

# *HR* Heather Ridge

Metro Matters

Volume 4

April 2014

Number 4



**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**



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**HEATHER RIDGE METRO MATTERS**  
**MAGAZINE**  
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# *Heather Ridge* PUBLISHER'S NOTE

Our April issue is focusing on gardening; from the Strawberry Community Garden, which is offering plots to all of the Heather Ridge community to Nick's Garden Center & Farm Market, who will be delighted to help you with all your gardening needs and wants — trees, bushes, vegetables and flowers.



Please take time to read about the proposed development projects affecting the Heather Ridge community. Its up to us to assure that the west side of the I 225 and Iliff intersection is more carefully considered as the Iliff Ave Light rail planning process continues. In the fore-front is the expected increase in traffic travelling right through the heart of our community. See story page 7.

Now that we are united as the Heather Ridge Metropolitan District, it's important all 10 homeowners associations work together to preserve our way of life. See stories page 5 & 6.

**Barry McConnell**  
Publisher

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

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

***Nick's Garden Center & Farm Market  
2001 S Chambers  
[www.nicksgardencenter.com](http://www.nicksgardencenter.com)***

#### ***Heather Ridge Metropolitan District***

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Vice President Van Lewis,  
Treasurer Vinny Roith  
Secretary Melissa Miller  
Assistant Secretary Jim Bruce  
Assistant Secretary Joan Beldock  
Assistant Secretary Jane Klein  
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April 17, 2014)

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Heather Ridge ***Metro Matters*** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomeoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge ***Metro Matters***.

# HR Heather Ridge

## COMMUNITY NEWS

### Heather Ridge Considers Future Developments

Recently the Heather Ridge Metropolitan District, as well as other HOAs and others, was asked to comment on several proposed development projects affecting the Heather Ridge community. We need to educate ourselves, understand the pros and cons, and agree on our positions to each of these projects. It is imperative that Heather Ridge residents understand the impact each of the following projects will have on our community. Please review the projects and voice your opinions to your HOA president or attend the upcoming HRMD regular meeting on April 17 at 19-Hole at 4 pm.

- **Self-Storage Garage** – Requested by the developer and the City of Aurora Development to transform the garage structure built in 1983, located on the west side of the exit ramp from southbound I-225 to Iliff into a 950-unit multi-story self-storage facility. This project was reviewed by representatives from all 10 HR HOAs and unanimously approved at a Special UAHR meeting held on June 26, 2013. You may view the minutes of this meeting on our website, *HRColo.org*; *Organization Tab—UAHR—Meetings*.
- **Century Danbury Multi-Family Development** – Requested by the developer, Danbury Park HOA and the City of Aurora. This 8-acre, multi-story, 154-unit proposed development is slated for the area south of Iliff on Troy. A neighborhood meeting, with 150 in attendance, was held at the HR Clubhouse on

March 10 with a presentation by the developer. It is expected that further neighborhood gatherings will continue as this development is considered.

- **Heather Ridge at Iliff RTD Station and 9-mile / Regatta Planned Developments** – This meeting, presented by the Planning Departments of the City of Aurora and Council members Roth and Markert, was held at a standing room only meeting at the HR Clubhouse on February 13. More than 200 area residents attended this meeting. Most attending the meeting were favorable of having common community meetings of these

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***“We must stay educated and voice our preferences concerning developments that will affect us.”***

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projects rather than separate project presentations. High on the priority list of those attending was the need for convenient pedestrian access from the west side of I-225 at Iliff to the new Heather Ridge at Iliff station.

- **Southbound I-225 to the Southbound I-25 Interchange RE-DO** – The State of Colorado Department of Transportation (CDOT) has contacted Heather Ridge regarding a Planning and Environmental Linkages (PEL) study that is identifying improvements to reduce the congestion and travel time on

southbound I-225 from Yosemite Street to I-25. An Open House was held on March 19 at Cherry Creek High School, Greenwood Village. This meeting presented alternative improvement concepts developed to address the bottleneck on southbound I-225 near the I-25 junction and describe the overall screening process used to assess the concepts.

- **Iliff / I-225 SE of Heather Ridge Station** – 450 high-end Residential / Retail Proposed development expected for community consideration within the next few months.

Each HOA president will be notified of upcoming informative meetings and the meeting notices will be published on our website *HRColo.org*. *News/Metro Matters Tab*.

These projects are the beginning of many Heather Ridge will face as progress continues. It is up to us to assure the west side of the I-225 and Iliff intersection will have a more enhanced look in the next few years. We must stay educated and voice our preferences concerning developments that will affect us. The best way to voice your preferences is to notify the president of your HOA. Each HOA then brings its communities opinions to the Heather Ridge Metro District, ensuring we all have a voice in developments affecting our future, such as was done in June with the self-storage joint decision.

We must stay active and vigilant as the developments evolve and keep focused on our mission to preserve our open space, protect our property values, and maintain our way of life.

**Errol Rowland  
President, HRMD**

# Inaugural Presidents Council Meeting



*HOA presidents attend first Presidents Council meeting.*

The first Presidents Council meeting was held on March 5, and was a great success. Eight of the ten HOA's were represented; we missed those of you that were unable to attend.

We had three guests, Council member Molly Markert, Aurora City Attorney Charlie Richardson and Bob Seckman, HOA president of Danbury. Molly stopped by to say hello and let us know how happy she is to hear the Presidents Council has been started. Richardson spoke about various HOA concerns. We heard about the backyard chickens to Cannabis and the HOA's. Bob Seckman enlightened us about the Century Danbury Site Plan for 154 multi-family residential units. Larry Ransford was also in attendance and answered questions concerning the golf course and signage that to be posted soon.

Attendees shared their thoughts on combining services such as trash

pick-up, pool services, and possibly landscaping. Security for the Metro District was also discussed and thought to be a very good idea. The HOA representatives also conversed about different problems in the HOA's and feasible solutions for these problems, hail damaged roofs and many other subjects.

Hosting events to bring the communities closer together was also considered. Events such as a 5K or golf tournament were a couple topics for everyone to participate in, also in consideration was a wine tasting event.

All in all the meeting went well and several new ideas came from it. The next meeting is scheduled for June 4 at 6:30 at Noonan's. Please encourage any and all board members to attend.

**Amanda Milstead  
Presidents Council**

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**The Dancing Crab**, recently opened at 10293 E Iliff Ave is a Louisiana-style seafood restaurant and sports bar. Owner Jimmy Kwan says, "I'm from Korea, so we will feature some Korean things, but first and foremost, this is a Louisiana-style seafood place — crab, shrimp, crawfish and lobster — where you can also watch soccer, football, baseball, basketball, or whatever else you want on your own TV with its own individual remote." The restaurant features 18 TVs which hang from the walls and rafters with nautical accents and wooden booths. Dancing Crab is open from 4 p.m. to midnight Monday through Thursday; Friday from 4 p.m. to 2 a.m.; Saturday from noon to 2 a.m. and Sunday from noon to midnight. For more information, please call (303) 745-5115

## What's New in the Community!



*Left to right: Husband and wife dentistry team Dr. Gao and Dr. Sui.*

**H&M Family Dentistry** recently opened its facility at 2711 South Parker Road in Aurora. Dr. Gao and Dr. Sui, a husband and wife team, opened H&M Family Dentistry in March.

