

H Heather Ridge



VOLUME 4

Metro Matters

OCTOBER 2014

NUMBER 10



**GOLF ISSUE:
PAGES 12 — 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

October 2014



Iliff Station Neighborhood Association – A

New Watchdog! This new group is focused on development of the Transit Orient Development (TOD) known as Iliff Station at I-225 and its impact on neighborhoods. To learn more, visit: www.Auroragov.org; City Hall; then Active Projects selecting TOD Projects. (See related story on page 4.)

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HEATHER RIDGE METRO MATTERS

MAGAZINE

**350 OSWEGO COURT
AURORA, CO 80010**

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Heather Ridge

PUBLISHER'S NOTE

Congratulations to the 2014 Club Champion Bob Knutson. This is Bob's fourth championship at Heather Ridge. The Heather Ridge Men's Club held their annual Club Championship in August — see photo wrap-up on pages 12 and 13.

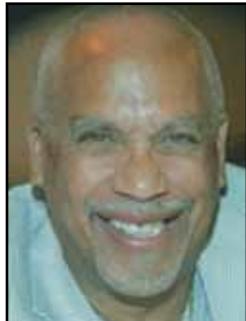
The Women's Golf Clubs — 18-Hole Ladies Club and the 9-Hole Women's Club also held Club Champion Tournaments — see pages 14 and 15 for winners and photos.

Other golf news includes an update from Larry Ransford about the Heather Ridge Golf Operations and an interview with Ryan Amason after his most recent hole in one.

If you have an opportunity try and join the Iliff Station Neighborhood Association and learn about the impact of the Iliff Station on our neighborhood.

For October we have added a new "Wednesday Only" coupon page in the center of the magazine. There are some new advertisers and great savings featured on that page. We hope you find this addition convenient. Your continued support of our advertisers is appreciated.

Barry McConnell
Publisher



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Vice President Van Lewis
Treasurer Vinny Roith
Secretary Melissa Miller
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Heather Ridge

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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, HomewoRx 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**.

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On the Cover

Heather Ridge Men's Club Golf Championship flight members, left to right, Bob Knutson, Bruce Larson and Kevin Welch.

HR Heather Ridge

COMMUNITY AFFAIRS

Failure to Disclose in Real Estate

by Van Lewis

Colorado home buyers are entitled to "know" what they are buying through a process called Due Diligence. And what should a buyer "know" before closing? It all starts with Colorado's standard Contract to Buy and Sell agreement – a mandatory form for all licensed agents. Although attorneys may write their own contracts, the Colorado form is so comprehensive almost everyone uses it.

It is critical for buyers and their lenders to gather meaningful HOA information before closing, especially about major HOA projects and their funding. Getting that information can be difficult given how HOA boards write their minutes. Until passed by a board, any capital project is simply a discussion. This is also true of HOA monthly fees.

Buyers should read at least six months of Board Minutes or newsletters to determine important issues. Any questions should be in writing to the seller to get answers from the board or management company. Buyers should also investigate HOA Reserves

and any recent financial studies. A financial study can be worth its weight in gold comparing Reserves and HOA fees to future capital needs.

Board Minutes are usually written in simple declarative sentences without much depth or background information. Projects may be discussed for months if not years pending research, bids, urgency, and funds. Unless a project or issue needs immediate action, most boards will gather information, discuss the issue in newsletters, hold public information meetings, and ask for a vote and an assessment if needed.

When an HOA property is ready to close, the HOA/management company issues a Status Letter outlining transfer costs, seller obligations, working capital, new owner requirements, HOA liens-assessments-general obligations to be paid at closing or assumed by the buyer. Lenders are very critical about HOA assessments and their payoffs. If an assessment has been approved by the board, then generally speaking the seller pays it off at closing.

conference. With over 2,500 special districts in Colorado, this conference generates a wealth of information, references, and contacts.

The Colorado Special District Association represents local governments such library, fire, water, mosquito, parks and recreation, and administrative districts such as Heather Ridge. Errol, Vinny, and Van attended classes on work place investigations and conflict resolution, bond funding, Internet fraud (not frogs), governmental regulations, effective board management, Department of Local Affairs, and a two-hour discussion seminar with similar metro districts. These classes are taught by practitioners, attorneys, and government officials including a speech by Governor Hickenlooper.

Iliff Station Neighborhood Association

This new group is focused on development of the Transit Orient Development (TOD) known as Iliff Station at I-225 and its impact on neighborhoods. Chaired by Bert Melcher and Eilene Hogan, their immediate goal is to organize neighborhoods for future action. For more information, contact Eilene Hogan at sceent@comcast.net or 303-751-8685.

The key concern is how Lot 2 of the Development Site Map will be developed (*see map on inside front cover*). If you are interested in joining Van Lewis and others to learn about Iliff Station development, please email van at van.lewis@hrmdco.org or call 303-550-1362.

HRMD Attends District Conference

Representatives from the Heather Ridge Metro District (HRMD) attended this year's Colorado Special District Association's annual conference at Keystone, CO from September 10-12, 2014. For the fourth year in a row, HRMD officers Errol Rowland, Vinny Roith, and Van Lewis attended this all important educational and motivational



Left to right: Errol Rowland, Van Lewis, and Vinny Roith.

Vote

Molly Barrett



FOR STATE REPRESENTATIVE

- Life-long resident of District 41
- Small business owner in Aurora 12+ years
- Member of the Aurora Chamber of Commerce for 14+ years
- Mother of 6 children
- Foster/Adoptive Parent with Arapahoe County
- Volunteered as a Court Appointed Advocate for Children
- Scout Leader for 6+ years
- Proud graduate of Aurora Public Schools and Metro. State

You will have a friend of Heather Ridge at the capital!

You can place your confidence in me that I would not do anything to undermine the success of our state or the prosperity of its people.

*Thank you for your vote,
Molly Barrett*

www.mollybarrettfor41.com

mollybarrettfor41@gmail.com



OPT IN To Receive Reverse 911 Calls

Our current Par officer, Gene Lemay has sent me the following information regarding something called the Reverse 911 System. Per Gene, there will be more info to follow.

