

HR Heather Ridge

Metro Matters

VOLUME 5

SEPTEMBER 2015

NUMBER 9

**Iliff Light Rail Station Update
See Page 4-5**

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



AURORA LINE

**REGATTA PLAZA
REDEVELOPMENT PROJECT
Community Meeting**

The city of Aurora, together with the selected developer team for Regatta Plaza, Mile High/Koelbel, invite you to attend a community meeting to learn about the proposed plans for redevelopment of the Regatta Plaza shopping center located at the northeast corner of Parker Road and Peoria Street. The purpose of the meeting is to provide you with an update on the project and an opportunity to provide input on the general redevelopment plan concept plan. Please plan on joining us!

The neighborhood meeting will be held on
Wednesday, Sept. 2, 2015 • 6:30 to 8 p.m.
Golf Club at Heather Ridge
13521 E. Iliff Ave.
Aurora, CO 80014

For more information, contact Tony Chacon at
303.739.7310 or tchacon@auroragov.org



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Save The Date!

Be sure to save the date for the Regatta Plaza Redevelopment Community Meeting.

**Wednesday,
September 2 from
6:30 – 8:00 p.m.
at the Golf Club at
Heather Ridge.**

Mike Smyth is the case manager in the Planning Department. You can contact him at msmyth@auroragov.org or 303-739-7184 with questions or comments.

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**HEATHER RIDGE METRO MATTERS
MAGAZINE**

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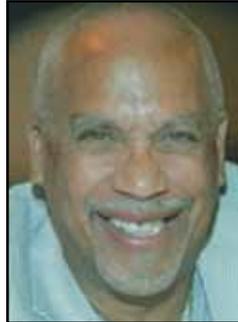
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HR Heather Ridge

PUBLISHER'S NOTE

All around us, several important construction projects are either under way or in the advanced planning stages. The city planners provide several opportunities for citizens to get involved and lend their ideas and support to these projects. (See story pages 4-5.)

One such opportunity is coming up on Wednesday, September 2. Please read the announcement on the inside of the front cover (opposite page) regarding redevelopment of Regatta Plaza. For those of you who are new to the area, Regatta Plaza is where the King Soopers store is located at the corner of Parker Road and Peoria. This long delayed project has tremendous potential for increasing our property values, and providing access to additional retail.



The time to get involved in these urban redevelopment projects is in the early planning stages. Unfortunately much of the planning for the Iliff Light Rail Station was done back in 2008-2009, just before the Heather Ridge Metropolitan District was formed. As a result of minimal Heather Ridge involvement very little attention has been focused on providing safe and convenient access to the light rail station from the west side of Interstate 225.

Get involved!

Barry McConnell
Publisher

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Heather Ridge Metropolitan District

Vinny Roith 720-246-0303
info@HRColo.org

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www.golfclubatheatherridge.com

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amandamilstead@comcast.net

Heather Ridge

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Aurora Police,
PAR Officer Fermin Moreno
303-739-1828
fmoreno@auroragov.org
Non-emergency 303-627-3100

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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**.

HR Heather Ridge

COMMUNITY AFFAIRS

Updates for HRMD Residents

Here is a list of topical and on-going concerns for Heather Ridge Metro District residents:

HRMD Board Meeting Sept 17, 2015: To be held at the Heather Ridge Clubhouse in the Garden Room or 19th Hole, starting at 4 p.m. The meeting is open to the public. Residents wishing to share ideas should forward their comments in advance to Errol Rowland at Errol@IDmyBag.com.

Refinancing HRMD Bonds: At this time nothing has been settled or decided upon. The original \$6.1 million bonds funded in November of 2009 are 30-year instruments with a “balloon payment” in full by October 2016. Refinancing is hindered by a pre-payment penalty of approximately \$160,000 today that will decrease significantly the closer to 2016’s bonds due date or if bond

interest rates rise. The payoff amount is anticipated to be \$4.9 million by July 2016 and the Board plans to refinance \$6.1 million to payoff old bonds and much needed capital improvements. The Metro District Board has pledged to refinance the current bond without any increase in cost or repayment period to Heather Ridge homeowners.

