

# *HR* Heather Ridge

## Metro Matters

Volume 4

March 2014

Number 3



**Join a Golf League  
See pages 16-18**

**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**

# Light Rail Presentation



## IN EVERY ISSUE

**03 FROM THE PUBLISHER**

**04 COMMUNITY NEWS**

**05 CALENDAR**

**06 NEIGHBORHOOD WATCH**

**12 HR GOLF NEWS**

**20 HOA NEWS**

**28 NEWS AROUND AURORA**

**30 SERVICE DIRECTORY LISTINGS**

**HEATHER RIDGE METRO MATTERS  
MAGAZINE**

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# *Heather Ridge* PUBLISHER'S NOTE

On Thursday February 13 residents of Heather Ridge joined with residents of Heather Gardens, The Dam, Danbury, and Eastridge to hear Councilwoman Molly Markert and several Aurora planning department staffers discuss future plans for the light rail stations at Iliff Avenue and Nine Mile at the Heather Ridge clubhouse. This event begins the anchor leg of finalizing the plan for the Heather Ridge Light Rail Station and Nine Mile/Regatta developments.



The entire draft Iliff Station Urban Renewal Plan is now available for download and review from [www.auroragov.org/DoingBusiness/CityPlanning/Transit-orientedDevelopment/Iliff/index.htm](http://www.auroragov.org/DoingBusiness/CityPlanning/Transit-orientedDevelopment/Iliff/index.htm).

You are encouraged to get involved with this project to protect our home values and our safety when accessing the new light rail.

The Heather Ridge Colorado (HRMD) 4-year financial performance report is featured on pages 10 and 11 – our golf community is doing great – congratulations!

## ***Attention Metro Matters Readers***

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### ***On the Cover***

***HRWGA 18-Hole Golf Member  
Dianne Barnes a Fairways 16 resident.***

***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  
(Next HRMD Regular meeting will be April 17, 2014)

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303-755-3550  
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***United Associations of Heather Ridge (UAHR)***  
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PAR Officer Mark Lowisz  
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# JR Heather Ridge

## COMMUNITY NEWS

### Standing Room Only For Light Rail Presentation

On Thursday February 13th more than 100 residents of Heather Ridge were joined by more than 100 additional residents of Heather Gardens, The Dam, Danbury, Eastridge and others to hear Councilwoman Molly Markert and several Aurora planning department staffers discuss future plans for the light rail stations at Iliff Avenue and Nine Mile.

The standing room only meeting of residents was shown several slides showing future light rail station plans and the introduction of two important new acronyms: TOD (Transit Oriented Development) and TIF (Tax Increment Financing) during the 1-1/2-hour presentation held in the newly-renovated banquet room at the Heather Ridge golf course clubhouse.

Following the rather lengthy presentation, Council person Molly Markert spent more than 25 minutes fielding questions from the residents.

While several resident questions related to the plans and delays in developing the Regatta Plaza retail area on the north side of the Nine Mile light rail station, the Heather Ridge residents present were most interested in the issue of access to the Iliff Avenue light rail station from the west side of I-225.

Specifically, several residents asked why the existing construction plan for the Iliff Ave station does not include an overpass or underpass for residents on the west side of I-225. Several questions regarding pedestrian, bicycle, and wheelchair

access to the station from the west were addressed by Council person Markert. Council person Markert further stated that there is an Urban Renewal plan for adding connectivity to the station from the west but that it would not be completed when the station opens in 2016. Currently no firm timetable exists for completion of this part of the plan.

Later in the meeting residents were directed to the updated Iliff Station Urban Renewal plan available on line the following day. The following excerpt is taken from that updated plan dated January 27th, 2014.

*“Pedestrian and Bicycle Connections. The Concept Plan calls for new development that incorporates pedestrian and bicycle connectivity to the existing and planned routes in the station area. Future street sections in the station area include bicycle lanes and wider sidewalks with pedestrian amenities. Adequate bicycle parking must be provided at the station platform and throughout the development. Additionally, this Urban Renewal Plan supports improved pedestrian and bicycle connectivity to the west side of I-225 as was discussed in the public workshops and stakeholder meetings for the Station Area Plan.”*

Heather Ridge residents need to make sure that the portion of the plan in italics above receives the highest priority by City Council and Aurora Urban Renewal.

The entire draft Iliff Station Urban Renewal Plan is now available for download and review from [www.auroragov.org/DoingBusiness/CityPlanning/Transit-orientedDevelopment/Iliff/index.htm](http://www.auroragov.org/DoingBusiness/CityPlanning/Transit-orientedDevelopment/Iliff/index.htm)



Left to right: Speakers at the I-225 Urban Renewal/I-225 Light Rail meeting, Jennifer Orozco, Development Project Manager, Andrea Amonick, Development Services/AURA Manager, and Chad Argentar, Development Project Manager.



More than 200 attendees at light rail presentation.

Council, the public hearing date will be posted with a 30-day public notice provided to property owners within the Urban Renewal Plan area.

Prior to the public hearing, comments on the draft plan and pedestrian access to the station from west of I-225 should be directed to:

Andrea Amonick, Manager  
 aamonick@auroragov.org  
 303-739-7129  
 Jennifer Orozco (Ilyff Station)  
 jorozco@auroragov.org.  
 303 7397483  
 Chad Argentar (Nine Mile Station)  
 cargenta@auroragov.org  
 303-739-7052

— Barry McConnell

The draft Urban Renewal Plan was presented to the City Council's Planning, Economic Development and Redevelopment (PEDR) policy committee on January 8, 2014 and

will be reviewed by the Aurora Urban Renewal Authority by spring 2014. City Council will then set a public hearing date to consider adopting the Urban Renewal Plan. Once set by City

# March 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Double Tree Board Mtg., (Bi-Monthly) Contact Alethia	4	5	6 6 pm Fairway 16 Board Mtg, Clubhouse	7	8
9 	10 6 pm Cobblestone Crossing Board Mtg., 3033 S Parker Rd #320	11	12 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	13 7 pm Burgundy Board Mtg Clubhouse	14 Women's Golf Club Sign Up	15 Men's Golf Club Sign Up
16 Metro Matters Deadline	17 7 pm Country Club Ridge Board Mtg Noonan's 19th-Hole 	18 7 pm Strawberry I & II Board Mtg Strawberry Clubhouse	19 6:30 pm Chimney Hill Board Mtg, Noonan's 19th-Hole	20 6:30 pm Ward IV Mtg EcoTech Institute 1400 S Abilene St 6:30 pm NW Strawberry Clubhouse.	21	22
23/30	24/31	25 6 pm Cobblestone Board Mtg HR Community Cntr 6:30 pm – HRS Board Mtg. HRS Clubhouse	26	27	28	29

## Free Days For March/April 2014

**Denver Art Museum** Saturday, Mar. 1  
720-865-5000, 10 am–5 pm Saturday, Apr. 5  
100 W 14th Ave Parkway Sunday, Apr. 27  
[www.denverartmuseum.org](http://www.denverartmuseum.org)

**Denver Museum of Miniatures,  
Dolls and Toys** Sunday, Mar. 2  
Sunday, Apr. 6  
303-322-1053, 1–4 pm  
1880 Gaylord Street, Denver  
[www.dmmtdt.org](http://www.dmmtdt.org)

**Denver Museum of Nature and Science**  
303-322-7009 Sunday, Mar. 2  
2001 Colorado Blvd, 9 am–5 pm Sunday, Apr. 13  
(Fee for IMAX films, Planetarium)  
[www.dmns.org](http://www.dmns.org)

**Denver Botanic Gardens @Chatfield** Tuesday, Mar. 4  
303-973-3705, 9 am–5 pm Tuesday, Apr. 1  
8500 Deer Creek Canyon Rd, Littleton  
[www.botanicgardens.org](http://www.botanicgardens.org)

**Denver Children's Museum** Tuesday, Mar. 4  
303-433-7444, 4–8 pm Tuesday, Apr. 1  
2121 Children's Museum Dr.  
[www.mychildsmuseum.org](http://www.mychildsmuseum.org)

**Four-Mile Historic Park** Friday, Mar. 7  
720-865-0800 Friday, Apr. 4  
715 S Forest Street, Denver

**Hudson Gardens**  
303-797-8565, 10 am–3 pm Wednesday, Mar. 12  
6115 S Santa Fe Dr., Littleton Tuesday, Mar. 18  
[www.hudsongardens.org](http://www.hudsongardens.org) Monday, Mar. 24

**Aurora History Museum**  
303-739-6660 Thursday, Mar. 13  
15051 E. Alameda Pkwy Wednesday, Mar. 19  
[www.auroragov.org](http://www.auroragov.org) Tuesday, Mar. 25

**Denver Botanic Gardens** Monday, Mar. 3  
720-865-3500, 9 am–5 pm Saturday, Mar. 22  
1005 York Street  
[www.botanicgardens.org](http://www.botanicgardens.org)

**Denver Center for Performing Arts** 303-547-3410,  
[www.denvercenter.org](http://www.denvercenter.org), 1101 13th St. Each Tuesday  
at 10 am, DCPA will release a limited number of \$10  
tickets. Ten seats for every DCTC performance in the  
coming week will qualify (up to 25 shows per week).  
Use code SCFD.



