

# HR Heather Ridge



Metro Matters

May 2017

Number 5

Volume 7



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





Men and Women's Golf Clubs have started playing and as we get into our warmer weather walkers have also started walking on the golf course.

Non playing golf course walkers not only endanger their lives and the lives of the children and pets walking with them, but they diminish the golfing experience by disrupting play. In fact it's the number one complaint by golfers at Heather Ridge.

This year we will add more Golf Course Marshalls to advise violators of the no trespassing rules. Uncooperative trespassers may find themselves at odds with Aurora's finest.

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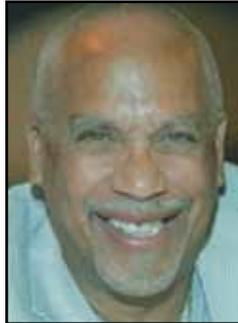
# MOTHER'S DAY



# *Heather Ridge* PUBLISHER'S NOTE

The golf course back nine, south of Iliff Ave, has enjoyed a minor makeover (*see page 16*) and both the Men's and Women's golf leagues are now in full swing. (*see pages 12-15*)

A friendly reminder to all who enjoy the open space provided by the golf course – the new cart paths are exactly that, cart paths. Non-golfers should avoid walking on or across the golf course when golfers are present. That is generally between 7 am and 7 pm. Each year hundreds of people are injured as a result of being struck by golf balls. Help us make sure you are not among them by obeying the “No Trespassing” signs posted around the course.



2017 is a property tax assessment year. Please see Van's Heather Ridge Community Affairs article on *page 6* to gain some important insight into how your property taxes might be affected.

If you are looking for something fun to do this summer with your family, try “Geocaching Across the Divide”. It's a great way to visit our National Parks as well as Estes Park and Grand Lake. (*see pages 18-19*)

***Happy Mother's Day to all Moms!***

Barry McConnell  
Publisher

## About the Cover

**Geocaching Across the Divide is a fun way for your family to get out and see our National Parks as well as visit Estes Park and Grand Lake.**

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

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# *Heather Ridge*

## COMMUNITY AFFAIRS

## Heather Ridge Community Updates

### Golf Clubhouse Sale

At this time, April 18, 2017, no agreement has been reached with any buyer although discussions have been had with an interested party. If and when any sales agreement is reached, the Metro District will announce it and hold informational meetings. Until then, any questions or concerns should be directed to Errol Rowland or Van Lewis using their contact information on page 4 of this publication.

### Non-Golfers on the Golf Course

The recent installation of new cart paths for the back-nine has significantly improved the golf course appearance and the play of golf. Not all the work is completed, especially the front nine. For years, if not decades, golfers have had two major complaints about Heather Ridge – its cart paths and non-golfers walking during play.

With that in mind, please respect the No Trespassing signs dotted throughout the golf course. Paying golfers keep the course running, so if they go elsewhere it hurts all of us. Upset golfers have reported people walking across the course during play and sometimes on the greens. Marshals patrol the course and will ask non-golfers to leave, so please obey the signs and respect the paying customers – the golfers.

### Property Tax Assessment Year – 2017!

In Colorado, all taxed real estate is evaluated for its market value every two years in the odd-numbered years only. That will be the case for this year.

The state has a gross property tax revenue problem because “it over-estimated the market value of a boom in oil and gas production, because gas prices plummeted.” The drop in non-residential property tax revenue along with lowering the residential property tax assessment rate to 6.56 percent created projected revenue shortfalls up to 10 percent for local taxing entities. Going to 7.2 percent or similar value will soften the impact.

There are two types of real estate property taxed in Colorado – residential and commercial. Both are under two state constitutional amendments – the Taxpayer’s Bill of Rights (TABOR) and the Gallagher Amendment. Under Gallagher, commercial properties are to be 55 percent of the total assessed value for revenue purposes, and residential 45 percent. Revenue goes to state, county, and city operations as well as “special districts” like Heather Ridge.

Because residential growth is expected to outpace commercial growth over the next few years, it will trip a cut to the residential assessment rate. And, because TABOR requires voter approval for tax hikes, Gallagher only works in one direction – once residential tax rates are cut, they don’t go back up.

At present, the residential tax assessment rate is 7.96 percent of the market’s assessed value of residential property. If your home is worth \$100,000, and the tax assessment rate is 7.96 percent, your home’s taxable value would be \$7,960 times whatever local taxing authorities assess (that assessment is called “mills” and acts as a percentage to determine exact tax dollar amounts). The residential tax rate was expected to fall to 6.56 percent, but now expected to be 7.2 or thereabouts.

So what’s the problem – just lower the assessment rate to offset significant increases in home values as well as adjusting downward the “mills” used for funding budgets? The drop in non-residential property tax revenue along with lowering the residential property tax assessment rate to 6.56 percent created projected revenue shortfalls up to 10 percent for local taxing entities. Going to 7.2 percent or similar value will soften the impact.

More work and details about property tax assessment rate will be forthcoming. The state legislature must pass measures to adjust the rate given recommendations from the State Board of Equalization and the state’s property tax administrator, JoAnn Groff.

**Van Lewis**



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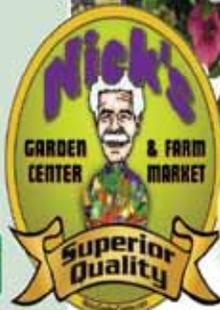
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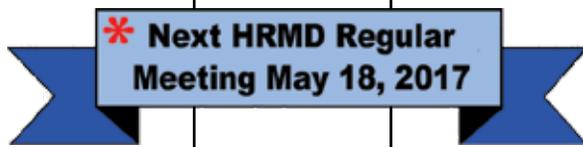
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# May 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 6 pm Cobblestone Crossing Board Mtg 3033 S. Parker Road, Suite 320, Aurora	9 6:30 pm Burgundy Board Mtg, Burgundy Clubhouse	10 6:30 pm Sausalito Board Meeting HR Golf Club  Double Tree Board Meeting at Bev Nosewicz's	11 6:30 pm Fairway 16 Board Meeting Clubhouse	12	13
14 	15 6 pm Country Club Ridge HOA Board Mtg Noonan's	16 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse <b>METRO MATTERS DEADLINE</b>	17 6:30 pm Chimney Hill Board Mtg Accord Property Management of- fice, 3033 S. Parker Road, Tower 1 Suite #320	18 	19	20 
21	22 6 pm Cobblestone Board Mtg HR Golf Club	23 6:30 pm HRS Board Mtg HRS Clubhouse	24	25	26	27
28	29 	30	31			



Judicial District, Aurora Fire and the Chief of Police. Graduations will be held at Aurora Public Schools Professional Learning & Conference Center. You can get applications and information by contacting [rbrassell@auroragov.org](mailto:rbrassell@auroragov.org) or [abunch@auroragov.org](mailto:abunch@auroragov.org). You can also call Ruth Brassell at 303-739-6350 with questions.