With a family-centered lifestyle, Dr. Sui and her husband have chosen to settle in the beautiful rocky mountain area with their 3 children. They are looking forward to providing the best dental care in all facets of modern dentistry. H&M Family Dentistry's goal is to

**Send your  
Community News  
information to editor  
Barry McConnell at  
[bmconn202@aol.com](mailto:bmconn202@aol.com)**

Hi, Barry—  
Spring is here! As I walk around the golf course, I notice an excessive amount of dog poop on the grass in front of the patios, in Chimney Hill. Dog poop is NOT a fertilizer; it contains harmful bacteria to the environment, humans, and dogs. Let's beautify our common areas and pick up the poop (even if you think it doesn't belong to your dog) and be considerate of our neighbors and golfers.

*Homeowner in Chimney Hill*

Heather Ridge *Metro Matters* welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number (will not be published). Letters may be edited due to space limitations.

Please email your letters/articles to editor, Barry McConnell at [bmconn202@aol.com](mailto:bmconn202@aol.com).

There has been an attempted and/or break-in on two occasions in the Burgundy community in the past month that have come to my attention. Please, please, do not hesitate to call 911!

And do not ever leave any doors unlocked when you are not home. Do not leave your sliding glass doors and windows unlocked when you retire at night. Use dowels in all sliding doors and windows for extra precaution.

We continue to need volunteers in our communities for Block Captains. We cannot continue to enjoy relatively safe communities in Heather Ridge if we do not have some manpower to uphold our distinction as a Crime Free Community. Please call me to let you know how you can help your community with very little effort and little of your time.

**Bev Brown, Head Area Coordinator  
for Heather Ridge and Area 10  
303-872-3154**

# April 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1  Women's 9-Hole Opening Day	2	3 6 pm Fairway 16 Board Mtg, Clubhouse 7 pm Burgundy Special Mtg Clubhouse	4	5  Women's 18-Hole Kick-Off Spring Luncheon
6	7 Double Tree Board Mtg., (Bi-Monthly) Contact Alethia	8	9 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	10 7 pm Burgundy Board Mtg Clubhouse	11	12  8 am Men's Individual Gross/Net
13	14 6 pm Cobblestone Crossing Board Mtg., 3033 S Parker Rd #320	15 7 pm Strawberry I & II Board Mtg Strawberry Clubhouse	16 6:30 pm Chimney Hill Board Mtg, Noonan's 19th-Hole	17 4 pm <b>HRMD Regular Mtg 19-Hole</b>	18	19  Metro Matters Deadline
20	21 7 pm Country Club Ridge Board Mtg Noonan's 19th-Hole	22 6 pm Cobblestone Board Mtg HR Community Cntr 6:30 pm – HRS Board Mtg. HRS Clubhouse	23	24 6:30 pm Ward IV 2015 Budget Mtg Garden Plaza of Aurora 14221 East Evans Ave	25	26  8 am Men's Two- Man Best Ball
27	28	29	30			

# Attention Heather Ridge Residents -

## The cars are coming!

### How many cars? For starters 68,490.

According to the city's planning and design study done in 2008, the opening of the Iliff light rail station next year will increase the number of vehicles traveling through Heather Ridge on Iliff to 68,490 per day. If you add in a few hundred more cars from the proposed 154-unit Danbury Park condominium project at Troy and Iliff, we're facing quite a safety challenge in the not so distant future.

Under the plan adopted by city council almost five years ago, cars turning left on to Iliff from either Vaughn or Xanadu, as well as residents trying to get to the new light rail on foot will now have to compete with at least 20,000 more cars a day traveling on Iliff.

However, Heather Ridge residents should not worry, city council and the planning department did set aside 9 million dollars to build a parking

structure next to the new light rail station to make sure the cars will be safe. Hmmm

Unfortunately council can't seem to find any money to improve the sidewalks and to build a pedestrian overpass or underpass for Heather Ridge residents to get to the new light rail station safely until «sometime in the future.

Why is safe pedestrian access to the light rail station being delayed until sometime in the future?

Something the city calls (tax increment financing) (TIF). In other words when the city starts receiving additional tax revenue from the commercial development that they hope will surround the new light rail station, they will use that money to pay for an engineering study to determine how to provide safe access

for to the light rail station Heather Ridge residents. TIF funding could take years. Until then — good luck dodging the 68,490 cars.

When the light rail station is completed next year Heather Ridge residents including, families with strollers, people with disabilities, children with bicycles and seniors will have to cross two I-225 on-ramps, and one multiple lane I-225 off ramp and then walk an additional two blocks east on Iliff just to get to the new light rail station.

Or, I guess we can join the other 68,490 cars on Iliff and drive 1/4 mile from our homes to the new 9 million dollar parking structure that council approved.

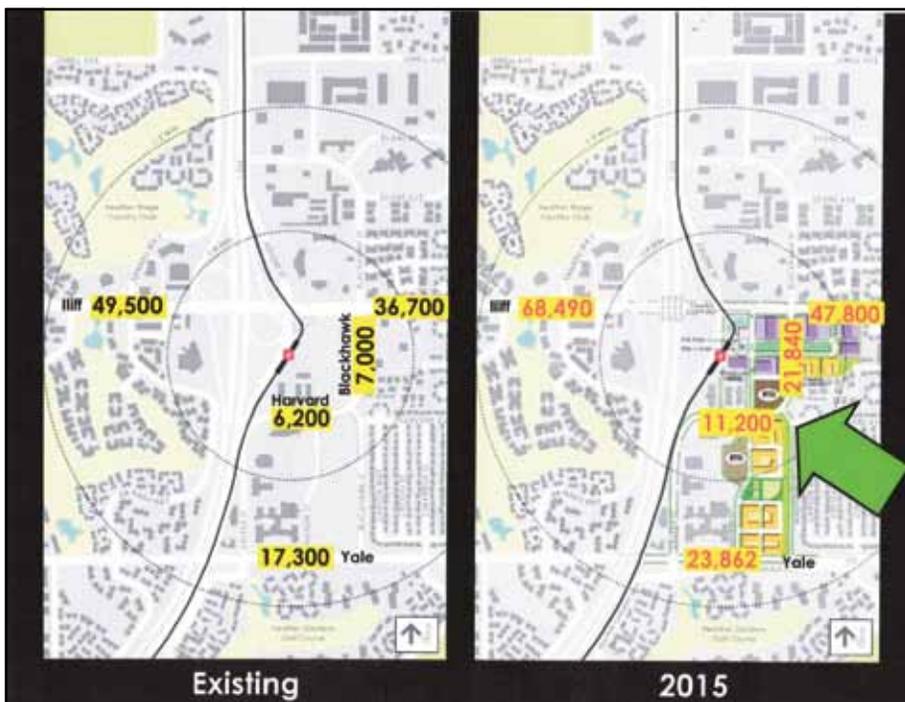
Sometime in the next month or two, city council will vote to finalize the Iliff station urban renewal and TIF funding plan. Before that vote takes place, Heather Ridge residents, should contact city council and the city's planning department and let them know that postponing safe access to the light rail station until "sometime in the future" was a bad idea five years ago, and it has not improved with age.

