

HR Heather Ridge

Metro Matters

Volume 6

November 2016

Number 11

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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AURORA, CO 80010

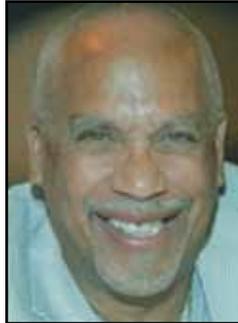
BMCCONN202@AOL.COM

HR Heather Ridge

PUBLISHER'S NOTE

November is a very busy month — on top of everyone's "To Do List" is of course getting out and voting or just mailing in your ballot. It is important for us all to get out and vote.

The HRMD Board of Directors have recently approved the 2017 Budget. As always, the Board has worked hard for the communities of Heather Ridge, if you see any of the Board, please stop and tell them how much you appreciate their efforts. See page 6 for details on the 2017 Budget.



The Back Nine irrigation repairs are progressing as planned, there are also several other projects planned for 2017 to improve the landscape as well as the Heather Ridge Golf Club grounds.

Speaking of 2017 Budgets, Charlie Richardson, our council member for Ward IV has some enlightening comments on how the Aurora City Council adopts the 2017 Budget. See page 9 for additional information.

As several HOA's have noted — snow is on the way so remember to winterize your home and park your cars inside your garages so the snow removal process can be completed in a timely manner.

Barry McConnell
Publisher

Heather Ridge Metropolitan District

President Errol Rowland
Vice President Van Lewis
Treasurer Mary Lou Braun
Secretary Joan Beldock
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct.

Heather Ridge Metropolitan District

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heatherridgecolorado.org

Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO 80014
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www.golfclubatheatheridge.com

Presidents Council

President, Amanda Milstead
amandamilstead@comcast.net

Heather Ridge Neighborhood Watch

Robert Laviolette, 303-750-9134
Bobbysplace@comcast.net
Aurora Police,
PAR Officer Patty Southwick
303-739-1826
psouthwi@auroragov.org
Non-emergency 303-627-3100

Heather Ridge Metro Matters

Editor/Publisher
Barry McConnell
720-324-0242

bmconn202@aol.com

Heather Ridge Metro Matters

Coordinator/Advertising
Cherryl Greenman
303-886-1693

cherryl.greenman@gmail.com

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Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©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**.

Cover

Fall foliage on way to Mt. Evans

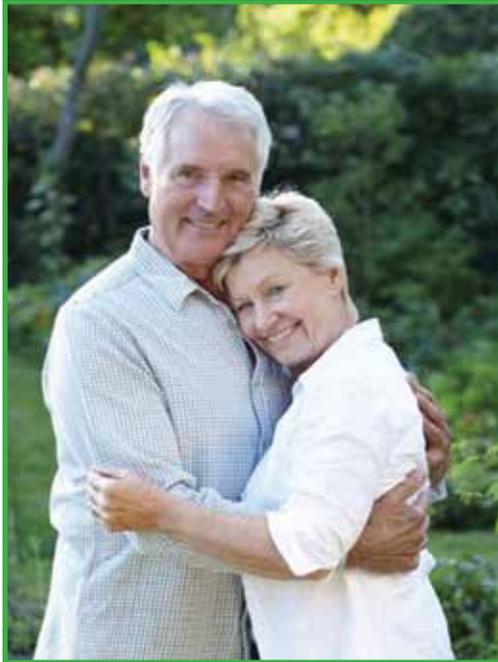
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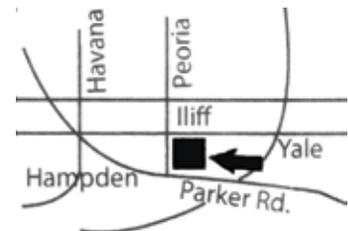
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COMMUNITY AFFAIRS

HRMD 2017 Budget

The HRMD Board of Directors approved the 2017 Budget at its September 29 meeting. The budget's impact on property taxes will be the same as 2016 because there were no increases in the mill levy and property assessed values.

Property taxes received in 2017 from 2016 will fund two aspects of the Annual Budget – the General Fund and the Debt Service Fund. The General Fund calls for \$308,907 in total revenues and \$190,250 in total expenditures. Adding to this mix is \$90,643 in beginning fund balance from 2016 for \$399,550 in total funds available for 2017. By end of 2017 the General Fund is projected to have an ending fund balance of \$209,300.

This balance constitutes the Reserve for that fund.

The Debt Service Fund is the new bond for 2016 replacing the two old ones. Total revenue from property and other taxes is \$498,229. Total expenditures will be \$417,828. As in the General Fund, the Bond Fund begins 2017 with \$86,992 and is projected to end the year with \$167,393. This money is a mix of required fund balances and reserves.

The Enterprise Fund is golf course operations. By law, the Enterprise Fund is not supported by property taxes, so the golf operation must be financially successful or close. Thankfully, the golf operation is very

successful with a healthy reserve balance. This reserve balance funds off-season operating expenses until the next golf season.

Lastly, there's the Capital Fund. This is where approximately \$1.8 million was parked from the bond refinancing in June of 2016 for planned capital repairs. Already \$750,000 has been allocated for the golf course's new back-nine irrigation. This project ends in December and is expected to come in under budget. Other projects include pond cleanup and water purification and replacement of decayed asphalt and retaining walls.

Van Lewis



Heather Ridge's Golf Course New Back Nine Irrigation Repairs



Photos courtesy of L. Grant Shideler



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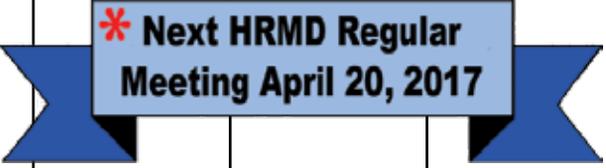
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Bob Stevenson

November 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6 4 pm Double Tree Annual Board Mtg Aletha Zens	7	8 6:30 pm Burgundy Annual HOA Board Mtg Clubhouse	9 6:30 pm Sausalito Board Meeting HR Golf Club	10	11  Veterans Day	12
13	14 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	15	16 6:30 pm CH Annual Board Mtg Tower I, 3033 S Parker Rd, Ste 320 6:30 pm Strawberry I & II Board Mtg	17 6:30 pm Fairway 16 Board Meeting Clubhouse	18	19 METRO MATTERS DEADLINE WEDNESDAY OCTOBER 16
20	21 6 pm Country Club Ridge Annual HOA Board Mtg Noonan's	22 6:30 pm HRS Board Mtg HRS Clubhouse	23	24 	25	26
27	28 6 pm Cobblestone Board Mtg HR Golf Club	29	30			



From the Desk of Your Area 10 and 11 PAR Officer

Hello Everyone. My name is Officer Patty Southwick and I am your PAR (Police Area Representative) Officer for Area 10/11. I am looking forward to the opportunity we, as a community, have to work together toward the goal of improving the quality of life within our community. My desk/office telephone number is 303-739-1826 and my email address is psouthwi@auroragov.org. My work schedule will be Tuesday through Friday 7 am to 5 pm. Feel free to contact me by phone or email with any Community Policing or PAR related issues.