## March 20 Meeting

Please join us on Thursday, March 20 for our Neighborhood Watch Meeting. It will be held at the Strawberry Club House, 2638 S. Xanadu Way at 6:30 pm. As always we will have an excellent speaker. It will be the Aurora Police Department Task Force Auto Theft.

A lot of thought and attention go into scheduling and preparing for these meetings, as well as making sure the speaker has an opening on the night of our meeting. If you, as a resident of Heather Ridge, have ideas of whom you would like to have speak at any future meetings, please call me at 303-872-3154. We meet every four months. See you on March 20.

Please make sure to read the following article: Tips to Avoid Falling Victim to the Lottery/Prize Scam.

**Bev Brown**

**Head Area Coordinator for UAHR and Area 10**

### Tips to Avoid Falling Victim To the Lottery/Prize Scam

- Never send money to pay for taxes or fees on lottery or prize winnings. Legitimate sweepstakes don't require you to pay or buy something to enter or improve your chances of winning, or to pay taxes or processing fees to get your prize.
- Never give your banking information to unknown individuals or businesses.
- Never withdraw or send funds from a check in your account until it officially clears, which can take weeks.
- Do your research. Check out the company that contacted you with local law enforcement or a consumer protection agency like the Better Business Bureau, the Federal Trade Commission, or other trusted sources.
- Read the fine print legitimate offers clearly disclose the terms and conditions of the promotion, including the rules, how the entry process works, and your odds of winning.
- Don't play the foreign lottery. It's illegal.

HAPPY ST. PATRICK'S DAY 

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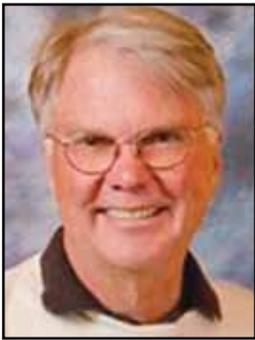
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**Pete Traynor**  
*Double Tree*  
**303-877-9538**

[PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)

# Heather Ridge Update

## *Get Your Free, Private, and Personal MLS Hook-Up!*

Please call Pete or Van to receive your own Internet 'window into real estate' for you alone to control! The new metro Denver Matrix MLS system allows agents to help their clients to see the real estate market 'in real-time action' as homes are listed, go under contract, close, change prices or go off the market. View up to 35 color photos or a video inside and out of homes. Look for specific properties, neighborhoods, cities or the entire Front Range! Matrix is an amazingly powerful tool, so please contact Pete or Van for more details. Heather Ridge buyers and sellers will be able to see the market whenever, wherever they want simply by looking at their email.



**Van Lewis**  
*Heather Ridge South*  
**303-550-1362**  
[van@vanlewis.com](mailto:van@vanlewis.com)

### **Market Reports for Metro-Denver**

Pete and Van have been selling metro Denver real estate since the early 1970s, a time when the hand-held four-function Texas Instrument's calculator was considered a miracle. Real estate Information then and through the '80s and '90s was sketchy at best even after the Internet arrived. Not until the mid-2000s did real estate software and tools mature into hand-held devices. Now, in 2014, with Matrix running the show at MLS, real estate professionals will be able to more accurately answer and justify the age old question of, "How much is that home worth?"

#### **Market Snapshot As of January 31, 2014**

	January-14	Prior Month	% Change		Year Ago	% Change	
<b>Single Family (Detached + Attached)</b>							
Active	7,610	7,275	5%	↑	7,094	7%	↑
Under Contract**	3,621	2,807	29%	↑	4,431	-18%	↓
Sold	3,342	3,229	3%	↑	2,953	13%	↑
Avg DOM	61	57	7%	↑	78	-22%	↓
Avg Sold Price	\$ 302,251	\$ 310,643	-3%	↓	\$ 274,754	10%	↑

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With an average sold price of \$302,251 for January, the existing home market shows strong price stability. The top end of the single family detached market continues to be very active, driving the median sold price up 12 percent over last year, with the average sold price rising by more than 21 percent year over year.

The numbers in the single family detached market are equally strong. The average price of the 1,901 homes sold in January was \$331,198, down just 2 percent compared to December and up 10 percent over last year. MLS is very optimistic about the 2014 real estate landscape, especially home value areas under \$200,000

**Van Lewis: Re/Max Alliance —**  
**303-550-1362; [van@vanlewis.com](mailto:van@vanlewis.com)**

**Pete Traynor: Re/Max Masters —**  
**303-877-9538, [PeteTraynor@ReMax.net](mailto:PeteTraynor@ReMax.net)**

**PLEASE REMEMBER**  
**DON'T LEAVE HOME WITHOUT THEM.**

## Heather Ridge Statistics YTD

The average price for Active listings from January 20 through February 16, 2014 is \$139,913 with 41 days on market; however, for YTD listings the average list price is \$156,033 with 26 days on market.

The average price for Under Contract listings is \$130,980 averaging 85 days on market for listing that went under contract up to 180 days ago.

From January 20 to February 16, 2014, the average sold price was \$148,317 with 20 days on market. From January 1 to February 16, the average listed price was \$140,930 with 28 days on market; and the average YTD sold price was \$139,206 (98% of last listed price).

There have been nine (9) sold properties YTD, with four selling FHA, two conventional, and three for cash. One sale was bank owned; all the others by individual owners. Total seller concession was \$15,600 paid to buyers by five sellers (one a conventional and four FHA sales) ranging from \$1,500 to \$4,000 (average concession amount for the five sales was \$3,120).

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

### Homes Sold From January 20 to February 16, 2014

HOA	Sold-Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone Crossing	\$132,000	1917	S Xanadu Way	2 - 2	1,208	Cash	0	Individual
Burgundy	\$134,000	2667	S Xanadu Way C	2 - 2	1,315	Cash	0	Individual
Burgundy	\$143,750	2635	S Xanadu Way A	2 - 2	1,315	FHA	\$3,750	Individual
Sausalito	\$145,000	2417	S Victor St A	3 - 2	1,273	FHA	\$4,350	Bank/GSE
Cobblestone Crossing	\$159,000	13266	E Asbury Ave	2 - 2	1,392	FHA	\$2,000	Individual
Sausalito	\$165,000	2511	S Worchester B	3 - 2	1,230	Conventional	\$4,000	Individual

### Homes For Sale as of February 16, 2014

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$65,000	2608	S Xanadu Way B	1 - 1	856	1-Space	Ranch
Strawberry I	\$79,000	2614	S Xanadu Way B	1 - 1	856	1-Carport, Det	Ranch
Strawberry I	\$104,500	2680	S Xanadu Way C	2 - 1	1,098	1-Space	Ranch
Sausalito	\$153,700	2512	S Worchester Ct C	3 - 2	1,300	1-Gar, 1-Space	2 Story
Chimney Hill	\$157,500	13650	E Evans Ave	2 - 3	1,344	1-Gar, Att	2 Story
Fairway 16	\$225,000	2660	S Vaughn Way A	3 - 4	1,650	2-Gar, Att	2 Story

### Homes Under Contract as of February 18, 2014

HOA		No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$62,000	2608	S Xanadu Way E	1 - 1	856	1-Carport	2 Story
Strawberry I	\$73,000	13643	E Yale Ave A	1 - 1	858	1-Carport	2 Story
Strawberry II	\$105,500	2471	S Xanadu Way C	2 - 2	1,091	1-Space	2 Story
Strawberry II	\$115,000	2499	S Xanadu Way C	2 - 2	1,091	1-Space	2 Story
Cobblestone	\$132,000	2121	S Victor St 1C	2 - 2	1,208	1-Space	2 Story
Heather Ridge South	\$135,000	2842	S Wheeling Way	2 - 2	1,462	2-Gar, Att	2 Story
Heather Ridge South	\$147,000	2822	S Wheeling Way	2 - 3	1,462	2-Gar, Att	2 Story
Fairway 16	\$155,000	2496	S Vaughn Way D	3 - 4	1,650	2-Gar, Att	2 Story
Heather Ridge South	\$165,000	2853	S Xanadu Way	2 - 2	1,462	2-Gar, Att	2 Story
Sausalito	\$167,500	2522	S Worchester Ct D	3 - 2	1,230	2-Gar, Att	Ranch
Sausalito	\$170,000	2504	S Victor St D	3 - 2	1,230	2-Gar, Att	2 Story
Fairway 16	\$217,800	2698	S Vaughn Way C	3 - 4	1,650	2-Gar, Att	2 Story

# State of the District



First the Heather Ridge Metropolitan District (HRMD) directors wish to thank the attendees at the Thursday, February 13 city meeting at the Heather Ridge clubhouse. The standing room only event, called by “Our Champion Warrior” Councilwoman Molly Markert, joined by Councilman Bob Roth and Councilman Brad Pierce, drew estimates of 200 Heather Ridge area residents and residents from other nearby communities. This turnout was impressive and further demonstrated to the City of Aurora of Heather Ridge’s continued interest to actively stand together to control our future. This event begins the anchor leg of finalizing the plan for the Heather Ridge Light Rail Station and Nine Mile/Regatta developments. The City is listening to Heather Ridge and our political influence is significant, as the City of Aurora and RTD continue this last planning phase. Development west of I-225 at Heather Ridge will also affect

the future and value of our clubhouse. Please encourage your neighbors to continue attending these meetings in large numbers because the decisions made over the next few months will affect us in many ways for generations to come.