## APD Teen Citizen Police Academy

The Aurora Police Department is once again offering the Teen Citizen Police Academy. Two sessions are scheduled for June 5-16, 2017 (graduation June 17) and June 19-30, 2017 (graduation July 1). This program is available free of charge for teens ages 14 years of age and older. Participants are exposed to a group of very interesting classes with some offering “hands-on” tasks and scenarios. Classes are taught by some of APD’s best from the following units: Traffic, SWAT, Gang, K-9, Detectives, Police Academy, Firing Range, School Resource Officer, 18th

Let’s give our teens something to do this summer and the opportunity to really know what the Aurora Police Department is about.

**Bobby Laviolette**  
**Head Area Coordinator**  
**Aurora PAR Area 10 Neighborhood Watch**  
**[Bobby-NWatchArea10@comcast.net](mailto:Bobby-NWatchArea10@comcast.net)**  
**303-750-9134**

# Behind The City Scene

Parts of Ward 4 are trashy. There I said it! Maybe it is because I walk my dog and therefore I see it up close and personal. I can't even describe everything I have seen in a family-friendly publication. The gutters on public streets are open trash containers.

I am old enough to remember regular street sweeping operations. For the younger



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

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



folks those are the big strange looking machines that have rotating brushes on the front. What happened to them? Their use has been cut way back due to budget cuts. This is a short sighted policy that cancels out many other efforts to portray the City as a great place to live. I am a fierce critic of several "fluff" programs. The number one offender is the "Sister City" program. Tens of thousands of dollars of public funds are being used to send high ranking City officials on trips to exotic places for photo ops and cool passport stamps. We even have a full-time City employee who runs the program. Don't get me wrong I know many very nice people with Ethiopian and South Korean heritage. A program like this should be funded by private donations not your taxpayer money. As you can imagine my opposition to this program has not made me many friends at the very highest levels of the City government – who enjoy these foreign trips.

Street sweepers are very boring. They move slowly and make a lot of noise. They clearly need a PR firm to bolster their appeal. But their use in Ward 4 is a lot more beneficial than sending a delegation of City officials to far away places. Ward 4 has many needs including cleaning up trash, road work, more police enforcement, traffic control devices, and just boring old municipal services. There are no "memories of a lifetime" for removing trash from our gutters. When the budget discussion occurs in September, I will try to cut Sister Cities and add more street sweeping operations. *If you are a gambler bet on the continuing exotic foreign trips.*

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# What's Happening in Our RE Market?

*From a Metro-Denver perspective for March 2017*

- 4,921 – number of homes listed. That number was below 3,500 at one point.
- 9.7 percent – the increase in listings year-over-year. There is no measure for increased demand.
- \$425,607 – the average price of a metro home.
- 8.8 percent – the increase in average year-over-year home price.
- \$372,500 – the median sold price.
- 2.9 million – the official population for nine county metro areas including Boulder.



**Van Lewis**

*Heather Ridge South*

**303-550-1362**

*van@vanlewis.com*

In Heather Ridge, for sale inventory has been almost non-existent. Homes have been coming to the market in their usual volume and numbers, but buyers have been snapping them up immediately. Demand across the metro area for homes below \$400,000 is driving prices up beyond their value – and homes below \$300,000 more so; and homes below \$200,000 seem to “explode” when they hit the market. A great local economy fueled by people moving here along with minimal new home construction has created our housing shortage.

Here are some recent Heather Ridge listings and sales reflecting market conditions:

- In Fairway 16 and HRS, there is a 1633-1650 sq ft 2-story model. It has a full basement and 2-car attached garage. It is one of the best designed homes for its value in the metro area. One home recently sold for \$255,000 net after almost a year on the market. Another one recently hit the market at \$325,000 going under contract in three days. Why the disparity?
- Ranches are in great demand too. A 1230 sq ft model (no basement, but a 2-car garage attached) was listed at \$275,000 and went under contract quickly. It sold 1.5 years ago for \$209,000.
- A Double Tree listing smashed through the \$300,000 price barrier closing at \$344,500 after being listed for \$324,900. Until the end of 2015, the highest sale there had been \$290,000.
- Strawberry II recently broke the \$200,000 level with two listings that went under contract within days.

As a Heather Ridge owner, how do you know you're getting top dollar for your property? The answer is Pete and Van who have been a part of Heather Ridge for over 40 years aggressively listing and selling its homes. What sets them apart from other agents is their knowledge of Heather Ridge and how it compares to the rest of the metro-Denver market. That knowledge comes from selling a lot of homes, negotiating sales, and getting homes to appraise. They also know what home repairs get the biggest bang-for-the-buck in resale.

If you want the highest and best dollar for your home, unparalleled professional services, and competitive commissions, then call Pete or Van for a private, professional visit at your property. Remember, “Never leave home without them!”

**Van Lewis**



**Alliance  
3000**



**Van Lewis  
303-550-1362**

*van@vanlewis.com*

**Pete Traynor  
303-877-9538**

*PeteTraynor@ReMax.net*

**Please remember don't leave home without them.**

## Homes For Sale through April 18, 2017

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Chimney Hill	\$260,000	13616	E Evans Ave	2 - 2	1,512	1 Gar, Att	2 Story
Fairway 16	\$283,000	2598	S Vaughn Way A	3 - 3	1,462	2 Gar, Att	2 Story
Country Club Ridge	\$285,000	2280	S Vaughn Way 104	3 - 3	1,680	2 Gar, Att	2 Story
Country Club Ridge	\$325,000	2240	S Vaughn Way 203	3 - 2	1,693	2 Gar, Att	2 Story

## Homes Sold March 16 through April 17, 2017

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$165,000	13623	E Yale Ave B	2 - 2	1,153	Conventional	\$1,500	Individual
Burgundy	\$169,500	2697	S Xanadu Way D	1 - 2	942	VA	\$1,000	Individual
Cobblestone Crossing	\$255,000	13538	E Asbury Dr	2 - 2	1,392	FHA	\$0	Individual
Country Club Ridge	\$290,000	2220	S Vaughn Way 104	3 - 3	1,680	Conventional	\$0	Individual

## Homes Under Contract as of April 18, 2017

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$143,900	13651	E Yale Ave B	1 - 1	856	1 Space	2 Story
Strawberry I	\$145,000	13629	E Yale Ave A	1 - 1	856	1 Space	2 Story
Strawberry I	\$150,000	2682	S Xanadu Way D	1 - 1	856	1 Space	2 Story
Strawberry I	\$150,000	2694	S Xanadu Way A	1 - 1	843	1 Space	2 Story
Strawberry II	\$197,500	2419	S Xanadu Way C	2 - 2	1,091	1 Resv Space	2 Story
Strawberry II	\$199,900	2453	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry I	\$199,973	2676	S Xanadu Way B	2 - 2	1,144	1 Carport	2 Story
Strawberry II	\$205,000	2415	S Xanadu Way D	2 - 2	1,188	1 Carport, 1 Sp	2 Story
Strawberry II	\$217,000	2475	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Burgundy	\$218,000	2651	S Xanadu Way D	2 - 2	1,314	1 Space	2 Story
Cobblestone	\$249,900	2142	S Victor St A	2 - 2	1,208	1 Space	2 Story
Sausalito	\$253,000	2418	S Victor St B	2 - 2	1,282	2 Gar, Att	2 Story
Sausalito	\$275,000	2459	S Worchester Ct B	3 - 2	1,462	2 Gar, Att	2 Story
Sausalito	\$275,000	2504	S Victor St C	3 - 2	1,230	2 Gar, Att	2 Story
Fairway 16	\$279,900	2610	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story
Heather Ridge South	\$325,000	2706	S Xanadu Way	3 - 4	1,633	2 Gar, Att	2 Story