The following is Officer Lemay's notification.

The information given below is how you, as an Aurora Citizen, can OPT IN to receive Reverse 911 calls if you have a Cell Phone or Voip Phone. If a person has Comcast, their system is run off a Voip type system, also, just because they have a landline doesn't mean it is actually like a typical land line and they too would have to OPT IN with their phone number. If these types of phones are not

added via the OPT IN, then when a R911 call goes out, they will not receive it. This info can also be found on the City by following the instructions below.

1. www.Auroragov.org
2. Select **Living Here**
3. Click on **Public Safety** on the options bar on the left
4. Select **Emergency Preparedness**
5. Scroll to the bottom of the page and select **Citizen Alert notification sign up**
6. On the next page, scroll approximately half way down the page and select the same option **Citizen Alert notification sign up**.
7. Select **Emergency Alert program**.
8. Click on **Sign up for Alerts**
9. Complete the form and submit.

This is all that I have been given at this point. I will keep you informed on any future information.

**Bev Brown,
Head Area Coordinator for Heather Ridge
and Area 10**

October 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 6 pm Fairway 16 Board Mtg Fairway Clubhouse	3	4
5	6 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	7	8 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	9 6 pm Burgundy Annual Board Mtg Burgundy Clubhouse	10	11
12	13 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	14	15 6:30 pm Chimney Hill Board Mtg Noonan's 19th-Hole	16 * HRMD Regular Meeting Metro Matters Deadline	17	18
19	20 7 pm Country Club Ridge Annual Board Mtg Noonan's Ballroom	21 6 pm Strawberry I & II Board Mtg Strawberry Clubhouse	22	23 6:30 pm Ward IV Pima Medical Institute 13750 E Mississippi Ave	24	25
26	27	28 6 pm Cobblestone Board Mtg Noonan's 19th Hole 6:30 pm - HRS Board Mtg HRS Clubhouse	29	30	31	

Heather Ridge

PRESIDENTS COUNCIL

The year has gone by quickly. Summer has gone and fall is upon us. This brings us to the last meeting of the year for the Presidents Council. Our last 2014 meeting will be held at 6:30 on October 1 at Noonan's. Guest speaker will be John Casessa, Fire Inspector III with the Aurora Fire Department. He will be reviewing fire safety and emergency procedures. Also Richard Ahrenkil with American Family Insurance will speak about HO6 insurance and what type of insurance Heather Ridge homeowners should carry.

An extra meeting was held in August, speaker was Land Title Guarantee's HOA expert Christian Breth. She covered HOA liens, governing documents and other HOA issues. It was a well attended meeting and included a great question and answer session.

With the October meeting the last Presidents Council meeting for 2014 the focus will turn to the 2015 Annual Presidents Council Dinner to be held in January. Plans are

underway, but additional details are needed; you will be notified of the date and time. Please keep January open, this is a special meeting and you will not want to miss it.

Hope everyone has a wonderful fall and hope to see you on October 1.

Amanda Milstead

Open Space Foundation Announcements

The directors of the Heather Ridge Open Space foundation would like to thank the following friends of Edie Reidel for their generous contribution to the foundation in her memory.

Arletta Bennett
Gloria Bromfield
Joan Brahinsky
Helen Schnabel

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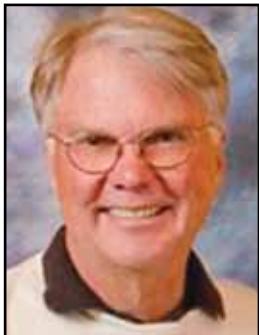
Monday—Friday

Buy one buffet and two beverages at regular price, get second buffet at 50% off.

EXPIRES 10/31/2014

With coupon only. One coupon per customer. Not valid with any other offer.

Real Estate Slow Down



Pete Traynor
Double Tree
303-877-9538

PeteTraynor@ReMax.net



Van Lewis
Heather Ridge South
303-550-1362

van@vanlewis.com

The fall and end-of-season real estate market is here. This year started out with a bang for the entire metro Denver area, but has slowed down for a number of reasons — not the least of which is fatigue. Buyers, sellers, and agents can wear out chasing a small inventory of homes for sale bidding against others. Driving today's market is the new MLS Matrix system that can email buyers, sellers, and agents in "real time" all new listings coming to market.

The Heather Ridge real estate market is slowing down . . . but not by much. This is normal for this time of the year, and Pete and Van are recommending prices based more on today's market than markets two or three months from now. Real estate is seasonal and easily influenced by Broncos games, elections, and the weather.

"As is typical for this time of year, August also brought a downturn in the pace of home sales. Month over month, home sales was down seven percent and there was a seven percent decrease year over year. During the month, homes stayed on the market an average of 28 days, a two-day increase as compared to last month, and a 10-day increase over last August.

With 9,623 active listings on the market, inventory of available homes in August was relatively unchanged as compared to last month. As is typical for this time of year, the number of new listings that came on the market was down 13 percent month over month and saw an eight percent decrease year over year. The market absorption rate continued to indicate a high level of demand for properties. There was a supply of just eight weeks of inventory at August month end." per MLS

Market Snapshot

As of August 31, 2014

	August-14	Prior Month	% Change	Year Ago	% Change
Single Family (Detached + Attached)					
Active	9,630	9,772	-1%	11,201	-14%
New Listings	6,055	6,956	-13%	6,608	-8%
Under Contract	6,602	6,795	-3%	5,733	15%
Sold	5,305	5,762	-8%	5,732	-7%
Avg CDOM	28	26	8%	38	-26%
Avg Sold Price	\$ 329,609	\$ 335,427	-2%	\$ 309,905	6%
Median Sold Price	\$ 277,500	\$ 283,000	-2%	\$ 256,000	8%