In this information age, we are doing our best to provide you with timely and accurate information about news in Aurora. Did you know you can read news releases and important information from the police department at the same time that the local news stations get it from us? Like us on Facebook and follow us on Twitter. We send out all our important stories and information through these social medial sights.

One of the Aurora City Council's goals is to assure a safe community. Safety is one of the city's top priorities. In fact, Aurora is one of the safest large cities in the United States. The city of Aurora public safety departments continue to develop neighborhood and community relationships to proactively address public safety issues while exploring regional approaches to addressing shared public safety needs. Each area provides quality customer service and responsiveness to citizens seeking public safety services.

Behind The City Scene



**Charles "Charlie" Richardson
Council Member
Ward IV**

It is that special time of year, and no I am not talking about the cool evenings and the leaves turning and dropping! It is City budget time. During the City Council meeting of October 10 the City Council adopted the 2017 budget.

Here is how the process works. In mid year the City Manager proposes the budget for Council review. Then a "Workshop" occurs in late summer on a Saturday. The proposed budget is reviewed Department by Department. A Council Member can make a Motion to either add or delete something. It takes 5 votes to list the action up on a whiteboard. At the end of the day the Mayor asks for votes on all the whiteboard items. If there are 6 votes, which is a majority of the 11 member Council, then the action is considered to be formally incorporated into the Budget documents. This year there were 9 items added to the budget during the Workshop. I voted for only 2 of the nine. These 2 items related to adding 5 more police officers and providing stop signs (\$600) for an intersection in Ward 3.

I was unsuccessful in proposing the elimination of a \$100,000 study to determine how many police officers we should have. I am not a big fan of studies like this because, very candidly, the results almost always reflect the preferred outcome of the sponsor of the study. Currently the minimum ratio of police staffing is 2 officers per 1,000 population. This is mandated by a previous ballot issue. The City Manager's office, in my opinion, opposes this mandate on the grounds that the number of police officers should be the prerogative of City Management and Council. The problem I have is that the mandate is a result of a vote by the people and I have no problem with a "floor" of required police officers. Public safety including both police and fire is "Job 1" for local government, followed very closely by adequate maintenance of our streets which is a, "Pay me now or pay much more later." paradigm.

Of the 7 items I did not support 1 item really upset me in terms of an outrageous misuse of tax payer money. The expenditure sponsored by a member of Council is ten thousand dollars for "Buskers, Brews and BBQ". Some might say, "It is only ten thousand dollars." In Washington DC it would be, "It is only 10 million dollars." That sentiment is wrong here just as it is wrong in DC! I don't mean to sound uptight but I'm also not comfortable with public funds being used for the purchase of alcohol. There was only one adjustment when the budget was adopted. A fellow Council Member proposed, and I supported, seven thousand dollars to create a low power radio station in Aurora to serve immigrants and refugees from Africa with pro democracy news and information to help them successfully assimilate into our country. For example in many African countries, the police are much feared for very legitimate reasons.

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Pete and I have over 42 years each selling real estate. But that alone is not enough for readers to call us vs. using other agents or newly licensed family members. What compels someone to work with a real estate agent has two interchangeable facts: trust and familiarity. In real estate, trust must be earned and familiarity weighed. Here are some examples:

Knowledge

- First and foremost, real estate is about people – does an agent's people skill **Exceed** their contract and marketing abilities?
- Their ability to **Show** and **Explain** your home's value given market conditions, comparable sales, and suggested home improvements.

Community Knowledge and Involvement

- Knows how your HOA and Heather Ridge Metro District works along with monthly fees, property taxes, and transfer costs.
- Has references from past Heather Ridge sales and working relationships.



Van Lewis
Heather Ridge South

303-550-1362
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Confident, Trustworthy, Sincere

- Listens more than talks; and when talking has something to say.
- Good communication skills. Will that agent work well with other agents in the sale?

Has a marketing plan and you are at its forefront

- Is the plan in writing or are the agents "winging it" off the top of their heads?
- Does the plan include real estate newspaper articles, community news, etc.?
- Other than a for sale sign and MLS, what else does the agent do for you?

Services

- Does the agent offer to fund your remodel costs like Pete and Van? Pete and Van will fund home remodel costs to sellers to help get top dollar for their home.
- How close to your home is the agent's office or home to provide timely services?
- Is the agent's attitude about professional services 24/7 or restricted to their lives or schedules?
- Does the agent partner with other agents to provide better service to you?
- Does the agent network with repair and service people, appraisers, lenders, etc.?

Consistency

- Doing as promised, i.e. returning messages, showing feedback, and timely market condition reports. You can count on what's been said to be done.

Professional Experiences

- New to the real estate profession; or, new to the Heather Ridge community.

Call Pete or Van for the best service possible because they live in Heather Ridge and they really do care!

Van Lewis

Homes For Sale as of October 15, 2016

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$134,000	13655	E Yale Ave D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$169,999	13607	E Yale Ave A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$173,000	2469	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$179,900	2616	S Xanadu Way A	2 - 2	1,098	1 Carport	2 Story
Cobblestone Crossing	\$249,000	13282	E Asbury Dr	2 - 2	1,208	1 Gar, 1 Space	2 Story
Cobblestone Crossing	\$259,000	1955	S Xanadu Way	2 - 2	1,208	1 Gar, 1 Space	2 Story
Heather Ridge South	\$265,000	2835	S Xanadu Way	4 - 4	1,633	2 Garages, Att	2 Story
Fairway 16	\$274,900	2558	S Vaughn Way C	3 - 4	1,650	2 Garages, Att	2 Story
Heather Ridge South	\$287,500	2787	S Xanadu Way	3 - 4	1,633	2 Garages, Att	2 Story
Heather Ridge South	\$289,900	2815	S Xanadu Way	3 - 4	1,633	2 Garages, Att	2 Story
Country Club Ridge	\$314,000	2240	S Vaughn Way 203	3 - 2	1,693	2 Garages, Att	2 Story

Homes Sold September 16 through October 15, 2016

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$106,000	2608	S Xanadu Way F	1 - 1	856	Cash	\$0	Individual
Strawberry I	\$125,000	2680	S Xanadu Way A	1 - 1	856	VA	\$0	Individual
Strawberry I	\$142,900	13613	E Yale Ave D	1 - 1	843	Conventional	\$0	Individual
Strawberry I	\$153,000	13607	E Yale Ave B	2 - 2	1,153	Conventional	\$0	Individual
Strawberry II	\$179,000	2471	S Xanadu Way C	2 - 2	1,091	VA	\$0	Individual
Strawberry II	\$179,500	2431	S Xanadu Way A	2 - 2	1,091	Conventional	\$0	Estate
Sausalito	\$199,000	2503	S Victor St E	2 - 2	1,025	FHA	\$0	Individual
Sausalito	\$220,000	2512	S Worchester Ct A	3 - 2	1,273	Conventional	\$0	Individual
Cobblestone Crossing	\$225,000	2121	S Victor St C	2 - 2	1,208	Conventional	\$0	Individual
Cobblestone Crossing	\$229,900	1937	S Xanadu Way	2 - 2	1,392	Conventional	\$0	Corp/Trust
Cobblestone Crossing	\$239,900	13374	E Asbury Dr	2 - 2	1,392	Conventional	\$0	Individual
Sausalito	\$250,000	2522	S Worchester Ct D	3 - 2	1,230	Conventional	\$0	Individual
Sausalito	\$260,000	2467	S Victor St C	3 - 2	1,230	Conventional	\$0	Individual