*Pete and Van are offering an exclusive program that could fund your home improvements for resale.*

## Heather Ridge Men's Golf Club

The HR Men's Club is off to a fast start with a very successful Spring banquet held at the Fresh Fish Company on March 30, followed by a full field for our ABCD Shamble Tournament on April 8 (rescheduled from April 1 because of rain). On April 15 another full field was present for the Individual Gross/Net tournament (see photos pages 14-15). As with all our tournaments the competition was brisk with just a few strokes separating first and third place in all flights. The 6-6-6 Tournament was held on April 29 with winner to be announced in June.

It is not too early to start planning on playing in our Mixer Tournament which consist of the HR Men's Club members and the HR Women's Club members playing in mixed foursomes with an 8:00 m shotgun start on June 3, with brats and dogs served after the tournament. Sign-up sheet will go up on May 20.

**Loren J. Janulewicz**  
 President HR Men's Club

### Heather Ridge Men's Golf Club Four Man Shamble Tournament April 8, 2017

#### 1st Place Winning Team — 111 Net

Bruce Larson  
 Loren Janulewicz  
 Joe Klein  
 Randy Taylor

#### 2nd Place Team — 112 Net

Steve Gonzales  
 Dick Hinson  
 Troy Faulkner  
 Matt Huntington

#### 3rd Place Team — 119 Net

Travis Wertz  
 Neil Potter  
 Bob Spagnola  
 Greg Johnson

#### 4th Place Team — 121 Net

Don Blosser  
 Steve Burke  
 Blind Draw  
 Larry Francone

#### Closest to the Pin

Hole #5	Team Ore
Hole #8	Team Potter
Hole #10	Team Ore
Hole #14	Team Palea

### Heather Ridge Men's Golf Individual Gross/Net Tournament — April 15, 2017

#### First Flight

1st Gross	Steve Wallen	Gross 75
1st Net	Steve Schroeder	Net 66
2nd Net	Ben Barnes	Net 69
3rd Net	Jim Murray	Net 69

#### Second Flight

1st Gross	Dick Hinson	Gross 82
1st Net	Terry Bade	Net 69

2nd Net	Dave Meredith	Net 69
3rd Net	Don Blosser	Net 70

#### Third Flight

1st Gross	Larry Francone	Gross 92
1st Net	Matt Huntington	Net 67
2nd Net	Roger Anderson	Net 69
3rd Net	Bob Ore	Net 72

#### Closest to the Pin

Hole #5	Jim Murray
Hole #8	Kirk Jamison
Hole #10	Larry Ricketts
Hole #14	Mike Coppens

## Heather Ridge 18-Hole Ladies' Club

The 18-Hole Ladies' Golf Club held its Spring Kick-off luncheon at Ajuua Mexican Restaurant. The ladies enjoyed a nice start on a very nice day to begin their golf season.

Watch for the sign-up sheet mid-May for the June 3 Men's/Women's Club Mixer Tournament on the Men's Golf Club bulletin board. Ladies, please sign up for this very fun tournament.

Teresa Anderson  
 Publicity

*Top right: Joyce Scott, Kathy Chandler, Marcy Greene, Patti Enright-Harris, and Ginny Lewis. Bottom right: Teresa Anderson, Debbie Holscher, Stacy Visentin, Patsy Hyde, Sue Smith, Bobbie Janulewicz, Wendy Traynor, Audrey Romero, and Kathy Kytle.*





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**Heather Ridge Men's Golf Club  
Individual Gross/Net Tournament  
April 15, 2017**





Left page, top left: Tom Knaub, Terry Bade, Matt Huntington and Niel Porter. Top right: Kirk Jamison, Steve Schroeder, and Dwight Lyle. Center: Troy Faulkner, Dumitri Palea, Larry Francone, and Greg Johnson. Bottom left: Dick Hinson, David Meredith, Pinky Gonzales, and Larry Ricketts. Bottom right: Steve Wallen, Spenser Howell, Bruce Larson, and Steve Meyer. Right page, top left: Steve Harmon, Ben Barnes, Mark Hayden, and George Wahbeh. Top right: Jim Gunderson, Morris Hoole, Vinny Roith, and Steve Vanwormer. Center left: Don Blosser, Brian Hornstra, Brandon Caldwell, and Harold Wallace. Center right: Jim Murray, Mike Coppens, and Andy Schmidt. Bottom left: Joe Klein, Loren Janulewicz, Steve Gonzales, and Bob Ore. Bottom right: Randy Taylor, William Schmit, Roger Anderson, and Arlis White.



## Back Nine Golf Cart Path Completed

Until recently being on a golf cart driving the back nine, south of Iliff Ave, was like jeeping in the Rocky Mountains, complete with cracked pavement and cement paths to deep crevices and rocks. The back nine golf cart path hadn't been addressed since it was installed over 40 years ago and was definitely in need of repairs.

After the installation of the new irrigation system on the back nine the long awaited cart path project took center stage and due to our unseasonably warm weather was completed in record time.

*Construction photos provided by Heather Ridge resident Grant Shideler*



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# Geocaching Across the Divide



Geocaching is essentially a public treasure hunt. Using GPS, find treasures, or “caches,” that are hidden around the world. Most geocaching experts use a mobile app designed to help you find the treasures, but Rocky Mountain National Park, Estes Park and Grand Lake have

their own tour dedicated to finding the caches around the Continental Divide.

To celebrate the National Parks Centennial last year, Across the Divide GeoTour was created and features Rocky Mountain National Park and the mountain villages of Estes Park and Grand Lake. This geocaching tour will take you from town to town crossing the Continental Divide and all the beauty of Rocky Mountain National Park. You may still get the passport tour guide on the website [www.geocaching.com/play/geotours/across-the-divide](http://www.geocaching.com/play/geotours/across-the-divide). There are 47 geocaches hidden from Estes Park through the Continental Divide to Grand Lake. You can also visit Estes Park’s website [www.visitestespark.com/things-to-do/outdoor-adventures/geocaching/](http://www.visitestespark.com/things-to-do/outdoor-adventures/geocaching/). Estes Park is celebrating its Centennial this year. Pick up a 2016 Passport at the Estes Park Visitor Center, 500 Big Thompson Ave (N40 22.737, W105 30.869), the Grand Lake Visitor Center (N 40 15.097, W105 50.093) and many local businesses. A list of the

caches, coordinates, and EarthCache questions can also be printed for use in the field, where cell phone service may be limited.

## **GEOCACHING AT-A-GLANCE** *What is geocaching?*

Geocaching is an outdoor adventure where players use a free mobile app or a GPS device to find cleverly hidden containers around the world.