January began the 5th year of ownership of Heather Ridge by the 10 HOA home owners. Financially we are healthy.

Financial statements are published by the 3rd Wednesday each month, for the previous month. They may be viewed on the website [HeatherRidgeColorado.org](http://HeatherRidgeColorado.org) / or / [HRColo.org](http://HRColo.org) under the top Organizations Tab – HRMD – Finances.

The seven HRMD directors are stewards of the required four different governmental funds:

- **The General Fund** – This fund is for the administration of the district. It pays the recurring fees to the State of Colorado, the attorneys, the accountants, the auditors, insurance, etc. It also pays for the general manager, community communications including website, newsletters (Metro Matters), elections and utilities and maintenance of the top floor (restaurant) portion of the clubhouse.
- **The Capital Fund** – This fund was established for improvements of the asset when we bought HR (Golf Course – Clubhouse).
- **The Debit Service Fund** – This fund pays the Bond (loan) from the purchase of the asset in December of 2009. This can be thought of as one might pay recurring payments for the mortgage on their residence.

# Heather Ridge Colorado (HRMD) 4-Year Financial Performance

Actual->	2010	2011	2012	2013
<b>Golf</b>				
Golf Rounds	31,889	30,112	29,712	27,695
Play Days	244	282	290	277
Avg \$ per Round	31.34	25.85	26.43	28.
	(000)	(000)	(000)	(000)
Revenue	<b>\$999.2</b>	<b>\$778.3</b>	<b>\$785.2</b>	<b>\$783.5</b>
Expenses	1,121.8	880.4	683.5	674.1
P&L Excess / (Deficiency)	<b>(122.6)</b>	<b>(102.1)</b>	101.7	109.4
EOY Cash \$	273	52	152	262

## Capital

### Capital Expenditures Total to Date

Grounds / Golf	\$703	\$1,543	\$1,543	\$1,555
Clubhouse	262	341	354	359
Golf Course	69	125	125	125
Restaurant — Noonan's	0	83	106	106
<b>Total Capital Expenditures</b>	<b>\$1,033</b>	<b>\$2,093</b>	<b>\$2,128</b>	<b>\$2,145</b>

## Funds

### District Fund Accounts

General Fund	\$33	\$23	\$75	\$104
Capital Fund	487	76	41	3
Debit Service Fund	284	283	234	242
Enterprise Fund (Golf Ops)	273	52	152	262
<b>Total All Funds</b>	<b>\$1,077</b>	<b>\$434</b>	<b>\$502</b>	<b>\$611</b>

## Bond Balance

<b>\$5,105</b>	<b>\$5,695</b>	<b>\$5,529</b>	<b>\$5,348</b>
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The first three funds (page 10) are paid with property tax money received from Arapahoe County. The directors along with the accountants, lawyers and auditors, oversee and prudently monitor these funds.

The HRMD directors voted that the Enterprise Fund must stand on its own and not depend on tax revenue to operate.

- **The Enterprise Fund** – This is the fund that receives income and pays for Golf Operations. The Enterprise Fund is one that must be monitored most closely by the directors. When we bought the asset in 2009, several golf management companies

submitted bids to manage the golf operations. After much deliberation, Golf Club at Heather Ridge, Inc. (GCat) was selected to manage golf operations. GCat is a group of Heather Ridge golfers and home owners who formed the non-profit corporation to manage golf.

Monitoring the Enterprise Fund has been top priority with the directors. Our first two years were less than we had hoped for, but we now have established the financial and operational controls leading to the last two profitable years and cash in the bank offering comfortable reserves. Above is a brief summary

of our financial performance.

We should all be proud of our HR accomplishments over the last few years. Together, as neighbors in 10 different HOAs, we have taken bold, unprecedented steps to control our future. We recognize this, as do the golfers, the residents, the owners of the 1,127 HR homes, Arapahoe County and the City of Aurora. Continuing together we can influence public funds (not ours) around our area in continuing our quest to: Preserve the open space best maintained as a golf course; our property values; and our way of life.

**Errol Rowland**  
**President, HRMD**

## Golf Operations Continue Positive Trend

*Barry McConnell, Publisher/Editor of Heather Ridge Metro Matters, recently discussed the golf operations continued positive trends with Larry Ransford, Heather Ridge Golf business manager.*

***Total rounds and total revenue were down slightly in 2013? Was this due to weather or are there other factors that contributed to these results?***

Rounds of golf played were down in 2013 by about 2,000 largely due to weather in March and April.

Even though the number of golf rounds played was down slightly in 2013, through close management of operating expenses, Heather Ridge golf course enjoyed another profitable year. Profit rose by 9.3 % and profit margin increased from 12.9 % in 2012 to 13.9 % in 2013.

***As you look at 2013 golf operations results what are you most proud of?***

Year over year, our revenue per round is up, the operating cost per round is down and so the bottom line (profit) continues to show improvement each year. We are happy with a return of 13%. We try to revenue manage through demand pricing to maximize the revenue. This is a constant challenge in balancing demand against price each day and each hour.

In 2014, we hope the weather helps us out both in the spring and the fall. The golf business is at the mercy of

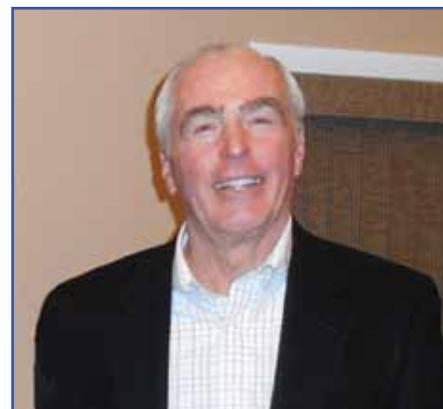
the weather. To cold, to hot, or to wet and the number of rounds played, is highly impacted. After an extremely cold January and early February, the long range weather forecast for 2014 currently looks positive.

***The golf course hosted several tournaments last year. Why is Heather Ridge such a popular golf course for hosting locally sponsored tournaments?***

One real opportunity for 2014 is in the area of increased tournament play. Heather Ridge is in a position to strategically price our tournaments so we do not hurt our total revenue. Do to their pricing structure; many courses do not have the flexibility that we have in tournament pricing. Also, many of the city managed courses will not accept weekend tournaments.

***I know pedestrian traffic on the golf course during peak golf hours is a big concern. What steps are being taken to increase everyone's awareness of golf course safety?***

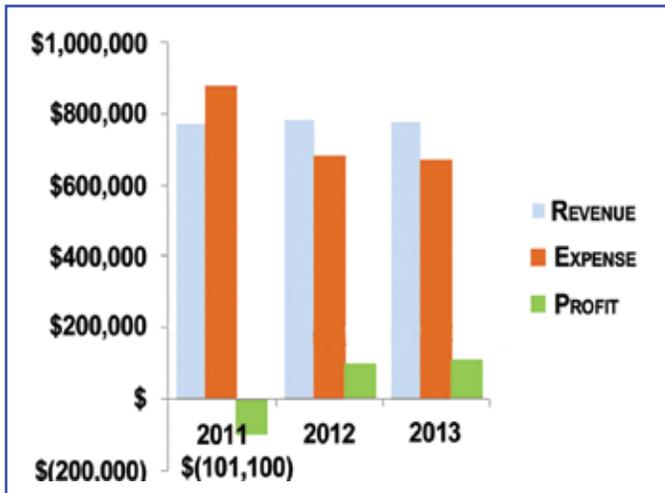
Pedestrian traffic on the course continues to be a concern and a real safety risk for those walking on the course during golfing hours. (Roughly 7 am to 7 pm). One of the things all golfers really like most about playing



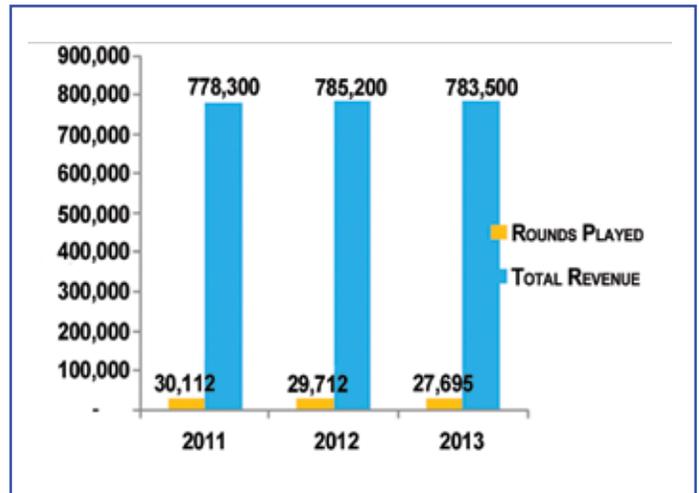
golf at Heather Ridge is that you can usually finish 18 holes of golf in 4 hours. Pedestrians walking on the course is not just a safety hazard it also impacts the speed of play. Pedestrians on the course is one of the top complaints we receive from golfers about our golf course. This spring we are installing new signs on the course that say "No Trespassing Strictly Enforced." We hope this will begin to make every one more safety conscious.