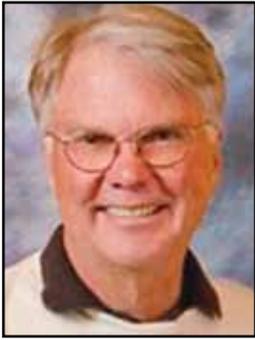
Comments and ideas regarding the current access plan should be directed to:

**Andrea Amonick**  
City of Aurora Development Services Manager  
303 739-7129  
[aamonick@auroragov.org](mailto:aamonick@auroragov.org)

**Aurora City Council**  
15151 E. Alameda Parkway  
Aurora Co 80012  
[citycouncil@auroragov.org](mailto:citycouncil@auroragov.org)

**Barry McConnell**  
Publisher





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

PeteTraynor@ReMax.net

## Denver Metro Real Estate Market Remains Competitive

Heading into the spring selling season, Denver Metro home prices remain stable and inventory tight, according to Metrolist®, Colorado's largest multiple listing service (MLS), which powers REcolorado.com, a free resource for Colorado home buyers, sellers and owners.

The average sold price for new and existing homes in February — \$294,565 — was up 6 percent year over year and down just 3 percent compared to January. Prices for single family attached homes remained particularly strong, with February's average sold price of \$211,201 up 20 percent, year over year. Single family detached homes had an average sold price of \$324,581 in February, up 7 percent year over year.

Available inventory remains tight in the Denver Metro area. February saw a slight decrease in the number of homes for sale, with active listings decreasing by 2 percent compared to January but up 10 percent year over year.



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

### Market Snapshot As of February 28, 2014

	February-14	Prior Month	% Change		Year Ago	% Change	
<b>Single Family (Detached + Attached)</b>							
Active	7,441	7,610	-2%	U	6,786	10%	U
Under Contract**	4,001	3,621	10%	U	5,033	-21%	U
Sold	2,645	3,342	-21%	U	2,967	-11%	U
Avg CDOM	57	61	-7%	U	80	-29%	U
Avg Sold Price	\$ 294,565	\$ 302,251	-3%	U	\$ 276,596	6%	U

Among properties sold in February, the average listing spent just 57 days on the market, a 29 percent decrease year over year. Single family attached homes, in particular, continued to move quickly. Properties sold in February averaged just 47 days on the market, a 36 percent decrease compared to last year. Single family detached homes sold in February averaged 60 days on the market, a 26 percent decrease year over year.

“The 2014 selling season looks to be another competitive one for home buyers in the Denver Metro area,” said Kirby Slunaker, CEO and President of Metrolist, Inc. “We continue to maintain a supply of just 11 weeks, and while prices are stable now, we expect them to increase as buyers become more active in the spring and summer.”

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

### Homes Sold From February 16 through March 16, 2014

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Fairway 16	\$218,000	2698	S Vaughn Way C	3 - 4	1,650	Conventional	\$4,000	Individual

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$105,500	2471	S Xanadu Way C	2 - 2	1,091	1-Space	2 Story
Heather Ridge South	\$155,000	2822	S Wheeling Way	2 - 3	1,462	2-Gar, Att	2 Story
Country Club Ridge	\$229,900	2230	S Xanadu Way	2 - 2	1,806	2-Gar, Att	2 Story

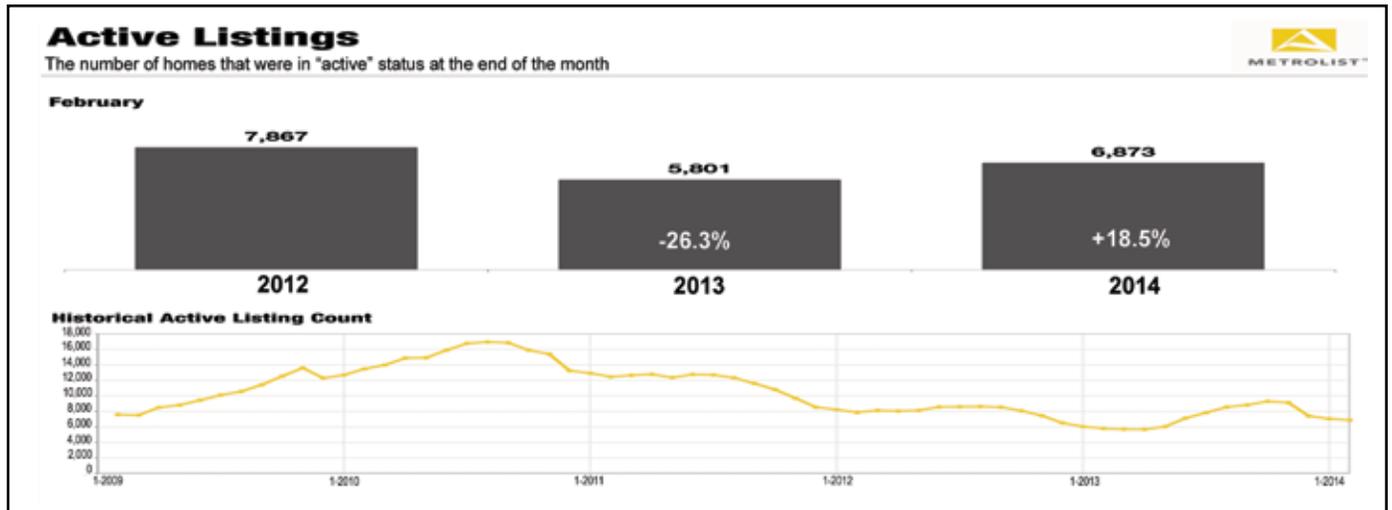
### Today's Hot, Hot Heather Ridge Real Estate Market

The entire metro Denver market is hot, especially homes in the Heather Ridge area. Home prices are rising substantially curtailed only by appraisals. Three recent golf course sales in Fairway 16 for their 1650 square foot two-story model range from \$218,000 to \$230,000. This is impressive and clearly surpasses top dollar prices from 2006-2007. The

same models exist in Heather Ridge South, too. Today's real estate market is driven by demand based on an expanding economy - more jobs and people chasing fewer places to live. Also, the rental market appears hotter than resale due to limited condo construction and availability.