## *How many people geocache?*

There are approximately 3 million active geocachers worldwide, with more than 830,000 active users in the U.S., more than 375,000 in Germany and more than 160,000 in the United Kingdom.

## *How many geocaches are hidden?*

More than 2.8 million geocaches are waiting to be found in over 180 countries.

## *Why do people geocache?*

People geocache because it’s a way to explore the world around them with friends and family and because it’s fun.



Geocaching is a game that reveals a world beyond the everyday, where the possibility of a new discovery hides under park benches, in the forest and probably a short walk from where you are right now (literally).

### GEOCACHING BASICS

A geocacher hides a geocache, lists it on Geocaching.com and challenges other geocachers to find it.

- At minimum, geocaches contain a logbook for finders to sign. After signing, finders log their experience on Geocaching.com or with the Geocaching app and earn a reward in the form of a digital smiley.
- Some geocaches contain small trinkets for trade. If a geocacher takes something from the geocache, they replace it with something of equal or greater value.
- Geocaches are put back where they were found for the next geocacher.
- Geocaches are never buried.

### WHO ARE GEOCACHERS?

Geocachers are united by the spirit of exploration and the joy of discovery. Geocachers live in nearly every country on Earth. Geocachers are families with children, grandparents, tech geeks, photographers, hikers—anyone can be a geocacher.

*Photos (top left): Finding and documenting a geocache; bottom left: Micro bolt and screw geocache; top right: Official geocache container; bottom right: Geocache item found.*



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# HR Heather Ridge

## ASSOCIATION NEWS

### Sausalito

**Pools: FINAL NOTICE.** Important Advance Notice to all Homeowners regarding two dates to pick up new pool keys. The Board has decided it is time to replace our very old locks and keys for both of our swimming pools. Our pools are for Sausalito residents only so we need to establish a new security system. Only homeowners are eligible to receive a pool key. If a unit is rented the homeowner is responsible for giving the tenant a pool key and obtaining the key when renters leave. Our objective is to make this transition to obtaining new keys as easy as possible for homeowners. The two designated dates to sign for and pick up your new pool key along



with a copy of the Sausalito Pool Rules and Regulations from HOA Board Members are as follows: *Saturday, May 13th, 9 am – noon at the Victor Pool and Saturday, May 20th, 9 am – noon at the Worchester pool.* If you pick up your key on one of the two scheduled days, the key is free. Thereafter there will be a charge of \$25 for your pool key which can be obtained from H.O.A. Simple. Call Emily.

**Garage Doors:** We want to thank those homeowners who have recently replaced their old damaged wooden and metal garage doors. Fines will be imposed on homeowners who have received repeated notifications over the years until all damaged garage doors are replaced. If you need a name of a garage door company who has replaced many garage doors in Sausalito, please call Emily at 303-260-7177 x5.

**Landscaping:** Please take the time to give our pine trees and bushes some extra water during

this unseasonable warm weather. Winter is not done with us yet.

**Reminder About Pets:** Pets must be on a leash and please



pick up pet waste and dispose of appropriately. Do not put waste in trash containers on golf course. Dog waste is a health issue for humans and pets. Be a responsible pet owner! The golf course is not a park, nor an area to let your dogs run free.

**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](http://Sausalitohoa.com).

**HOA Board Meeting:** 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**

# Strawberry

Hello everyone! May is a busy month and summer just around the corner.



## Annual Meeting

The Annual Meeting will be held at the Clubhouse on **May 16th**, 6:30 pm. Come early, around 5:45 for pizza! This meeting is extremely important for a variety of reasons. We will have an update from David Effress, of GCG, regarding the roofing project, an educational presentation of the Strawberry website, Year End Financials, and most importantly the **election of the new Officers**.

**Three** positions are available with terms ending, November 2020. There is **one** position available, term ending November 2018. Please **volunteer** for your community!

A Board Member carries responsibility for all the homeowners. These are not positions of popularity; they are positions of responsibility. Board Members make decisions for the betterment of the community, some are difficult at times, yet they need to be made.

The majority of a Board Member's time is through emails; depending on what is occurring it can be busy and at times not. Attendance at the monthly meetings is required. If you would like to get involved with a project you can or not, that's your preference.

the Minutes, go to "Search", type "Minutes", you will get various options. Click on item #3, "Resource Folder 2017", you will see quite a bit of information readily available for you to read. If you have problems or questions, please contact Jessica or Judy at ACM for clarification. (There is updating to do; pictures, newsletters, events, etc. currently are being addressed.)

**Phase 1/Phase 2:** Somewhere in time, there seems to have been a "conceptual" separation of our community from Phase 1 and Phase 2. **Please** remember Strawberry includes the entire property, addresses including the 13000's, 2600's and the 2400's. The only difference is that one section was built first, then the other second. We all share the same amenities. There are structural, layout and parking differences with **all** our units which therefore, require different needs. So please, **we are all one** and stop separating the property into different classes!!

**ACM Contact:** Melissa Keithly, Director; Jessica Ramos, Property Manager; Judy Finning, Executive Assistant. 303-233-4646.

**Bev Earley**

**Pool Opens:** Wahoo, summer is officially here! The pools open Memorial Day weekend, May 27. As usual be respectful of others, noise and the pool rules. We will have an emergency phone available at each pool. They will be attached to the fencing in a red, steel box.

**ACC Violations:** Please remember, anyone can report an ACC violation. The report doesn't require pictures just an email or phone call to ACM. All homeowner reports are kept confidential. Please send them to [Covenantcompliance@ACMhoa.com](mailto:Covenantcompliance@ACMhoa.com).

**com,** or contact Jessica or Judy at ACM. Give the information to where the violation is and what it is. ACM will initiate the violation process and things will get resolved.

**Strawberry Website:** The website is up and running. Many weren't aware that it was available, so here is some information. To access the site go to: [www.strawberry1hoa.com](http://www.strawberry1hoa.com). You can also search in your browser: Strawberry 1 at Heather Ridge HOA.

You will need to create a login, just follow the directions. To locate



## Heather Ridge Community Garage Sale

Information Coming Soon

# Fairway 16



## Dates to Remember:

- 5 Cinco de Mayo
- 14 Mother's Day
- 20 Armed Forces Day
- 29 Memorial Day (trash pick-up will occur on Friday)

**Snow Removal:** CW has been involved with snow removal with HOAs in Denver for over 30 years. A normal contract calls for snow removal

at 2" on the streets and 1" on the sidewalks. If snow buildup is allowed to exceed 2", there is a tendency to experience ice buildup if there is not warm weather between storms to melt the snow. In addition, it can be very expensive to remove, involving chemicals and heavy equipment.

Usually it takes 3-5 hours to plow the streets at Fairway 16 for a cost of \$270 to \$450. Hand shoveling can run anywhere from 25 to 100 hours for a cost of \$950 to \$3,800.

The board has decided to discontinue snow removal inside courtyards in light of this expense. Any homeowner who wishes to have their courtyard shoveled, may contact our manager Roger Mitchell at 303-745-2220 to make arrangements. The fee is \$11.25 per shoveling.