***Do Heather Ridge residents pay the same rate for playing golf as the general public?***

Again this year, the golf course offers discounted rates for all Heather Ridge residents. Residents just need to show an ID indicating that they live in one



**Income, Expense & Profit 2011-2013**



**Annual Revenue vs. Rounds Played**

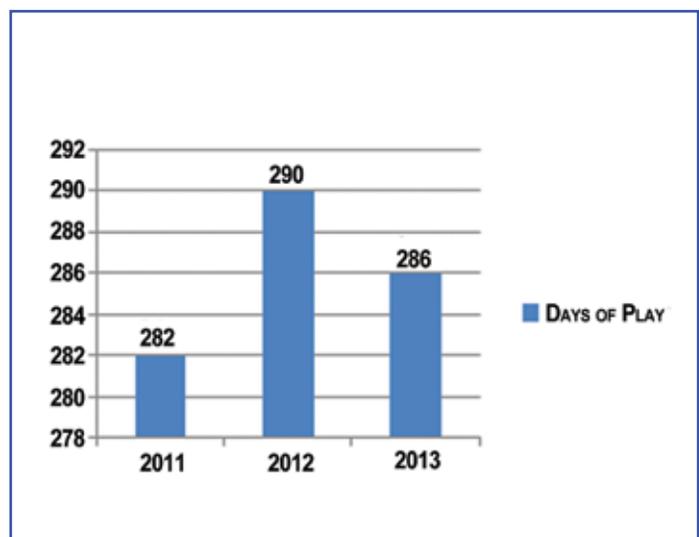
of the 10 HOA's surrounding the golf course to enjoy a great round of golf at a great price.

***I understand that you have very active men's and ladies golf leagues at Heather Ridge, who do I contact if I am interested in joining in on the fun?***

If anyone is interested in joining one of our men's or ladies golf leagues, they can go to <http://www.golfclubatheaterridge.com/> or they can stop by the pro shop for more information. (Applications are also in this issue of Metro Matters.)

***Are there specific operational areas where you hope to improve in 2014?***

All our neighborhood homeowners are asked to assist us in maintaining a safe and attractive golf course. If you see something that is out of place, dangerous or a safety issue, please call the pro shop immediately at 303-755-3550. We work for you and appreciate your assistance in maintaining the open space as an attractive and valuable asset for both homeowners and golfers alike.



**Days of Play**

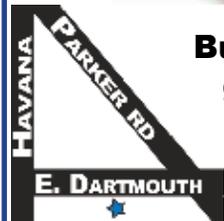
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**SAM SMITH**  
Agent

**Happy St. Patrick's Day**

# Heather Ridge Women's Golf Association 18-Hole

I would like to invite you to join the Heather Ridge Women's 18 Hole Golf Association for the 2014 season. We have a fun filled golf season with different tournament play each week from April through September.

We have two play days, Wednesday and Saturday. The first Wednesday play day begins on April 2nd and the Saturday on April 5th. You must be a paid member of HRWGA to participate.

You will find the application on page 16. Please complete the application and send it to Irene Young before March 14, 2014. Your name, phone numbers and e-mail address will be listed in our membership roster.

Our Kick-Off luncheon and meeting is Saturday, April 5th, 2014. A sign-up sheet will be posted on the bulletin board near the pro shop in mid-March.

I hope you will join us for the 2014 golf season.

Please feel free to call me with any questions (303-619-8222).

**Patti Enright-Harris**  
**President, Heather Ridge**  
**Women's Golf Association**

# Golf Club at Heather Ridge Men's Golf Association

The Heather Ridge Men's Club is now accepting applications for the 2014 season. The cost this year will remain the same which is \$125 for the membership, \$5 for Hole-in-One pool and \$25 if you wish to play in the Match Play tournament. Maximum total is \$155.00 plus tournament fees for each event. Once again this year, the Men's Club will have 14 tournaments beginning on March 29 and ending on September 27. We will have two banquets, Spring Kick-Off banquet to be held on March 28 and the Fall Year-End banquet on September 26. Last year was a turn-around year for the Men's Club in that we had a good increase in membership and a big increase in participation at all tournaments. I encourage you to pick up an application that is posted on the bulletin board at golf shop, (and on facing page of this *Metro Matters*) fill it out and return, along with a check made out to Heather Ridge Men's Golf Association and join us to some competitive golf, meet new friends, and enjoy the summer months at Heather Ridge.

*See you at the course, Loren Janulewicz*

2014 Heather Ridge Men's Golf Club Schedule		
March 28	Men's Club Spring Banquet	
March 28	Four Man Shamble A,B,C,D Players Shot Gun Start (Computer Draw)	8 a.m.
April 12	Individual Gross/Net	8 a.m.
April 26	Two-Man Best Ball (Computer Draw)	8 a.m.
May 10	Point Par	8 a.m.
May 24	Individual Gross/Net	8 a.m.
June 7	Mixer, Men's Club and Women's Club Shot Gun Start	8 a.m.
June 14	Point Par or Three Club	8 a.m.
July 5	Individual Gross/Net	8 a.m.
July 18, 19, 20	Member/Member Horse Race on Friday. Players must be within 10 strokes of each other.	8 a.m.
August 2	Point Par	8 a.m.
August 16	Two-Man Best Ball. Pick your partner, must be within 8 strokes	
August 30, 31	Club Championship	8 a.m.
September 13	Tournament of Champions Non-Winner Tournament to follow on same day	8 a.m.
September 26	Men's Club Fall Banquet	
September 27	Year End Tournament Shot Gun Start Red, White and Blue, pins and tee boxes	8:30 a.m.

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# Golf Club at Heather Ridge Men's Golf Association 2014 Membership Application

This year the GCHRMGA will continue a schedule of 14 tournaments to include a Member/Member, in addition to a March play tournament. Kick-Off banquet is March 28, 2014, first tournament is March 29, 2014. Membership is open to all male golfers who are 18 years or older. The nominal membership fee includes:

- USGA maintained GHIN handicap
- Access to GCHRMGA website <http://hrmga.ghinclub.com> (address/phone numbers)
- Two complimentary banquets: Spring (stag) and Fall (and guest)
- Tournament access

Name \_\_\_\_\_ Wife's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Date of Birth (for age related events) \_\_\_\_\_

Work Phone ( ) \_\_\_\_\_ Cell Phone ( ) \_\_\_\_\_

**Email address PLEASE** \_\_\_\_\_

**New Members Only:**  
**List the name of the person that recommended you join HRMC**

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

USGA handicap index \_\_\_\_\_ Name of previous club \_\_\_\_\_

**YES**, I want to be part of the Match Play Tournament (Flighted)  
 All flights will be net. Players will use their handicap on the day of the Match. Deadline for Match Play sign up is **March 15, 2014**.

Attached is my check payable to **HEATHER RIDGE MEN'S GOLF ASSOCIATION for \$**

<b>Membership</b>	<b>\$125.00</b>	( )	
<b>Hole-in-One Pool (optional)</b>	<b>\$5.00</b>	( )	<b>DEADLINE TO SIGN UP IS MARCH 15, 2014</b>
<b>Match Play</b>	<b>\$25.00</b>	( )	

\* GCHRMGA memberships are non-refundable  
 \* Hole-in-One pool eligibility is for a tournament play only, and the pool will be shared by all who get a Hole-in-One during the 2014 season. If no one makes a Hole-in-One in 2014, it will be carried over at a maximum payout of \$1,000.00.

Return this application with your check to the Heather Ridge Golf Shop or mail to:  
 The Golf Club at Heather Ridge, 13521 E. Iliff Ave., Aurora, CO 80014

## **DEADLINE TO SIGN UP IS MARCH 15, 2014**

# Heather Ridge Women's Golf Association 18-Hole 2014 Membership Application & Handicap Only Application

Heather Ridge Women's Golf Association (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CWGA Handicap Service is available to HRWGA members and Handicap only members.

Benefits of membership:

- Wednesday and Saturday play days
- Early tee times all Wednesdays and most Saturdays
- Membership/Guest Events
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

**The Colorado Women's Golf Association (CWGA) bills Heather Ridge Women's Golf Association for all Women's Handicaps at the Golf Club at Heather Ridge.**

**To join Heather Ridge Women's Golf Association. Membership dues are \$58.00**  
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Irene Young, 13174 E. Linvale Pl., Aurora, CO 80014.