Market Snapshot

YTD 2014 vs YTD 2013

As of August 31, 2014

	YTD 2014	YTD 2013	% Change
Single Family (Detached + Attached)			
New Listings	49,672	51,028	-3%
Under Contract	50,624	45,511	11%
Sold	37,723	38,845	-3%
Avg CDOM	35	48	-27%
Avg Sold Price	\$ 323,790	\$ 305,401	6%

Homes For Sale through September 16, 2014

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$82,900	13623	E Yale Ave A	1 - 1	843	1-Space	2 Story
Cobblestone Crossing	\$144,900	13462	E Asbury Ave	2 - 3	1,392	2-Spaces	2 Story
Strawberry I	\$145,000	13611	E Yale Ave A	2 - 2	1,098	1-Space	2 Story
Burgundy	\$168,000	2623	S Xanadu Way B	2 - 2	1,315	2-Spaces	2 Story
Sausalito	\$182,000	2503	S Victor St F	3 - 2	1,273	2-Gar, Att	2 Story
Cobblestone	\$187,000	2182	S Victor St D	2 - 2	1,392	2-Spaces	2 Story
Country Club Ridge	\$210,000	2230	S Vaughn Way 101	2 - 2	1,196	1-Gar, Att	2 Story
Strawberry I*	\$1,100,000	2688	S Xanadu Way A	2 - 2	1,144	1-Space	2 Story

* Part of 11 properties for \$1.1M that includes 2610 SXW too.

Homes Sold From August 16 through September 16, 2014

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$95,500	2650	S Xanadu Way B	1 - 1	856	Cash	\$0	Individual
Cobblestone Crossing	\$105,000	1973	S Xanadu Way	1 - 2	1,208	Conventional	\$0	Estate
Strawberry II	\$130,725	2471	S Xanadu Way D	2 - 2	1,091	Cash	\$0	Individual
Strawberry I	\$131,000	2668	S Xanadu Way C	2 - 2	1,153	VA	\$4,000	Individual
Cobblestone Crossing	\$143,000	1969	S Xanadu Way	2 - 2	1,208	FHA	\$3,000	Individual
Strawberry I	\$143,000	2680	S Xanadu Way C	2 - 2	1,098	FHA	\$3,000	Individual
Cobblestone Crossing	\$151,000	13228	E Asbury Ave	2 - 2	1,208	FHA	\$0	Individual
Cobblestone	\$161,000	2181	S Victor St E	2 - 2	1,392	Conventional	\$1,610	Individual
Cobblestone	\$167,000	2172	S Victor St E	2 - 2	1,392	FHA	\$0	Individual
Sausalito	\$170,000	2458	S Victor St A	3 - 2	1,273	FHA	\$5,229	Individual
Sausalito	\$180,000	2437	S Victor St F	3 - 2	1,273	Cash	\$0	Individual
Chimney Hill	\$182,500	13550	E Evans Ave	3 - 3	1,512	FHA	\$2,500	Individual
Fairway 16	\$190,000	2548	S Vaughn Way B	3 - 3	1,650	Cash	\$0	Individual
Fairway 16	\$205,000	2518	S Vaughn Way C	5 - 4	1,650	Conventional	\$0	Individual
Heather Ridge South	\$216,000	2822	S Wheeling Way	3 - 3	1,462	FHA	\$0	Individual
Fairway 16	\$222,000	2446	S Vaughn Way A	3 - 4	1,650	Conventional	\$0	Individual
Fairway 16	\$223,000	2630	S Vaughn Way A	3 - 3	1,650	Conventional	\$2,000	Individual
Fairway 16	\$225,000	2496	S Vaughn Way D	4 - 4	1,650	Conventional	\$0	Corp/Trust

Homes Under Contract as of September 16, 2014

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$61,000	2608	S Xanadu Way E	1 - 1	856	1-Space	2 Story
Strawberry I	\$120,000	2658	S Xanadu Way C	2 - 2	1,098	1-Space	2 Story
Strawberry II	\$124,900	2455	S Xanadu Way A	2 - 2	1,150	1-Space	2 Story
Strawberry I	\$125,000	2666	S Xanadu Way B	2 - 2	1,153	1-Space	2 Story
Cobblestone Crossing	\$160,000	1957	S Xanadu Way	2 - 2	1,392	2-Spaces	2 Story
Cobblestone Crossing	\$164,900	13422	E Asbury Ave	2 - 2	1,208	1-Space	2 Story
Sausalito	\$170,000	2512	S Worchester B	3 - 2	1,282	2-Gar, Att	2 Story
Cobblestone Crossing	\$170,000	13264	E Asbury Ave	2 - 2	1,392	2-Spaces	2 Story
Cobblestone	\$194,900	2181	S Victor St A	2 - 2	1,392	1-Space	2 Story
Country Club Ridge	\$200,000	2220	S Vaughn Way 203	3 - 2	1,693	2-Gar, Att	Ranch
Heather Ridge South	\$200,000	2834	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story
Fairway 16	\$209,000	2578	S Vaughn Way A	4 - 4	1,650	2-Gar, Att	2 Story
Heather Ridge South	\$215,000	2706	S Xanadu Way	4 - 4	1,633	2-Gar, Att	2 Story
Country Club Ridge	\$225,000	2230	S Vaughn Way 203	3 - 2	1,709	2-Gar, Att	2 Story
Fairway 16	\$235,000	2620	S Vaughn Way C	3 - 4	1,650	2-Gar, Att	2 Story

Senior Pets Need Special Care!

The key to keeping our senior pets healthy is early detection. The sooner we detect disease, the better we can treat it and the longer your pet can live with a greater quality of life.

So, what is a senior?

In general, a senior is any cat or small-breed dog that is 7 years or older. A large or giant breed dog will be considered a senior around 5 years old.

Here is an outline of health care recommendations for senior pets:

Veterinary exam every 6 months (for apparently healthy senior pets)

Many changes and problems can be caught by a veterinarian's exam: dental disease, ear infections, new lumps or masses, painful areas, abnormalities in heart rate or rhythm, elevations in temperature, strange lung noises, and dehydration (just to name a few). Many owners are surprised to find that what they considered normal "old dog" behaviors were actually

caused by problems that could be addressed.