In 2013, the Heather Ridge Metro District had 84 sales through MLS, and home prices rose 9.1 percent that year; the previous year, 2012, was hotter yet with 12 percent. The prediction for 2014 was 5-7 percent, but at today's torrid pace of sales, 12 percent seems realistic.

To get the most from your home's equity, please call Peter or Van for a professional market analysis. They have the inside track on how to best market your Heather Ridge home, how to set prices to market, and how to close sales when lender-appraisal problems threaten it. **Remember: Don't Leave Home Without Them!**



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

HOA		No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$62,000	2608	S Xanadu Way E	1 - 1	856	1-Space	Ranch
Strawberry I	\$65,000	2608	S Xanadu Way B	1 - 1	856	1-Space	Ranch
Strawberry I	\$73,000	13643	E Yale Ave A	1 - 1	858	1-Space	Ranch
Strawberry I	\$82,000	13619	E Yale Ave B	1 - 1	856	1-Space	2 Story
Strawberry I	\$102,500	2680	S Xanadu Way C	2 - 2	1,098	1-Space	Ranch
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
Sausalito	\$153,700	2512	S Worchester Ct C	3 - 2	1,300	1-Gar, 1-Space	2 Story
Fairway 16	\$155,000	2496	S Vaughn Way D	3 - 4	1,650	2-Gar, Att	2 Story
Cobblestone Crossing	\$155,000	13344	E Asbury Ave	2 - 2	1,392	1-Space	2 Story
Chimney Hill	\$157,500	13650	E Evans Ave	2 - 3	1,344	1-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	2450	S Victor St D	3 - 2	1,230	2-Gar, Att	2 Story
Fairway 16	\$225,000	2660	S Vaughn Way A	3 - 4	1,650	2-Gar, Att	2 Story
Fairway 16	\$229,973	2568	S Vaughn Way A	3 - 4	1,650	2-Gar, Att	2 Story



# Nick's Garden Center & Farm Market

Spring has come and summer is right behind — and if you enjoy gardening, flowers or/and vegetables the Farmer's Almanac says to set out plants or start seeds outdoors in April. What better place to begin your gardening experience than a trip to Nick's Garden Center and Farm Market! Heather Ridge *Metro Matters* editor Barry McConnell recently visited the center and talked to owner/manager Richard Ortega.

***I know this has been a family run business for many years, how and when did your family first become involved in agriculture?***

My father, Nick Ortega started out truck farming in the mid 70's. We did that for about 10 years. We always joke around and say, "We never made any money, but got our degree in agriculture!" We also landscaped for 25 years.

***Nick's Garden Center and Farm Market is much bigger than it appears from the street. How***

***many acres does this property cover and how long have you been at your current location at 2001 S. Chambers?***

Nick's is situated on 10 acres with approximately 27,000 sq. ft. of greenhouses. We moved to the current location in 1994. We are celebrating our 27th year in the garden center business!

***How many employees do you have today? Do you still employ some family members?***

We currently have 30 full time employees. We also employ three

family members (two nephews and one cousin).

***Besides locally grown trees, flowers and vegetables, what other unique products and services does Nick's provide to Aurora residents?***

Most of our annuals, perennials and other plants are grown right here in Colorado. We also grow most of our vegetable and herb plants right on our premises. We specialize in many unique products. For example, our perennial department carries some of the most unusual and hard to find varieties. Last year we opened our café. We feature seasonal food throughout the season. We also provide landscape design services for homeowners, and work closely with Aurora Water. They provide free xeriscape classes which include suggestions for drought tolerant plants; Nick's carries many of those suggested drought tolerant plants. Fresh fruits and vegetables are available mid-June thru the end of October at our farm market, which is open daily. The market offers Colorado peaches, home grown sweet corn, Rocky Ford cantaloupe and more. Chile roasting is popular in the Fall. And don't forget, Mariachi every Saturday from May thru October!

***I have attended the Fall Festival at Nick's for several years, does Nick's host other special events throughout the year?***



Left to right: Brothers Randy and Richard Ortega.

**We host** two open houses. Our Spring Open House is held in May and our Christmas Open House is held in November. In September we host our annual Chile Festival. Pink Days (Breast Cancer Awareness) has become popular in August. The first weekend in October, we host one of the largest Pumpkin Weigh-Offs in the area. This event kicks off our Fall Fest the whole month of October.

**What is your favorite part of the business?**

Over the years, I've personally helped many of our loyal customers with their gardens. Conveying advice or helping design their garden – seeing the fruit of their labor is very gratifying.

**Nick's Garden Center  
and Farm Market**  
2001 S. Chambers  
Aurora, CO 80014  
303-696-6657  
[www.nicksgardencenter.com](http://www.nicksgardencenter.com)



**NICK'S COUPON**  
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*Grow It Yourself & Save Money!*  
Choose from Burpee, Lake Valley,  
Sandia Seed Company, Botanical Interest  
and Beauty Beyond Belief.  
No Limit. Expires 4/20/14  
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**Nature's Yield Compost**  
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*100% organic, premium  
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**Nick's Garden Center**

**NICK'S COUPON**  
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**Weeks® Rose Bushes**  
With This Coupon  
Size approximately - 2 gallon in fiber pot.  
Choose from hybrid tea, grandiflora,  
floribunda and climbers.  
Not good with any other offer or sale.  
No Limit. Expires 4/20/14  
**Nick's Garden Center**

# Xeriscape Save Money and Time



It's not easy thinking about yard work when we still have snow on the ground, but now is the perfect time to plan on removing some of your grass to make room for an attractive, low-water xeriscape.

Most of the potable water we use each year is used on our landscaping, mostly to keep grass green. But that green comes at a great cost to you and the city's water supply. Aurora Water's Conservation Division is here to show you how to save water and create a great landscape.

If you have a small yard, why waste that gardening space on grass? Add a variety of colors and textures to your garden with smaller xeric plants that won't overwhelm your space. Colorful

shrubs like barberry and large-bloom perennials like Shasta daisies look beautiful paired together. Plant them around a mid-sized shrub or dwarf ornamental tree for a balanced look. If you have a culinary interest — plant herbs. Many herbs such as thyme, oregano and sage are surprisingly xeric. Lavender and chives are xeric with pretty, edible blooms. For planting ideas, visit the Aurora Xeriscape Demonstration Garden, located on the southeast corner of the Aurora Municipal Center, 15151 E. Alameda Parkway.

Replacing lawn with xeriscape can reduce your water use from 32" per square foot to 15" or less every year. It takes about three to six months for young plants to get established, but

after that, many great-looking xeric plants won't need any water at all.

Research your plants' water needs and always group plants with similar water needs together. For new plantings, water shallowly and at the root ball up to three times a week for the first several weeks. As the root system develops, decrease watering frequency and increase watering depth. If your mature plants require watering, we recommend giving them a drink once per week if it hasn't rained. And remember: If you have an automatic sprinkler system, make sure and adjust it for your new xeriscape.