Homes Under Contract as of October 15, 2016

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$129,900	13655	E Yale Ave E	1 - 1	856	1 Carport	2 Story
Strawberry I	\$134,000	2688	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$134,900	2658	S Xanadu Way D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$139,900	2614	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$175,000	2451	S Xanadu Way B	2 - 2	1,091	2 Spaces	2 Story
Strawberry II	\$180,000	2499	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$219,900	2635	S Xanadu Way D	2 - 2	1,162	1 Gar, 1 Space	2 Story
Susalito	\$222,400	2477	S Victor St A	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone Crossing	\$229,500	1921	S Xanadu Way	2 - 2	1,208	1 Gar, 1 Space	2 Story
Heather Ridge South	\$230,000	2840	S Wheeling Way	2 - 3	1,462	2 Gar, Att	2 Story
Sausalito	\$230,000	2503	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Cobblestone	\$239,900	2172	S Victor St C	2 - 2	1,208	1 Space	2 Story
Sausalito	\$240,000	2468	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story

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Heather Ridge Golf Club Monthly Update

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Men's Club Banquet and Final Tournament

The Heather Ridge Men's Club 2016 fall banquet was held on September 22 at the Fresh Fish Company and the reviews were outstanding. Members and their guests had a selection of five entrees to choose from and wine was served at all tables. The service was great and all in attendance were very pleased with the entrée they chose which consisted of prime rib, baked salmon, chicken Picatta, coconut shrimp and tilapia. Awards were handed out after the meal and the new board members were announced. The three incumbent members Chris Watts, Jerry Hansen, and Darrel Vanhooser were reelected for another three year term.

The final tournament of the year

was held on Saturday, September 24 with a cash payout. The format was a two-man team computer draw and, as with all the tournaments held in 2016, there was just one or two strokes that separated the first and fifth place teams that include a score card playoff.

Your Heather Ridge Men's Club board and myself which to thank all the members for participating in the events that were held this year, as you guys make the Men's Club what it is today. As mentioned at the banquet we encourage all members to send in your thoughts and suggestions on how we can improve the tournament selection and ways that we can enhance new members

to join our group in 2017, as we are already working on dates and events for the next year. Spring banquet will be held the last week in March with exact dates to follow. Note that the installation of the new irrigation system on the back nine is going very well and we hope to start on the remodeling of the driving range after the first of the year followed by the long awaited cart path project.

Thanks again for a very successful and enjoyable golf season at Heather Ridge.

Loren J. Janulewicz
President HR Men's Club

Golf Club at Heather Ridge Men's Club Tournament Two Man Computer Draw Scramble September 24, 2016

1st Place	Bruce Larson Don Copeland	Net 49
2nd Place	Darrel Vanhooser Randy Taylor	Net 50
3rd Place	Steve Burke Tom Knaub	Net 51
4th Place	Andy Schmidt Larry Francone	Net 51
5th Place	Steve Gonzales Troy Faulkner	Net 52

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rogerfrancis@allstate.com

Heather Ridge Women's Golf Association 18-Hole Ladies' Club

Our fall banquet and annual meeting were held on September 25. The ladies enjoyed a beautiful fall morning of golf followed by a luncheon and the meeting at the Bent Noodle. At the annual meeting, trophies and awards were presented and our 2017 board and committee chairs were confirmed. The board members for 2017 are: President, Patti Enright-Harris; Vice-President, Joyce Scott; Secretary, Kathy Chandler/Debbie Holscher; Treasurer, Teresa Anderson; Directors, Marcy Greene and Judy Weber.

Teresa Anderson



Overland High School Homecoming Parade



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There will be light refreshments, prizes, and goody bags for all who attend. Don't suffer in silence any longer. It is time to get help and regain your active life style without bulky pads or loads of laundry.

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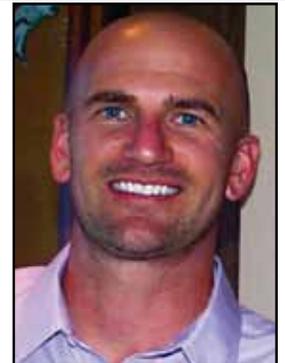
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Heather Ridge Ladies 9-Hole Payne Stewart Tournament

The Heather Ridge Ladies 9-Hole League held their annual Payne Stewart event on October 4, 2016. Lunch was held after golf at Legends. Club Championship Winner is Audrey Romero

Third Place Winners: Joyce Scott, Dianne Barnes, Sharon Warembourg, and Stacey Visentin.

9-Hole Club Championship Winner is Audrey Romero.

First Place Winners: Ginny Lewis, JoAnn Oswald, Audrey Romero, and Sally Simon.

Cathy Carter
Vice President

Second Place Winners: Marilyn May, Marge Sumberg, and Sara King.



9-Hole Club Championship Winner is Audrey Romero.



Left to right: First Place winners: Ginny Lewis, JoAnn Oswald, Audrey Romero, and Sally Simon.



Left to right: Second Place Winners: Marilyn May, Marge Sumberg, and Sara King (not pictured).



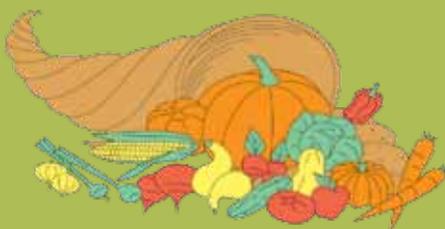
Left to right: Third Place Winners: Joyce Scott, Dianne Barnes, Sharon Warembourg, and Stacey Visentin.

Out To Lunch Bunch

The next gathering will be Thursday, November 17 at Noon

Bent Fork American Grill

12191 E Iliff Ave, Aurora, CO — 303-337-6600



It's the last one for 2016. Please come join us for lunch and celebrate this Holiday Season. Invite your friends and neighbors to join us too!

**RSVP: Josie Spencer,
amipep@aol.com, 303-671-5634**

Noonan's Night In

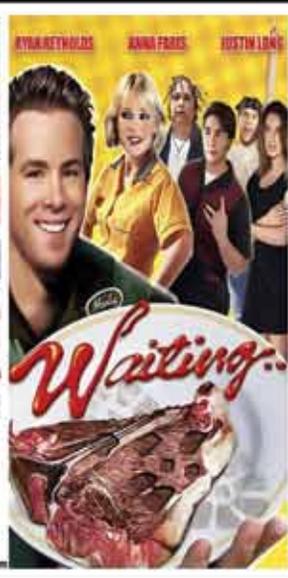
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Thurs - Nov 24th 6P-11:30P

Turkey, stuffing, mashed potatoes & gravy, cranberry sauce, sweet potatoes, green bean casserole, and dessert!