This policy will go into effect in the fall of 2017.

**Roof and Gutter Replacement:** Our roofs and gutters will be replaced in unit sections over the next 3 to 5 years. Our inspection revealed that there is no discernible difference in the deterioration of any one section.

They will be replaced in sections as opposed to all at one time in an effort to avoid an assessment to homeowners or borrowing the money and accruing interest.

### Roof Replacement Cost

(approximate): \$849,059

- Approximate \$28,000 for each 4 unit building (A – D)
- Approximate \$41,000 for each 6 unit building (A – F)

### Gutter Replacement Cost

(approximate): \$105,083

- Approx \$3,800 for each 4 unit building
- Approx \$5,600 for each 6 unit building

**Clubhouse Rental Procedure:** If you would like to rent the clubhouse, please contact Roger Mitchell at 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net). You will need to fill out a rental agreement and submit two checks. One check is for the \$200 deposit, the other for the \$100 rental fee for a six hour period. Your deposit will be refunded if the rental agreement has been fulfilled and no damages have occurred.

You will be given the code to the

lockbox so there is no key exchange necessary.

**Garbage Cans:** Please do not leave garbage cans outside in common areas. They should be stored inside garages.

**Volunteer Award:** Norm and Sheryl Pitts have volunteered their time and effort to oversee the renting, cleaning and upkeep of the clubhouse for the last four years. The untold hours they have so generously donated to our community is greatly appreciated. Norm and Sheryl were recognized at the annual meeting with an engraved award and a Summit Restaurant gift card on behalf of the Fairway 16 Community.

**Monthly Board Meetings:** The Fairway 16 Board meets on the second Thursday of each month at 6:30 pm at the clubhouse.

**Website for Fairway 16:** [www.fairway16.com](http://www.fairway16.com)

**Western State Contact Information:** Roger Mitchell, 303-745-2220. [roger@wsps.net](mailto:roger@wsps.net)

**Bette Secord**



# Cobblestone Crossing

**Weather:** Remember it can still snow until about the 15th of May. Save your planting until then except for spring flowers which are frost tolerant. If you would like to volunteer to keep up the planters (one or many) around our community please tell a board member or come to a board meeting. The moisture in April has helped our trees and bushes. Until the sprinklers are turned on this month water trees and bushes if there is a dry period.

**Trees and Bushes:** Trees have been pruned or removed per the walk-through. Any broken branches remaining should be brought to the board's attention. Bushes will be added this spring as deemed necessary. Requests should be sent to the board via Alec.

**Potential Projects:** The mild winter removed the need to fill potholes. Painting (striping) will be done in a timely manner. Three dumpsters (D and F) remain to be replaced. New signs giving visitors a better entrance identity (A thru F) will be added. In addition, one retaining wall may be replaced per year as needed.

**Trash Pickup:** Large items not in dumpsters are to be removed at

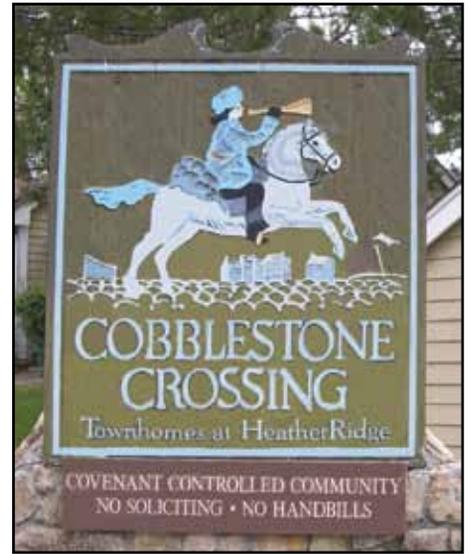
owner's expense – the HOA does not contract for large item pickup. Call Alpine Waste and Recycling 303-744-9881 for pickup.

**Recycle Dumpsters:** We now have two dumpsters – one in C near the pool, and one in E.

**Parking:** We still have problems with residents parking in guest spots. Please consider others when parking.

**Architectural Improvement Requests:** Any exterior building changes or attachments must have board approval prior to installation.

**Pool:** Our pool opens Memorial Day weekend. A key is required for entrance. Contact Alec at Accord



(Alec Hrynevich, Accord Property Management) if you need a new key.

**Dog Reminders:** Dog waste must be picked up by pet owners. Dogs may not be tethered on patios.

**Board Meetings:** The Board meets at Accord's Office, 3033 S. Parker Road, Suite 320, Aurora, CO 80014, the second Monday of the month at 6 pm and all residents are welcome.

**Stephen P. Weiner**

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# Double Tree

**Board of Directors:** President, Wendy Traynor; Vice President, Bev Nosewicz; Treasurer, Aletha Zens; Secretary, Patt Dodd; and Member-at-Large, Alison Ruger. Board meetings are held every other month, the next meeting will be held on May 10 at Bev Nosewicz's home. All homeowners are welcome to attend.

**Aurora Clean Up Day:** If you need assistance disposing of large household waste, Aurora Clean Up Day is May 20. Large items not appropriate for curbside pickup may be dropped off at Ecotech Institute, 1400 S. Abilene Street. Before you load up your truck and head over, please check the list of excluded items online at

[AuroraGov.org/KeepAuroraClean](http://AuroraGov.org/KeepAuroraClean), or call 303-739-7287.

**May Recycling:** Waste Management continues to be our service provider for both trash and recycling. Trash pick-up is every Thursday but will be delayed by a day if there is a holiday during the early part of the week. Recycling days are May 4 and 18. Remember to set your recycling out the night before, as they have been coming before 8 am.

**Landscaping Update:** We are in the process of scheduling the spring

walk-through with our tree service to assess any damage sustained to the trees and bushes on the property. Our landscaper will also be aerating the lawn. Please make sure you are cleaning up after your pets so that we don't encounter any little surprises as we walk the grounds! Your efforts are greatly appreciated.

**Asphalt Update:** Now that we are headed into warm weather, our asphalt repair and replacement project is back on! Once the board has chosen a contractor, we will post notices letting home owners know

what the schedule will be. We realize this will be an inconvenience for all residents, as we will all need to park on S. Vaughn Way until the job is complete. The process should take a week.

**Late Fees:** HOA fees are due on the first of each month. A late fee will be assessed if payment is not received by the 10th of the month. Your cooperation on this issue is very much appreciated.

**Patt Dodd**



# Burgundy

*"A man loves his sweetheart the most, his wife the best, but his mother the longest."*  
**Irish Proverb**

**Board Meeting:** Time's flying and here we are touching down in May. Our next HOA Meeting, the 2nd Tuesday of the month, will fall on May 9. Burgundy homeowners are welcome and encouraged to join us at 6:30 pm for the general session.

**Landscaping:** The board had a community walk-through with our landscapers, Metro MCM Inc., in April. We focused on work to be done where bushes and trees were removed earlier this spring. We also discussed options for areas where grass needs restored and requested recommendations on sprinkler issues as found when

the system is back online. We are hoping to have bids in before the next board meeting so we can get the ball rolling.