Light-Rail Station at Iliff and I-225: The light rail project is coming along nicely and expected to be fully operational along I-225 by end of 2016. Adjacent to the station bounded by E Yale on its south is a large parcel of land for development. The biggest concern for surrounding communities is what type of housing might be constructed there – condos, apartments, commercial pads, etc.? Another concern is housing density and traffic congestion. Metro Denver roadways are now bursting at their

seams with traffic congestion, so what will happen to E. Yale and Iliff? Will present residents be crowded out, face new safety issues, or threaten by lower real estate values? Please see related story below. For more info, please contact Lisa Trujillo, I-225 Rail Line Manager of Public Information and Outreach, 303-299-2673, lisa.trujillo@rtd-denver.com.

Property Taxes for 2015: Tax year 2015 will see new assessed values for residential property, but that is only half the story. The other half is the mill levy rate computed by county officials to fund special projects and new services. Individual property tax amounts will be determined no later than December 15 and billed on January 1 of the following year.

Van Lewis

Iliff Station TOD: Changing the Face of Our Neighborhood

Along with the convenience of a nearby light rail station comes something that the city calls “Transit Oriented Development”. The 430 unit apartment complex (*diagram opposite page, top*) is now at the planning commission for final

consideration and approval. This multi-family complex will be built just south of the new 600 car parking light rail parking structure (*photo at right, this page*) already under construction at Blackhawk and Harvard.



On the west side of the freeway construction is progressing on the new Extra Space Storage building (*opposite page bottom photo*) this new building replaces the old abandoned parking structure that has been such an eye sore for so many years as you exit the



I-225 freeway at Iliff.

Early in August the main portion of the new Florida Light Rail Station

pedestrian bridge (*opposite page, bottom left*) was installed over I-225. When completed, this bridge will provide access to the Aurora Regional Medical Center from the Florida “kiss & ride” light rail station.

According to recent traffic studies, approximately 65 % of the additional traffic resulting from the light rail station, the 600 space parking structure and the new 430 unit apartment complex will flow north toward Iliff Ave due to its interchange with the interstate system (I-225) as well as its significant east-west continuity through the region. The same study estimates that by 2035, the PM peak hour traffic levels along Iliff Avenue could exceed 5000 vehicles per hour. The complete traffic impact study can be reviewed by visiting: <http://aurora4biz.org/developmentplanreviewpub/MyProjects/Files.aspx?frsn=Z3OEqTKMfQo=>

Questions or comments regarding Iliff Station TOD should be directed to: Planning Supervisor, City of Aurora 303-739-7184 m Smyth@auroragov.org

Opposite page, left photo: New Florida Light Rail Station pedestrian bridge. Right photo: Lite Rail parking structure. This page top photo: TOD 430 unit multi-family complex. Bottom left: New Extra Space Storage building.



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September 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 Double Tree Board Mtg (Bi-Monthly) Alethia  Labor Day	8 6:30 pm Neighborhood Watch Community Meeting at Overland High School 12400 E Jewell Ave.	9 6:30 pm Sausalito Mo. Board Mtg HR Golf Club	10 6 pm Burgundy Board Mtg Clbhs 6:30 pm Fairway 16 Brd Mtg-Clubhouse	11	12
13 	14 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320 7 pm Sausalito Annual Mtg, HR Golf Club	15	16 METRO MATTERS DEADLINE	17  4 pm HRMD Regular Meeting HR Clubhouse	18	19
20	21 7 pm Country Club Ridge Board Mtg Noonan's	22 6:30 pm HRS Board Mtg HRS Clubhouse	23 6:30 pm - CH Brd Mtg @ Noonan's 19th-Hole 6:30 pm Strawberry I & II Board Mtg Strawberry Clbhs	24 6:30 p.m. Ward IV Garden Plaza of Aurora, 14221 E. Evans Ave.	25	26
27	28 6 pm Cobblestone Board Mtg Noonan's	29	30			

Bob LeGare
Council Member, At-Large
City of Aurora



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City of Aurora, Colorado
www.auroragov.org



Heather Ridge
NEIGHBORHOOD WATCH

You Will Not Want To Miss This!!!

Areas 9, 10 and 11 Community Meeting
Tuesday, September 8, 6:30 p.m.
Overland High School
12400 E. Jewell Ave.

Join us for our first combined Community Meeting. Aurora Police K-9 Officers and their dogs will be there. You will have the opportunity to meet your Area PAR Officers. The meeting will conclude with a K-9 demonstration.