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Heather Ridge **ASSOCIATION NEWS**

Fairway 16

Dates to Remember:

- *November 6 – Daylight Savings Time.* Clocks fall back one hour.
- *November 8 – Please Vote:* The Clerk and Recorder’s Office must receive all ballots no later than 7 pm on Election Day, Tuesday, November 8. Voters can track ballots, find ballot drop-off locations and Voter Service and Polling Centers, view sample ballots and read about local tax measures at www.ArapahoeVotes.com.
- *November 11 - Veteran’s Day*
- *November 24 – Thanksgiving Day* – (Note: Trash will be picked up on Friday, November 25)



Tree Trimming: The tree branches that were encroaching on roofs in our community were trimmed during the middle of October.

Five-Year Planning Committee: The Five-Year Planning Committee has developed a Reserve Allocation plan to address Capital Replacement items moving into the next 5 to 10 years. Capital Replacement items are items that do not normally occur on an annual basis such as asphalt, roofing, fencing, mechanical equipment, etc.

The Committee reviewed and updated the Reserve Analysis that was professionally done in 2013. They prioritized the list of projects based on remaining useful life and updated item costs. This information was entered onto a spreadsheet to provide an educated estimate as to

what the Reserve Allocation needs to be moving forward into the next 5 to 10 years.

The association’s current Reserve balance, income and expenses were evaluated and a long-term monetary plan was established.

Asphalt: The first Capital Replacement item to be addressed will be the asphalt drives. The asphalt drives, throughout the community, are scheduled to be replaced in the spring of 2017.

Damaged sidewalk areas will also be addressed at this time.

Email Alert System: The Fairway 16 board would like to establish a more immediate means of communicating with homeowners in addition to its

email addresses would not be used for any purpose other than the Email Alert System.

If you are interested in participating, please send your email addresses to Roger Mitchell at roger@wsps.net and state that you wish to be on the Email Alert System.

Monthly Board Meetings: The Fairway 16 board meets on the second Thursday of each month at 6:30 pm. The next meeting will be held on November 10

Website for Fairway 16: www.fairway16.com

Western State Contact Information: Roger Mitchell, 303-745-2220. roger@wsps.net

Bette Secord



A
voluntary
Dahlia
plant has
sprung up
next to the
mysterious
acorn
squash
vine by the
pool!

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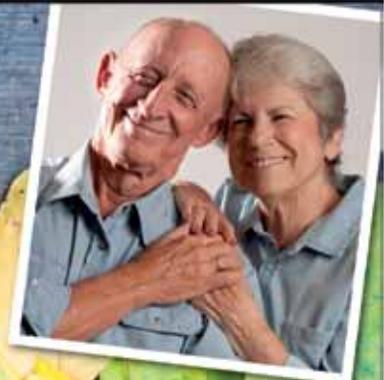
Seasonings

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Heather Ridge South



HRS Website: HRS Website has changed its address to .org. To visit the HRS website, the new address is *Heatherridgesouth.org*. The use of .com will no longer get you there. The old site was antiquated technology, so when our contract expired the site was upgraded with a .org extension. This will allow for more photos, documents, and now videos to be posted.

Snow Removal: The Snow Plowing and Towing policy is in full effect now. Signs-of-the-time are now posted. All residents and owners

have now been repeatedly informed that cars left outside of units during any snow storm plowing operation will be towed. There are now 25 new snow warning signs along with new towing signs. Each property address and all off-site owners have been mailed notices along with hand delivered fliers left on garage door clips and vehicles.

Proper notice has been made... and will be repeated throughout the snow season. Cars parked in designated interior guest/visitor parking spaces are not subject to snow removal operations but are still subject to existing rules: abandoned or "unmoved" vehicles, permanent parking vs. guest/visitor usage, and commercial or RV-camper vehicles.

Wildlife: Don't feed the birds, mice, rats, and other critters. Everyone needs a place to live, sleep, and eat, but inviting wild life with food offerings is not allowed. Our *Rules and Regulations* have always

prohibited bird feeders and the like as a public nuisance and a health-safety issue. Some residents have taken to "dumping" bird food and corn on their back patios or spreading it out on HOA common area land. This is a health and safety issue beyond the pale of prohibited bird feeders.

A large rat was recently killed in the "Triangle" area of HRS. Was it attracted by bird feeders? Was it alone? Was it looking for a home? When confronted, the rat pulled a concealed weapon – its teeth – and attacked. No, the rat didn't attack but it was killed making the point that rodents are dangerous and best controlled by removing food sources. This is no Mickey Mouse issue.

Squirrels are just rats with nicer fur coats, but never-the-less they are rodents causing significant damage to trees and property. Feeding them attracts others including skunks, raccoons, and coyotes-foxes-dogs. And let's not forget about the rabbits which are in reality coyote food. The Board is citing violators with written notice

and Hearings to cease and desist. Failure to appear for a board Hearing is subject to fines and court action.

HRS Budget for 2017: The budget for 2017 is now being formed and will be presented at the board's November meeting (fourth Tuesday of each month) for approval. Preliminary indications show no big expense items or upcoming issues for the annual budget. In the past the board has bumped monthly fees by \$5 or so to cover increasing operational costs such as insurance, water-sewer, wage and contract costs, etc. This is still the case, but at this time overall operational costs appear very stable.

Financial health for an HOA can be measured in two ways – its operational budget and its reserve budget. The operational budget pays the bills to keep things running, the lights on, and pay wage and contract costs.

The reserve budget is a glorified



Two Locations:
17200 E. Iliff (SE Corner Buckley & Iliff)
303-751-0166 — All Day
6780 S Liverpool St (Across from Graceview HS)
303-680-1941 — 7 am — 2 pm



Serving Thanksgiving Dinner Entire Month of November
Turkey, stuffing, mashed potatoes & gravy, cranberry sauce, green bean casserole and dessert! — \$13.95 per person

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Apple, Pecan, Pumpkin!

savings account to replace, repair, or construct capital assets of the HOA. Examples include: asphalt, sewer lines, irrigation, roof and building repairs, etc. If the reserve cannot pay for these items and others, then property owners are assessed and/or fees hiked.

Heather Ridge South now has almost \$800,000 in its Reserves. It wasn't always this good when the community faced insolvency in the late 1990s (only \$60K in Reserves). Major work projects were over budget then, and HOA fees hadn't been increased for years – a hard lesson learned for the board to be more proactive on fees and reserves.

The board of directors back then re-organized to stop the financial bleeding, to get control of work projects, and to build its reserves. Over the past 18 plus years it has done that while replacing or repairing almost all major capital assets in the community. The only two major projects left are sewers and painting buildings.

And to a large degree the board that exists today was the same board in the late '90s. The HRS board is a very

stable, experienced, and dedicated group of volunteers working for their community. The average time-on-the-board per director now averages 12 years. Amazing! And it's been a team effort for sure.

Shoveling Snow Areas: Heather Ridge South stopped shoveling all front courtyards and porches years ago...it was a needed business decision to reduce costs. However, the HOA has been shoveling some walkways for special needs residents. This can no longer be done in order to provide equal and uniform community services along with costs. Residents may contract for private snow removal, but the HOA will no longer be doing any private walkways.