Complete blood count, blood chemistry, urinalysis, fecal check every 12 months

While your veterinarian can examine the outside of your pet, these lab tests can examine the inside of your pet. There are many diseases common to seniors that can be caught before they are showing signs, thereby making treatment easier and more effective. Some pets will need additional testing (depending on breed, history and age). Your veterinarian can help you decide if these tests are appropriate for your senior pet.

Radiographs every 12 months

Again, radiographs (x rays) can help us get a picture of what is going on inside your senior pet. Radiographs of joints can help us screen for tumors, arthritis and other joint disease, radiographs of the abdomen can help screen for masses and abnormalities of the visceral organs and radiographs

of the chest can help screen for heart changes, lung disease and cancer metastasis.

Current vaccines and parasite prevention

Older dogs and cats have less robust immune systems, so they need continued protection from infectious disease and parasites. Your veterinarian can help you decide which vaccines and parasite preventatives are appropriate for your pet.

While the majority of our pets are considered seniors, only an estimated 14% are getting the veterinary care they need! Please help your senior dog or cat to live as many happy, pain-free golden years as possible. Call today to schedule a well-senior appointment with your veterinarian.

Dr. Lauren Barrow
Parkside AHC
Veterinarian
And "Batman"



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Bob LeGare

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Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Annual Club Championship Tournament



Heather Ridge Men's club Champion for 2014 Bob Knutson being congratulated by club President Loren Janulewicz

The Heather Ridge Men's Club held their annual Club Championship during the weekend of August 30 and 31. The tournament was a successful event featuring the Championship Flight as well as three additional flights. Some of the winners were not determined until the end of the day on Sunday, August 31. This year the Men's Club board elected to change things around in the first, second and third flight by adding a gross and a net winner, which was very popular with the players. Congratulations to all first, second and third place winners and a grateful thank you to all who participated in our Championship event

Congratulations to our 2014 Club Champion Bob Knutson. This is Bob's fourth championship at Heather Ridge, his first three championships were a few years ago, but by winning in 2014 it just goes to show you that he has not lost his touch or determination to be the best he can be. Congrats my good man.

Loren J. Janulewicz



Gross winner first flight, Andy Schmidt being congratulated by club President Loren Janulewicz



Championship flight members, left to right, Bob Knutson, Bruce Larson and Kevin Welch.



Gross winner third flight Chris Watts being congratulated by club President Loren Janulewicz



Gross winner second flight Terry Bade being congratulated by club President Loren Janulewicz



Clock wise Harold Wallace, Roy Dietz, George Wahbeh, Don Blosser, Pete Traynor, Dick Hinson. In the foreground Chris Watts and Don Copeland



Bruce Larson, Terry Bade, Jerry Hensen, Loren Janulewicz and Mike Geppner. At the scoring desk



Left to right: Randy Taylor and Morris Hoole.



Harold Wallace heading to the T-box



Robert Arnold on the practice range



Dean Weber in deep thought

HR Men's Golf Club Club Championship Results

August 30 and 31, 2014 Championship Flight

Club Champion

Low Gross Trophy

Bob Knutson

1st Low Net Trophy

Bruce Larson

144 two day gross

142 two day net

First Flight

1st Low Gross Trophy

Andy Schmidt

1st Low Net Plaque

Don Blosser

2nd Low Net

Mike Coppens

160 two day gross

135 two day net

141 two day net

Second Flight

1st Low Gross Trophy

Terry Bade

1st Low Net Plaque

Roy Dietz

2nd Low Net

Jack Gemeinhart.

166 two day gross

141 two day net

141 two day net

Third Flight

1st Low Gross Trophy

Chris Watts

1st Low Net Plaque

Don Hansen

2nd Low Net

Cameron Hoffman

180 two day gross

137 two day net

139 two day net

Saturday Closest to the Pin

5 Bob Knutson

8 Robert Arnold

10 Steve Schroeder

14 Mike Coppens

Sunday Closest to the Pin

(Pay out in cash \$30 per hole)

5 Pete Traynor

8 Larry Ricketts

#10 Dick Hinson

14 Bob Knutson



Heather Ridge 18-Hole Ladies' Club News

The 2014 Club Champion is Teresa Anderson. Thank you to all the ladies who participated in the tournament. The results of the Club Championship are listed below. The Fall Banquet and Annual Meeting will be held on October 11 at 12:30 pm in the Garden Room preceded, weather permitting, by an 8 am shotgun start tournament.

Teresa Anderson

Photos credit: Sharon Berkowitz



Championship Flight. Left to right: Kim Larson and Teresa Anderson



Flight B. left to right: Stacey Visentin and SY Kim.

Championship Flight

<i>Low Gross</i>	Teresa Anderson	173
<i>Low Net</i>	Kim Larson	148

Flight A

<i>1st Low Gross</i>	Bobbie Janulewicz	199
<i>2nd Low Gross</i>	Karen Johnston	200
<i>1st Low Net</i>	Colleen Ripe	145
<i>2nd Low Net</i>	Liz Clancy	157

Flight B

<i>Low Gross</i>	SY Kim	187
<i>Low Net</i>	Stacey Visentin	162

Longest Drive

Kim Larson

Closest to Pin

#5	Colleen Ripe
#8	Stacey Visentin
#10	Teresa Anderson



Flight A. Left to right: Liz Clancy, Colleen Ripe, Karen Johnston, and Bobbie Janulewicz.

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Heather Ridge 9-Hole Women's Golf Club

The HR 9-Hole Women's Club Championship was held on August 19 and 26. The winners are listed below. As the season winds down the club is looking forward to the Fall Awards Luncheon to be held October 7 and its annual Holiday Tea to be held December 2.

Sharon Gunderson
Vice President/Publicity



Photo at left. Left to right:
Championship: Joyce Scott
and Liz Clancy



Above: B Flight: Sonya Mathews

Championship Flight

Low Gross	Joyce Scott
Low Net	Liz Clancy

A Flight

Low Gross	Ann Habeger
Low Net	Ginny Lewis



Photo at left. Left to right: A Flight:
Ann Habeger and Ginny Lewis

B Flight

Low Gross	Rosie Cojnacki
Low Net	Sonya Mathews

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Golf Operations Update

Are you wondering how 2014 operations of the Heather Ridge Club compared to the 2013 operations? Or perhaps you were wondering about the popularity of our golf course compared to others in the area. Publisher/Editor Barry McConnell recently talked with Larry Ransford, operations manager of the Heather Ridge Golf Club.

Q: I have lived in Aurora for 44 years, I don't remember a summer with this much rain. How has this wet summer impacted golf operations, if at all?

A: Mother Nature has been good to us. Rain water is much better than well water or pond water; it actually contains more nutrients. The grass grows faster and thicker due to the added rain fall. The rain has lowered our overall irrigation expense because we do not have to pump water out of the ground or pump it onto the course. As a result, course conditions have been exceptional all year, this enhances the enjoyment and results in more rounds of golf sold.

Q: In a year where many golf courses both regionally and nationally are struggling just to stay open, Heather Ridge July 2014 financial performance has shown impressive growth over July 2013. What is the key to Heather Ridge's continued popularity?

A: Heather Ridge popularity is growing due to number of reasons: A few that come to mind are:

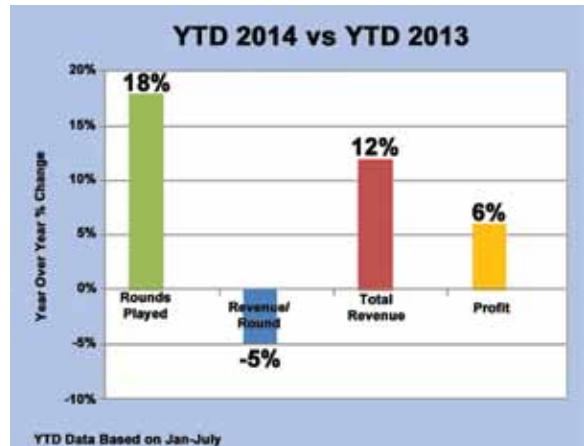
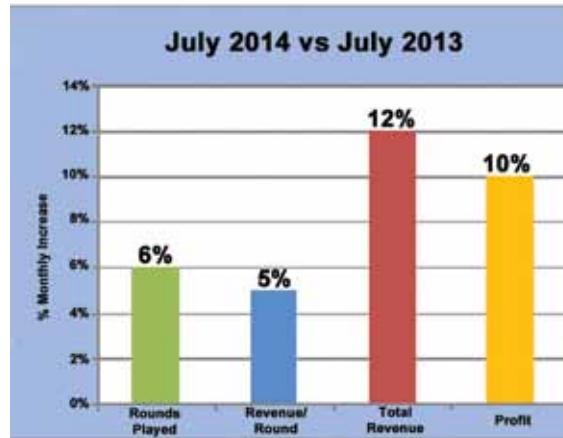
1. The condition of the course thanks to Mother Nature and more importantly the great job Bob Knutson and his maintenance staff do every day.
2. The pricing of the course during slow hours has attracted new golfers to the course. For instance, Twilight golf YTD represents 3,268 rounds or 15.7% of our business.
3. Reservations made through partnering with the "Golf Now" on-line program are up 128% over last year due to pricing and marketing.
4. Heather Ridge matches up against the type of course more people want to play. It is 6,106 yards with few hills, so it is walkable. The greens are tough but fair.
5. The staff understands that the golfers are the reason they get a pay check. According to our golfers, we have one of the friendliest pro shops they have ever visited. We let the golfers know we appreciate their business and loyalty.

Q: I notice your total revenue and total rounds played are up in 2014 but the average revenue per round has gone down by 5%. What factors contributed to the lower revenue per round.

A: Revenue per round is down due to yield management. If I see times that are slow I will drop the rate for those hours. I believe that collecting green fees for \$25.00 is better than \$0.00. The result is up in rounds and total revenue, but a drop in the average per round.

Q: Expenses, as a percent of total revenue, are up slightly in 2014(1%). Was this due to increases in any particular operational areas?

A: We do have a slight increase in expenses but the increase in sales has more than offset this additional cost. Expenses are up because one of the changes I made changes to payroll – to pay a "living wage" closer to reality. This year the starting wage is \$10.00 per hour. In the past we would start at \$8.00 or \$9.00 per hour. YTD our labor cost is 42.43% of revenue, compared to 43.92% last year. This increase is mostly wages, but the increase in sales lowered the labor cost percentage. YTD our profit as a percent of revenue is 15.93% compared to 13.96% last year.





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PUMPKIN CARVING CONTEST

Ryan Amason – Hole-in-One Guy

Ryan Amason Cobblestone resident and Metro Matters Publisher/Editor Barry McConnell got together recently to talk about Ryan's amazing golf history.

Q: How long have you been playing golf, who taught you the game, and where did you begin playing golf?

A: I've been playing golf for about 15 years now. I am self taught, when I was younger I watched the 97' Masters when Tiger dominated and decided I wanted to learn to play so I read golf magazine articles and golf books. My first golf game was played at Oakridge Country Club, in Dallas, TX.

Q: I understand that you live and work at Heather Ridge, which community do you live in? How long have you worked at the golf course?

A: I live in the Cobblestone community, and I've worked for Heather Ridge Golf Course for a little over two years now.



Q: Your latest hole in one was on a 324 yard par four, that is the third one in the last 12 months right?

A: Yes, I've had three in the last six months; one in June and two in July.

Q: I've played golf for 55 years and I am still looking for my 1st hole in one. How many holes in one have you had in total? What is your secret?

A: I've had 5 hole in ones in total. . . I think my only secret is in trusting in my golf swing and just letting it happen!

Q: When you are not playing golf what do you do in your spare time?

A: Go fishing or play more golf.

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Heather Ridge

ASSOCIATION NEWS

Heather Ridge South

Winter is a ‘coming: We dodged a snow bullet on Sept 11 for this season’s first snowfall, but like Russian roulette, it will happen. Snow isn’t so much the problem as the cold weather that can freeze water lines; so prepare now by:

- Disconnect outside hoses; and if you don’t have anti-freezing exterior faucets, turn them off at their interior control valves. Owners, not the HOA, are responsible for damaged faucets.
- Vacant homes need to be inspected, so arrange for friends or family to come by. In very cold weather, open cabinet doors and let faucets run to prevent frozen lines. Don’t set thermostats too low, especially for end units or sinks/plumbing backing to exterior walls.
- The HOA is empowered by its Declarations to enter properties when the “common interests and safety” of the community is at stake. Any claims against the HOA’s general insurance policy could include owner liability for the policy’s \$10,000 deductible.
- HO-6 insurance have it in place and understand what it covers... and doesn’t cover for losses.
- Organize your patios and walkways for snow removal.
- The HOA doesn’t shovel courtyard walkways, but will do so for those physically unable to shovel. Please submit a written request to Janelle at Westwind.
- When snow is forecast, please don’t park outside of your garage... the snow plows can’t do their job.
- Don’t use chemical ice melt not supplied or approved by the HOA. As done every winter, buckets of ice melt will be strategically placed next to steep driveways.

Annual Budget for 2015: The Board will hear suggestions and ideas for its Annual Budget at its October meeting, Tuesday, Oct 28, 6:30 pm at the HRS clubhouse. In order to address the board, please submit a written request outlining your topic(s) to Janelle Maninger to be added to the Agenda. The Board approves the Annual Budget to be presented at the Annual Meeting, Tuesday, December 2, 7 pm at our clubhouse. A formal announcement for that meeting will be mailed to every property owner.



Revision of HRS’s Rules and Regulations: At the September HOA meeting, suggestions for a revised Rules and Regulations was submitted for the board’s consideration. In October, the Board will conduct a special Rules and Regulations work session for its October meeting. Anyone wanting to submit ideas or suggestions should contact Janelle Maninger.

Dates to Remember: The Annual Meeting for homeowners is 7 pm, Tuesday, December 2, at our clubhouse; and the Holiday Season dinner for all residents on Dec 6 pending mailed announcements. All monthly HOA Board meetings are on the fourth Tuesday of each month, 6:30 pm at our clubhouse, 2801 S Xanadu Way.

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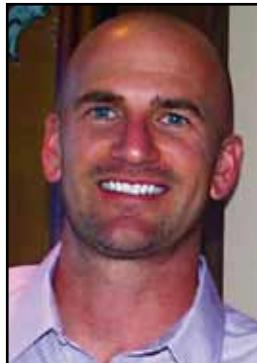
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Strawberry

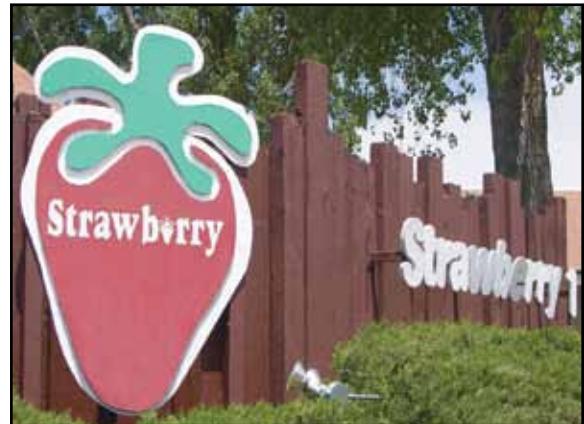
Toilet Program Ends: Strawberry's toilet replacement program ended early in September. According to Alex at CAP Management, 64 old toilets in the complex were replaced with new, water-saving models. The City of Aurora paid for the toilets, and the Strawberry HOA paid for the installation. Water is one of the biggest items in most HOA's budgets, and the savings on the water bill are expected to more than pay for the installations.

If you missed this program, not to worry, there is still an opportunity to replace your old toilet for less. The City of Aurora is offering a \$75 rebate for every pre-1994 toilet replaced with a WaterSense model. New WaterSense toilets can be purchased at Lowe's or Home Depot for around \$100. Go to <https://www.auroragov.org/LivingHere/Water/Rebates/Toilet/index.htm> for complete information. This program lasts only as long as funds are available, so don't wait.

Strawberry Website: Have you visited the Strawberry website (strawberryhoa.com) lately? There

is lots of good information that may save you a phone call.

Besides a brief biography of each Strawberry HOA board member, there is information on the time and place of the next board meeting. Minutes of past meetings are also posted, as are the monthly financial statements. The Bylaws, Declarations, and Rules and Regulations are also posted. Information on renting the clubhouse, as well as the required forms, are available to print.



There is one page devoted to ACC issues, including some common issues that are never approved and how to report violations. You can also pay your HOA fee online or set up direct deposit. There is even a list of parking spaces and which unit they belong to. Check out the Strawberry website; the answer to your question is probably there.

Elizabeth Watts

Sausalito

Welcome Fall: As summer draws to a close, the board is doing walkabouts throughout our community to review what we have done with landscaping over the spring and summer and to identify what needs to be done during the fall. Thanks to our recent daily evening rain, our grass, trees, bushes, flowers, etc. look great. The wet summer certainly has helped us conserve our water usage. Winter is right around the corner so it is time to begin making preparations for cold winter weather. Sausalito continues to xeriscape in small pertinent areas year after year. Xeriscaping is really about planning and maintaining the landscape and watering efficiently. Over the years we have converted grass to water conserving uniform rock beds. We have also replaced all the outdated lava rock to river rock.

When we need to replace small trees, bushes and grass we use low-water native and ornamental plantings, such as Pampas and other types of grass plantings.

Financials: Homeowner delinquencies have again risen above the \$20,000 mark. The board continues to work with homeowners to collect on their delinquent HOA dues.

Visitor Parking: Street parking is for day visitors. Sausalito's HOA rules require homeowners/tenants

to use their two car garages for personal parking. When you have an overnight guest, please notify Brownstone Security at 720-879-4568. Brownstone Security enforces our HOA parking rules.

Security: 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 safe. If you need to have exterior lights replaced, please contact Bill McKinney at 303-783-0394 or



complete a Maintenance Form on the Sausalito website.

Safety Issues: Speeding through the complex continues to be an issue of concern. Because of the heavy two-way traffic on E. Illif turning left from Vaughn Way onto Iliff has become hazardous. It seems people from other complexes are taking a "short cut" through our community to get on South Xanadu Way to turn left onto South Iliff with the traffic light. Please, as a Sausalito resident, take your time driving through our

community. Residents walk through our community and school is back in session. Reminder: garage doors need to be closed at all times, this is a safety issue.

HOA Dues: Automatic payment method. 71 out of 150 homeowners have discovered the ease of making their monthly HOA payment via Electronic Payment Service (EPS) which is offered by our management company. Contact Bill McKinney at 303-783-0394 to obtain an authorization form and learn more about this flexible payment method. You can elect to have your payment withdrawn on the 1st or the 20th of the month. This is easier and safer than sending payments through the mail.

Trash Pickup: Thanks to everyone

for being more diligent about putting trash bins away by 8 pm on Friday trash pick-up day!! Keep up the good work.

Insurance Claim: We are still awaiting a decision from our insurance company for hail and wind damage to our roofs.

Neighborhood Watch: Please contact Carol McCormick, the Sausalito Area Coordinator, at carol_mccormick@comcast.net if you want to know more about the Neighborhood Watch program or want to become a Block Captain

Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick,

Secretary/Newsletter/NW, 720-747-0836; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large, Rick Wilhelm, 505-412-7190 and Katie Avery, 303-506-2917.

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

HOA Board 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.

Carol McCormick

Fairway 16

Fall: Isn't this a wonderful season? Be sure to unhook your hoses if we get below freezing temperatures. Also, turn on those outdoor lights -- both by front doors and by your garage doors for added security in the area. Gutters will be cleaned out in November after all the leaves have fallen.

Xeriscape: The buffalo grass which was planned for the area just east of the clubhouse parking lot cannot be planted this late in the season. It will be planted in the spring, so please don't worry about that bare area now. We are currently getting proposals for a new lighted sign in front of the clubhouse.



Parties: Schedule those holiday parties – Halloween, Thanksgiving or Christmas. The two ladies to contact are listed on the front door of the clubhouse.

Art2C: 13 new art pieces are scheduled to be installed along Havana Street by October 17. Can you find all 13?

Recycling: *Electronic Recycling* will be available on Saturday, October

18, noon – 3 p.m. at the Stampede parking lot, 2430 S. Havana. No shredding at this event. **Shredding:** Curbside, Inc., 15686 E. Batavia Dr. will shred free all year for seniors, military and first responders. Hours are 8 am – 4 pm, Monday – Friday and 8 am – 1 pm on Saturday. Please call 303-343-7096 for more information.

Cowan for teaching water aerobics all summer. Darlene Yeager for being our official greeter to new residents and our super watering lady for all the rock wall plants. CJ Baar for disposing of our old paint which had been stored in the clubhouse. Sheryl Pitts and Bobbie Rasmussen for taking care of the clubhouse rentals.

Susan Bruce

Thanks: Fairway 16 says "Thanks" to the following residents: Millie



Chimney Hill

What is an HOA and What Does the Board Do?

A homeowner association is a non-profit corporation that was created by the developer in the planning stages of our community. A person becomes a member upon the purchase of their home. The board is elected by the residents. The HOA is subject to some state and federal laws. The Association has governing covenants, bylaws, architectural guidelines, rules and regulations that are legally binding. These covenants are intended to define the standards of the community with the intent to protect property values.

The primary purpose and fiduciary responsibility of The Board is to maintain and enhance property values through enforcing the covenants and maintenance of the common areas. The board hires a management company to deal with the day to day duties, enforce rules and regulations, and levy fines, and The Board has sole authority to govern the community. In general, the board selects and approves the needed maintenance and improvement projects. The property manager works with the board to select the contractors and then follows through with them until satisfactory completion of the project. The board reviews all bills to be paid before payment is made.

In general, if you have maintenance, parking, or nuisance concerns, please direct them to our property manager, Alec at Accord (720-230-7321). Any issues, such as property damage or disturbing the peace (such as excessive noise) may require police and/or city intervention.

Saturday, October 18th, is a free electronic recycling event from noon to 3 pm in the parking lot at The Stampede (just south of The Olive Garden) on S. Havana St. near E. Iliff Ave. No Document Shredding Will Be Offered At This Event. Instead, Curbside, Inc. is providing unlimited quantities of confidential document shredding for free for the entire

month of October 2014 for Aurora residences and businesses (with proper ID) at their offices located at 15686 E. Batavia Dr. in Aurora (303-343-7096). Their hours of operation are Monday through Friday, 8 am to 4 pm, and on Saturday, 8 am to 1 pm.

Next HOA Board meeting will be on Wednesday, October 15, at 6:30 pm. All residents are welcome.

Make a note that CH Annual Meeting is scheduled for Wednesday, November 19, 2014.

**CH HOA Board
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Country Club Ridge

Annual Homeowner's Meeting 7:00 pm Monday, October 20th Noonan's Ballroom, Main Floor

Mark your calendars to attend the annual Homeowner's Meeting on Monday, October 20th. We will review the 2015 Budget, discuss future projects and concerns, and ask for your input on several important community matters.

Two board positions are open for a two-year term. If you are interested in filling a position, please call Channing Odell at 303-752-9644 or indicate your interest at the meeting.

You will receive a packet by mail that will include a copy of the 2015 budget and other information. It is important that we have a quorum

present to conduct the business at hand and elect the two Board members. If you are unable to attend the meeting, please return your proxy voting information. Having your proxy will help insure that we do not have to reschedule the annual meeting because of low attendance.



This is your opportunity to learn more about your community, voice concerns, and participate in future planning. See you at the meeting.

Judie Maurelli



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Tuesday Nights

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10/14 Irish

10/21 German

10/28 Mexican

Friday Nights

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10/24 Prime Rib*



10/31 Fried Chicken

Sunday Brunch



Every Sunday 9:30 am – 1 pm

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Burgundy

Annual HOA Board Meeting: There is still time to attend your annual HOA meeting. We are saving a chair for you on Thursday, October 9 at 6 pm. Please consider a position with your board of directors. It's a wonderful volunteer opportunity to learn so much about how our community works and continues to grow. You will experience how Burgundy operates as an independent neighborhood within a cooperation of the other communities of the HR Metro District. The time commitment is minimal - however, you can be as involved as you want. If you're not sure about the commitment part, please consider volunteering to help with special projects. Let us know your interests and where you



would like to contribute most. There are several high cost projects in our future and we need your thoughts on how best to manage our funds.

At the last board meeting, the issue of encroachment was discussed. This seemed to be a focus of the HR Metro District since it has been mentioned several times over the last few months. To view the decision of the current board of directors, please see the meeting minutes (after approval and acceptance at the October meeting) located on the website at www.e-hammersmith.com

Depending on what day you are reading this issue of the *Metro Matters*, we are either enjoying the last days of summer, the warm days

of fall or a quick jolt of winter. Regardless of what the day has provided, now is the time to start planning for those cooler days and nights. Do you have an emergency plan for covering your remaining tomatoes and peppers? How about cleaning out those flower pots and planters? Have you sharpened the tools for storage? Speaking of storage, have you disconnected the hose from outside faucets? Is your patio cleared of all those "summer things"? Have you checked for the holiday decorations. . . OK, next month on that one.

With the approach of winter weather, this is a good time to take care of projects on the inside of our homes as well. When was the last time the

batteries were changed in your smoke detectors? There should be detectors in the living areas on all floors of your home. Each home should have carbon monoxide detectors as well. Are you starting the winter with a clean filter and a well maintained furnace? What's the condition of your chimney?

If you are unable to attend the annual meeting on October 9, proxy votes are available to insure your voice is heard. Let your board know what worked well this past year and what you think needs to be considered for next year. Thanks to each and every one of you for letting us serve on your Board of Directors.

Jayne Basch

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mmarkert@auroragov.org

Punkin Chunkin Colorado

October 11 10 a.m. - 6 p.m.
October 12 11 a.m. - 4 p.m.

The annual Punkin Chunkin Colorado competition will challenge engineers to test the limits of pumpkin physics. This unique pumpkin-launching event is definitely worth seeing for yourself and has been extended from 1 day to 2 days! This year the event includes:

Live Music • Pony Rides • Silent Disco
• Fall Beer Fest • Games & Prizes •



Participant from Punkin Chunkin Colorado 2013.

Costume Contest • Pumpkin Carving
• Arts & Crafts Market • Pumpkin
Patch • Mini-Pumpkin Shot Put

More info is available online at www.auroragov.org/punkinchunkin

Spraygrounds Stay Open

Spraygrounds will remain open through early October. The spraygrounds at Great Plains Park and Red-tailed Hawk Park will continue to operate daily through early October. As long as weather permits, the Parks, Recreation & Open Space Department will keep these popular attractions open. Information about the locations of these two parks can be found at www.auroragov.org/park



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Healthy Living



We've all heard, "You are what you eat." Some people take that very seriously; while others gorge on carbohydrates and sugar, eat only dead foods, drink pop by the case, or alcohol in excess. If we are what we eat, are we eating what we want to be? Will we remember if disease results and eat to get healthy again or will we continue to eat what we have been eating and medicate? Did you know there are doctors who will only treat those who change their diets?

While recently watching a cooking show, I was thinking about how I could revise the recipe and make the dish healthier. I'm sure there are those who are a lot more health conscious than I have been, but now I wonder how we can ignore the health information bombarding us regularly, how proliferate processed foods and disease have become, and how medications are advertised on TV for us to consult our doctors about. What's going on? Beware!

The younger generation knows nothing else, but middle agers have the benefit of comparison; when people ate home cooked meals from scratch because fast food was unheard of, gardens were a family affair, medications were scarce, kids played outside, and food was food. If we are what we eat . . . eat well!

Cinnamon-Walnut Chicken

4 chicken breasts, boned & skinned
4 cups water
1 large onion, chopped
3 Tbsp butter
2 Tbsp tomato paste
2 Tbsp apple cider vinegar
2 cups finely chopped walnuts
1/3 cup tapioca flour
1 tsp salt
2 tsp cinnamon
1/4 cup pomegranate syrup (not juice)*
2 Tbsp Xylitol
Brown Rice, cooked according to package directions

Boil chicken in 4 cups water until cooked. Remove chicken to cool. Reserve water, strain and add more if necessary to make 4 cups. Using large frying pan, sauté onion in butter until transparent. Stir in tomato paste and vinegar. Over medium heat, add nuts, stirring constantly until toasted, but not burned. Quickly stir in tapioca flour and then add the water. Add salt, cinnamon, pomegranate syrup, and sugar and combine. Shred chicken into bite size pieces and add to sauce. Simmer on low, stirring occasionally, until chicken is saucy brown. Serve over brown rice. *Find in Middle Eastern grocery store.

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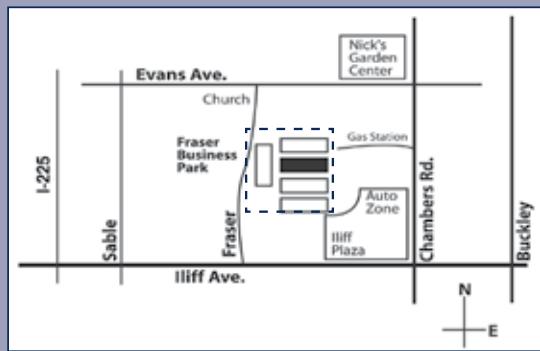
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