*"A Freudian slip is when you say one thing but mean your mother."*  
– **Unknown**

**Volunteer Opportunity:** "Thank You!" Michelle for asking...Saturday May 20th and June 3rd please

consider joining members of the board and fellow green thumbs as we begin working in our community flower gardens. From 9-11:30 am on each of the above mentioned days, we will be sprucing up the various existing flower beds, working on planting in a new garden area, thinning existing plants and adding new water tolerant plants to areas throughout the community. This is a request for your help and time, and

you will have the opportunity to take some of the plantings to add to your personal garden after sharing your time with us.

*"Spend at least one Mother's Day with your respective mothers before you decide on marriage. If a man gives his mother a gift certificate or a flu shot, dump him."*  
– **Erma Bombeck**



**Pool Time:** Yay! The pool will open for the season on Memorial Day weekend from 8 am to 10 pm daily. This is a reminder to be mindful of neighborly pool etiquette and safety guidelines. Rules are available for referral in the Burgundy Information Guide (updated in 2015, pgs 7-9). Printouts of the Pool Rules will be available in the letter boxes and posted in the pool area. Violation of any rules will be recorded and will result in a fine. Only residents in good standing on their HOA dues are permitted use of the facilities.

*“A mother is a person who seeing there are only four pieces of pie for five people, promptly announces she never did care for pie.”*  
**– Teneva Jordan**

**Procedures:** What happens after hours or when I, as a homeowner, need guidance or assistance from the management company?

**Please follow these measures:**  
 Call the management office: 720-377-0100, the After Hours person on call will answer or return your call if you leave a message. They take down the pertinent information and then text Jack, our manager. If Jack does not return your call within 15 minutes please call a second time and they will then call Jack. If Jack does not respond the person on call will contact the owners of CMS management, and they will contact you to respond to your concerns.  
*\*Please remember if the problem is a crime or health issue you need to*

*contact the authorities directly.*

*“It’s not easy being a mother. If it were easy, fathers would do it.”*  
**– The Golden Girls**

**Quick Notes:**

- Dates are still in the works for the Heather Ridge Community Sale. We’ll let you know as soon as a decision is confirmed so keep gathering the goods you’d like to clear out.
- All Burgundy lots require Parking Permits. Parking Authority has been asked to make more drive through inspections both day and night. Please be sure your permit is visible, your guests have permits, and that all visitors are aware that they will be ticketed and could be towed for exceeding posted time restrictions.
- Contractors working in the units must abide by the parking limitations. If they need to park close to your home you may need to allow them the use of your parking space. If the vehicle is not marked with a logo, identifying them as a contractor, they will be required to have a permit visible. ‘No Parking’ zones will be enforced and may only be used for quick loading and unloading. If your neighbors become inconvenienced you will be notified.
- Charcoal grills are not permitted for our designated housing status per the City of Aurora fire codes. They are also not to be used in any Burgundy common area – so

essentially 'No charcoal grills!'

- Our community has two wonderful residents who are willing and ready to go over the governing documents and begin the work of outlining recommendations to some very outdated language. If you are available to assist please contact KatiJo with CMS so we can get this started.
  - Doggie poop bags; use them please and dispose of properly.
  - Beware of the blackbirds. They love to drop trash and food everywhere so please tighten your bags going into the dumpsters.
- Many of you know at least one board member. We want you to know we appreciate your support, your time in joining us at the monthly HOA meetings, the thoughtful suggestions on various topics, the pleasantries passed while out and about, and wish to thank you!

If you’d like to have items added to the next meeting agenda please contact our community manager Jack Higgins, [Jack@cmsincorp.net](mailto:Jack@cmsincorp.net). He is assisted by KatiJo Jordan, [KatiJo@cmsincorp.net](mailto:KatiJo@cmsincorp.net) and Julie Salinas, [Julie@cmsincorp.net](mailto:Julie@cmsincorp.net). The CMS office number is 720-377-0100 and to access ACC request forms and other important documents please visit [www.cms-hoa.com](http://www.cms-hoa.com). Contact the management office for questions and login information.

**Rebecca McDonald**  
**HOA President**



# Country Club Ridge

Spring is nature's way of saying, 'Let's party!' – Robin Williams

**A Friendly Reminder:** CCR is a covenant controlled community. There are various restrictions and conditions which must be met by all homeowners and tenants. Not knowing and or not being informed does not relinquish one from the governing bylaws. When you purchased the property you agreed to the governing documents. As a landlord it is your responsibility to inform your tenant of the Country Club Regulations including but not limited to trash, parking, animal clean-up, snow storage, etc. Please be informed as a unit owner or renter and avoid the costly penalty due to ignorance. If you need additional information please call Custom Management Group



(CMG) or visit the website [www.countryclubridgehoa.com](http://www.countryclubridgehoa.com)

**Dues:** Please know there was an increase in the 2017 HOA dues. Please make sure your account is current to avoid late fees. For the first time in quite a while we are seeing multiple delinquent accounts. If you have questions regarding your account balance please contact CMG and ask to speak with accounting.

**Landscaping:** This year the Board will again work closely with Marcan Landscaping to keep the grounds of our community looking its best. There will be several scheduled walk-through's with the Board and CMG and Marcan to stay on top of a never ending project. If you find an area that needs attention or repair such as a broken sprinkler, running water etc. please notify CMG immediately!

**Painting & Trim:** The painting project will resume for buildings 2210 and 2240 this year. Any questions regarding the project please contact CMG. Bids were reviewed in the April meeting. You will be notified when painting will begin for these units. Items important to you will need to be removed from the patio.

**ARC (Architectural Review Committee) Requests:** Any exterior changes or additions must be approved by the board before starting any work. This includes satellite installation, changes to doors and window, a/c units or any type of attachment to the deck and deck railing. In short, if it is outside of the home, make sure to get prior approval. If this is a rush item the BOD can be notified by CMG if an immediate response is necessary.

\*\*\*\* *Keep in mind all patio items must be kept to a minimum and kept clean of decoration in excess.*

**Parking:** Parking issues have improved. Thank you for your continued efforts. Keep in mind, visitor spaces are for visitors. Residents using visitor spaces – you are subject to towing, fines or both. Parking in Fire Lanes will result in immediate tow. Parking in handicap without a placard displayed will also result in immediate tow.

There is no parking in front of the garages except for loading and unloading. This includes the POD's used when moving. If a POD is needed it cannot sit in the courtyard or in front of the garage.

The parking design is narrow, improperly parked vehicles can impact fire/ambulance/police in the event they are needed. Do not inconvenience those around you. Park in your garage. If the appropriate spaces are full use street parking on S. Vaughn Way.