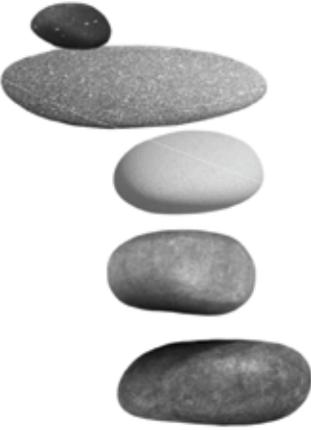
Fall Leaves: The HOA removes leaves from common areas twice only in the fall season. Removal is a Mother Nature event determined by how fast the leaves fall and snowfall. In past years some residents have complained about untimely leaf collection to prevent damage to landscaping. Fall leaf removal is costly, so the second removal is timed for late in the season for maximum effect. Residents raking out their courtyards are asked to bag their leaves vs. blowing them onto

common areas. Remember to prepare your patio for the winter as well as hose faucets. Damage resulting from frozen hose faucets is an owner's responsibility only.

Clubhouse Rentals and Security Deposits: For residents to use their clubhouse they must sign a lease with a security damage deposit. This process is done by our management company, Westwind (303-369-1800). The lease is very detailed with a special focus on damages and clean up procedures. Users need to inspect and report any clubhouse damages before using it to avoid being charged. And once the party is over, a thorough cleanup is mandatory subject to security deposit loss. The board is very concerned about clubhouse use, safety, and costs.

Winter Safety Precautions: Never turn off your furnace to save on heating costs or set its thermostat too low. Frozen water lines will cause more damage to your wallet than Xcel Energy costs. Remove all exterior hoses and drain those lines if you don't have anti-freeze valves.

Van Lewis



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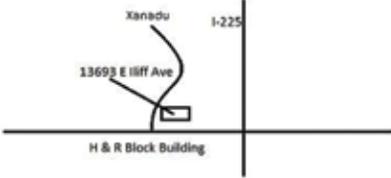
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Strawberry

Beautification Project: Our retaining wall and planting project on the corner of Xanadu and Yale is complete. Once again, we would like to thank all the volunteers who helped make this possible. The sign has been ordered and we expect installation soon.

Winterization: It is time to prepare for the winter weather. Ensure that your hose is removed and stored away. Cover your outdoor spigots with the winterized covers. If you need a cover, contact Kimberly to coordinate.

Holidays: It is time to celebrate with family and friends. Reminder – Phase 2 does not have visitor parking, so make arrangements for

visitors to park in your space or Xanadu Way. Consideration to your neighbors is greatly appreciated.

Decorations: You may have

noticed our Clubhouse looks very festive thanks to Victoria Torok. If you get a chance to see her when you are out and about, let her know how much her contribution is appreciated.

Food Drive: Strawberry is holding their annual Food Drive. This is the time of season for giving and your gift will help the less fortunate. Bins are placed outside the Clubhouse for your



It takes a community to build and grow a garden wall!



Strawberry volunteers worked several weekends to complete the retaining wall and plant various plants. Sign installation soon.

Photo at right (left to right): Alan Ware; Jim Hamilton; Pam Giron; Gloria Franczek; Chris Nicklas; Jason Walker; Gisela Vaughan



convenience to drop off your donations. We hope to surpass last year's contributions. Your donation helps those who are less fortunate than us. November 18 is the deadline to collect donations.

regular board meetings on the third Wednesday of each month at 6:30 pm in the Strawberry Clubhouse. Board meetings are a great way to stay informed. Our next meeting is November 16th. We hope to see you there.

Board Meeting: Strawberry holds

Christine Nicklas

Halloween decorations can be seen throughout the Strawberry community.



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Chimney Hill

Neighborhood Watch: Chimney Hill had several vehicle break-ins. Please report any unusual activity or improprieties, before it becomes a crime, to the police at 911 or Aurora Police Dispatch line 303-627-3100. Take proper precautions to make your vehicle less of a target. Park your car in your garage and driveway where it is well lit. Lock your vehicle and do not leave any items in plain sight and remove vehicle title, registration, insurance cards and maintenance paperwork. Every resident must be vigilant in observing their surroundings at all times. We are each other's eyes and ears of our community. Do not get involved, call the proper authorities immediately.

Covenant Controlled Community: We are a Covenant Controlled Community who enforces our Covenants. Detailed information has been published in previous issues of *Metro Matters* and can be found on our website www.accordhoa.com. If you are planning any type of cosmetic changes to the outside of your unit, please get HOA approval by submitting an Architectural Improvement Request.

Sewage/Plumbing: If you believe you might have a sewage problem, please call Accord Property Management at 720-230-7303 before calling your own plumber. Accord has contracted this type of issue to a company where the average cost is

1/4 of what a plumber will charge. The contracted company also knows HOA rules and regulations.

Parking: Residents must utilize their garage and driveway as the primary parking spot. The common area with yellow parking markings are for visitor parking only and not overflow parking for residents with more than one car. All extra cars must be parked on public streets. Parking in fire lanes will result in an immediate tow at owner's expense. Fire lanes are for First Responders only. Please adhere to our speed limit of 10 mph throughout our community.

Winterize Home: It is time to winterize your home by removing



water hoses and turning water off at valve shut off point.

Questions? Please contact Accord Property Management at 303-230-7303 or via email www.accordhoa.com.

Annual Meeting: The meeting will be on Wednesday, November 16 at 6:30 pm at the Heather Ridge Golf Course Clubhouse. Accord Property Management will be mailing out information pertaining to this meeting

CH HOA Board – Representing your interest and protecting your investment.

Sausalito

Architectural Approval: I am sorry for sounding like a broken record repeating the same track. The Board finds it necessary, for the fourth month in a row, to review the various restrictions and conditions that all our community residents/homeowners must follow. Please stop, read and follow. **Planning on doing any external updates or changes on the outside walls of your unit?** The external walls of your unit belong to the HOA not you. Therefore, you must have Board approval before beginning any **external** work.

To be more specific, here are the rules and regulations: Seek approval before making cosmetic changes or additions such as, but not limited to, windows, front/patio doors, solar panels, front security doors, wall or internal patio air conditioners, swamp coolers (never allowed!), window iron guards, patio decks, patio awnings, patio wall decorations, installing satellites, changing/adding landscape, removing/adding sprinklers, and

doing anything beyond private area into common area. Please contact our HOA Manager, Emily at 303-260-7177 x5 to discuss your plans **prior** to beginning them and then attend our monthly Wednesday Board meeting to submit and discuss your plans in order to receive Board approval **prior** to having work done by a professional.

During our Fall walkabout we



continued to find current and new homeowners who seem to think our legal CC&R's do not apply to them only to find they are required to remove or stop whatever changes or additions have been done. Negligence of not knowing the rules and regulations is no excuse. Remember that architectural changes, etc., that exist in our community may have been added by residents without the Board's approval and must not be

duplicated or used as an excuse for disregarding the rules and regulations.

CC&RS: Sausalito is a Covenant Controlled Planned Community who enforces our Covenants, Conditions and Restrictions. Detailed information regarding our CC&Rs has been published in previous issues of *Metro Matters* and can also be found on our website sausalitohoa.com.

Landscaping: Tree, bush trimming, and landscaping winterizing are in progress. We will wait until all the leaves have fallen from the trees before beginning leaf clean-up.

Community Upgrades: All concrete bollards will be repainted and bright reflective tape added so drivers can avoid backing into them. We are replacing all of our faded Fire Lane, No Parking, and other signs throughout Sausalito. Parking striping was completed.

Trim and Painting Project: Woodard Painting continues with touch-up painting and rotted wood replacement in designated areas. Notices will be posted on unit garage clips notifying residents of scheduled work for their units. It is important that Woodard's crew have access to all patios. Residents are requested to be sure patio gates are unlocked and access to internal patios be made available at time of work. If you are not available, internal patio work cannot be completed when the crew is working in your area! Because

Emily continues to get numerous homeowners calling to say their unit has not been painted, here is more detailed information. The painting crew started the painting project on Worcester working their way around the outside and west side of the complex. Painting on the east side of Vaughn should be completed in early November, weather permitting. Hope this helps. Please be patient.

Neighborhood Watch: Our PAR Officer for Areas 10 and 11 is Patty Southwick. Her contact information is: desk phone – 303-739-1826 and her email is ispsouthwi@auroragov.org. Posted speed limits within the community are for our safety. Please adhere to them. The City of Aurora is enforcing posted speed limits in certain areas one of which is Vaughn Way. Speed limit is 30 MPH.

Visitor Parking: Visitor parking rules and regulations are enforced by Brownstone, our Security Company. When you have an overnight guest, please call Brownstone at 720-879-4568 to inform them about your guest. Keep in mind visitor spaces are not to be used by the residents and you are subject to towing, fines or both. Parking in fire lanes will result in an immediate tow. Fire lanes are for First Responders only. Business vehicles must be parked on public streets not in Sausalito visitor parking spaces.

Trash Removal Regulations: Trash pick-up is early morning on

Friday. *Trash containers are to be put out behind trash enclosures no earlier than 8 pm on Thursday night and all trash bins must be returned to your garage no later than 8 pm on Friday night.* New homeowners may buy large trash containers and recycling bins from Alpine Waste Removal and Recycling at 303-744-9881.

Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Rick Wilhelm, Landscaping, 505-412-1190 and Member-at-Large, Teresa Anderson, 303-755-5970.

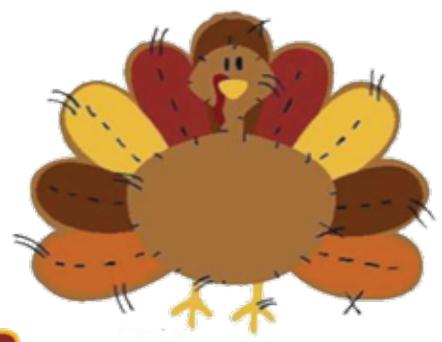
Property Management Company: H.O.A Simple LLC. Contact Emily Bresina our Sausalito Manager at 303-260-7177 x5. If you need work done, replacement outside light bulbs, etc., please complete a maintenance request form on our Sausalito website: Sausalitohoa.com

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 lower level meeting room.

Carol McCormick



**Happy
Thanksgiving**



Burgundy

Annual Meeting: The annual meeting for Burgundy took place Tuesday, October 11 and proceeded on time thanks to the attendees and those homeowners who made sure their Proxy was added for the count. While I personally am sorry to see two wonderful people leave the board I am excited to announce the addition of three new members to join myself and Amanda Milstead (VP): Andrew Malkoski (Treasurer/Secretary), Lori Foster (Member at large), and Michael Rosales (Member at large). Andrew held a position on the board several years ago but Lori and Mike are new to the process. The commonality for all the current members is the belief that participation is an important part of owning a home and maintaining our neighborhood. Sound fiscal decisions, ongoing maintenance review, and conscientious conflict management will be top priority.

Meeting Time & Agenda Changes:

Beginning with our next board meeting, Tuesday, November 8, the closed door executive portion of the meeting will be held from 6-6:30 pm and the general meeting will begin at 6:31 pm. Open forum for homeowner inquiries and comments are limited to 3 minutes per discussion and open forum closed after a maximum of 30 minutes. Many times the homeowner's questions are answered during the meeting agenda discussions so the homeowner forum will take place in the final half hour – 7:30-8 pm.

Experience: Burgundy has a diverse homeowner base and when a project is up for bid or discussion we welcome your expertise. The agendas are posted on the website 4 days in advance of board meetings and potential projects are typically discussed in newsletters or previous meeting minutes. While the board requests bids from 3-4 professionals in the industry for specific work to be handled, your experience and insight into a project may assist in the decision making. Arranging for companies to visit our area and draw up bids may take several weeks and bids are not reviewed before all have been submitted, so the process is both time consuming and fair. If you would like to contribute professional perspective or an explanation on a project being considered, please call the management company so we can keep you on speed dial. Your knowledge and observations will only be an asset if you come forward before work has been completed.

Currently we are reviewing two areas for French drains and landscaping needs for next spring. There is still

room for homeowners with time to work on outlining amendments on the original outdated governing documents.

Architectural Requests: As reminded almost monthly in this magazine from one or all of the surrounding Heather Ridge properties, you live in a Covenant Controlled Community. The exterior of your home building is HOA property and in order to maintain the integrity and continuity of Burgundy aesthetics there are regulations. Paperwork is expected to be submitted before an improvement or change is made. Storm doors, address numerals, the lighting on patio and front porch, requesting a fence, drilling of holes in the building exterior, installation of windows, air conditioners and dish satellites all require ACC forms to be submitted. The form is readily available online or during the monthly HOA meeting. If items are found changed without the submitted paperwork – expect a violation letter. If you have already made a change please submit the request and the board will review and get the paperwork on file. If you're not sure if you need to fill out an ACC form please check with the management company. When a change is made and it is not in standing with the rest of the community expect a request that the work or item be reversed. Please get the ACC form in to the board for review before work is done or a change is made.

****Renters must have paperwork submitted by the homeowner.*

Snow in the Forecast: The white stuff can be both a blessing and a nuisance. Please be considerate of your neighbors and observe the



speed limit when going through the drives. Last winter Burgundy had a few garage doors damaged by cars ignoring the pavement conditions. Containers of snow melt should be placed throughout the community and you are free to keep shovels handy through the winter. The snow removal only covers our property. Xanadu, being a public road, is covered by the city crews. Be aware that the Aurora City Snow Removal Plan does not designate Xanadu as a primary for plowing, so while Yale and Iliff will be plowed during many snow events, our access to our drives may be obstructed.

Parking: The Burgundy drives have wording at the entry signage that our community has a permit requirement. The Visitor spots have signage that outline the timeframes allowed for vehicles. No homeowner vehicles are ever allowed in Visitor Parking areas. Visitor parking is short term and no extended parking by guests is allowed. Parking Authority can be reached at 303-719-2067. If you need a car removed from your deeded spot the tow driver will require proof of ownership when the request is made.

Management: Burgundy in Heather Ridge is managed by Community Management Specialists, Inc. (CMS). Our Manager is Jack Higgins, Jack@cmsincorp.net, and assisted by KatiJo Jordan, Katijo@cmsincorp.net. The CMS office number is 720-377-0100 and to access our governing and other important documents please visit www.cms-hoa.com. Contact the management office for questions.

Thank You and please mark your schedule for our next board meeting!

Bekah McDonald, Burgundy in Heather Ridge HOA President

Double Tree

Board of Directors: President, Wendy Traynor; Vice President, Dick Buchanan; Treasurer, Aletha Zens; Secretary, Patt Dodd; Member-at-large, Bob Buehler. Bev Nosewicz is the contact for maintenance/landscaping issues. Board meetings are held every other month, with the next meeting scheduled will be the Annual meeting.

Annual Meeting: Please plan to attend the annual homeowners' meeting on at 4 pm on Sunday, November 6, 2016 at Aletha Zens' home. Materials have been distributed to all homeowners. If you are unable to attend, please

sign and return your proxy. If we don't have a quorum, the meeting will have to be rescheduled. If you are able to attend after you turn in your proxy, it will be returned to you at the meeting.

Driveway Repairs: The board is in the process of reviewing bids from several asphalt companies for much needed repairs on the main driveway, as well as the four individual driveways on S. Vaughn Way. As soon as the board makes a decision, we will post a notice on all units. We realize that the paving project creates a major inconvenience for residents, as you will not be allowed garage access and will need to park on S. Vaughn Way

until the project is completed. We are hopeful that the project can be completed in a week.

Landscaping: Bev Nosewicz met with our tree service to review recommendations to keep our landscaping looking its best. Several trees have already been replaced, several more are scheduled to be taken down, and maintenance work will be started shortly to ensure trees will not be damaged by winter snows.

Snow Removal: The board is reviewing contracts for snow removal for the 2016-2017 winter season. The decision will be made in the next several weeks.



Winterization: Please remember to disconnect your outside hose as we head into those freezing winter months. Any damage to your home as a result of frozen pipes is the sole responsibility of the home owner.

Parking: Please utilize your garage as your primary parking spot, and remember that the visitor parking is for visitors, not overflow parking for residents with more than one car. Also, it is in violation of the Declarations and Covenants for a commercial vehicle of any type to be parked for any length of time on the common area.

Patt Dodd

Christmas Traditions

The day after Thanksgiving isn't just about getting to the stores first to buy the best Christmas present ever. It is also about a family tradition of viewing Christmas lights — or perhaps starting a new tradition for your family.

Downtown Denver Grand Illumination

November 25, 6 pm
As part of Downtown Denver's Winter in the City program, at 6 p.m. on Nov 25, 2016 Downtown Denver's Grand Illumination event will light up Downtown, from Denver Union Station to the City and County Building. Following a countdown shortly after 6:30 p.m., Denver Union Station will be ablaze with brightly colored floodlights illuminating the historic structure in the heart of Lower Downtown and its lighted tree in front. Light Exhibition runs through the end of December.

Blossoms of Light Denver Botanic Gardens

November 25, 2016 – January 1, 2017 (includes December 24, 25 & 31) 5:30-9 pm
1007 York Street, Denver 80206
720-865-3501
Denver Botanic Gardens is proud to host this annual family-friendly event that has become a tradition



Hudson Christmas

Trail of Lights Chatfield Farms

November 25, 2016-January 1, 2017 (includes December 24, 25 & 31) 5:30-9 pm
8500 W Deer Creek Canyon Road, Littleton 80128, 720-865-4346
Come to Chatfield Farms to see colorful holiday lights illuminate a winding path through the Colorado countryside, set against a stunning foothills backdrop. This annual, rustic holiday lights extravaganza includes past favorites as well as new lighting elements

A Hudson Christmas Hudson Gardens

November 25, 26, 27
December 2, 3, 4
December 9, 10, 11
Daily, December 16-24 and December 26-31
5-8 pm
6115 S Santa Fe Dr, Littleton, 80120
(303) 797-8565
A premier holiday light show, with thousands of twinkling lights in majestic trees, visits with Santa and memories for the whole family. Stroll along a mile-long path as you sip hot chocolate and experience dazzling displays.

Aurora Holiday Tree Lighting

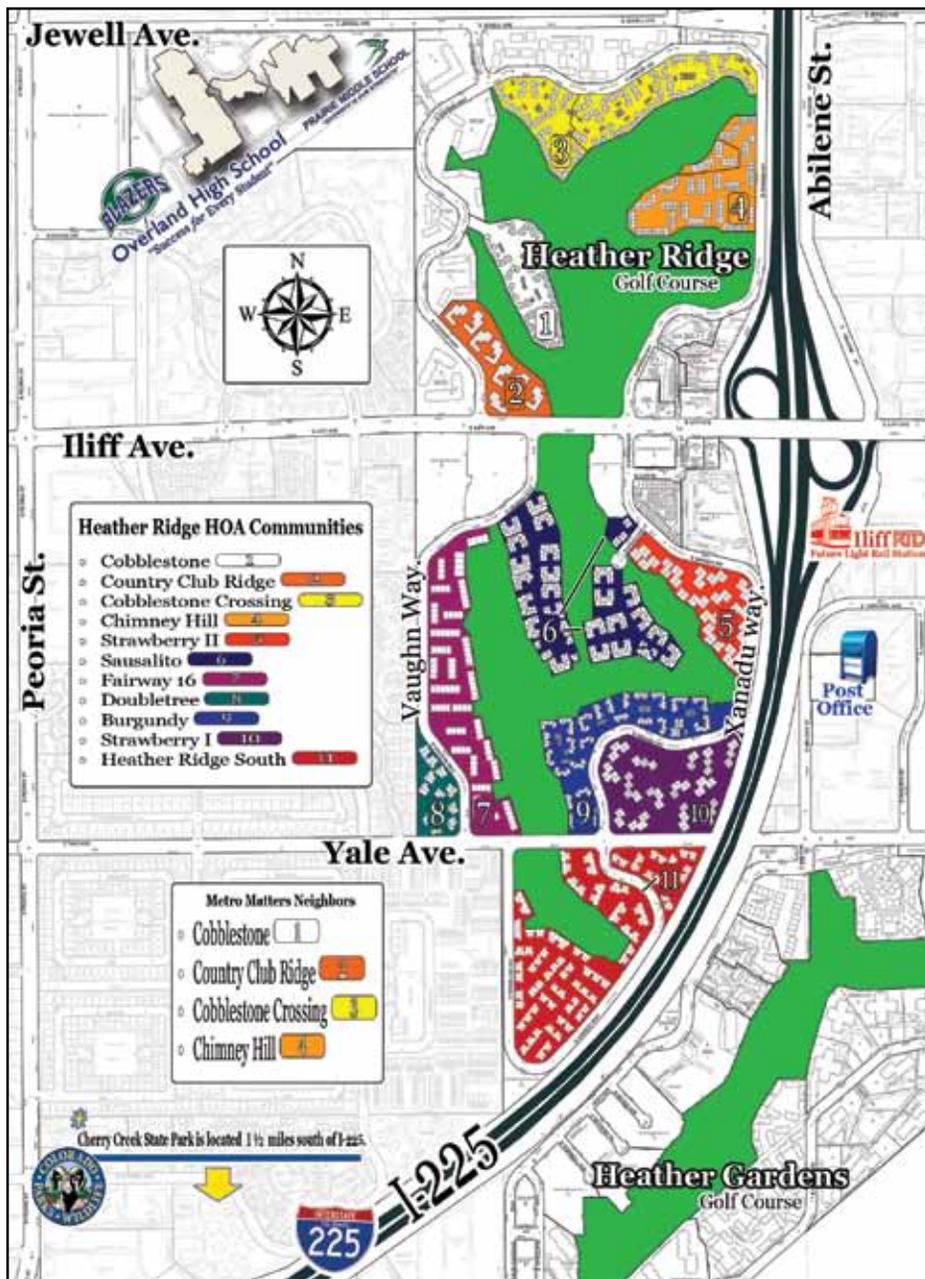
Tuesday, December 6
Aurora Municipal Center
Aurora Holiday Tree Lighting is a unique festival. Enjoy the sights and sounds of the holiday season! Snack on seasonal treats. Live musical performances. Visit Santa & Mrs. Claus. View the spectacular outdoor lights display.

Punkin Chunkin Colorado

Punkin Chunkin Colorado is one of Colorado's all-time favorite fall festivals. Attendees enjoyed a pumpkin patch, pony rides, face painting, crafts and other family activities as well as a market, food vendors and beer garden. New this year was a car show sponsored in partnership with the Central Colorado Corvette Club and live music on Saturday night featuring the Billboard-topping country act the Josh Abbott Band along with the Colorado-born country rock powerhouse, Buckstein. 18 teams participated this year with the winning pumpkin landing nearly 4,500 feet. More than 30,000 people attended this year's event.



Heather Ridge Community Map



Cobblestone Crossing

Accord Property Management
720-230-7393
Units: 150
HOA Meeting: 2nd Mon. 6 pm
3033 S Parker Road, Ste 720

Country Club Ridge

Custom Management
303-752-9644
Units: 64
HOA Meeting: 3rd Mon. 7 pm
Noonan's 19th Hole

Double Tree

Self Managed
Wendy Traynor
Units: 24
HOA Meeting: 1st Mon. semi-monthly
Contact Aletha for information

Fairway 16

Western States Property Services, Inc.
Roger Mitchell, 303-745-2220
Units: 116
HOA Meeting: 2nd Thurs. 6:30 pm
Clubhouse, 2600 S Vaughn Way
www.fairway16.com

Heather Ridge South

Westwind Management Co
Janelle Maninger – 303-369-1800
Janelle@windmanagment.com
21 Inverness Drive, Englewood, CO
80122
Units: 176
HOA Meeting: 4th Tues, 6:30 pm
HRS Clubhouse, 2811 S Xanadu Way
www.heatherridgesouth.com

Sausalito

HOA Simple - Craig Supplee owner
Emily Bresina, manager
ebresina@hoasimple.com
303-260-7177 x5; # Units: 159
HOA Meeting: 2nd Wed. 6:30 pm
Heather Ridge Golf Club
www.sausalito.com

Strawberry I & II

Association & Community
Management
Units: 328
HOA Meeting: 3rd Wed. 6:30 pm
Strawberry Clubhouse,
2638 S Xanadu Way

Burgundy

Community Management Services
Beth Wagoner – 720-377-0100 x
1304
beth@cmsincorp.net
Units: 120
HOA Meeting: 2nd Tues. 6 pm
Burgundy Clubhouse
www.cms-hoa.com

Chimney Hill

Accord Property Management

Alex – 720-230-7321
Units: 116
HOA Meeting: 3rd Wed. 6:30 pm
Noonan's 19th Hole

Cobblestone

Capital Management Co
Chris – 303-832-2971 x 303
Units: 74
HOA Meeting: 4th Mon. 6 pm
Heather Ridge Golf Club

Aurora History Museum — November Events

15051 E. Alameda Pkwy

Gateway to the Rockies Art Show

November 5, 11:00 am – 4:00 pm

Last day to view the 22nd Annual Gateway to the Rockies Art Show, a juried exhibit of paintings, photography and miniatures. Co-sponsored by the Aurora Artists Guild. Artwork is for sale.

17th Annual Festival of Wreaths

November 8—December 11, 9:00 am – 4:00 pm

Get in the holiday spirit with this one-of-kind exhibit! For a \$30 donation, sponsors receive a wreath to decorate for a display at the Aurora History Museum. The wreaths are sold through a silent auction, with bids taken both online and at the Museum during the exhibit. All proceeds go to the Aurora Museum Foundation and help support Museum exhibits and programs.

Brown Bag and White Linen Lecture Series

November 16, 12:00 – 1:00 pm

Denver's Transit System History: From trolley cars and jitney cabs to the light rail and RTD buses of today, Denver has a rich public transit history. Kevin Snow, author of the book *Riding Denver's Rails: A Mile-High Streetcar History*, shares the history of Denver's public transportation system. Sponsored by the Aurora Historical Society. Third Wednesday of each month; noon to 1 p.m. \$4 (\$3 Aurora Residents) Aurora Historical Society members free. Bring your lunch.

5th Annual Parol Lantern Workshop

November 19, 9 am – 12 pm

Decorate your home with a traditional star-shaped lantern made by you. Learn how to make this delicate and beautiful holiday decoration from the Philippines. Advanced registration required. Anyone under 14 must be accompanied by an adult. Ages 7 to adult. \$12/lantern (materials provided). To register call 303.326.8650 or register online.

Ukulele Lesson and Talking Story Presentation

November 19, 1 – 3 pm

Ongoing program, third Saturday of every month Free. Recommended for ages 8 and up. Explore Hawaiian culture and history through music. Each month the museum hosts a thirty minute presentation about Hawaiian culture followed by a group ukulele lesson. Topics include food, dance, music and more.

Exhibit Opens: The Doctor Will See You

November 22, 9 am – 4 pm

Early Aurora physicians often operated out of their homes or in small clinics. Explore the history of medicine in Aurora by learning about the doctors who cared for its citizens.

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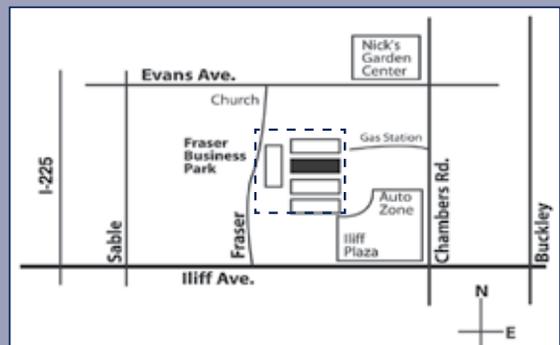


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