

Heather Ridge Metro Matters

Serving the Heather Ridge Metropolitan District communities of: Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

Volume 4

August 2013

Number 2



**Enjoying the
swimming pool
during a hot
summer day!**

More photos, page 10

Growth in Colorado/U.S.

Heather Ridge Community Affairs (HRCA) usually discusses HOA or HR Metropolitan District news. This month, in the heat of the summer and a hot local housing market and economy, it lists “bits of information” that might be helpful to readers. In no particular order, the topics will, I hope, paint a picture of today’s world compared to previous years and other locales.

Colorado new car sales now exceed pre-recession levels! For the first time in five years, new car sales exceed used car sales. New car sales are directly connected to wage, job and population growth.

Metro Denver and Colorado Springs now lead economic recovery in the West as measured by long-awaited full employment and regional production — the recovery now surpasses pre-recession levels. Other performing cities include Boise and the Provo-Ogden-SLC Utah areas.

Colorado is seventh in Top Business States. CNBC annually rates the business climate of states based on the ease of “doing business,” the economy, education, and cost of living. The top state was South Dakota, followed by Texas, North Dakota, and Nebraska tied with Virginia.

Aurora okays conference center on Colfax just south of University Hospital campus. Corporex will build a 245-room hotel for Marriott along with a 30,000 square-foot conference center and a 500-space garage. Aurora will have authority over the conference center and garage.

U.S. home prices are up by the most in seven years, increasing 12.2 percent from May 2012. Prices rose in 48 states, and fell in Delaware and Alabama. All but three of the top 100 cities reported gains.

Colorado foreclosures are now one-half from the level in May 2012. Auction sales are down 25.4 percent for the same period.

Metro Denver residential homes-for-sale inventory is up 12 percent for June (9,187), compared to May (8,214). June’s inventory level is 16 percent less than June 2012 (10,925).

See Growth...page 22

Neighborhood Watch

The Heather Ridge community has been very fortunate. NW doesn’t know the exact reasons, but many factors come into play. While areas all around Heather Ridge have had many incidents of crime, Heather Ridge has made out like a bandit (no pun intended). NW is quite sure it is through the watchful eyes of the residents, calling in their suspicions to 911, and let us not forget the dedicated volunteers. They are the best! You know who you are. Give yourself a BIG pat on the back! I’m proud of you!

Don’t forget Tuesday, August 6. It’s **National Night Out**. Come join your neighbors for festive activities and great food — it’s for the entire family! National Night Out will be held 6–8 pm at Mt. Olive Lutheran Church, 11500 E. Iliff Ave.

Bev Brown
Head Area Coordinator
for UAHR and Area 10

Heather Ridge Metropolitan District

President Errol Rowland
Vice President Van Lewis,
Treasurer Vinny Roith
Secretary Melissa Miller
Assistant Secretary Jim Bruce
Assistant Secretary Joan Beldock
Assistant Secretary Jane Klein

Heather Ridge Metropolitan District

Vinny Roith 303-755-3660
720-246-0306

info@HRColo.org:

HeatherRidgeColorado.org

Heather Ridge Golf Club

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

www.golfclubatheatheridge.com

United Associations of Heather Ridge (UAHR)

President, Josie Spencer
www.uahr.org

Heather Ridge Neighborhood Watch

Bev Brown 303-872-3154
Aurora Police,
PAR Officer Mark Lowisz
303-739-1819

Heather Ridge Metro Matters

Community Editor
Barry McConnell
720-324-0242

bmconn202@aol.com

Heather Ridge **Metro Matters**
Coordinator/Advertising
Cherryl Greenman
303-886-1693

cherryl.greenman@gmail.com

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Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer’s phone number. Letters may be edited due to space limitations and for clarity. ©2013, Donaldsons, Inc. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publishers do not necessarily endorse the companies, products or services advertised in Heather Ridge **Metro Matters**. Printed by Publication Printers Corp. 2001 S. Platte River Dr.

UAHR Meets to Consider Neighborhood Development

The United Associations of Heather Ridge (UAHR) recently held a special meeting to learn more about the proposed redevelopment of the parking structure at I-225 and Iliff. In attendance were UAHR president Josie Spencer, HRMD board president Errol Rowland, Molly Markert, City Council Ward IV representative, and representatives from Burgundy, Cobblestone, Cobblestone Crossing, Country Club Ridge, Fairway 16, Heather Ridge South, Sausalito and Strawberry. The Chimney Hill president could not attend, but did send an email expressing support for the project.

President Eric Bush, Bush Development, discussed his firm's proposal for redevelopment of the abandoned parking structure that has been an eye sore at the Iliff Avenue off ramp for over 30 years. Included in the

proposal is the possibility to re-plate the existing site and deed over a portion of the adjacent land to the Heather Ridge Metropolitan District, as well as signage for the golf course. The proposed architecture would be consistent with the other four properties in the Country Club development, designed to look like an office building with plans to add another floor to the existing structure.

All attendees were strongly supportive of the proposal.

Meeting with community representatives is just the first step in the approval process that will include several meetings with city planning and zoning officials. Heather Ridge *Metro Matters* will follow this story as it develops over the coming months.



Before



After

HRMD Logo Update

In response to last month's article in Heather Ridge *Metro Matters*, asking for residents to submit ideas for a logo for the Heather Ridge Metropolitan District, two additional, totally different, concepts were submitted to *Metro Matters* for consideration. These ideas, along with previously submitted logos (shown below) were developed through collaboration between two Heather

Ridge residents who share a background in graphic design.

A meeting will be held in early August to discuss and develop these and other possible ideas. Residents are encouraged to submit their thoughts regarding these ideas to the editor at bmconn202@aol.com.



Logo A



Logo B



Logo C



Logo D

Heather Ridge
Metropolitan District

Heather Ridge residents may submit their thoughts regarding logo ideas to the editor at bmconn202@aol.com



Pete Traynor

Double Tree

303-877-9538

PeteTraynor@ReMax.net

HR Home Values at Mid-Year!

Recent headlines for metro Denver real estate report a slightly slower market now than the one existing before May's Memorial Day weekend. Yet, correctly priced homes, homes with real value and appeal to buyers, are still flying off the market with multiple offers. However, as rates and for sale inventory rise, a more balanced market between buyers and sellers may come into play. The question is: how high must the rates go to stall the market?

The general answer is 5–6 percent interest rates for the market to pause and reflect on what's happening. Rate changes always cause consternation, whether going up or down. Buyers will pull back and reflect on their needs compared to the market. Many buyers now consider 3–4 percent the norm for interest rates. Experienced buyers remember higher rates, but first-time or younger buyers only know today's market, so an increase to 5 or 6 percent is significant.



Van Lewis

Heather Ridge South

303-550-1362

van@vanlewis.com

For the greater Heather Ridge area, there have been a number of significant sales. For owners in Heather Ridge South, Double Tree, and Fairway 16 — four recent sales have pushed prices up to and over \$200,000. In the Cobblestone and Burgundy neighborhoods — recent \$165,000 sales have established higher prices and values that help all 10 neighborhoods within the Heather Ridge Metropolitan District. Heather Ridge's higher and better values than surrounding areas is the result of saving the golf course from land development. What if buying it hadn't happened?

How can a seller or buyer gain perspective in such a fast-paced real estate market? They need local agents actively involved in sales and community work in Heather Ridge. Re/Max agents Pete and Van have lived here with their families for three decades or more, and they "care and want better" for Heather Ridge than others not familiar with the spirit and energy that saved the golf course. Who better to represent your needs than Pete or Van!

Remember, please don't leave home without them!

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

Homes Sold as of July 19, 2013

HOA	Sold \$	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$87,000	13613	E Yale Ave B	2 - 2	1,144	1-Carport, Resv	2 Story
Cobblestone Crossing	\$146,000	13266	E Asbury Dr	2 - 2	1,392	1-Off St, Resv	2 Story
Burgundy	\$150,000	2625	S Xanadu Way B	2 - 2	1,315	1-Grg, Det, Resv	2 Story
Heather Ridge South	\$153,000	2737	S Xanadu Way	2 - 2	1,462	2-Garage, Att	2 Story
Fairway 16	\$163,225	2670	S Vaughn Way C	3 - 4	1,650	2-Garage, Att	2 Story
Cobblestone	\$165,000	2172	S Victor St D	2 - 2	1,208	2-Grg, Det, Resv	2 Story
Heather Ridge South	\$172,500	2717	S Xanadu Way	2 - 2	1,365	2-Garage, Att	Ranch
Heather Ridge South	\$197,900	2739	S Xanadu Way	4 - 4	1,633	2-Garage, Att	2 Story
Fairway 16	\$210,000	2698	S Vaughn Way B	4 - 3	1,650	2-Garage, Att	2 Story

MLS For Sale as of July 19, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$79,000	13641	E Yale Ave D	1 - 1	856	1-Carport	2 Story
Cobblestone Crossing	\$124,900	1911	S Xanadu Way	2 - 2	1,208	1-Garage, Resv	2 Story
Burgundy	\$139,500	2639	S Xanadu Way B	2 - 2	1,315	1-Resv	2 Story
Heater Ridge South	\$155,000	2860	S Wheeling Way	3 - 3	1,633	2-Garage, Att	2 Story
Sausalito	\$161,500	2438	S Victor St A	3 - 2	1,273	2-Garage, Att	2 Story
Fairway 16	\$165,000	2496	S Vaughn Way D	4 - 3	1,650	2-Garage, Att	2 Story
Sausalito	\$165,000	2512	S Worchester Ct. B	3 - 2	1,282	2-Garage, Att	2 Story
Country Club Ridge	\$173,900	2210	S Vaughn Way 204	2 - 2	1,124	1-Garage, Att	Loft
Fairway 16	\$179,900	2508	S Vaughn Way E	4 - 3	1,650	2-Garage, Att	2 Story
Fairway 16	\$215,000	2518	S Vaughn Way	4 - 3	1,650	2-Garage, Att	2 Story

Homes Under Contract as of July 19, 2013

HOA	Price	No.	Street	Bed/Ba	SqFt	Gar/Space	Style
Strawberry I	\$83,900	2626	S Xanadu Way C	2 - 2	1,098	1-Carport, Det	Ranch
Cobblestone Crossing	\$89,900	1963	S Xanadu Way	2 - 2	1,208	2-Garage, Resv	1.5 Story
Strawberry II	\$102,000	2419	S Xanadu Way D	2 - 2	1,091	1 Resv	2 Story
Heather Ridge South	\$105,000	2842	S Wheeling Way	2 - 2	1,462	2-Garage, Att	2 Story
Strawberry II	\$109,900	2459	S Xanadu Way A	2 - 2	1,091	2-Off Street, Resv	1.5 Story
Burgundy	\$114,900	2697	S Xanadu Way C	2 - 2	1,162	1-Garage, Det	2 Story
Heather Ridge South	\$130,000	2822	S Wheeling Way	3 - 2	1,462	2-Garage	2 Story
Cobblestone Crossing	\$139,000	13292	E Asbury Dr	2 - 2	1,392	1-Garage, Det	2 Story
Cobblestone Crossing	\$145,000	1959	S Xanadu Way	2 - 2	1,392	1-Resv	2 Story
Sausalito	\$155,000	2468	S Victor St B	3 - 2	1,282	2-Garage	2 Story
Chimney Hill	\$159,900	13640	E Evans Ave	3 - 2	1,344	1-Garage, Att	2 Story
Heather Ridge South	\$190,000	2715	S Xanadu Way	2 - 2	1,365	2-Garage, Att	Ranch

Van Lewis: Re/Max Alliance — 303-550-1362; van@vanlewis.com

Pete Traynor: Re/Max Masters — 303-877-9538, PeteTraynor@ReMax.net

Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



Heather Ridge Ladies Golf Association – 18-Hole News

The 18-Hole Member/Guest Tournament was held on June 17 and a good time was had by all — especially the winners! Attendees enjoyed a beautiful morning of golf followed by a delicious luncheon at The Bent Noodle. The association wishes to say “Thank you” to the 48 members and guests who participated. A special “Thank you” to the committee and the golf course staff who helped to make the day a success.

Coming up next is the Club Championship scheduled for Saturday and Sunday, Aug. 10 and 11.

A sign-up sheet is on the bulletin board.

Everyone who is eligible is encouraged to participate in this tournament, to play and join the club for the awards luncheon after playing on Sunday.

This tournament is flighted, so players have an opportunity to win gross or net in their flight.

Please sign up and play!

Teresa Anderson
President

9-Hole Ladies Golf Club

The 9-Hole Heather Ridge Women’s Golf Club held its annual Couples Tournament on Sunday, June 30. Golf was followed by a potluck dinner at the Danbury clubhouse. Thanks to Joanne Oswald, Ginny Lewis and Sonia Mathews for organizing this fun event.

First Place Winners: Team of Joyce and Art Scott, and Karla and Kent Strong.

Second Place Winners: Team of Liz Clancy, Don Blosser and Sharon and Jim Gunderson

Third Place Winners: Team of Joanne Oswald, Sonia Mathews and Ginny and Van Lewis

Longest Drive Winners: Don Blosser and Sally Simon

Closest to the Pin Winners: Kent Strong and Joanne Oswald

Ginny Lewis, President
Copy submitted by Sharon Gunderson

*Phyllis Hightower –
Has 5 Holes in One*

*There is a young lassie named Phyllis,
Whose golf score would really just thrill us.*

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While her hubby’s had none.

*But if that word gets out,
he will kill us.*

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Homeowners' Association News

Heather Ridge South *by Van Lewis*



HRS Recovers \$21,721 in Lost Fees

So far in 2013, the board has collected \$21,721 in past-due fees and costs from delinquent property owners. Using an aggressive but transparent "due process" system that notifies owners who have fallen behind in their monthly assessments, the board has recovered funds that might have been lost forever.

When a property owner falls behind in fees, Westwind Property Management immediately tries to contact them, outlining their options and courses of action. Owners failing to respond will have a lien placed on the property for possible foreclosure. Such actions are publicly recorded and may be reported to credit bureaus. Owners who cooperate will be offered a repayment plan that may or may not be of public record.

Recently, a former property owner, who lost their home to foreclosure, tried to buy a home in another state. Their credit report showed HRS' judgment from years ago, which stopped their loan application until satisfied. This resulted in a \$2,400 settlement in HRS's favor, for supplying a release of judgement.

In two other instances, the HOA recovered losses through recorded lien judgments. Sadly, two property owners had died in default of monthly HOA fees that the HOA ultimately collected through the foreclosure process. Called "junior liens," in one case the HOA recovered all \$5,193 from an investment buyer who bought the unit at the Public Trustee foreclosure sale. In another case, the HOA purchased the foreclosed home as a "junior lien holder" and subsequently sold it, recovering \$14,200 of 15,000 in delinquent fees.

The HRS Declarations not only authorizes such actions, but encourages it. Among the board's many duties, maintaining and promoting real estate values is paramount. With new rules and regulations constantly coming into law, the board relies heavily on Westwind Management Company to help oversee Heather Ridge South operations. Westwind, under the leadership of its president Tim Larson, has been HRS' property management company since 1988. Janelle Maninger is HRS' Westwind manager, working with HRS for almost 10 years. She was instrumental in the recovery of funds.

Pool Swimsuit Policy: Pool users are required to wear "approved and appropriate swimsuit" attire. Accordingly, there's no swimming in the nude or wearing street clothes

— all reasonable and prudent rules. However, between those two extremes are other issues and concerns that need to be addressed.

For various and understandable reasons, some pool users want to remain fully clothed according to their religion or personal preferences. However, swimmers wearing street clothes could contaminate the water and damage the filters that keep the water hygienic — a real and important concern.

The board has expanded swimsuit usage to include "approved" religious and other attire. Swimmers in such attire may be asked to verify swimwear suitability, so it's best to plan ahead and provide Westwind Management with documentation. The pool is for everyone's enjoyment. Please read and understand the posted regulations before jumping in.

Thieves in the Night: HRS had two irrigation backflow valves stolen on July 1. Apparently, HRS is not alone, for stealing copper/brass irrigation systems is an epidemic in metro Denver. TV and newspaper reports describe midnight marauders using high-speed grinders to lop off copper and brass fixtures to sell to scrap metal dealers.

HRS had already ordered steel security cages for its seven backflow valves (about \$1,500 each) when stolen. To prevent further losses, all remaining valves were removed that day pending delivery of the new security cages. The board spent approximately \$7,400 for cages with no guarantees that stronger, better, or more aggressive thieves couldn't breach them. However, stealing the valves will be more difficult with cages and chains used to anchor them in concrete footings. It is HRS' custom to remove all valves for the winter.

New Master Insurance Carrier: Effective Aug. 15, 2013, American Family Insurance will provide general insurance for HRS. The really good news is the 2 percent wind and hail deductible for roof coverage will be gone. It is still recommended that all owners and tenants have personal property insurance because the general policy is limited in coverage. All homeowners should have what's called a HO-6 insurance policy; and tenants should have a renter's policy for their personal belongs. More information will be published in the September newsletter.

More HOA News...page 16

Strawberry Community Garden: A Short History and Current News

In the spring of 2013, the Strawberry HOA Board of Directors came to CAP Management with concern over water consumption at the 56-acre property. The board and CAP began an extensive water conservation project in an effort to reduce water usage and to make the community's environment more resistant to the effects of the current drought. The plan has three components:

- Replace the property's original toilets with ultrahigh efficiency models. The scheduled completion date for this priority is August 2013.
- Perform extensive xeriscaping by replacing plants and Kentucky bluegrass with native plants, shrubs and grasses that require little water.
- Highlight the importance of environmental sustainability by installing a community garden.

The outpouring of support for the third component, a community garden has been generous. Companies, organizations and individuals have donated seeds, supplies, and money, and the sweat of labor to build container boxes, till the soil, plant seeds and cut down trees. Even more labor includes installing a rabbit-proof fence. A low-cost drip, water conserving irrigation system was installed mid-July.

The local community has been generously involved. We are especially grateful for support from the City of Aurora, Nick's Garden Center, Welby Gardens, Brownstone Services and Arrowhead Landscaping Services.

As of July 2013, the initial construction of the garden is nearly complete. Several Strawberry residents serve on the garden committee. All residents are invited to join in!

The heart and passion of community involvement in the garden has been astonishing when overcoming the hurdles of starting a large garden. Before the drip system was installed, volunteers faithfully watered twice daily. Most recently, donations of mulch and compost have been tilled into the soil. Weeding by neighbors walking by, be it for five minutes or more, has resulted in visitors joining in, making it a group effort.

The vision of the garden is to bring neighbors together in creating a joyful and restful space for all who want to drop by — to enjoy it, and to supply fresh produce and herbs to neighbors who would like some.

Volunteers will be offering produce as it is ready. We will supply baskets at the front of the garden so you can drop by and select vegetables and herbs as they become available. Door-to-door delivery, for those who need it, is also available.

The garden has a table and chairs for sitting and enjoying the newly designed open space. We look forward to creating shaded paths dappled with drought resistant flowers to enhance the space even more.

As the years pass, with continued support of the community, we should have a beautifully developed space for year-round use, overseen by Strawberry residents.

- Lovingly written by neighbors who have worked in the garden.

Website: <http://www.strawberryhoa.com>

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– Kathryn Polak and Alex Bergeron



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BLUE	70	312	445	420	160	395	295	194	307	580	320	3286	300	245	195	476	357	163	392	511	303	3031	6237	
WHITE	48	122	431	413	147	390	271	159	372	571	300	3054	256	235	193	462	347	143	382	520	384	2912	5066	
HANDICAP	3	5	13	9	27	11	7	1	15				16	6	12	4	14	18	8	2	10			
DATE:	SCORER:										ATTEST:													

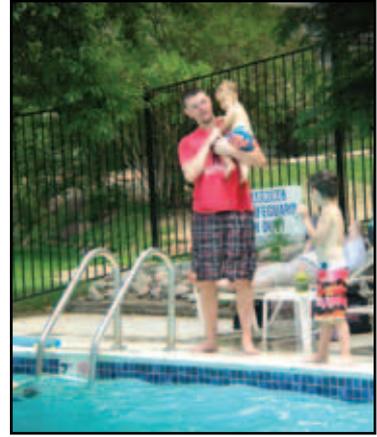
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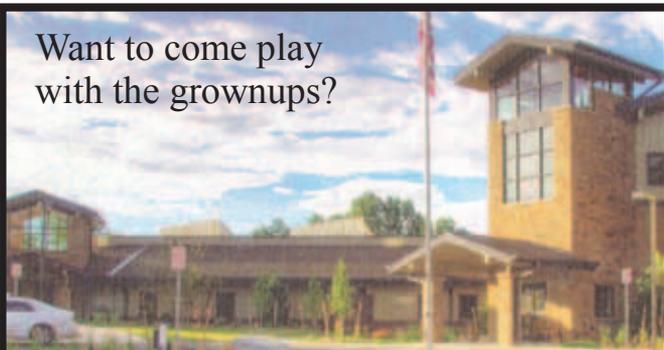
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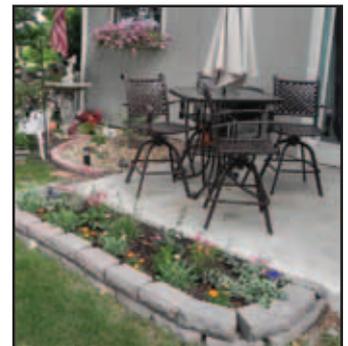
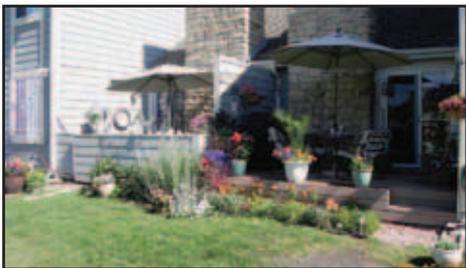
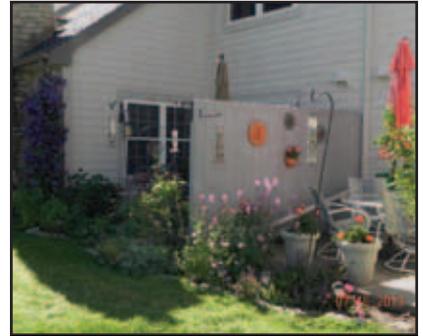
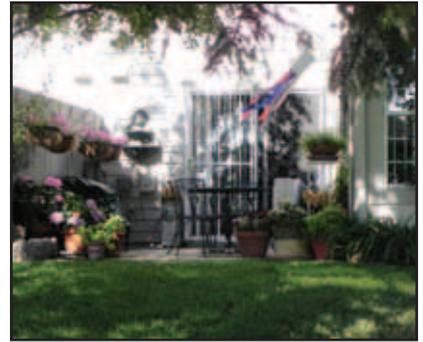
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August 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	7:30 p.m. Aurora City Council Meetings The council will meet on August 12 and August 26 at 1515 E. Alameda Pkwy			1	2	3
4	5	6	7	8 6 pm Fairway 16 Board Mtg, Clubhouse 7 pm Burgundy Board Mtg Burgundy Clubhouse	9	10 18-Hole Women's Golf Club Championship
11 18-Hole Women's Golf Club Championship	12 6 pm Cobblestone Crossing Board, 3033 S Parker Rd., Ste 320 7 pm Sausalito Annual Mtg, Heather Ridge Clubhouse Garden Room	13 Metro Matters Deadline	14 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	15 6 pm Chimney Hill Board Mtg Card Rm HRGC 6:30 pm Neighborhood Watch HR South Clubhouse	16	17



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THURSDAY: Live Trivia 8 pm, \$2 Danny Noonans, \$3 Fries /Tots baskets, \$17 Craft buckets

FRIDAY: \$1.75 Fish Tacos ALL DAY! \$3 Jagers / Deep Eddy Vodkas & Beer Pong at 9pm!

WEEKENDS: BYO Bloody Bar 'till 5 pm & Bottomless Mimosas 'till \$3pm & \$4 Mojitos ALL DAY!

SATURDAY: \$3 Bud Light & Shock Top ALL DAY; Rock N Roll Bingo 8:30 pm

SUNDAY: \$2.50 Coors Light, Batch 19, Colorado Native ALL DAY



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August 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
18	19 7 pm Country Club Ridge Board Mtg 2950 S Jamaica Court	20 7 pm Strawberry Board Mtg Strawberry Clubhouse	21	22 6:30-8:30 pm Ward IV Mtg – Village Green Rec Cntr 1300 S Chambers Circle	23	24
25	26	27 6:30 pm Heather Ridge South Board Mtg, HRS Clubhouse 6 pm Cobblestone, Heather Ridge Clubhouse	28	29	30	31



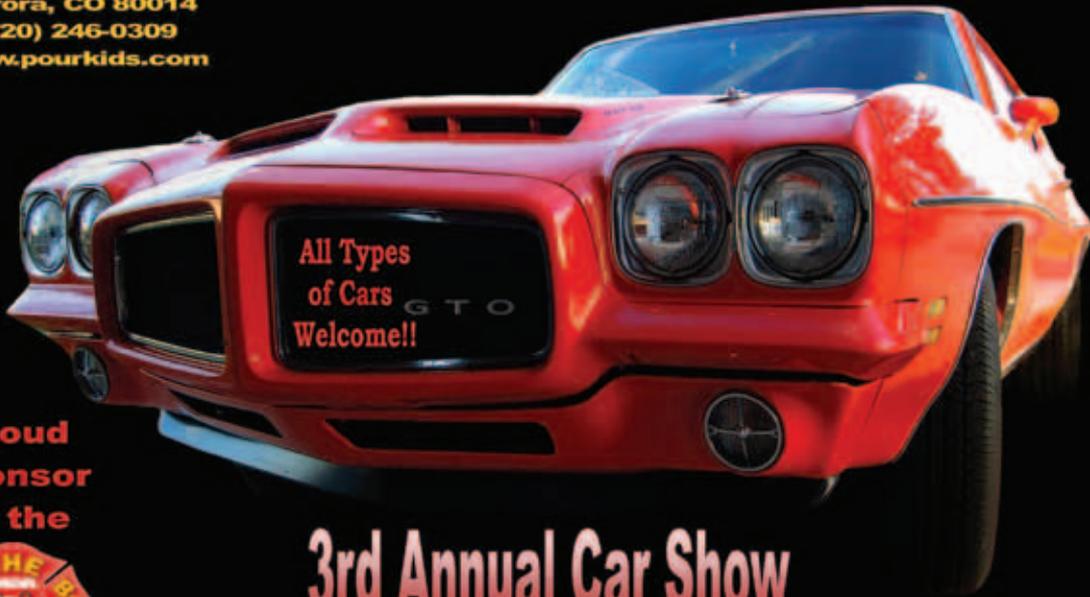
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Letters

Metro Matters

Our new Comcast Residential Services Advisor, Alia Willson, really did “come to the rescue” when I contacted her. My goal is to keep my Comcast bill at a reasonable rate, and it was time to call Comcast and beg for a service discount. With just a phone call, she provided more than I expected. Since Comcast is my only option, I’m thrilled with what she accomplished for me. Thanks!

Judie Maurelli
Country Club Ridge

Metro Matters

I’m not sure who I should mention this to, and you have probably heard it before. I live in Sausalito and walk on the golf course. The pond near Iliff, across the street from the clubhouse, is in really nasty condition. I suspect it is the duck and geese poop, but now in the heat it smells pretty bad when you are near it. I don’t know if there are plans to dredge the pond any time this year, but it’s very unpleasant. Thanks for just forwarding this to the right people. Maybe if enough of us complain, something will be done. It can’t be pleasant for the golfers either.

Sydney Summers
2500C S. Victor St.
sydster@q.com

Molly Markert Ward IV

15151 E. Alameda Parkway
303-739-7516 (Council Office)
303-941-2244 (Mobile)
mmarkert@auroragov.org



Police Station at The Gardens on Havana

We did it! The Aurora Police Department (APD) Mini-Station is up and operating in the Jackson Hewitt Tax Service Office space along Garden Drive at The Gardens on Havana. The locks have been changed. The internet is working. The Kuerig coffee maker and supplies have been added to the break room.

This mini-station will not be staffed regularly, but it will provide a place where police officers can stop in for breaks, to write and print reports, and perform other duties. APD can access this new mini-station year round, 24 hours a day, as needed. The Aurora Police logo will be on the front window and back door with the signage saying, *Aurora Police Department Mini-Station. For emergencies dial 911, for non-emergencies (dispatch) call 303-627-3100.* The police will have a dedicated parking space by the south entrance of the unit.



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- Roommates (*What's going on when I am not at home? Who is in my Home?*)
- Parents with kids (*Receive a text when you are away get a snapshot of who is there, Check-in*)
- Parents with Baby (*Baby Cam*)
- Renters (*Who is in my home?*)
- Puppy Cam (*How's the pup doing?*)
- Thermostat control (Heating and Cooling)

Alia Willson
Comcast Residential Services Advisor
Alia_Willson@cable.comcast.com

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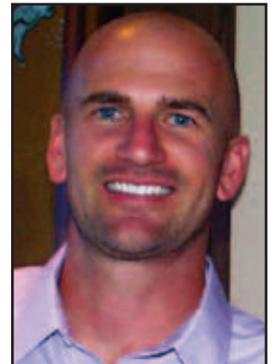
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Fairway 16 *by Susan Bruce*

Pool Keys: Did you know 62 percent of Fairway 16 owners have a pool key? If you need one, contact Susan Bruce, at 2528A. The temperature has been perfect and attendance has been high. Only one more month to join the water aerobics at 1 p.m. on Tuesdays and 2 p.m. on Thursdays. The pool will close after Labor Day.

Habitat for Humanity: After the May garage sale, Habitat for Humanity was called to pick up the unsold items from the clubhouse. If you're cleaning out furniture, lamps, kitchen and other household items, call the Habitat office first at 303-534-2929. They will tell you which items they can accept. The day before your pickup, they will call and give you a two hour window for when the truck will arrive. Items donated are sold at their store.

Water Audit: The city of Aurora's Water Department conducted a water audit of Fairway 16's irrigation

system on July 9. The Board will receive the department's detailed report and use the results to improve Fairway 16's current system. The Board will also meet with the city's xeriscape planner and begin identifying areas to remove grass. This will be a big, long-term process, with rebates available from the city.

Bus Route 131 Change: According to Service Manager Jessie Carter, the bus change will take place on August 18. This means there will no longer be buses on S. Vaughn between Yale and Iliff. The new route will better serve the future Iliff light rail station by going to Abilene Street.



Burgundy *by Jaynie Basch*

Can you believe that summer is half over already! Same old question...where has the time gone? It's been a busy one for everyone and yet there is still time to enjoy the quiet times.

Kids Having Fun: There has been an increase in the number of kids running through the grass; running and laughing all the way to the pool — just having fun. This is a reminder to always be on the watch for them — they come in all sizes. As everyone knows, kids are rarely quiet, so try to give them a break (their parents, too) and remember the times when yours were young and loud and loved to play outdoors. There is a 10 MPH speed limit through the parking areas, but that is often too much, so keep your eyes open for their quick movements and smaller sizes.

Landscape: Did you see your HOA board walking the entire property with our landscaper recently? All of the concerns have been addressed (all that the board is aware of and more). Everyone can look forward to a lot of the dead bushes and trees being removed by this fall. At this time, they will not be replaced. If your tree or bush is removed and you want to replace it, please call the management company for directions on how this can be done. In most cases, it would be at your (the homeowner's) expense. Many of the "brown" grass issues are a matter of new growth (that takes time) and continued readjustment of sprinklers. Also discussed was the use of more rock in landscaping where water and growth are now the issues.

This has been a rough summer for our outdated sewer

systems. Due to the unexpected and continuing expenses of repair and the cost for replacement (Burgundy has run out of "bandages"), the xeriscaping project has been greatly modified. At the least, the sign will be repainted and the area cleaned. Again, if you see your neighbors gathered around, please grab your gloves and join us.

Trash: There has been a problem with trash left around the receptacles. If an item is inappropriate (too large, heavy, furniture, remodel tear outs, etc.), the waste removal company sends a hefty bill to your association

See Burgundy...page 22



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Chimney Hill

Jim Hanson

The Chimney Hill Board would like to let everyone know that Jim Hanson passed away on July 2. He was 92 years old. One of Chimney Hill's long-term residents, and past HOA board member, he and his wife, Noreen, purchased their unit on January 1, 1979. They planned to celebrate their 71st wedding anniversary next month.



A World War II pilot, he later flew commercially for Frontier airlines for over 30 years. He had the mind of an engineer and the heart of a patriot. He saluted police officers as a show of respect for the job they do and he smiled at everyone he met.

He told many neighbors how lucky he felt every day waking up to his 92-acre backyard of rolling hills of grass, the beautiful lake, birds, and good neighbors. He always said that he thanked God every morning that he was given another day here.

Seeing Jim Hanson walking his little dog Missy several times a day, even in the snow, was such an important part of the scenery at Chimney Hill. Jim will be greatly missed.

• • •

Summer is Almost Gone: It has been a hot one! So far, 2013 is recorded as the hottest year of the century. CH residents still have the month of August to enjoy the pool. Contact Accord if you misplaced your key or if you are a new resident. Remember that the pool key must not be reproduced. This is a security and a liability issue, important to all residents. The pool should be used by

CH residents and their guests only. Please refrain from bringing glass and glass containers to the pool.



Board and Management News: Several new retaining walls were installed in the first cul-de-sac on East Evans this year. CH Board is trying to address all issues needing the utmost attention first. Residents are encouraged to contact Alec, Accord Property Management, to report all property maintenance related issues and inquire about ongoing projects. Alec's phone number is 720-230-7321, email alec@accordhoa.com.

Please remember that all screen doors, window frames and window security bars must be white. All light fixtures above the garage and on the front porch must be black. Please request an ACR form by calling Accord, or print the form from their website.

Garbage is another issue requiring attention. Garbage should be placed into the garbage container in its entirety. Garbage left outside the container will not be picked up. Please do not leave containers with oil for recycling. Oil needs special attention. CH does not provide this service. Oil seeps out of broken containers leaving the ground contaminated. Remember, this is your community!

Annual Chimney Hill Pool Party is scheduled for 5 pm Saturday, August 17.

Monthly HOA Meetings: The next monthly CH board meeting will be held at 6 pm Thursday, August 15, in the card room on the lower level of the HR Golf Course Clubhouse (enter through the men's locker room). All Chimney Hill residents are welcome to attend.



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Sausalito *by Carol McCormick*

Pools: It has been nice to see so many Sausalito residents enjoying the two pools this summer. What a great place to sit and relax while cooling off in the water during the sunny, hot days. Please remember the pools are for the entire community, adults and children alike, so please respect others by keeping children's pool toys and floaties to a minimum and following the posted rules. As part of their job, Brownstone Security frequently patrols each pool for security and safety purposes.

Safety Issues: Unfortunately two expensive copper backflows recently were stolen shortly before dawn. The thieves were determined because they cut the backflows with the water running. Fortunately an early riser noticed running water and called Bill McKinney to report the situation. Please be observant as you drive and walk through our community.

Summer Safety Issues: Sausalito continues to see many open garage doors. The desire to cool off your home is understandable, but criminals gain access to a home through open garage doors, windows and patio doors during the warmer months. It only takes a moment for someone to steal items from the garage, or use an open garage as an easy way to get into your home. The HOA Rules and Regulations state that garage doors are to be closed. (See *Crime Tips*, page 8.)

Trash Days: A quick reminder that Sausalito's trash collection day is always on Friday. Trash containers may be put out after 8 pm on Thursday and *all trash containers* must be returned to your garage by 8 pm on Friday. Everyone wants to keep the community looking neat and clean.

Parking: Sausalito's parking rules remain the same. If you have a visitor/guest who will be parking overnight

in the visitor parking, please notify security in advance. Homeowners and tenants are expected to park cars in their garages. You can review the Sausalito Rules and Regulations for further detail. Call Brownstone, 720-879-4568.



Landscaping/Architecture: Water restrictions continue. Phase One of the community painting will begin in September.

Annual Meeting: Sausalito's annual meeting will be held at 7 pm on August 12, at the Heather Ridge Clubhouse in the Garden Room. Please plan to attend.

Board and Management News: The Sausalito 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 are: President Vincent Roith, 303-745-9805; Secretary Carol McCormick (newsletter/ Neighborhood Watch coordinator), 720-747-0836; Treasurer Pat Horton, (pools/Uahr representative), 303-695-6181; Debbie Martinez, board member at-large, 720-298-8323; Tom Scally, architecture, 303-750-8772; and Sherri Cooper, board member at-large. Please contact Vinny Roith if you are interested in serving on the Sausalito board. Currently there is one board vacancy.

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

Country Club Ridge *by Judie Maurelli*

Xeriscape Update: The Aurora Water has completed Country Club Ridge's xeriscape landscape plan, which includes two grassy areas along Vaughn Way near buildings 2220 and 2240, the large area near Iliff Avenue between 2270 and 2280, and the retention pond at the southeast corner of our property near 2270. Over 22,000 square feet of Kentucky Blue grass will soon be converted to more drought tolerant plantings. The goal in converting these areas is to ultimately save money on the water bill while maintaining a beautifully landscaped property.

Open Board Positions: Three board positions will be open in October: Country Club Ridge's Board of Directors consists of five owners who participate in the manage-

ment of the property by attending one monthly meeting and communications during the month (usually by email). The Annual

Homeowners Meeting takes place in October. This year three board members will be elected. Please consider becoming involved in the management of your property. You are always welcome to observe the work involved by attending a board meeting. The meetings are held at 7 pm, on the third Monday of the month at 2950 S Jamaica Court in the meeting room (lower level).



Aurora Family Activities in August

3D Archery Shoot

Date/Time: Saturday, August 3; Sunday, August 4
7 am – 3 pm, Pronghorn Natural Area

Location: 27800 E. Quincy Ave.

Just in time for archery season, walk through a course set up with 20+ 3D targets, including a bear, buffalo, alligator and more! Registration is not required, just come the day of and walk through as many times as you'd like. \$10/Adult and \$5/Child. Call 303-690-1286.

Pet License and Vaccination Clinic

Date/Time: Saturday, August 10
9 am – 1 pm, Aurora Animal Shelter

Location: 15750 E. 32nd Ave.

Protect your pet from deadly diseases! Dogs must be leashed and cats in a carrier in order to participate. Owners should come prepared to purchase a new animal license for their cat or dog or renew its license tag.

Full Moon Hike

Date/Time: Tuesday, August 20
7:30 pm, Quincy Reservoir

Location: 18350 E. Quincy Ave.

Walk the trails as the full moon rises to see who's out at night! All ages are welcome; reservations are required for this FREE event. For more information, call 303-739-2428. To register, call 303-326-8650.

Free Days for August/September

Denver Botanic Gardens @Chatfield Friday, Aug. 2
303-973-3705, 9 am–5 pm
www.botanicgardens.org
8500 Deer Creek Canyon Rd, Littleton

Denver Art Museum Saturday, Aug. 3
720-865-5000, 10 am–5 pm Saturday, Sept. 7
www.denverartmuseum.org
100 W 14th Ave Parkway

Denver Museum of Miniatures, Dolls and Toys Sunday, Aug. 4
Sunday, Sept. 1
303-322-1053, www.dmmtdt.org, 1–4 pm
1880 Gaylord Street, Denver

Denver Children's Museum Tuesday, Aug. 6
303-433-7444, 4–8 pm Tuesday, Sept. 3
www.mychildsmuseum.org
2121 Children's Museum Dr.

Denver Museum of Nature and Science
303-322-7009, www.dmns.org Sunday, Aug. 11
2001 Colorado Blvd, 9 am–5 pm Monday, Aug. 19
(Fee for IMAX films, Planetarium) Sunday, Sept. 8

Denver Botanic Gardens Tuesday, Aug. 27
720-865-3500, 9 am–5 pm
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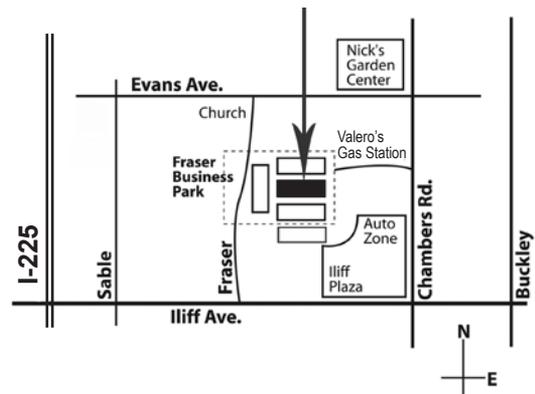
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Kids' Page

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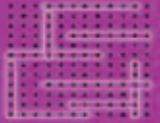
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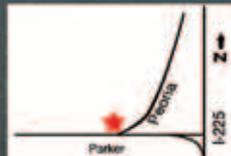
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2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste ...and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what types of gaming system you have.
4. Yes, I really do look for newspapers piled up on your door. And I might leave a pizza flyer on your front door to see how long it takes you to remove it.
5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.
6. If decorative glass is part of your front entrance, don't let the alarm company install the control pad where I can see if it's set. That makes it too easy.
7. A good security company alarms the windows over the sink. And the windows on the second floor, which often access the master bedroom — and your jewelry. It's not a bad idea to put motion detectors up there too.
8. It's raining, you're fumbling with your umbrella, and you forget to lock your door — understandable. But understand this: I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. Don't take me up on it.
10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

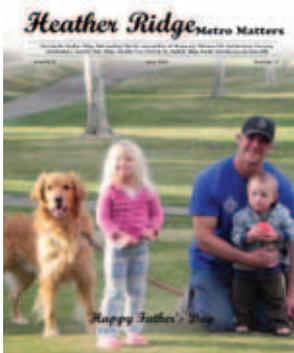


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Growth...from page 2

June's average days on market was 43, down 10 percent from May. One year ago, it was 72 days on market.

Average residential price for June 2013 was \$318,541, up 7 percent from June 2012.

Douglas County ranked ninth nationally among 328 counties for highest average weekly wages by the Department of Labor for 2012. Douglas County is home to the following big corporations: Dish Network, Liberty Media-Interactive-Global, CH2M Hill, Western Union, TW Telecom, TeleTech Holdings, and TriZetto. Charles Schwab plans to consolidate its 2,000-plus metro employees there, too.

Douglas County ranked second nationally in income gains from 2011 to 2012, increasing 48 percent to a weekly average of \$1,591 (U.S. Dept of Labor). First was San Mateo, California, which jumped 107.3 percent from 2011 for an average weekly wage of \$3,240 from 2011.

Top 10 hiring companies in Colorado: #1 Centura Health, followed by IBM, Vail Resorts, University of Colorado, Banner Health, HeathOne, Exempla Healthcare, Robert Hall, Int., Marriott Corp, and Catholic Health Initiatives. A 1.5 point mortgage rate change on a \$100,000 30-year loan is \$65.

As of June 2013, there have been 16 months in a row that home prices saw a year-over-year increase. Metro Denver prices rose 10.7 percent including bank-owned and distressed sales.

Metro Denver is deemed a "competitive middleweight" among global cities, according to Global Cities Initiative — a \$10 million five-year project funded by the Brookings Institute and JP Morgan Chase. At a June conference in Denver, leaders discussed how to grow city economies through direct foreign air flights, trade agreements, and business groups. Other cities considered "middleweights" include Atlanta, Dallas, Houston, and Mexico City.

— Van Lewis

Burgundy...from page 16

and we all pay for it. You can help by reminding anyone seen dumping large items that they can call the trash removal company or Hammersmith Management to arrange for a special pick up.

Parking: Still an ongoing issue with parking and towing, a contract has been established with Dynamite Towing to remove any vehicle parked in an incorrect space, including the fire lane. Homeowners are encouraged to notify Dynamite Towing at 303-780-7754. You must be able to prove ownership of the space, so have your legal paper work handy. You can still remain anonymous when reporting parking issues; contact Hammersmith Management.

Painting: There is finally a signed contract for the painting to be done in Drive A. This will complete the 3 phases of the paint plan. Now all should be set for a couple of years before the need to think about it again.

Pool Parties: Thanks again to all who enjoyed a mid-summer party at the pool. The chairs have been strung with a really heavy weight webbing, making them much more comfortable and meant to last for several seasons. Join your neighbors over the Labor Day weekend for the annual pool closing party.

HOA Meeting: Homeowners and renters with their landlord (homeowner) are always welcome at the monthly meetings held on the second Thursday of every month at 7 pm. Please give a call so additional chairs can be added to the meeting table.

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