**Trash:** Friday is trash day. Please make sure all trash is placed in the appropriate container. Please do what is necessary to secure trash items to avoid having the wind distribute your items through the parking lot. Trash containers can be put out after 4 pm on Thursdays and are required to be put away by 7 am Saturday morning. If you will be out of town please make arrangements to have this container brought in or wait for the following week to put your receptacle out. Recycling is bi-weekly May dates: 05/12 and 5/26  
*Keep it clean CCR. We are all in this together!*

**Indoor Water Consumption:** Take time to check the plumbing in the home. As our property continues to age we all need to look at spending a little now to make corrections along the way. As a community who relies on one another, we either pay now

## Out To Lunch Bunch

*Don't forget to make plans now  
for the next*

**Out To Lunch Bunch Event**

*Call or email*

*Josie Spencer for details  
amipep@aol.com, 303-671-5634*



to correct that which we can. Or, pay later in increased HOA dues to cover the expense. Continue to check regularly for leaking toilets or sinks. "Save water – shower together!" – Anonymous

**Monthly Board Meetings:** Board meetings are on the 3rd Monday of each month at 6:00 pm. You are always welcome and encouraged to attend! Stop by and provide any thoughts to the betterment of our community. Meetings are held in the lower level of Noonan's Tavern next

to the Golf Shop. *Be involved – Be informed.* If you cannot access the meeting because of the stairs please let us know. There is a ground level entrance by the Golf shop so we can accommodate all.

Notice something that should not be?? If something is happening that is just not right... Notify CMG. You do not have to confront someone that does not adhere to the rules. This is what our management company is here for, among many other things. This keeps the neighbor to neighbor

interactions peaceful. Just snap a photo with the date and time of the issue or complaint and send it to CMG [customgrp1@msn.com](mailto:customgrp1@msn.com). Make sure to include the building and unit number with your concerns. You can also attend a board meeting to address your concern.

Who? What? How? When?  
Contact Custom Management Group your one stop shop. 303-752-9644, [customgrp1@msn.com](mailto:customgrp1@msn.com)

**Mocha Butkovich**

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## Heather Ridge South

**Home Safety and Security Issues:** Two recent events in HRS are at the forefront of this topic. The first one appears to have been an attempted home break-in last month. A resident reported a mysterious knock at the front door around 10 pm coinciding with "stoppage of the electronic signal from the unit's security camera" to the owner's smart phone. Using another wireless security system, the owner turned on all the house lights at once scaring the "door knocker" away. The police were called but nothing was found. Interestingly enough after the "door knocker" ran away the front door security camera worked again.

Secondly, our community park at the very south end of HRS was recently vandalized and damaged. All the concrete benches were

smashed and the vandals used their broken chunks to hammer away at the children's slide – leaving deep dents and scars. Empty liquor bottles, food bags, and debris littered the area indicating a late-night party at this community's expense. Our park has a small basketball court that's used more by outsiders than residents. Over the years, vandalism in the park has been increasing, but this incident was the costliest one to date. To stop vandalism for now, the basketball backboard has been removed and deemed an "attractive nuisance" pending further study.

**Fence Program is Now Underway:** Letters have been mailed to all owners about this program, so if you haven't received one, please contact Janelle at Westwind Management. As mentioned in last month's *Metro Matters* and in the mailed letter, a Board Resolution changes our architectural policy to prohibit All non-vinyl fences or privacy screens

except for those in patio style units between their back patio areas. The Board's letter offers to remove all non-vinyl fencing at no expense to owners along with a financing program to install new fencing (includes owners presently without fencing). For more information, please contact Janelle.

**Recycle vs Garbage (Trash):** Recycling for HRS began in April of 2011 at an additional cost of \$226.00 per month, or \$1.28 per unit per month. All residents are mailed a calendar at the beginning of each year indicating which days are scheduled recycling pick-up days. In addition, HRS's website ([www.Heatherridgesouth.org](http://www.Heatherridgesouth.org)) calendar has this information as well as other interesting facts and events. Recycling material needs to be in a container marked as "recycling." If you do not have one you can either purchase from an outside source or our trash company Alpine Waste. Owners must pay for it. For more information,



call Janelle at Westwind. You may also request a list of "proper" recycle material. Remember, if you put your recycle container out on a non-recycle pick up day it goes in the trash truck and is not recycled.

**Painting Project 2017:** A bid of \$204,500 was accepted by the Board for ECC to paint all our community buildings. After careful study and three competitive bids, the Board chose ECC because of its warranties, scope of work, and its history painting similar communities over the decades. Board members Dave Elgin and Linda Hull are overseeing this program along with help from others. Linda has formed a five member panel to select colors and design options to be presented soon at a community meeting to be announced. Work is expected to start in May and end by August given weather conditions.

**Van Lewis**

# Chimney Hill



**Spring is here!** Yes, it has been warm and we have dry lawns. Due to lack of snow, trees and bushes are really dry and thirsty. The spring clean up will soon take place and the sprinkler system will be activated at that time. Thanks go out to our residents who have already been cleaning their lawns of debris and watering the dry spots and bushes. Please bag debris before putting in trash. Our trash requirements deem trash bags essential at all times. If you use a blower to clean debris out of your area, please gather it and bag it before

taking it to the trash. Do not blow it onto the common area. It rids debris from your area but spreads onto your neighbor's area.

**Reminder to Pet Owners:** Pets must be on a leash at all times when outside, whether in patio, in front area or driveway. Owners cannot leave pets unattended or tied to any structure. Those pet owners who have short fence enclosures are included to abide by the same rules. Be a responsible pet owner! The common area and the golf course is not a dog park to let your dogs run free. Do not use golf course trash containers when cleaning up after your canine. Too many pet owners are standing with their pets in the back patio area and in the front of their homes' common area waiting for their pets to do their thing. The landscape company can only do so much to upkeep our lawns. Walk your pet outside of our community area and residents' common area. Please pick up pet waste and dispose of properly in our community trash receptacles. Dog waste is a health issue for humans and pets.

**Watch Out For:** Spring also brings out the "walker" in us. Watch out for walkers as more of our residents are outside enjoying this wonderful weather. Watch out for children walking and riding their bicycles. Parents, please accompany your children at all times when out in our community.

Be mindful that children playing in neighbor's patios, front entrance stairways, driveways or common area, pose a danger to them and may lead to property damage. We want all children to be safe. Residents consider your speeds as you enter our community. Several residents drive through our community at high speeds once they enter from Xanadu to Evans Ave. Speed limit signs are posted at 10 mph in our community. The speed bumps do not seem to avert these speedsters. Please Slow Down! When you enter our property, be cognizant of your loud vehicle music. Please turn down the volume.

**Golf Course Is Not A Playground:** The golf course is a business meant to generate income. The golf course has made cost effective improvements to maintain the golf experience, improve safety and reduce potential damage to golf course equipment. Therefore, for your protection and that of all children and pets, signs are posted reminding us that golfers and their sometimes errant golf balls are the priority during any hour the course is open. Pretty much 24/7 everyday! The golf course is for golfers only. The golf paths are for golfers and are not for walking at any time. Residents should not use golf course for shortcuts to and from their residence. The golf course is not a playground for children especially unsupervised

children. It is dangerous and damage to golf course property sometimes occurs when children are at play.

**Barbecue Grills:** Charcoal and smokers are prohibited. Grilling on common area and swimming pool area is also prohibited. Gas grill use is prohibited within 10 ft from structure.

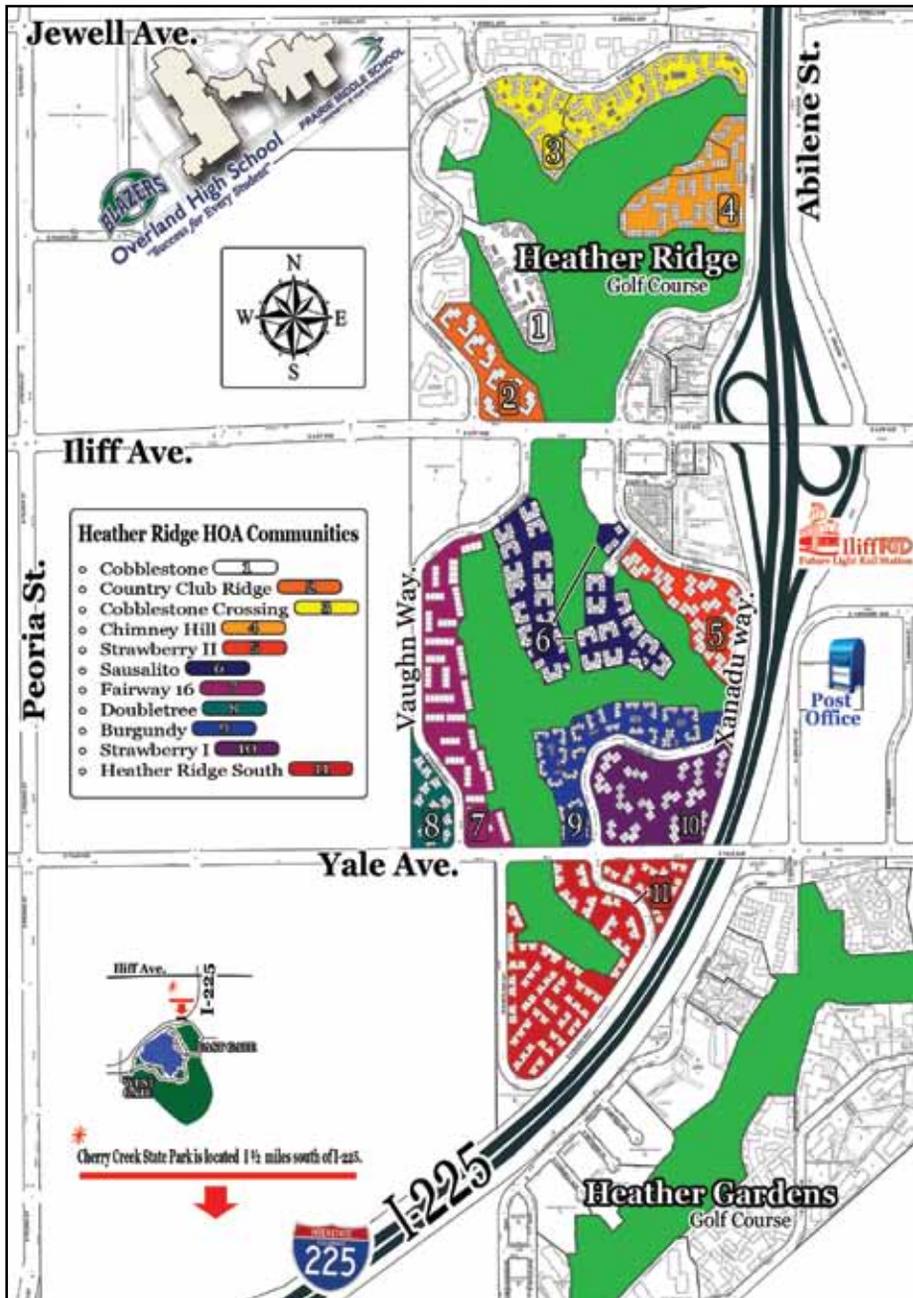
**Property Management Contact:** Accord Property Management. Contact Alec, our community property manager, at 720-230-7303, email [alec@accordhoa.com](mailto:alec@accordhoa.com), website is [www.accordhoa.com](http://www.accordhoa.com). Select Chimney Hill with password – Chimney2012.

**Architectural Improvement Request:** Get HOA Board approval for any and all exterior building modifications along with removal and addition to landscape. Follow our community's protocol and download the Architectural Improvement Request form readily available on our website.

**Board Meetings:** Our Board meetings are held on the third Wednesday of each month at 6:30 pm at the Accord Property Management office located at 3033 S. Parker Road, Suite 320, Aurora, CO 80014.

**HOA Board  
Representing your interest  
and protecting your  
investment.**

# 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 320

**Country Club Ridge**  
 Custom Management Group  
 303-752-9644  
 customgrp1@msn.com  
 # Units: 64  
 HOA Meeting: 3rd Mon. 6 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  
 rogerwsp.net  
 # Units: 116  
 HOA Meeting: 2nd Thurs. 6:30 pm  
 Clubhouse, 2600 S Vaughn Way  
 www.fairway16.com

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Janelle Maninger – 303-369-1800 x115  
 Janelle@westwindmanagment.com  
 # Units: 176  
 HOA Meeting: 4th Tues, 6:30 pm  
 HRS Clubhouse, 2811 S Xandau Way  
 www.Heatherridgesouth.org

**Sausalito**  
 H.O.A. Simple LLC  
 Emily Bresina, manager  
 ebresina@hoasimple.com  
 303-260-7177 x5; # Units: 159  
 HOA Meeting: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com

**Strawberry I & II**  
 Association & Community  
 Management, 303-233-4646  
 # Units: 328  
 HOA Meeting: 3rd Tues. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xandau Way

**Burgundy**  
 Community Management  
 Specialists, Inc  
 Jack Higgins, jack@cmsincorp.net  
 720-377-0100 x 1315  
 # Units: 120  
 HOA Meeting: 2nd Tues. 6 pm  
 Burgundy Clubhouse  
 www.cms-hoa.com

**Chimney Hill**  
 Accord Property Management  
 Alec – 720-230-7303

*alec@accordhoa.com*  
 # Units: 116  
 HOA Meeting: 3rd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.accordhoa.com

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

## Free Days in May/June

### Denver Art Museum

May 6, June 3  
100 W 14th Avenue Parkway, Denver,  
720-865-5000  
denverartmuseum.org

### Denver Museum of Miniatures, Dolls & Toys

May 7, June 4, 1-4 pm  
1880 N Gaylord St, Denver  
303-322-1053

### Denver Botanic Gardens

June 14  
1007 York Street, Denver  
720-865-3500  
botanicgardens.org

### Children's Museum of Denver

May 2, June 6, 4-8 pm  
2121 Children's Museum Drive, Denver  
303-433-7444

### Botanic Gardens, Chatfield Farms

June 6  
8500 W Deer Creek Canyon Road, Littleton  
720-865-4346  
botanicgardens.org/chatfield-farms

### Denver Museum of Nature & Science

June 6  
2001 Colorado Blvd., Denver  
303-370-6000  
dmns.org

### