23 6:30 pm <b>Ward IV Meeting</b> – Ecotech Inst. 1400 S Abilene St.	24	25
26	27	28	29			

## 9-Hole Ladies League

The 9-Hole Ladies Golf League at Heather Ridge is hosting a New Member Coffee 10:30 am Tuesday, Feb. 7, at Noonan's. You are invited to attend and bring a guest. Cost is \$6 per person. RSVP to Sandy Finney, 303-601-6552, or Ginny Lewis, 303-946-6118, by Jan. 31.

## Letters

### Dear Readers,

The January issue of *Metro Matters* was late in arriving due to a request by the HRMD Board to wait until all meetings were completed on Dec. 29.

We apologize for any inconvenience this may have caused.

**Metro Matters Staff**

### Metro Matters

Tom Tobiassen will be presenting an update on the RTD/

LightRail Project at the February HOA meeting for Strawberry. Meeting at 7 pm Monday, Feb. 20, Strawberry Clubhouse, 2638 S. Xanadu Way, Driveway 5.

I am putting out the word through UAHR so that other HOAs in Heather Ridge will have the opportunity to attend. Please spread the word.

Have A Great Day!

– Jan Lucas, 303-719-9545



### Out To Lunch Bunch

The next gathering will be Thursday Feb. 16, noon @ The Bent Fork, 12191 East Iliff Avenue. Please contact Ginny Lewis to RSVP — [ginny-lewis@comcast.net](mailto:ginny-lewis@comcast.net) or 303-337-6118



# Sausalito by Carol McCormick



**Landscaping/snow removal.** Snow removal, snow removal, snow removal. With snow continuing, the snow removal crew has been busy. The snow piles up. During and after a snow storm, please do not park your cars in visitor parking or around the mail boxes. The snow removal crew needs to pile the excess snow in these areas. The snow is removed first from main streets. Secondly, it is removed from the auto courts. Lastly, the sidewalks are shoveled.

**Security.** Sausalito rules state that if you have a visitor/guest who will be parking overnight in visitor parking, you must call security in advance so the patrol can be notified. Covenant's phone/fax number is 303-552-9027.

**Neighborhood Watch.** The board is still looking for more Block Captains for Sausalito. Please contact Carol McCormick, the Sausalito Area Coordinator, at [carol\\_mccormick@comcast.net](mailto:carol_mccormick@comcast.net), if you are interested. It will not take much of your volunteer time.

**Trash Removal Days.** Regular trash removal days are every Tuesday. Recycling days are every other Tuesday.

## How to Conserve Water

**HOA Expenses.** Ever wonder how much of your HOA payment covers water costs for Sausalito? Water is the single highest expense Sausalito has at approximately 25 percent of the annual HOA budget. Eight percent of that annual expense is the cost of water for irrigation. Last year the board asked the landscaping company to reduce the watering cycle to only three days a week. The remaining 17 percent is personal usage. Here are some tips to help everyone lower water costs.

**Use Your Dishwasher.** Contrary to popular belief, it takes more water to hand-wash dishes than it takes to wash them in the dishwasher. ([www.eere.energy.gov/consumer/your\\_home/water\\_heating/index.cfm/mytopic=13050](http://www.eere.energy.gov/consumer/your_home/water_heating/index.cfm/mytopic=13050))

**Don't Pre-Rinse Dishes.** Scrape food from plates, and let your dishwasher do the rest.

**Only Run the Dishwasher When Full.** You'll use the same amount of water whether you run a full load or a partial load.

**Install a Faucet Aerator.** It screws onto the bottom of your faucet to reduce water flow, without reducing water pressure. You can get one that swivels to allow you to direct the water where you need it. Note: If you have a newer faucet, it may already have one built-in.

**Keep Drinking Water in the Fridge.** Then, you won't waste water while you wait for the tap to get cold. Another option: Fill a cup with tap water, and drop in a couple ice cubes to chill it.

**Heat Water on the Stove/ In the Microwave.** Then, you won't waste water while waiting for the tap to get hot.

**Install a Point-of-Use Hot Water Heater.** If you regularly need hot water for pots, dishwashing and hot drinks, consider installing a point-of-use hot water heater

(also known as an instant hot water system) under the kitchen sink. It'll supply you with hot water as soon as you turn on the tap, and only costs a couple hundred dollars. ([homerepair.about.com/od/plumbingrepair/ss/tankless\\_hwh\\_3.htm](http://homerepair.about.com/od/plumbingrepair/ss/tankless_hwh_3.htm))

**Lowering electric bills** is another area of concern to homeowners. Here are some ideas.

**Clean Your Dryer Lint Trap.** Remove the lint from your dryer trap after each load to maximize your dryer's efficiency. Then, scrub it down with soapy water and a brush once every couple months to remove any additional lint trapped in the screen.

**Use Dryer Balls.** Toss dryer balls into the dryer with your clothes to speed drying time. ([frugalliving.about.com/od/colthing/gr/Dryer\\_Max\\_Balls.htm](http://frugalliving.about.com/od/colthing/gr/Dryer_Max_Balls.htm))

**Install a Tankless Hot Water Heater.** The next time you need to replace your hot water heater, consider going with a tankless hot water heater (also known as an on-demand hot water heater). These can cut your hot water energy cost by half. ([homerepair.about.com/od/plumbingrepair/ss/tankless\\_hwh.htm](http://homerepair.about.com/od/plumbingrepair/ss/tankless_hwh.htm))

**Insulate Behind Electrical Outlets and Switches.** Pick up a package of electrical outlet sealers, and place one behind all of the outlets and switches in your home.

**Install Storm Doors.** Storm doors are a great way to prevent energy loss. Install one on all of your exterior doors, and the government will even give you a tax credit for your efforts. ([www.energystar.gov/index.cfm?c=tax\\_credits.tx\\_index#s1](http://www.energystar.gov/index.cfm?c=tax_credits.tx_index#s1))

**Clean Your Refrigerator's Coils.** When your refrigerator has dirty condenser coils it has to work harder to cool your foods. Perform maintenance on your refrigerator once every three months to optimize its efficiency. ([frugalliving.about.com/od/doityourself/ht/Fridge\\_Maintain.htm](http://frugalliving.about.com/od/doityourself/ht/Fridge_Maintain.htm))

**Turn Your Stove and Oven Off Early.** Turn the stove or oven off a few minutes before your food is done, and let the built-up heat finish the job for you.

**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.

**Board Members.** President Vincent Roith, 303-745-9805; Vice President/Landscaping Tony Carniglia, 720-535-9705; Secretary/Newsletter Carol McCormick, 720-747-0836; Treasurer/Pools/Uahr representative Pat Horton, 303-695-6181; Board Members at Large: Debbie Martinez, 720-298-8323; Tom Scally, 303-750-8772; and Sherri Cooper.

**Property Management Company.** Bill McKinney, McKinney Management Company, Inc., 3576 S Logan St, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398

# Molly Markert's Newsletter for Ward IV

## What Is the Latest on the Regatta Plaza Redevelopment (Parker and Peoria)?

Even though it is not in my Ward, here is an update.

Planning Staff and Deputy City Manager Nancy Freed met with the landowner, John Buckley, on Tuesday, Nov. 22, to discuss his plans for redevelopment of the Regatta Plaza. Buckley shared a draft site plan that includes approximately 400 dwelling units and 40,000 square feet of retail. He said the plan is subject to further refinement. It is limited to his holdings, i.e., it does not address the Key Bank, Sharma or King Soopers parcels.

Buckley said the plan can be financed and realistic for the market. He hopes to begin physical development next year but will not have a definite timetable until he can obtain



and Regatta Landing property owners mutual access rights and veto powers over land use changes).

Buckley hoped to approach King Soopers with his plan by mid-December. Once he obtains assurances from King Soopers, Buckley said he will finalize his plans and begin the development review process with the city.

In the same time period, city staff would make necessary adjustments to the draft Nine Mile Station Area Plan and present the revised Station Area Plan (SAP) to Planning,

assurances from King Soopers that they will not oppose his project. (His property is subject to 40-year old private covenants that give Regatta Plaza

Economic Development and Redevelopment City Council Policy Committee. Ultimately, the plans would go to the full City Council for adoption.

An adopted SAP is necessary for Buckley to obtain the Transit Oriented Development zoning that he requires to develop a mixed-use project.

**Letters to the Editor:** Send or deliver your letters for Metro Matters to Bette Secord, Fairway 16, [bettesecord@gmail.com](mailto:bettesecord@gmail.com); or Publisher Lynn Donaldson, 13731 E Hamilton Dr, Aurora, CO 80014; [LynnNeu@comcast.net](mailto: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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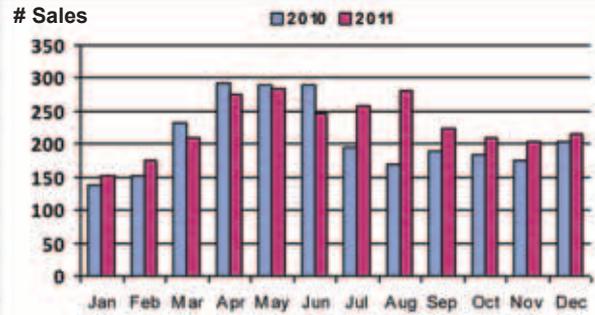
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# December 2011 – Real Estate Market Statistics (Aurora South)

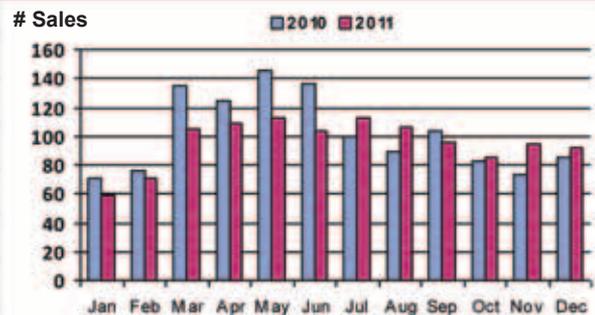
## Closed Residential

Category	Dec-10	Dec-11	% Change
#Of Closed Sales - Month	205	214	4.4%
#Of Closed Sales - YTD	2,517	2,731	8.5%
Avg. Days On Market	89	98	10.1%
# Of Active Listings	1,056	410	-61.2%
# Of NEW Listings	388	183	-52.8%
Absorption Rate (in months)	5.4	2.2	-58.8%
Average Price (Sold)	185,590	178,005	-4.1%



## Closed Condo

Category	Dec-10	Dec-11	% Change
#Of Closed Sales - Month	85	92	8.2%
#Of Closed Sales - YTD	1,225	1,146	-6.4%
Avg. Days On Market	87	84	-3.4%
# Of Active Listings	496	151	-69.6%
# Of NEW Listings	173	81	-53.2%
Absorption Rate (in months)	6.1	1.9	-69.3%
Average Price (Sold)	84,572	82,129	-2.9%



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## Records Retention Timetable

The retention period is the number of years from the date the tax return was filed

Source: Internal Revenue Service

Record	Retain	Record	Retain
Accident reports/claims	7 years	Inventories of products, materials and supplies	7 years
Accounts payable ledgers & schedules	7 years	Invoices to customers, from vendors	7 years
Accounts receivable ledgers & schedules	7 years	Journals	Permanently
Audit reports	Permanently	Minutes of directors, stockholders bylaws and charters	Permanently
Bank Reconciliation Statements	2 years	Notes receivable ledgers/schedules	7 years
Bank Statements	3 years	Option records (expired)	7 years
Capital bond & stock records; transfer registers, stubs showing issues, record of interest coupons, options, ledgers.	Permanently	Patents & related papers	Permanently
Cash Books	Permanently	Payroll Records & summaries	7 years
Charts of Accounts	Permanently	Personnel files (terminated)	7 years
Checks (canceled)	7 years	Property appraisals by outside appraisers	Permanently
		Property Records, including costs, depreciation reserves, year-end trial balances, depreciation schedules, blueprints & plans	
Checks (canceled for Important payments such as taxes, purchase of property, special contracts etc..)	Permanently	Purchase orders (purchasing department copy)	7 years
Contracts, mortgages, notes, leases (expired)	7 years	Purchase orders (except purchasing department copy)	1 year
Contracts, mortgages, notes, leases (current)	Permanently	Retirement & pension records	Permanently
Correspondence general	2 years	Requisitions	1 year
Correspondence legal and important matters	Permanently	Sales commission reports	3 years
Correspondence with customers/vendors	2 years	Sales Records	7 years
Deeds, Mortgages, bill of sale, depreciation schedules	Permanently	Stocks & bonds certificates (cancelled)	7 years
Duplicate Deposit slips	2 years	Subsidiary ledgers	7 years
Employment Applications	3 years	Tax returns & worksheets and other documents relating to determination of income tax liability	Permanently
Expense Analysis/expense distribution schedules	7 years	Time books/cards	7 years
Financial Statements year-end and others optional	Permanently	Trademark registrations & copyrights	Permanently
Garnishments	7 years	Training manuals	Permanently
General. Private ledgers, year-end trial balance	Permanently	Union Agreements	Permanently
Insurance Policies (expired)	3 years	Voucher register, schedules and vouchers for payments	7 years
Insurance records, current accident reports, claims, policies etc.	Permanently	Withholding tax statements	7 years
Internal Audit reports -you may wish to keep longer	3 years		

# Service Directory

### In-Home Technology Assistance

When you need help... and there are no teenagers around...

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# Colorado House District 41

{Editor's Note: The following letter is from Representative Nancy Todd, who represents Heather Ridge in the Colorado legislature.}

I am honored to represent you during the 68th Colorado General Assembly. Thank you for your confidence in my ability to provide you the best representation possible.

**Committee Assignments:** I am delighted to be a member of two committees — Education, and State Veterans and Military Affairs. These are two areas of which I am most passionate.

Being a former educator, I am committed to provide the best educational opportunities for the children and young adults in our state. As a member of the Education Committee, I have the opportunity to be at the forefront of any legislation that will strengthen the learning opportunities available for everyone in Colorado.

I am once again proud to be planning the annual Colorado Military Day events at the State Capitol this session. This is an opportunity for the members of the legislative branch of our State to honor those who are serving and have served in all branches of the United States Military.

It [was] held on Monday, Jan. 24.

**Town Hall Meetings:** I am committed to providing my constituents information on a more personal basis. There are two opportunities for you to touch base with me: the first Friday of each month at Panera Bread, 12293 East Iliff Avenue, Aurora, Colorado, 7–8 am and town hall meetings held once a month during which a particular topic is addressed.

**Town Hall Meeting Schedule.**

**Jan. 20, Eloise May Library, 1471 South Parker Road, Denver,**

**Topic: The State Budget**

**Feb. 16, Eloise May Library**

**Topic: Education**

**March 22, Eloise May Library**

**Topic: Health Care**

**April and May (To be announced)**

For more information regarding this legislation, go to the Colorado State Legislative Home Page, [www.leg.state.co](http://www.leg.state.co).

– Nancy Todd

## Free Days for February

**Denver Botanic Gardens @ Chatfield** Friday, Feb. 3  
303-973-3705, [www.botanicgardens.org](http://www.botanicgardens.org)  
8500 Deer Creek Canyon Rd, Littleton

**Denver Art Museum** Saturday, Feb. 4  
720-865-5000, [www.denverartmuseum.org](http://www.denverartmuseum.org) 10 am  
100 W 14th Ave Parkway

**Denver Zoo** Saturday, Feb. 5  
303-376-4800, [www.denverzoo.org](http://www.denverzoo.org) Sunday, Feb. 6  
2300 Steele St

**Denver Children's Museum** Thursday, Feb. 16  
Tuesday, Feb. 7  
303-433-7444, [www.mychildsmuseum.org](http://www.mychildsmuseum.org) 4–8 pm  
2121 Children's Museum Dr.

**Denver Botanic Gardens** Monday, Feb. 20  
720-865-3500, [www.botanicgardens.org](http://www.botanicgardens.org) 9 am–5 pm  
1005 York St.

**Denver Museum of Nature and Science** Monday, Feb. 27  
303-322-7009, [www.dmns.org](http://www.dmns.org)  
2001 Colorado Blvd (Fee for IMAX films, Planetarium)

## Metro Matters readers:

*In an effort to reduce mailing costs, HRMD residents, off-site owners and Golf Course members can opt to get a copy via email. If you would prefer to receive this magazine as a low resolution pdf file by email, send your email to [metro.matters@comcast.net](mailto:metro.matters@comcast.net) (with your current mailing address). Advantages, besides saving on postage, include: 1) you'll get the magazine earlier; 2) you can print any page you want to read or share; and 3) you can more easily share it with friends with whom you correspond on email.*

**Be A Guest Writer:** Metro Matters accepts guest writers. You are invited to submit an article, 500 words or less, for acceptance in the next publication. Send to Bette Secord, Fairway 16, [bettesecord@gmail.com](mailto:bettesecord@gmail.com); or Lynn Donaldson, [LynnNeu@comcast.net](mailto:LynnNeu@comcast.net) or 13731 E. Hamilton Drive, Aurora, CO 80014.

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# Heather Ridge Metropolitan District

## *Metro Matters*

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