**OR**

**To join Handicap Only. Fee is \$40.00**  
Note: This is to establish a handicap only and does not allow you to play with the women's golf league. Complete the address information for CWGA records and mail it with your check (payable to Heather Ridge Women's Golf Association) to Irene Young, 13174 E. Linvale Pl., Aurora, CO 80014

## 2014 Heather Ridge Women's Golf Association Membership Application

(if received by March 14, 2014 will be included in the Roster)

Name \_\_\_\_\_ Spouse \_\_\_\_\_  
Last First First

Address \_\_\_\_\_  
Street City Zip

Phone \_\_\_\_\_  
Home Cell Work

Email Address \_\_\_\_\_

Birthday Month \_\_\_\_\_ Day \_\_\_\_\_ GHIN # \_\_\_\_\_

Include either HRWGA Membership dues of \$58.00 OR Handicap Only fee of \$40.00. The Wednesday and Saturday weekly tournament entry fee is \$5.00 and is paid at the Pro Shop prior to play.

***If application is received by March 14, 2014, you will be included in the Roster***



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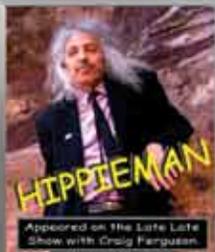
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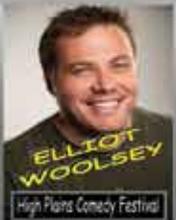
EXCLUDING WINGS

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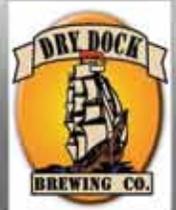
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# 2014 Golf Club at Heather Ridge Women's Golf Association 9-Hole League Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October. The season begins on Tuesday, April 1, 2014.

Benefits of membership:

- Preferred tee times
- Prizes in each Flight
- Directory of Members
- Lots of fun and good fellowship
- Spring Kick-Off Luncheon March 25
- Opening Day April 1
- Tournament Play Begins May 6
- Spring Pot Luck May 13
- Couples Tournament Sunday, June 29
- Fun Day (guests welcome) July 15
- Club Championship August 19 and 26
- Fall Awards Luncheon October 7
- Holiday Tea December 2

**To join**, complete the bottom of this form and mail it with a check payable to 9-Hole Ladies Golf Association to: **Mabel Jordan, 11560 East Asbury Pl., Aurora, CO 80014.**

**DEADLINE FOR PAYMENT OF DUES IS MARCH 25, 2014**

✂ Cut Here

Cut Here ✂

## 2014 Golf Club at Heather Ridge Women's Golf Association 9-Hole League Membership Application

**Dues are \$40.00 PLUS a \$30.00 Computer fee for GHIN (Golf Handicap Index Number) Services**

Check here if you plan to also join the 18-Hole Women's Golf Association and pay your GHIN fee through them.

Name \_\_\_\_\_ Husband's Name \_\_\_\_\_

Address \_\_\_\_\_  
Street City Zip

Phone Number ( ) \_\_\_\_\_ Cell ( ) \_\_\_\_\_

Birthday (Month & Day) \_\_\_\_\_ GHIN # \_\_\_\_\_

Email address \_\_\_\_\_

**DEADLINE FOR PAYMENT OF DUES IS MARCH 25, 2014**

## HRWGA – 9-Hole Says “Hello” to Joyce Scott



Joyce Scott

Joyce and her husband of 45 years, Art (a semi-retired CPA), live in Village East which means a commute of 3 to 4 minutes to the Heather Ridge Golf Club. Joyce reports their family of two wonderful daughters, married to two great sons-in-law, three grandsons, and one granddaughter all live in the metro area.

Joyce was a stay at home mom for many years but managed to “wear several other hats” before and after motherhood, including sales, bookkeeping, and social work.

Art and Joyce have been members at Heather Ridge since 1985 and she is a member of both the 9 and

## HRWGA – 18-Hole Ladies’ Club News

Applications for 2014 have been emailed to all of last year’s members. If you did not receive the email, applications are in the Pro Shop, in the 19th Hole, and on page 16 of this issue of *Metro Matters*. The deadline for submitting your application (if you want your information in the roster book) is March 14, 2014.

Tournament play begins on Wednesday, April 2. Saturday play begins with a shotgun tournament prior to the Spring Luncheon on April 5. Wednesday and Saturday tournament schedules will be posted in the 19th Hole.

### Dates to Remember for 2014

Spring Luncheon	April 5
Men’s Club Mixer	June 14
Club Championship	August 23 and 24
Fall Banquet	October 11

A date for the Member/Guest will be selected by the Board in a month or two and an announcement will be made when that occurs. The club will be looking at that time for committee members and hope to get some volunteers.

*Teresa Anderson*

*Sharon Gunderson*

18 Women’s Golf Associations. She plays on the B Team for the 18-hole club. Joyce is past president, past secretary, tournament chairman, Board member, and for the past few years has been pairings chairperson.

Joyce says it was a thrill to finally break 100 several years ago, which she contributes to being able to play more golf since retirement. She has had two holes-in-one, both at Heather Ridge; one on a Tuesday 9-hole league play day and the other on Wednesday during 18-hole league play.

Her hobbies, in addition to golf, are playing Mah Jongg, reading, sewing, crocheting and of course, being entertained by the grand kids. She admits she’s “hooked” on Candy Crush also.



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# HR Heather Ridge

## ASSOCIATION NEWS

### Burgundy

Finally! I knew if enough time passed between these newsletters, the sun would come up before I was really ready to climb out of bed, the temperatures would rise above freezing and, if I peek to the next page of the calendar, Spring is on the horizon!

**Neighborhood Meeting:** So many of you showed up at the Neighborhood Meeting and suggested changes to be made in procedures, mostly in communication between the management company, our board of directors and our neighbors. In trying to be good stewards of the money (getting the most bang for every buck) we will continue to post the monthly meeting notice at the driveway to the clubhouse on the Friday prior to the



board meeting (normally on the 2nd Thursday of the month at 7 pm), it will be shown in this *Metro Matters* magazine and all special events will be posted to the community mailboxes. The monthly meeting minutes will be available to you on the website (these will be posted after they are approved at the meeting the following month resulting in a delay of 5-6 weeks). Given the budget vs. cost of mailing and administrative expenses, individual copies cannot be mailed to everyone. We plan to include biannual Town Meetings to keep you advised of other matters big and small that will affect us.

Another suggestion resulted in the formation of a special committee to review, research and question the different options of the roofing situation. Until this is completed, we will not proceed with the proposed project. The painting, however, is scheduled to begin later in the spring. Another spring project to begin when the weather is more predictable is the sign painting and some limited xeriscaping at the Xanadu Way and Yale entrance to our community.

Thanks for showing up to support and to challenge the board. This shows that we are all interested in

this community and want to continue to make changes for the better. This is an invitation to become more involved with your board come to the monthly meetings; show up at the social events that are planned throughout the year; join your neighbors with the landscape projects; and offer your own special areas of experience and/or interests.

**Walkers:** Another reminder of spring is the numbers of pet walkers and people walkers at any hour of the day or night. First the messy — not everyone is as conscientious as we, so, if you see someone whose pet has left something behind (even though Burgundy provides plenty of bags!), please let them know where this can be properly disposed — hint, hint. Also, the golf course, owned by members of your HOA, is a business meant to generate income. Therefore, for your protection and that of your children and animals, signs are posted reminding us that golfers and their sometimes self-directed golf balls are the priority during any hour that the course is open (pretty much 24/7).

**Light Rail:** The light rail project is a reality to our neighborhood. So many of us were present at the meeting last month that it is obvious to city council

and various developers, we will be involved! While the “master plan” for the area will be completed, it won’t happen all at the same time and this includes any type of easy pedestrian access from the west side of the highway. Now is the time to view the plan for the vacant land on the east side of I-225 and to take part in the actual planning stages for the station in our vicinity. Please contact the city planners to volunteer your time, thoughts and experiences in different areas to make this something that really represents us.

**Iliff Station:** Jennifer Orzoco, [jmailto:jorzoco@auroragov.org](mailto:jorzoco@auroragov.org). Development Project Manager at [auroragov.org/IliffTOD](http://auroragov.org/IliffTOD)

**Nine Mile:** Chad Argentar, [cargenta@auroragov.org](mailto:cargenta@auroragov.org). Development Project Manager at [auroragov.org/NineMile](http://auroragov.org/NineMile)

Enough of the political stuff, it’s time to enjoy my neighborhood and see what’s changed in the past few months. I’m sure there are even more of those fluffy and yet pesky little bunnies.

— Jaynie Basch

# Sausalito



**HOA Delinquency Status Report:** Sausalito is experiencing financial problems with the growing amount of homeowner delinquencies on unpaid HOA dues. The amount of delinquent unpaid HOA dues has continued to rise from mid \$15,000 to over \$26,000 in February. The delinquencies, a number of which are in the thousands, continue to rise each month despite our best costly legal efforts to collect from delinquent homeowners. We take this issue very seriously because the growing shortage from unpaid dues affects the amount of money available for maintenance issues and budgeting items. A new debt collection law was passed this past year requiring Colorado homeowners associations to face stricter standards on debt collections. Payment plans continue to be available for homeowners. In the near future, HOA delinquencies will be found in public records.

**Landscaping:** The snow and frigid temperatures continue to cause extensive snow and ice buildup on our streets and auto courts. Please know that our landscape company is doing the best it can to put ice melt down on our streets. The major problem now is that there is a nation-wide shortage of ice melt due to the severe winter storms across the U.S. Spring isn't too far off right? Good news. We have installed Smart Clocks and sensors throughout our community which will certainly help us lower our water costs.

**Roofing:** Our hail damage claim is in process with Allied insurance.

**Visitor Parking:** As many of you have probably noticed, the amount of cars illegally parked in our visitor parking spaces has increased over the past few months. Sorry but inclement weather is not an excuse to ignore the parking rules. The cars parked in visitor parking interfere with the snow plows which need access to all parking areas. We who live in Sausalito have two car garages which are to be used for personal parking. Our security company will be strictly enforcing our visitor parking rules, no exceptions. Ticketing and towing rules are always in force. If your garage is full of household items,

street parking is available to everyone. When you have an overnight guest, please notify Brownstone Security at 720-879-4568.

**Garage Doors:** The cost of a new garage door continues to rise. The approximate cost for a new garage door in Sausalito is \$900. For those 15 homeowners who have received repeated letters from the HOA informing them to replace their deteriorating garage doors we urge you to do so now. Our painting project for Phase Two is due to start in early spring. New uniform garage doors will help us maintain the quality of our community which adds to a rise in property values.

**Security:** Our security company, Brownstone Security, continues to patrol Sausalito on foot and on a random basis. We want to thank Randy and his crew for helping keep our community safer.

**Neighborhood Watch:** Please contact Carol McCormick, the Sausalito Area Coordinator, at [carol\\_mccormick@comcast.net](mailto:carol_mccormick@comcast.net) if you want to know more about our program or want to become a Block Captain. It will not take much of your volunteer time and your services will help to keep our community safe.

**Board Members:** President Vincent Roith, 3037459805; vice president Tom Scally/architecture, 303-750-8772; secretary / newsletter / Neighborhood Watch Carol McCormick, 720-747-0836; treasurer / pools / UAHR representative Pat Horton, 303-695-6181; board member-at-large Debbie Martinez, 720-298-8323; and board member-at-large Sherri Cooper. We again have an open position on our Board. If you are interested in serving on the Board or know a homeowner who might be interested, please contact president Vinny Roith.

**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.

**Monthly Meetings:** Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club. Please see [www.sausalitohoa.com](http://www.sausalitohoa.com) to review all the financials plus the monthly HOA Board Meeting Minutes.

— Carol McCormick

## OUT TO LUNCH BUNCH

The next luncheon will be held at noon on March 20 at the Red Lobster

10854 Alameda Ave., Aurora, CO 80012  
Josie Spencer, 303-671-5634 or [ami pep@aol.com](mailto:ami pep@aol.com)



# Country Club Ridge

Just when we're ready for spring, Mother Nature tends to give us our most abundant snowfalls. Due to better than usual snow in December and January, we have used all of the snow removal budget. We have requested that snow shoveling and plowing begin when two inches or more has fallen. Valley Crest has provided us with a 5-gallon pail of ice melt in each driveway area. Feel free to use it if you have icy patches on your walk or driveway. Please help when you can to save money on snow issues.

Just a reminder, our Board meetings are held at 7:00 pm on the third Monday of the month this is the 17th in March. Note that we are meeting in the 19th Hole, a conference room on the lower level of the Heather Ridge Golf Club (Noonan's). Please bring your comments and concerns to our attention at our monthly meetings.

— **Judie Maurelli**



## Fairway 16

**Annual Meeting:** Mark your calendars for April 3 at 6 pm for the annual meeting of homeowners. Financial reports will be available and election of board members will be held. We need a quorum of those present plus proxies. If you cannot attend, please return your proxy or designate another homeowner to vote for you.

**Xeriscaping:** Board members will meet with the expert from the Botanic Gardens in early March. Loretta Eggleston and Susan Bruce attended a Design Consultation Prep Class February 8. In order to qualify for a rebate from the City of Aurora, we need to identify areas for xeriscaping and mark trees in those areas on our map. We will have more information at the annual meeting.

**Sewer:** Four lines were jetted in February. Two lines will be repaired when the weather improves. If your building does not have an exterior clean-out valve, it is necessary to work on your line by entering your unit and removing a toilet (and replacing it when done). If you receive a call to schedule this work, please try to be available to let the plumbing company in to do the work.

**Trees:** Yes, our ash trees were sprayed for borers last year. We will consult with experts about the dangerous Emerald Ash borer which is currently in the Boulder area and follow appropriate action.

**Hammersmith:** The Board members recently completed a survey

from this company evaluating our property manager and the company as a whole. If you have recently changed your email or phone number(s), please update your contact information with Hammersmith. As more information about the Nine Mile and Iliff RTD stations becomes available and additional meetings are held, this is one easy way we can contact you. We had good representation at the February 13 meeting but we will need to meet again in the future.

**Insurance:** We are currently getting bids for our community insurance as American Family raised our renewal rate substantially.

**Reminders:** If you received a letter from Hammersmith to trim trees in

your courtyard or paint your deck, please get this done as soon as weather permits. Also, please bring in your trash barrels promptly. March is usually very windy so barrels can disappear.

**Clubhouse Rental:** Rent our lovely clubhouse for your next party by contacting Sheryl Pitts or Susan Smith.

**Ice Melt:** If you need more ice melt, contact Pinky, 303-695-1657. He refilled buckets and spread ice melt in problem areas on February 9.

**Dog Lease Rules:** Dogs must be on leashes when outside. There have been lots of loose dogs lately.

— **Susan Bruce**



# Chimney Hill

**Winter Issues:** This has been such an unusually snowy, icy, and cold winter. Thanks to those neighbors who are helping to keep the ice from building up in front of drains and culverts.

Ice and snow stays on the south side of the private streets for weeks after snow on the north side of the private streets has melted. It happens on public streets and inside our communities. CH Board is working with the new contractor this year to establish a proper way to clear the snow and ensure safety. The board supplied the snow contractor with a map of the property and indicated the best areas to store snow. The guide stakes were installed throughout the property to indicate where plowing should be done with caution. There is no way to avoid all the damage, especially considering that a lot of sprinklers extend far beyond the sod



that receded in many places. These sprinklers will be capped for now to protect the sprinkler lines from filling up with sand. The irrigation system will be checked in the spring.

Please remember that Colorado has four seasons, or at least three. Sometimes nature misses spring and goes straight into summer. All seasons are different from year to year.

Some winters are colder, some have more snow. A lot of people may remember 1982-1983 and the winter of 2006-2007. It is impossible to clear the snow to the bare pavement. The plow has a rubber guard or little wheels on the bottom in order not to damage the asphalt.

The board asked the contractor to shovel the drain pans to allow melted snow to run through. At the same time the whole property may not be hand shoveled since shoveling is extremely expensive.

Please be careful walking when the snow/ice is on the ground. It may be beneficial to use the garage to go outside instead of using the stairs in front.

The only thing we can say is that we are grateful that we don't live on the East Coast.

**Spring is Coming:** Spring is ahead, believe it or not, and plans are being made to work on the landscape improvements that began last fall.

Please remember to fill out an Architectural Review/Approval form before starting any work outside your unit. This includes new windows and window guards, screen doors, and ground improvements. Remember that rubber mulch is against the city of Aurora code. Natural, free mulch can be obtained from the city of Aurora starting in mid April.

**Again About Rabbits:** Everyone knows about the enormous r a b b i t population in the area. Their food supply is significantly diminished d u r i n g the winter m o n t h s , and they are seizing anything they can find to eat, including grazing on the tree roots.



Rabbits graze on tree roots.

CH community must make plans to reclaim areas that have become rabbit habitats. This may include getting rid of some junipers, or at least thinning the bushes on the bottom so the bunnies have no place to hide.

If you plan to plant in the spring, remember to use drought and rabbit resistant plants.

If anyone knows how to combat

the rabbit population, or have any suggestions about pruning juniper and other bushes, please contact a board member or Accord management.

**Thinking Ahead:** Many residents of Heather Ridge and other surrounding communities were in attendance at the Light Rail meeting on February 13 to hear about future plans for the Iff and Nine Mile Stations. Those in charge were made aware of our desire to keep a safe and accessible walkway across the highway as a priority. It is important that we all stay informed and involved in this process so that our needs and desires are known.

**Important Reminders:** Always contact Alec at Accord Property Management with any questions and/or concerns. Alec can be reached at 720-230-7321 or [alec@accordhoa.com](mailto:alec@accordhoa.com). A great way to stay informed is going to the Chimney Hill website at [www.accordhoa.com](http://www.accordhoa.com).

Please refer to Chimney Hill declarations for information about Maintenance, Repairs, Assessments, Insurance coverage and other HOA related rules that all residents must follow. Please remember to fill out an ARC Form for all common area improvements including installation of new windows and doors. Please submit pictures and/or plans.

**HOA Monthly Meetings:** Next CH HOA monthly meeting will be held on March 19 at 6:30 pm at the 19th Hole room in the HR clubhouse. All residents are welcome to attend.

# Heather Ridge South



**Wind, Snow, Fire and Ice:** Oh the joy of Colorado living, which means if you don't like the weather, then wait a few minutes for it to change (or is that Oklahoma?). Anyway, we are officially done with winter come March 21, but never count out significant snow fall until Memorial Day weekend (remember, Mother Nature is bi-polar)

Since the 'official ground hog' saw his or her shadow this year (we must be gender sensitive here), there's six more weeks of winter added to the calendar. To survive in order to hear the crocuses popping out, please remember these tips: (1) tie down or remove outside furniture items given high winds; (2) keep water hoses disconnected; (3) don't park in front of your garage blocking snow removal; (4) use sand buckets placed by the HOA; (5) until ice and snow dissipates from roofs and gutters, ground level ice at downspouts will remain a problem; and (6) clean your clothes dryer vent of lint to reduce fire/combustion threats.

**Vacant Units:** There are known and unknown vacant units in HRS, so if you think no one is living in one, please call Janelle at Westwind Management company (303-369-1800 x015; or Audrey at x117). During the recent February freeze and thaw, two vacant units sprung leaks and flooded adjacent basements. The HOA 'forced entry' (which it is permitted under Controlling Documents), to shut-off water lines. Owners or responsible parties were contacted along with repair guidelines. So, if you suspect a vacant unit, please call Janelle.

**Wood Door Replacement Program:** It's official now, so if you have a wood garage door the clock is running to replace it with an approved steel one. When 2014 started, there were 17 units with wood doors. As of this newsletter, two doors have been replaced. Please don't ignore this program and the offer to finance it for up to two years. Come January 2015, condemnation notices will be sent to all remaining door owners. If you want more information or to contest it, please contact Janelle, or visit any monthly board meeting. This project is for the betterment of the community.

**Neighborhood Watch:** HRS needs a volunteer to help prevent crime along with others to keep an eye on things. The duties are minimal, but you can make more out of the position stopping crime and educating people. The Neighborhood Watch program has had great success making communities feel safer. And, participation is open to anyone, whether an owner or tenant. Please contact Bev Brown as follows: email [brownbe\\_nwatch@comcast.net](mailto:brownbe_nwatch@comcast.net) or 303-872-3154.

**Parked Cars:** Please try to park in your garage to reduce the 'parking lot appearance' that comes and goes within HRS. With people owning more and/or larger cars, parking is a community concern affecting its appearance, safety, and resale values. Garages were designed for cars, not storage or making into utility rooms. HRS' Rules and Regulations clearly address parking issues, so if you routinely park outside your garage, please understand the risks, obligations, and limitations; and also think of HRS.

**HRS is a Condominium:** Heather Ridge South is a condominium because of its legal description that states it is a condo! And, please

don't be confused by its 'townhome' appearance because there is no such thing as a townhome legal definition. What most people call a townhome is in fact a Planned Unit Development (PUD) with specific and different ownership, maintenance, and operational issues compared to condos. It pays to know this because lenders will lend or not lend based on particulars.

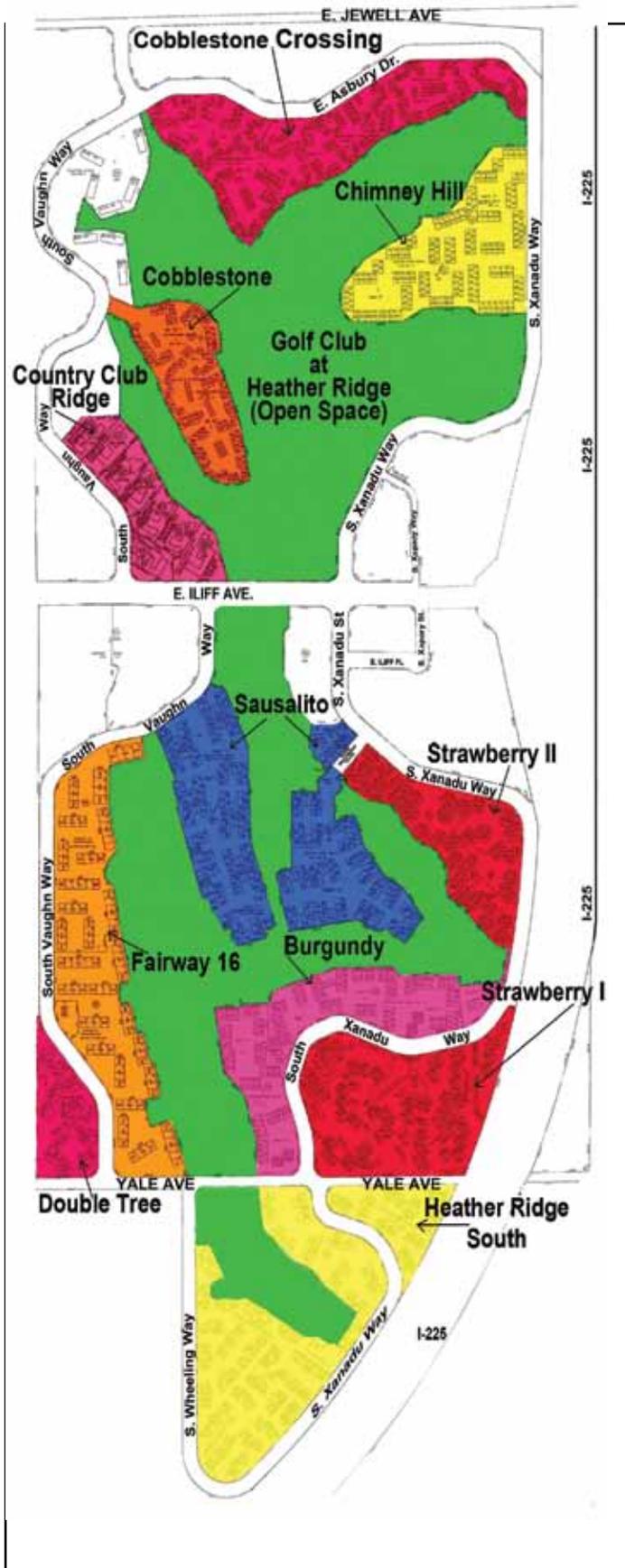
HRS's legal status as a condo means it must be FHA Certified before FHA based loans may be used; and it is! This is very important to buyers or owners trying to use FHA products. FHA is a very good mortgage program, so excluding it hurts everyone. Certification is done every three years by the property management company, a legal process with significant consequences willful misconduct or reporting is punishable by fines and/or imprisonment. HRS did not renew its FHA Certification two years ago due to legal issues; however, once those problems were resolved, certification was obtained. Please call Janelle with any questions.

— Van Lewis

# Happy St. Patrick's Day

# Heather Ridge HOA Communities

[www.heatherridgecolorado.org](http://www.heatherridgecolorado.org)



## BURGUNDY

- Hammersmith — 303-980-0700x511  
Paul Jones, [pjones@ehammersmith.com](mailto:pjones@ehammersmith.com)
- # Units: 120
- HOA Meeting: 2<sup>nd</sup> Thurs, 7 pm (monthly)  
Burgundy Clubhouse
- [www.burghoa.com](http://www.burghoa.com)

## CHIMNEY HILL

- Accord Property Management, Alec — 720-230-7321
- # Units: 116
- HOA Meeting: 3<sup>rd</sup> Wed. 6:30 pm  
Noonan's 19th Hole

## COBBLESTONE

- Capital Management Co., John — 303-832-2971x316
- # Units: 74
- HOA Meeting: 4<sup>th</sup> Tues, 6 pm (monthly)  
Heather Ridge Community Center

## COBBLESTONE CROSSING

- Accord Property Management — 720-230-7303
- # Units: 150
- HOA Meeting: 2<sup>nd</sup> Mon, 6 pm  
3033 S. Parker Road, Ste 320

## COUNTRY CLUB RIDGE

- Custom Management — 303-752-9644
- # Units: 64
- HOA Meeting: 3<sup>rd</sup> Mon, 7 pm (monthly)  
Noonan's 19th-Hole

## DOUBLE TREE

- Self Managed, Salvador Varela — 303-750-8394
- # Units: 24
- HOA Meeting: 1<sup>st</sup> Mon, add'l info contact Alethia (bi-monthly)

## FAIRWAY 16

- Hammersmith, Jean Ronald — 303-980-0700x444  
[jronald@ehammersmith.com](mailto:jronald@ehammersmith.com)
- # Units: 116
- HOA Meeting: 1<sup>st</sup> Thurs, 6 pm (monthly)  
Clubhouse, 2600 S. Vaughn Way
- [www.fairway16.com](http://www.fairway16.com)

## HEATHER RIDGE SOUTH

- Westwind Mgt Co., Janelle Maninger — 303-369-1800  
[Janelle@windmanagement.com](mailto:Janelle@windmanagement.com)  
21 Inverness Drive, Englewood, CO 80122
- # Units: 176
- HOA Meeting: 4<sup>th</sup> Tues, 6:30 pm (monthly)  
HRS Clubhouse, 2811 S. Xanadu Way
- [www.heatherridgesouth.com](http://www.heatherridgesouth.com)

## SAUSALITO

- McKinney Realty, Bill/Cheryl — 303-783-0394
- # Units: 159
- HOA Meeting: 2<sup>nd</sup> Wed, 6:30 pm  
Heather Ridge Community Center
- [www.sausalito.com](http://www.sausalito.com)

## STRAWBERRY I AND II

- Capital Management Co., John — 303-832-2971x316
- # Units: 328
- HOA Meeting: 3<sup>rd</sup> Tues, 7 pm  
Strawberry Clubhouse, 2638 S. Xanadu Way

# Annual Report HOA Information and Resource Center

Before your eyes glaze over and you skip this article, please hang in there for some interesting information. Affectionately named the HOA Center under the Department of Regulatory Agencies-Real Estate Commission, its purpose in life is to organize and report on homeowner associations to the Legislature. As HOAs have grown, so have their responsibilities, accountabilities, and problems. House Bill (HB) 13-1134 directed the HOA Center to get a handle on problems, propose solutions, and report to the public.

In 2013, the HOA Center had 4,767 inquiries mostly about legal documents and resources, dispute resolutions, or government services.

Inquiries came from homeowners, tenants, community association managers, HOA board members, attorneys, etc.

In the same year, the HOA Center received 1,248 actual complaints from 327 different complainants, all of which were homeowners and others involved with HOAs. Of those complaints, 504 (40.4%) were about HOA managers as either a cause or a responsible party.

HOA homeowners, boards, and management could benefit from a careful examination of the 2013 Report, so please visit Department of Regulatory Agencies, Colorado for more information

## How Matrix MLS Names Neighborhoods and Your Complex

The Heather Ridge Metro District is paying close attention to the newest MLS real estate system given its many changes collecting and identifying real estate data. For example, no longer is residential real estate defined as either 'single family or condo/townhome'. Now, all residential property is defined as "Attached or Detached" with many subsets of criteria. Knowing or not knowing MLS changes could affect home sales and values.

There are ten HOAs in Heather Ridge, and eleven complex names (Strawberry has one HOA but two complex names – Strawberry I and II). To maximize property values in marketing, it is important that all ten HOAs be listed as Heather Ridge under the MLS category of 'Neighborhood' name; and that individual complexes are listed under 'Complex' names. By doing this, agents, owners, appraisers, and lenders will better define our values as Heather Ridge vs. individual complex names.

One of the primary responsibilities for all Heather Ridge HOAs is preserving real estate values, a fact not lost on the Heather Ridge Metro District when it fought development of the golf course for apartments and public housing in 2006-2009. It isn't by accident that 'good neighborhoods' have strong real estate values due to caring individuals, active HOA boards, and leadership. For more information on Matrix MLS, please contact Metrolist or a Realtor.

**Van Lewis**  
*HRMD Vice President*



### 2013 HOA Center Complain Report

<i>Complaint Topic</i>	<i>Number of Complaints</i>
Communications with Homeowners	175
Not Following Governing Documents	168
Improper or Selective Enforcement of Covenants	154
Not Performing Maintenance	140
Accounting: (assessments, fines, improper budgets, or interest)	117
Failure to Produce Records	99
Meetings	66
Elections and Voting	57
Intimidations, Harassment, or Retaliation	56
Conflicts of Interest	54
Excessive Assessments, Fees, or Fines	44
Diversion, Fraud, Theft	26
Parking	22
Discrimination	15
Insurance	13
Regulatory Compliance	13
Manager Exerting Excessive Control over HOA Board	10
Miscellaneous: (Green Energy, Landscaping, Pets, Pools, Satellites, etc)	8
Reserves	8
Not Following Through with Transfer of Control/Accounts	3

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**303-366-0113**

[blegare@auroragov.org](mailto:blegare@auroragov.org)

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# Great Success Stories For Comitis



## Helping Homeless Veterans in Aurora!

Connections do matter. The Havana Business Improvement District hosts events and works with the Collector Car Council of Colorado (CCCC) and Comitis Crisis Center on a couple of these events. The CCCC and Comitis get to know each other through the events. As a result, Comitis goes to the car show to sell raffle tickets to benefit their homeless shelter and meets a Mopar car club member who is connected with Atrium Windows and Doors. Atrium Windows and Doors then offers 36 jobs to the homeless veterans staying at Comitis, and James Gillespie from Comitis reported that all 36 of the veterans who are able to work now have jobs! Truly amazing!

*Top right: Molly Markert "Built Beautiful" Team. Lower left: The Desperate Housewives - Winning team. Lower right: Duck Dynasty Team -Best costume.*

Dick Hinson won top fund raisers and best grocery cart decoration.

The Duck Dynasty Team from Stonebridge Builders won best costume.

The Desperate Housewives returned this year with Estelle Klein as the cart driver. Their cart team was Don (Julia Child) Gordon, Estelle (in authentic 70's gear) Klein, Carol Tobiassen (Marlo Thomas), David (Carol Brady from the Brady Bunch) Willman. They raised \$1,150 and won the Gold Division by being the closest to \$350 at the checkout.

**Note from Comitis:** This year, we raised a grand total of: \$16,820! Subtracting our grocery bill (\$4,901.10) and 1/2 the cost of Summit refreshments (\$250), we banked \$11,668.90!! This will most certainly cover all of our perishables for the year with additional dollars to cover the kitchen in general.

## 4th Annual Grocery Cart Race

The 35 teams entered in the Fourth Annual event raised over \$15,000 to fill the food pantry at Comitis to capacity! Molly's team "Built Beautiful" consisting of Team Captain and Cart Master Renie Peterson, Boss Foreman Kat Middleton, Fetchers Molly, Wendy Mitchell, Cheerleading Squad Coach Kathy Miner, Cheerleading Squad Captain Haley Mitchell, Chant and Cheer Leader Yuriy Gorlov, Gymnastics Leader Bryan Blakely, Dance Move Director Dick Hanson, and Purser and Banker

### ***The Comitis Crisis Center, Inc.***

We serve homeless Veterans, runaway/homeless youth and homeless families. We are Aurora's homeless shelter, with over 43 years of experience. Our overhead is only 5.1% and we work hard to be sure all donations serve the needs of our clients. Our Mission: "To provide a seamless continuum of behavioral services that empowers healthy, viable, complete lives and communities."

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coloradogives.org/comitiscrisiscenter

***Molly Markert – Ward  
IV*** 15151 E. Alameda Parkway  
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303-941-2244 (Mobile)  
***mmarkert@auroragov.org***



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**TO WHOM IT MAY CONCERN**, and, particularly, to the electors of Heather Ridge Metropolitan District No. 1 of Arapahoe County, State of Colorado (the "District").

**NOTICE IS HEREBY GIVEN** that an election will be held on May 6, 2014, between the hours of 7:00 a.m. and 7:00 p.m. At that time, four (4) directors will be elected to serve 4-year terms, and one (1) director will be elected to serve the remaining two (2) years of a 4-year term. If an eligible elector of a District is interested in serving on the board of directors, a Self-Nomination and Acceptance Form may be obtained from the Designated Election Official, located at 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122, (303 858-1800) between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

A Self-Nomination and Acceptance form that is not sufficient may be amended once at any time prior to 3:00 p.m. on Friday, February 28, 2014. Earlier submittal is encouraged as the deadline will not permit curing an insufficient form. The deadline to submit a Self-Nomination and Acceptance Form or letter of interest is **Friday, February 28, 2014**. Affidavit of Intent to be a Write-In Candidate forms must be submitted to the Designated Election Official's office by the close of business on Monday, **March 3, 2014**.

**NOTICE IS FURTHER GIVEN**, applications for obtaining an absentee ballot shall be made to the Designated Election Official no later than the close of business on **Friday, May 2, 2014**, except that, if the applicant wishes to receive the mail-in ballot by mail, the application shall be filed no later than the close of business on **Tuesday, April 29, 2014**.

**HEATHER RIDGE METROPOLITAN DISTRICT NO. 1**  
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# Happy St. Patrick's Day



# Heather Ridge Metropolitan District

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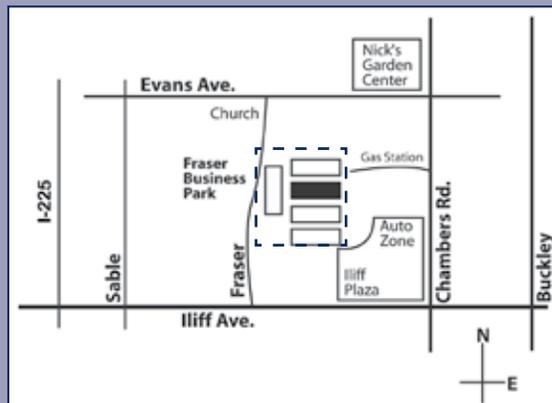


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