**Bev Brown Head Area Coordinator
For Heather Ridge and Area 10**

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Happy Labor Day

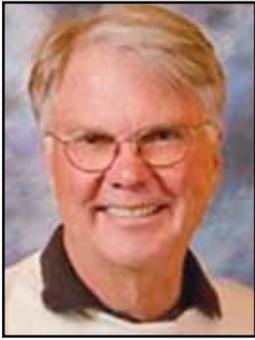


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Is Our Hot RE Market Changing?

Recent local headlines suggest changes are in the wind slowing down home sales and price appreciation. The changes slowing the market down could include – affordability issues, increased housing supply, rising interest rates, and a “tired market” that has been going headstrong since October of last year. If you doubt this, look at this month's startling increase in for sale inventory!

Heather Ridge home sales have slowed somewhat with fewer multiple offers, less aggressive asking prices, increasing price negotiations, and greater criticism of “dated features and poor showing condition” compared to other properties in and outside of Heather Ridge.

Pete and Van divide their services between buyers and sellers, and along with industry pundits they too have observed that “not all homes” are selling overnight. In fact, buyers, due to a slightly increasing

inventory of homes, are now able to view and consider a greater selection before writing offers. How long this will last is debatable, but if the market does slow down how should Heather Ridge sellers prepare?

When Pete or Van meets with Heather Ridge sellers, they emphasize market conditions as a major factor for correct pricing. They also discuss a home's condition, features, and location relative to comparable sales. Lastly, they discuss why someone is selling to tailor marketing options. In fact, why someone is selling is so important that it usually starts and ends their marketing presentation.

One reason for a slow real estate market in late June through August is the effect of vacations. Sales each year slow or accelerate around certain dates and seasonal functions. In past years, each New Year normally starts strong through February with buyers shaking off the holiday season doldrums. Then sales slowdown until April 15 when tax season ends, Easter has come and gone and winter/spring breaks a distant memory.

After April 15 the local real estate market goes into full swing until July. That's when vacations soften the housing market until mid-August when school season returns. The second best real estate selling season is post Labor Day until mid-November when the traditional holiday season begins. Year after year, normal sales activity slows down significantly between Thanksgiving and Christmas except last year.

In 2014, its January real estate market opened with a bang building on the recovery from the Great Recession (2007-2011) and continued into 2014 without a slowdown until July. As expected, July was a slow sales month but everyone thought August and September would explode with activity – but it didn't. August and September sales were “flat” and the local real estate industry thought 2014's resale season might be at an end. Then October exploded with buyers gobbling up inventory until July of 2015.

Now the question is: Will 2015's August and September be like 2014? What will happen in October though the balance of the year? Has the Great Real Estate Market of 2015 come to an end? Call Pete or Van for the answers before October's *Metro Matters* issue. Each and every day they work to help buyers and sellers understand our real estate market. Don't leave home without them!



Van Lewis
Heather Ridge South

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van@vanlewis.com



**Alliance
3000**



Van Lewis
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van@vanlewis.com

Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

Please remember don't leave home without them.

Homes Sold July 17 through August 16, 2015

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$115,000	13655	E Yale Ave A	1 - 1	856	FHA	\$0	Individual
Strawberry I	\$137,000	2688	S Xanadu Way A	2 - 2	1,144	FHA	\$0	Individual
Strawberry I	\$155,000	13625	E Yale Ave B	2 - 2	1,153	FHA	\$1,500	Individual
Strawberry II	\$170,500	2439	S Xanadu Way A	2 - 2	1,091	VA	\$0	Individual
Cobblestone Crossing	\$172,000	13202	E Asbury Ave	2 - 2	1,208	Cash	\$0	Individual
Cobblestone	\$181,000	2101	S Victor St B	2 - 2	1,208	FHA	\$2,000	Individual
Sausalito	\$185,000	2504	S Victor St B	2 - 2	1,025	Cash	\$0	Individual
Burgundy	\$192,500	2651	S Xanadu Way D	2 - 2	1,314	FHA	\$0	Individual
Chimney Hill	\$240,000	13641	E Evans Ave	3 - 3	1,512	Cash	\$0	Individual

Homes Under Contract as of August 16, 2015

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$120,000	2642	S Xanadu Way B	1 - 1	856	1-Space	2 Story
Strawberry I	\$124,900	2646	S Xanadu Way C	1 - 1	856	1-Space	2 Story
Strawberry I	\$126,900	13645	E Yale Ave A	1 - 1	856	1-Space	2 Story
Strawberry I	\$135,000	2618	S Xanadu Way B	1 - 1	856	1 Space	2 Story
Strawberry I	\$149,000	13645	E Yale Ave C	2 - 2	1,098	1 Space	2 Story
Strawberry II	\$159,000	2431	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Space	2 Story
Strawberry II	\$163,000	2469	S Xanadu Way D	2 - 2	1,091	1 Space	2 Story
Burgundy	\$167,500	2661	S Xanadu Way A	2 - 2	1,162	1 Space	2 Story
Cobblestone Crossing	\$176,500	13302	E Asbury Ave	2 - 2	1,208	1 Gar, 1 Space	2 Story
Cobblestone	\$179,900	2121	S Victor St D	2 - 2	1,208	1-Gar, 1 Space	2 Story
Burgundy	\$190,000	2649	S Xanadu Way B	2 - 2	1,314	1 Space	2 Story
Burgundy	\$190,000	2639	S Xanadu Way B	2 - 2	1,314	1 Space	2 Story
Country Club Ridge	\$255,000	2280	S Vaughn Way 103	3 - 2	1,523	1-Gar, Att	2 Story
Heather Ridge South	\$257,500	2892	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story

Homes For Sale as of August 16, 2015

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$159,000	2415	S Xanadu Way B	2 - 2	1,091	1-Space	2 Story
Burgundy	\$178,000	2627	S Xanadu Way A	2 - 2	1,312	1 Space	2 Story
Burgundy	\$189,900	2679	S Xanadu Way A	2 - 2	1,260	1 Space	2 Story
Strawberry I	\$205,000	2694	S Xanadu Way B	2 - 2	1,100	1 Space	2 Story
Chimney Hill	\$219,900	13532	E Evans Ave	3 - 3	1,512	1 Gar, Att	2 Story
Chimney Hill	\$225,000	13589	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Cobblestone Crossing	\$234,950	13564	E Asbury Ave	2 - 2	1,392	2 Spaces	2 Story
Chimney Hill	\$249,900	13552	E Evans Ave	3 - 3	1,512	1 Gar, Att	2 Story



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Women's 9-Hole Golf Club

The Heather Ridge Women's 9-Hole golf group held their annual FUN DAY tourney in July. In keeping with year's red-white-blue theme, golf was followed with lunch at America's Bar and Grill.

Winners: Long Drive — Suzy Koch, **Low Putts** — Marge Copeland

First Place Team:

Suzy Koch
Sally Simon
Joann Oswald
Liz Clancy

Second Place Team

Ginny Lewis
Sonya Mathews
Natalie Hedlund
Ann Haberber

Third Place Team

Joyce Scott
Marge Sumberg
Stacey Viscentin
Sharon Warembourg

Sharon Gunderson
Vice President/Publicity



Left to right: Suzy Koch, Sally Simon, Liz Clancy, and Joann Oswald



Left to right: Rosie Chojnacki, Marilyn May, Kathy Bonham, and Marj Copeland



Left to right: Dianne Barnes, Carrie Klaus, Cathy Carter, and Donna Brothis



Left to right: Sonya Mathews, Ginny Lewis, Ann Haberber, and Natalie Hedlund



Left to right: Judy Straayer, M.C. Riaski, and Mabel Jordan



Left to right: Ruth Bell, Joyce Scott, Sharon Warembourg, Stacey Viscentin, and Marge Sumberg



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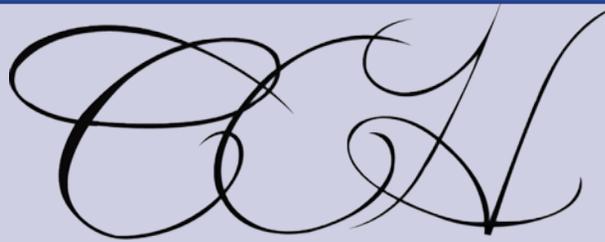
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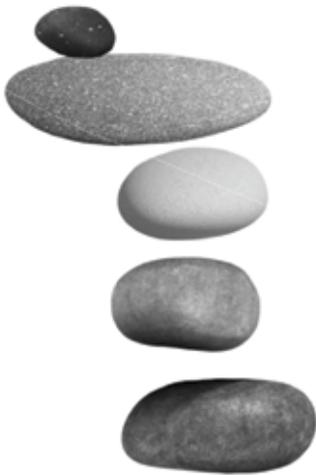
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HR Men's Golf Club

We had a great Member/Member Tournament this year with over \$4,300 in prize money there for the taking. There are a lot of good stories that will be bantered about for weeks to come, starting with the horse race and Calcutta on Friday night, right on through to the last hole played on Sunday. Congratulations to all the winners and to all who participated in this year's event.

The Men's Club board also wishes to thank Greg Burghart and the rest of the golf staff, along with Bob Knutson and his staff for assisting in making this year's event a success. Special thanks go to Mrs. Weber and Mrs. Apodaca for assistance in the horse race and Calcutta on Friday evening.

Loren J. Janulewicz
President, HR Men's Club

Golf Club at HR Men's Club Tournament Member/Member, July 24-26, 2015

Friday Horse Race

First Flight Winners

First Place: Jim Carpenter/Ray Johnston
Second Place: Andy Schmidt/Steve Meyer

Second Flight Winners

First Place: Harold Wallace/Brandon Caldwell
Second Place: Joe Klien/Pinky Gonzales

Day Monday Saturday

First Flight Winners

First Place: Jim Carpenter/Ray Johnston Net 61
Second Place: John Lowmeyer/William Schmidt Net 63

Second Flight Winners

First Place: Pete Traynor/Don Hanson Net 62
Second Place: Hal Kelley/Dumitri Palea Net 62

Day Money Sunday

First Flight Winners

First Place: Andy Schmidt/Steve Meyer 133
Second Place: Jim Carpenter/Ray Johnston 135

Second Flight Winners

First Place: Bob Ore/Greg Johnson 134
Second Place: Harold Wallace/Brandon Caldwell 139

Tournament Winners

First Flight

First Place: Jim Carpenter/Ray Johnston 196
Second Place: Andy Schmidt/Steve Meyer 197
Third Place: Dick Hinson/Don Blosser 207

Second Flight

First Place: Pete Traynor/Don Hanson 204
Second Place: Matt Huntington/Dwight Lyle 206 (tie)
Second Place: Bob Ore/Greg Johnson 206 (tie)

Closest to the Pin Saturday

Hole #5 William Schmidt
Hole #8 Dan Markovich
Hole #10 Matt Huntington
Hole #14 Dumitri Palea

Closest to the Pin Sunday

Hole #5 Dwight Lyle
Hole #8 Steve Meyer
Hole #10 John Lohmeyer
Hole #14 Andy Schmidt

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Vote on or before November 3, 2015

Golf Club at HR Men's Club Tournament Point Par, August 1, 2015

First Flight Points
First Place Bruce Larson 41
Second Place Steve Meyer 41
Third Place Andy Schmidt 40

Second Flight Points
First Place Pinky Gonzales 47
Second Place Joe Klein 39
Third Place Bob Ore 34

Third Flight Points
First Place Tom Knaub 43
Second Place Don Schroeder 40
Third Place Randy Taylor 38

Closest to the Pin
Hole # 5 Steve Schroeder
Hole # 8 Andy Schmidt
Hole # 10 Steve Meyer
Hole # 14 Steve Wallen

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JR Heather Ridge

ASSOCIATION NEWS

Sausalito

Annual Meeting: Our Annual Meeting on August 10 was well attended and very informative. Thanks to all who took the time to attend. LR Contracting, our roofing company, and Jake Williams their Production Manager have completed the roofs on half of our community. Their work continues to be outstanding. Thanks to the LR team.

HOA Simplifier: Emily Bresina, from HOA Simple, will be the Manager for Sausalito. Emily has been with HOA Simple for 5 years and has a background

in accounting and finance. Her email is ebresina@hoasimple.com and she can be reached by phone at 303-260-7177 x5. Please contact her with Sausalito concerns. We also ask that you complete the work order form on the Sausalito website.

HOA Simple would like to encourage all Sausalito homeowners to sign up for their Autopay withdrawal system to pay your monthly HOA dues. If you were signed up for EPS with McKinney your account has been automatically transferred to the HOA Simple system. If you were not signed up with McKinney and would like to sign up for Autopay, please contact Emily. You can also send checks each month to: HOA of Sausalito c/o HOA Simple, LLC, PO Box 13823, Denver, CO 80201.

Tenant Delinquencies: We are happy to inform you that two of the largest Tenant Status Delinquencies have been resolved. The current amount due is 75% less than it has been for some months.

Roofing: For those units who are still waiting for the roofing crew to get to you, please be patient. LR Contracting is working as fast as possible given our crazy weather. Jake Williams, Production Manager, continues to ensure homeowners/tenants are informed of each step of the project unit by unit. Please continue to follow his instructions to help make the timely flow of the roofing project successful. Roofing is noisy and disruptive not only for residents but also for pets. Our community is filled with numerous types of workmen, trucks of various sizes and types, large trash containers, and more materials. The crew deserves kudos for their daily clean up, helpfulness, politeness and quality of work.

We are aware that some of our baseboard and trash enclosure wood is in need of touch-up painting. Once the entire roofing project is finished, the painting will be done.

Security: Brownstone Security patrols our community with regard to your continued safety and



security of your home. The security company enforces our HOA Rules and Regulations including visitor parking, use of our two pools, open garage doors, architectural issues and general safety issues. Please be considerate of your neighbors and follow the rules and regulations.

Board Members: All current Board Members were unanimously re-elected. Board positions remain the same. 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.

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 lower level.

Carol McCormick



Dr. Nick D'Amico

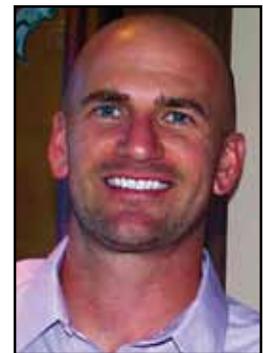
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Paid for by Citizens of Arnie Schultz for Ward IV Terry Campbell Caron, Treasurer

Chimney Hill

Pool: The month of August has come and gone in a flash. At least the summer weather finally arrived so that residents enjoyed the use of the pool. It was nice that everyone that used the pool did their part while they were there. The pool party on August 8 was very successful. Everyone who attended brought a dish to share and the food was delicious! A big thank you to Jen and Tim for the use of their grill again this year as well as to Leo who cooked. Remember that Labor Day is the last weekend for the pool. Then it will be closed until next summer.



Road/Landscape: The pavement repair for the back end of our community is top priority for the board. The new bids for the road pavement

repair were presented by Accord Management and reviewed by the board at the August board meeting. It is our hope that by the time you read this article that the work for this project would be completed. We do have a new landscaping company that was able to get rid of the weeds that the other companies couldn't seem to manage. We believe that our new landscapers, Environmental Design, will continue to do the work we want for Chimney Hill.

Roof: The weather has dictated how and where we spend our money.

One of the positives that the hail brought to our community was our new roof. Last month we shared that an assessment is done when the current dues does not cover the exorbitant expense(s) when major work is necessary. We all are aware that our community is aging. Because the damage was so extensive the insurance inspectors declared that all were in need of being replaced. This made it so we paid our deductible and the whole community was done. We dodged a bullet for at least this expense.

Management Issues: Please remember if you have any problems, like branches coming down, a tree falls, broken sprinklers or water leaks on the outside of your home, just to name a few management issues that can come up, you must call Accord Management Company. Alec at Accord Management Company is the only one to call. He can be reached at 720-230-7303.

Laura Leveroos

Chimney Hill Annual BBQ Picnic



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Country Club Ridge

Be a Good Neighbor: There are a few things each of us can do to be a good neighbor in our community:

Trash: Trash containers may be set out Thursday evening for collection on Friday morning, But please remember to take the empty container back by Friday evening.

Garage Doors/Parking: Garage doors must be closed except

during egress or ingress. We have had comments on garage doors left open during the day. Also, no parking in front of your garage door is allowed. Due to the tight garage configuration, this makes garage access difficult for neighbors and emergency vehicles.

Visitor Parking: Visitor parking spots are short-term parking spaces for guests and service providers. Residents may not park in these

spaces. Cars belonging to residents will be tagged, fined and possibly towed.

If you are a landlord it is your responsibility to inform your tenants of these community rules.

Board of Director Openings: Two positions on the Country Club Ridge Board of Directors will be open this Fall. If you are interested in putting

your name up for election, please contact Channing Odell at Custom Management Group, 303-752-9644

Save the Date!!: Our annual homeowners meeting is scheduled for 7:00 p.m., Monday, October 19 at Heather Ridge Golf Club.

Judie Maurelli



Fairway 16

Maintenance/Repairs: Fairway 16 Board approved bids for asphalt crack and pothole repair, new white vinyl fencing and a bi-yearly sewer maintenance and repair program. The asphalt and new fencing will be done this fall, and the sewer program on an on-going basis. We are hiring Lowes for the fencing and got a really good price for the work. If residents want to have the same white vinyl fencing for their back fences, if they have a fence, Lowes will extend the same discount as for the HOA. Residents will be notified in advance of both projects starting.

Onsite Handyman: The Board also approved hiring Mr. Mike Carter as an onsite handyman. If residents want to use him for personal work, contact Tara at Westwind for his

contact information.

Request Form: Residents are reminded to submit a request form for any architectural changes on the outside of your home. Your contacts

at Westwind Management are: Tara at 303-369-1800, x125, and her assistant Sarah at 303-369-1800, ext. 118.

Karen Peters



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Bob Stevenson

Heather Ridge South

New HOA General Insurance Policy: Effective August 2015, Heather Ridge South's general insurance policy requires a 2 percent deductible of its assessed real estate value for "Wind and Hail" claims. In theory, the HOA and its property owners are liable for \$600,000 or more based on our community's assessed real estate value and claim circumstances.

Each of HRS's 176 unit owners is liable for their fair share of deductible costs for each claim(s) per year. Please consult an insurance agent for professional advice and your liability issues. Please ensure the agent has



a copy of HRS's *Declarations* and general insurance policy to match your needs against HOA liabilities and coverage (visit website www.westwindmanagement.com for more details). HRS's *Declarations*, Article 5, Section 5 allows its Board of Directors to assess owners up to \$5,000 per claim and unit without a community vote.

Not all HO-6 policies are alike or equal; and only a qualified insurance agent should advise owners about coverage issues, especially "loss assessment" coverage.

Wind and Hail Loss Assessment is a specific topic with varying degrees and amounts of coverage given circumstances. Since no two policies are alike, consumers need to do their homework when talking to insurance agent(s). "Wind and Hail" coverage is not a "Rider" but an "Endorsement" that's not standard in many HO-6 policies. In particular, coverage for "Wind and Hail" claim(s) may be

limited to only \$1000.

The following website has been recommended as a suitable site to learn more about "HO-6" issues. HRS does not endorse it or any other sites but provides this reference to learn more about insurance coverage. <http://www.irmi.com/expert/articles/2012/hungelmann07-personal-risk-management.aspx>

HOA Hosted Community Parties: Twice annually the HRS HOA sponsors dinners to promote friendship and camaraderie for all residents, owners and tenants alike. This summer's luau party was a hit with everyone except for the guest of honor – the smoked whole pig. The Holiday Season party is held in early December and features Christmas décor and traditional seasonal foods center around standing rib roasts.

Each year's attendance increases reflecting HRS's strong community spirit. Much of that is credited to

Metro Matters monthly publication. Communications between the HOA and residents is so good that by the time HRS holds its Annual HOA Meeting the questions are few, the board's presentation short, and everyone is home in an hour or less to watch their favorite TV show.

Parking and Garage Issues: Again, garages are for parking cars and not for storage **At The Exclusion Of Vehicles.** Parking outside in garage driveways makes the community look crowded; creates greater theft, vandalism and safety issues; restricts emergency and maintenance access; and may block adjacent driveways where crowded conditions exist. For those who continue to park outside of your garages, your actions may cause the board to severely strict driveway parking for the reasons stated above. Please help! Please park in your garages!

Van Lewis

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Strawberry

Board Meetings: Strawberry Board meetings are held monthly, third Wednesdays at the Clubhouse, 6:30 p.m.

Pond Improvements: In mid-July, we made improvements to our ponds. According to Russ Patterson, owner of CCM Lake Management, "The vegetation was growing into the water and the debris was creating problems." Our ponds will be more vibrant from the improvements.

Dumpsters & Trash Violations: We have been experiencing some serious trash violations recently that are escalating. **Only Daily**

Household waste belongs in the trash dumpsters. Make sure that trash bags are securely tied, and nothing spills over onto the pavement. Also, **Do Not** leave items outside of the dumpsters. Large items such as sofas, tv's etc. and appliances such as stoves, dishwashers, etc. are the homeowner's responsibility. Many local charities will pick up your items. Fines will be imposed for violators. Those extra pick-up fees we incur negatively impacts HOA fees.

Work Orders: Prioritizing work orders remain a challenge for Strawberry and we receive many requests. Unfortunately, since we are an older community, the work orders requiring immediate attention precede the "wants" work orders. Keep in mind that the HOA funds can only go so far. So, please be patient when requesting a work order. Work order requests should be submitted to Kimberly Phillips, Executive Assistant, via phone or email, M-F, 8:00 a.m.-5:00 p.m. E-mail is preferred. Kimberly@acmhoa.com.

Phone: 303-233-4646.

Solicitation, Announcements & U.S. Postal Boxes: Strawberry Association has a *No Solicitation* policy. In addition, the U.S. Postal boxes are government property and anything attached to the mailboxes is illegal. If the postman sees the notice attached to the box, he or she will take your flyer to the Postmaster and you will be contacted. *Metro Matters* offers an affordable advertising option.

Shredding Party: The Strawberry Association will conduct a shredding party for our homeowners and we are extending an invitation to our neighboring HOA's to participate as well. A professional shredding company will be onsite, September 19 at the clubhouse for homeowners who wish to discard confidential documents securely. You must be at the clubhouse at 8:00 a.m. sharp. The documents will be shredded onsite. We need to notify the company how many residents wish to



participate, so contact Chris Nicklas at strawberryhoa12@gmail.com.

Food Bank: Strawberry will be collecting non-perishable food items or cash donations for distribution to Metro Caring, a local charity food bank. We will deliver our contributions in November. We are asking that you bring a non-perishable item to the next board meeting or you may use our drop-off spot at the Clubhouse. If you would like to help facilitate or have questions, contact Chris Nicklas at strawberryhoa12@gmail.com. We are looking forward to a successful collection.

Ice Cream Social: To bid farewell to our beautiful summer, we will be holding an Ice Cream Social at the Clubhouse Pool on September 5. We will begin our social at 11:00 a.m., so please stop by and celebrate with us.

Chris Nicklas
Robert Glasker, editor

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Burgundy

September seems to be one of those “not quite” months. Not quite summer, not quite fall and definitely not quite winter (hopefully, anyhow!). It is, though, time to wind up the projects from the past few months and work on the budget to plan for next year.

Parking: One of the bigger accomplishments has been the parking permit program. Our HOA has responded to the

requests of many and has started a parking program that will see *only vehicles with parking permits displayed* parked on Burgundy property. Homeowner permits will be allowed only in your deeded space while “guest” permits will be allowed in “visitor” space or in your deeded space. Parking Authority, LLC will monitor at random times to ticket unauthorized parking situations. As a homeowner, you can – and should – call Parking Authority to have a vehicle removed from your parking space. For questions and comments, contact Beth (property manager at CMS) beth@cmsincorp.net. You are encouraged to view the Rules & Regulation section on parking located on the website shown below.

Landscaping: Other projects in the final stages of completion are: landscaping/deck at our Clubhouse, mail box relocation for some of our neighbors, negotiations on

several contracts (insurance, pool, landscaping and snow removal, trash removal, etc), and the continuing removal of trees and bushes damaged by the last snow storm.

Annual HOA Meeting: Mark your calendars now for our annual HOA homeowner’s meeting. The meeting will be held on Thursday, October 8, 2015 at 6 p.m. We have **SO** much to discuss and to present to everyone. A Reserve study is being done now to determine how best to use our money and if an increase in monthly fees is the only way to preserve our community. Our Board of Directors is selected by homeowners to be stewards of our money and we need your help. When you receive your copy of the proposed budget, look at it and then come to the meeting to present your thoughts. The decisions made will have an effect on all of us –



be a part of that by volunteering to be a Board member.

Monthly Board Meetings: Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. These meetings are held on the 2nd Thursday of every month at 6 p.m. in the Clubhouse. The meeting sign is posted in the parking area during the week prior to the meeting.

Contact info for CMS: website www.cms-hoa.com. Beth Wagoner, manager, 720-377-0100 X1304, beth@cmsincorp.net

Jaynie Basch





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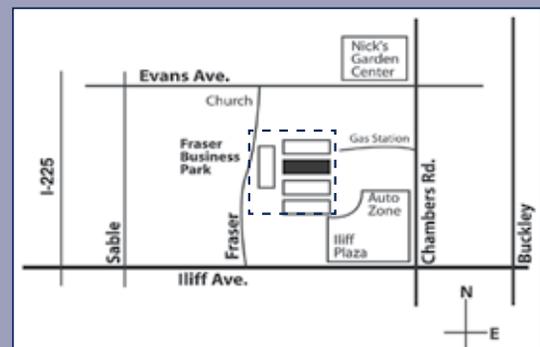
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