Aurora Water Conservation has a wide variety of programs to help you establish a beautiful, healthy xeriscape. We offer rebates, a xeriscape design program, and dozens of classes on low-water gardening topics. We can help you save water indoors, too. Find our many online resources at [aurorawater.org](http://aurorawater.org) or give us a call at 303-739-7195.

Diana Denwood  
Senior Water Conservation Specialist  
Aurora Water Conservation  
15151 East Alameda Pkwy, Ste. 3600  
Aurora, CO 80012  
720-859-4407



# Stack's Home Repair

## April Special Offer

Estimate for installation of ceiling fans and  
bath exhaust fans

720-849-4749 cell



Bob Stevenson

**DENVER ENGRESS WINDOWS**

**BASEMENT  
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# Planting a Garden with Your Child



How about helping your child plan and plant a garden? From preparing the soil, selecting the plants, planting seeds or transplants, watching them grow to finally harvesting the “crops,” gardening is great family entertainment.

Keep two steps in mind: How much space is available for the garden and what is the age of the child? For a 2-4 year old, planting 1/2 packets of seeds and 1 to 2 plants each of tomato and pepper creates a big garden world even though it seems like a small space to you.

It’s wise to intensively care for a small space rather than overwhelming both you and the child with the weeds that will grow in a big area. Miniature vegetable varieties also may be more accessible and understandable to small children.

For younger children, soil preparation may be the most fun part of gardening. My two year-old loves to dig with a large spoon and help get the garden spot ready. After letting your child help you till the soil, you may want to amend with an organic mixture such as compost or sphagnum peat at a ratio of 3 4 cubic yards per 1,000 square feet.

If you have almost no space at all or perhaps you live in a townhouse or apartment, a small corner or balcony can provide adequate space for a child’s container garden. It’s surprising what you can grow and amazing how attractive the red leaves of ‘Red Sails’ lettuce or ‘Ruby’ Swiss Chard look in combination with other greens in containers. You’ll find special varieties of tomatoes just for this purpose, such as ‘Tiny Tim’ and

‘Patio.’ Sweet and chili peppers, bush beans and other vegetables also do well in containers.

You can help children 5 to 8 years old, grow a larger sized garden with a greater variety of full-sized plants, such as tomatoes, peppers, lettuce or other greens, radishes, carrots, squash and your favorite herbs. And don’t forget the sunflowers and multi-colored flowering kale, always favorites with children of any age.

Choose plants that appeal to sight, feel and smell. Give children ownership of their garden. Mark off a section of your big garden just for your child.

---

***“...a small corner or balcony can provide adequate space for a child’s container garden.”***

---

Children 5 to 8 can begin to grasp plants’ differing needs as well as the insects that live around and on them. A little later, they’ll begin to understand the natural environment and will be able to tell beneficial insect predators from harmful “bugs.”

To broaden appreciation for children of other cultures, you also can grow vegetable and herb plants for use in different ethnic dishes such as Asian, Mexican, American Indian, African American and European.

It’s fun to go to the nursery and select one or two items you’ve not seen

grow, but like to eat. Experiment with growing something new. I had particularly good luck with globe artichokes last year. They are decorative, and appear similar to an exotic thistle. Globe artichokes are sturdy and do well with low maintenance and a sunny location.

Look for disease-and-pest-resistant plants for a child’s garden. Children love to touch, and fingers often end up in their mouths, so organic and pesticide-free plants are safest. Vegetables that are fairly problem-free include beets, carrots, cucumbers, onions, peas, radishes, spinach and rhubarb.

After watching, watering and weeding this summer, you and your child will have shared hours of fun and learning together.

Jo R. Frederiksen  
Colorado State University  
Cooperative Extension Master  
Gardener, Denver County  
Photograph courtesy of Judy  
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# Let's Dig in the Dirt

## Call for Changes to the Strawberry Community Garden



In partnership with Denver Community Gardens (DUG), <http://dug.org> Strawberry would like to open the garden to the community. Individual plots will be made available at a fee of \$35-65 a year this will offset the cost of water paid by Strawberry.

To succeed it will need 12-15 volunteers to make a small time commitment. 1-3 of these volunteers will need to take the leadership role in managing the group. Denver Urban Gardens is a non-profit that is currently overseeing 120 successful community gardens in the Denver Metro area. The Strawberry Community Garden would follow the DUG design strategy and successful standards of procedures in place for all gardens. DUG also provides mentorship in for those interested in master gardening and composting.

Year round beautification of the garden is essential. With the mentorship of the design team at DUG the vision is to create a year round community gathering place with paved pathways to seating areas under small clear white LED Christmas lights. In the spring, summer and fall a flower garden will border the outside fence of the garden. Fall clean-up to remove dead foliage and winter maintenance of the area are also part of the written standards of procedures.

A possible terracing of the area is under consideration.

Interested parties should contact Trish Sommers via email: [StrawberryCommunityGarden@gmail.com](mailto:StrawberryCommunityGarden@gmail.com) or phone: 720-295-7879

**Trisha Sommers**



*Above two photos from Strawberry Community Garden 2013.*



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# Heather Ridge Golf Club Monthly Update

[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

## Golf Club at Heather Ridge Men's Golf Association

### HR Women's Golf Association 9-Hole League

The Heather Ridge Women's Golf Association 9-Hole League casual play starts every Tuesday morning in April. Due to unpredictable weather, no formal tournaments are scheduled until May. There is a sign-up sheet on the bulletin board in the hall outside the Pro Shop, please sign for the time you would like to play. In the event you are unable to play at your selected time, please call the Pro Shop and cancel.

Beginning in May, members will be paired by the tournament committee, there is a \$2.00 entry fee each week; please place your money in the envelope and deposit at the Pro Shop. Again, sign up on the sheet on the bulletin board and don't forget to call the Pro Shop to cancel should you not be able to make your tee time. The tournament committee will send an email so you will know your tee time.

Our Spring pot luck is scheduled for May 13. We will meet at the Danbury Clubhouse for good food and fellowship after our morning of golf. Again, there will be a sign up sheet but this time it will be posted in the 19th hole. We welcome all to the pot luck, even if you are unable to play that morning.

Don't forget to plan ahead for our annual Couples Tournament and potluck to be held on Sunday, June 29.

Happy Golfing.

**Sharon Gunderson**

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.

*See you at the course, Loren Janulewicz*

### 2014 Heather Ridge Men's Golf Club Schedule

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.



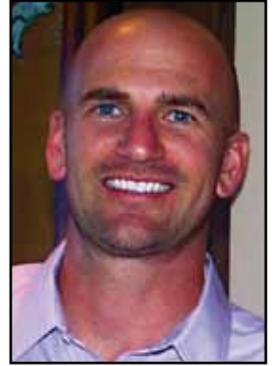
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# HR Heather Ridge

## ASSOCIATION NEWS

### *Burgundy*



We made it! We can actually see Spring — you’ve seen the signs as well. The dirty snow is finally gone and the grass is taking on a green blush. The flower pots and planters have come out of their winter storage and taken a place of summer display. Those pots and planters are waiting for new soil before their summer occupants arrive. Even though the stores are full of a variety of flowers and edibles, most of us hold off until mid-May before putting them outside. Then, the rest of the warm days and nights are spent protecting them from the bunnies and squirrels. These challenges seem to never change — different animals but they are still hungry! Do you have any magic solutions? I’m going to try coffee grounds — might do nothing for the critters but the soil loves it. I’ve heard coffee grounds are good for getting rid of ants, too. Another of those seasonal challenges.

**New Signs:** The new signs should be installed on the golf course. Very simply put, they state **No Trespassing**. This means that the police can, and will, be called for walkers on the grounds (including paths). This is a serious safety issue due to errant golf balls, course maintenance, and golfers whose payments keep this business going.

**Maintenance:** The final stage of painting is in the completion stage. Now, we are going to start on the roofs. After reaching an agreement with the roofing company, the work will be done with the least amount of inconvenience to all of us. The deductible amount assessed in January will remain the same; however, we are discussing different payment options. Our deductible with the insurance company is 2% of the community’s insured value and will not change regardless of the total amount of our claim. Hammersmith Management has been able to negotiate an increase in the damage amount allowed to date. This is an “open claim” so that additional hail damage can be included if necessary. More information will be available at a special meeting for homeowners

on Thursday, April 3, at 7 pm in the Clubhouse. Come with your questions and prepare to leave with a whole lot more information about shingles and the roofing process. This is a chance to look at the upgraded shingle color selections.

**Contract Reviews:** This is the time of the year that your Board of Directors will start to review contracts. Since the insurance contract is one of these, it is imperative that the roofing is completed before we start asking for bids. The pool contract has been signed so that we can safely enjoy the water this summer. The pool area needs some maintenance before that can happen. There is a plumbing/drain issue that begs for replacement and the tiles need to be re-grouted before our planned opening over the Memorial Day weekend and the annual pool party.

**Rent Your Clubhouse:** With graduations, weddings, birthdays and so many other reasons to have a party, the Clubhouse is available for rent. Amanda can give you more information on the availability and cost. She can be reached at 303-908-9574.

**Safety Issues:** The warmer days and evenings might tempt us to leave windows and/or doors open. This is an open invitation for unwanted visitors to enter your home. Even if you leave for a moment (to get mail or chat with a neighbor) theft is a crime of opportunity. Do the lights on the outside of your home work? Do you have motion detector lights in the front and the back of your home? To learn more, turn to our local Neighborhood Watch. For more information call Bev at 303-872-3154. In case of emergency, **always** call 911. Volunteers are needed and greatly appreciated. Where else can you have such an important impact on the safety of you and your neighbors while committing a minimum of personal time?

**Board Meetings:** Your HOA board meetings are held on the 2nd Thursday of each month in the Clubhouse at 7 pm. All homeowners are welcome. Learn how decisions are made and volunteer for a special committee. Your comments and suggestions are always welcome!

**Jaynie Basch**

# Chimney Hill

By now, most people are tired of the cold weather and snow, and are ready to get warm again. Thus, the cycle begins...

The mountains look beautiful covered with thick snow. Hopefully, some snow will stay up there for a while, and the weather will change gradually into the summer. With any luck we'll experience some spring this year.

Spring is here! According to the calendar, Spring officially began on March 21. But is it here yet?

In any case, this is the time to clean up the landscaped areas, prune some bushes and grasses, and make sure that the irrigation system is in working order. If you are planning to plant outside your unit, please remember to research to see if the plants are drought tolerant. If you plan to remove the



existing landscape next to your unit and improve it by adding new flowers and/or bushes, please remember to submit an architectural review form. This form can be downloaded from the Accord Property website, or it can be requested to be mailed to you by calling Accord.

CH board and Landscaping Committee are planning to thin out the juniper bushes to reduce areas where rabbits can hide. Of course, it is a gradual process since there is not enough resources to prune all junipers at once. If anyone would like to volunteer to help planting and/or improving the landscape, please come to a board meeting, or email Accord who will forward this information to the Landscaping Committee. Aurora Water suggested during one of their presentations that the best situation is to have some community volunteers to work together with professionals in improving the areas that need to be enhanced. CH board is working with Aurora Water on getting help in

designing xeriscape landscaping for the areas that need improvement.

Please keep in mind that the board alone cannot take care of all issues. All residents should be involved.

CH Board and Landscaping Committee members have already trimmed some flowering bushes, cleaned up grassy areas damaged during the winter, and trimmed a juniper bush to expose rock retaining wall.

**Water:** Remember that 30% of the HOA dues are allocated to pay for water and sewer. CH board continuously is working on fixing the water leaks, but as mentioned before, some things cannot be done without residents' participation. Please check to see if your outside water spigots are leaking. If you notice a leak, please call Accord who will send a professional to check it out. If your water hose has holes, please replace it. Remember that water rates keep going up.

CH board will request to inspect and fix water leaks for all outside water spigots. In the future, residents who do not report water leaks may be fined, and/or water spigots on their units may be shut down.

**Important Reminders:** Always contact Alec at Accord Property Management with any questions and/or concerns. Alec can be reached at 720-230-7321 or at [alec@accordhoa.com](mailto:alec@accordhoa.com).

Please pick up after your dog does his or her business! Pick it up right away! It only takes a few seconds! Not only does it look unattractive, it is unsanitary and it will smell as the warmer weather approaches.

**HOA Monthly Meetings:** The next CH HOA monthly board meeting will be held on April 16 at 6:30 pm at the 19th Hole room in the Heather Ridge clubhouse. All residents are welcomed to attend.



CH Board and Landscaping Committee members trimmed bushes, cleaned grassy areas, and trimmed juniper bush to expose rock retaining wall.

# Country Club Ridge



**Landscaping:** As warmer weather approaches you will see more activity on the property. Landscape professionals will be fertilizing trees and lawn areas, spraying for insects, and inspecting for problem areas that need attention. If you have concerns about any sections of lawn or landscaping near your home, please call Custom Management Group to report problems.

**Personal Space:** Remember that patios are your personal space, but there are guidelines for use. Storage of items such as indoor furniture, boxes, or sporting equip-

ment is not allowed. Small propane grills are permitted, but size is regulated and charcoal grills cannot be used. If you have questions about using limited common areas, please consult the website for information. If you want to make changes or additions to your property such as window protection from golf balls, security doors, or satellite TV receivers, an ARC form is on the website. Submit the form with

proposed changes/additions before work begins on your project. If you are a renter, consult with your landlord for a copy of the guidelines.

**Board Meetings:** The Board of Directors meets every third Monday evening at 7:00 pm at the Heather Ridge Golf Club, lower level "Nineteenth Hole." You are welcome to bring your concerns or problems to our attention during

the Owners Forum portion of our meeting.

**CCR Resources:** Check out the website: [countryclubridgehoa.com](http://countryclubridgehoa.com) for Bylaws, ARC forms, past copies of our newsletters, etc. You can reach us through Custom Management Group at 303-752-9644.

**Judie Maurelli**

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## Fairway 16



**Annual Meeting:** The Fairway 16 Annual Meeting will be held at 7 pm on April 3, at the Clubhouse, 2600 S. Vaughn. Information about the meeting and a proxy were mailed to all owners on March 10. If you did not receive this, please call Hammersmith. If you need to fax or mail in a proxy, it must be received before 4 p.m. on April 3. Proxies may also be brought to the meeting. A quorum of 33% or 39 homeowners must be represented in person or by proxy for the meeting to proceed. There are 7 colorful surprises in the clubhouse which arrived on March 12. There will be door prizes and snacks, so hope we have a big crowd at the annual meeting.

**Pool Keys:** Just a reminder that a new pool key costs

\$50 if you have lost yours. For new owners a key is free. The pool will open Memorial Day weekend.

**Change of Meeting Date:** The July Board meeting will be July 10, instead of July 3 as it's too close to the holiday.

**Recycle:** A free electronic recycling and document shredding event will be held on Saturday, April 19, from noon to 3 p.m. in the parking lot of the Stampede, located at Havana

and Parker Road. Electronic items that plug-in including PC's, CPUs, towers, laptops, notebooks, cell phones, office phones, cords, pagers, monitors, keyboards, printers, copiers, faxes, mice, wires and TVs can be disposed of on this day. Bring your old documents in boxes or bags, a mobile unit will shred your documents. There is no limit, but please be considerate of others since this is only a 3-hour shredding event.

**Presidents Council:** This newly-formed group of all Heather Ridge community presidents met for the first time on March 5. Loretta Eggleston represented the Fairway 16 area. The council plans to meet quarterly and discuss solutions to common problems and expenses.

**Susan Bruce**

**Bob LeGare**  
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# Heather Ridge South

What to write about in each monthly newsletter! The primary goal is to keep its citizens informed about their community. Information ranges from annual budgets to picking up pet poop with certain topics repeated ad nauseum. Sadly, many times the monthly messages are 'to do this, not to do that, replace wood garage door, to park inside of garages,' etc. Like other forms of news, a newsletter tends to focus on the negative and not on the positive.

Mark Twain is famously quoted to have said, "If you don't read the newspapers, you're uniformed. If you read the newspapers, you're misinformed." What makes local newsletters and government more credible is proximity to readership-citizens who can reach out and touch someone one! How? By attending meetings, letters to the editors, and running for office.



**Join HRS Board:** Heather Ridge South has accomplished much in the past fifteen years due to its pro-active volunteer board. Board members have worked together well given they are all human beings with differing opinions and personalities – issues common to all boards. Many have served together for ten years or more providing a depth and breathe of board actions past, present, and the future. This 'corporate culture' is essential to the good health of future HRS boards, and it must be protected through timely board turnover and membership.

Now is the time to help your community by joining the Heather Ridge South board. Please contact any board member with questions or concerns, or give Janelle a call at Westwind. To be an effective board member takes time to develop, but by volunteering now insures the future good health of our community. Good boards just don't happen; they are created and sustained by people bringing dedication, skills, and leadership to the group. Come learn and work with your neighbors to make a good board better.

**Spring Snows:** Springtime is here – so get ready for more snow. Spring snows are wetter, heavier, and more damaging than winter ones. If we get a big one, please move your

parked vehicles in front of garages to Wheeling or Xanadu public roadway freeing driveways for plowing. Also try to shake small trees and bushes free of ice without risking injury to yourself. And hold off re-attaching hoses until the end of May, a historically proven time to safely plant tomatoes and connect hoses.

**Roof Repairs:** Roofing repair project moves forward. HRS is repairing damages from last year's hail storms. Arvada Roofing is our 'roofer of record' having served us for over five years now. Notice of pending work will be posted at each unit for buildings to be repaired. The hail damages were isolated, so spot repairs are being done without needing roof replacement. This is a \$250,000 project paid for by insurance.

**HRS is a Condo:** Remember, HRS is FHA Certified. All condo complexes must be FHA certified to use FHA financing – and since HRS is a condo and not a Planned Unit Development (PUD), FHA loans are okay because we are HUD approved. Every three years our certification must be updated. There is very little cost doing this, but it allows owners and buyers greater economic freedom to mortgage products. In the greater Heather Ridge area, approximately 35-percent of all sales are FHA, so

excluding FHA limits marketing exposure and could hurt values.

**Proposed Condo Development:** Nearby development threatens real estate values. There's a proposal before Aurora to permit building up to 154 stacked condo units priced \$165,000 to \$195,000 on S Tucson just north of Danbury Park. Local community leaders and citizens are protesting this "unacceptable high-density" construction by a builder known for similar developments. Not only will Danbury be impacted, but adjacent neighborhoods including Double Tree and Fairway 16. This "unacceptable concentration" of condos will be closely watched and contested by community leaders who will need your support.

As a last comment, does anyone now doubt the wisdom creating our Metro District that bought the golf course open space saving it from development? Today's beautiful Heather Ridge golf course could have easily been bulldozed and developed to complement I-225 and Iliff's light rail station. Its 92 acres would be packed with "low-end" apartments and condos as now proposed next to Danbury Park.

Van Lewis



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# “If I Were Mayor” Contest

The Colorado Municipal League (CML) contest “If I Were Mayor” is open through April 4. Seventh and eighth graders are invited to describe how they would make Aurora the best place to live if they were mayor. Winners receive a certificate of achievement and \$500 to establish a college investment account, as well as attendance at the CML conference on Friday, June 20 in Breckenridge to present their essay and receive their award. Visit [www.cml.org](http://www.cml.org) and go to Resources and Civic Engagement and If I Were Mayor

## Concerned about “Panhandlers” at the I-225/Parker?

You can do something about it, if you act now! Aurora City Council will consider a proposal to annex that 5.9 acre parcel at the Interchange Off ramp, in order to enforce the Aurora ordinances prohibiting “standing in traffic flow.” Aurora Police are always available to transport individuals in need to area shelters and food banks. Many of our constituents in Wards IV and V have complained to Council members Roth and Molly about traffic safety and image, as well as sincere concern for individuals seen standing out on the east side of the “porkchop”

asking for donations from the stopped motorists. The property is currently owned by the Corps of Engineers, who do not object to annexation. The responsible jurisdiction is Arapahoe County who does not have the same prohibitions as Aurora. The cost to annex can be waived by the City since the fees are City fees, so the concept has no cost. However, some on the City Council think it is unnecessary, so the request to annex slid out of a Study Session with only a one vote margin, which is pretty scary. So, if you have an opinion about annexing this property, and bringing it under the jurisdiction of Aurora and the Aurora ordinances, now would be the time to let the City Council know your thoughts on the proposal! Leave a message at 303-739-7015 (general Council voice mail) or email City Council at [CityCouncil@auroragov.org](mailto:CityCouncil@auroragov.org) to relay your opinions. Thank you Council Members Markert and Roth

## Nine Mile and Iliff Urban Renewal and Station Contacts

### Nine Mile

[www.auroragov.org/NineMile](http://www.auroragov.org/NineMile)  
Chad Argentar - Development  
Project Manager  
[cargenta@auroragov.org](mailto:cargenta@auroragov.org)  
303-739-7052

### Iliff Station

[www.auroragov.org/Iliff](http://www.auroragov.org/Iliff)  
Jennifer Orozco - Development  
Project Manager  
[jorozco@auroragov.org](mailto:jorozco@auroragov.org)  
303-739-7483

Development Services Division  
Andrea Amonick, Manager  
[aamonick@auroragov.org](mailto:aamonick@auroragov.org)  
303-739-7129

Note: The I-225 Light Rail Line is going to be called the Aurora Line. It is the only light rail line in one city and the only one to have a city's name!!!

## 2015 Budget Meeting

Thursday, April 24 6:30 - 8:30 pm  
Garden Plaza of Aurora  
14221 E. Evans Ave.

**Molly Markert — Ward  
IV** 15151 E. Alameda Parkway  
303-739-7516 (Council Office)  
303-941-2244 (Mobile)  
[mmarkert@auroragov.org](mailto:mmarkert@auroragov.org)



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# City of Aurora

## Art in Public Places Commission

The mission of the 9-member Citizens Commission is to create great places that contribute to neighborhood development, economic vitality and enrich and engage the community of Aurora. Susan Bruce, Fairways 16 resident, serves on the Commission which meets monthly and is appointed by the City Council for a three-year term.

Aurora's Art in Public Places (AIPP) program was established in 1993 with the passage of Article IV AIPP City Ordinance 93-63. This ordinance requires that 1% of City construction and remodeling projects over \$100,000 be used for public art. The collection has grown since 1997 to 240 artworks and is a city asset worth nearly \$3.1 million. Some pieces are in parks, libraries, city buildings, police and

fire stations and will soon be at our 8 light rail stations.

The AIPP Commission also works with the Havana Business Improvement District to produce Art2C on Havana, an annual art exhibition of sculptures along Havana Street.

The city staff person who coordinates all the activities is Mary Koernig, a Fairway 16 resident. If you are interested in participating in this commission's projects, please contact either Susan at 303-750-4514 or Mary Koernig at 303-739-6747.

A good activity for those summer visitors is to do a car or bicycle trip around our city to see how many pieces you can find. Our new Facebook page is [www.facebook.com/artinpublicplaces/](http://www.facebook.com/artinpublicplaces/)



Aurora, Colorado. There is also information on the city's website, [www.auroragov.org/Artinpublicplaces](http://www.auroragov.org/Artinpublicplaces). More information will follow in future *Metro Matters* issues.

**Susan Bruce**

*Sculpture at left: "Roundabout", artist Kevin Robb, Wheatridge, Colo. Sculpture is located at Mark Vissering State Farm, 18525 Havana.*

*Sculpture at top right: "Tween", artist James Haire, Fort Collins, Colo. Sculpture is located at The Gardens on Havana.*



# HOA Board Chemistry

Membership on HOA boards is akin to a marriage – a union of common interests, strengths and flaws, love and anger, and a commitment to making it work. Unlike a marriage, there needs to be an odd-numbered quorum of usually five or more members that meet monthly to oversee the community's business. Successful boards have a good chemistry about themselves, so how does that happen?

The usual answers are leadership, life-and-business experiences, training, common sense, and a commitment to something greater than themselves, i.e. their community. But even with those characteristics, a board's chemistry might not mix well and become toxic.

Each HOA board in Heather Ridge is based on its own declarations, a constitution of sorts outlining its purpose and authority along with duties and responsibilities; and above all the board is responsible to protect real estate values through good business practices. Along with declarations, the board oversees by-laws, publishes community Rules and Regulations, and keeps its owners informed. Unlike a metro district, non-owners have no standing in community operations.

Good board chemistry shouldn't be by chance or luck, but a collective

effort led by its president to involve, motivate, and insure the board's objectives are met. This is done by setting meaningful agendas and proposals, mutual respect and decorum for board activities, and the courage to challenge issues or problems without acrimony. The number one reason for bad board chemistry is disrespect and anger over issues and personalities.

Another factor of board chemistry is the property management company. Management companies work for the HOA boards, and not the other way around. Most board members are inexperienced or new to their duties, so management companies need to train, support, and guide those in need; but they aren't proxies to act instead of board members.

In its 2013 Annual Report, the Real Estate Commission's HOA Center noted that 40 percent of all complaints were about HOA managers as either a cause or a responsible party. Compounding this was an overwhelming lack of communications by boards with their property owners; however, not a problem in Heather Ridge for those boards publishing timely newsletters in *Metro Matters*.

Being a board member is important business not to be taken lightly. It

requires attendance at monthly meetings, a working knowledge of controlling documents (declarations, by-laws, rules and regulations, state and federal laws), a willingness to let other people voice and discuss ideas, and the maturity to resolve issues and move onto other business. The President's Council of Heather Ridge is trying to address these issues and others to help our HOA board, please email Amanda Milstead at [amandamilstead@comcast.net](mailto:amandamilstead@comcast.net) or call 303-908-9574 for further information.

## Canceled May 6, 2014 Metro District Election

Five seats were up for election this year with the only declared candidates the existing five board seat holders: Errol Rowland, Van Lewis, Vinny Roith, Joan Beldock, and Jane Klein. Because the five seats were not contested, the election is cancelled. Except for Jane Klein, whose term ends in 2016, the other seats will expire in 2018. It is hoped that community spirited property owners and voters will volunteer for metro district functions to "learn" their way onto the metro board. The HR Metro District has a million dollar budget and operates a golf course, both activities requiring dedicated persons with business skills.

Van Lewis  
HRMD Vice President

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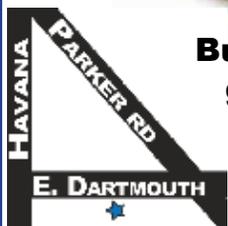
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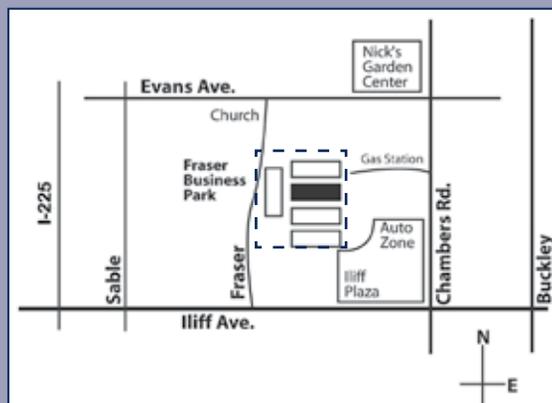


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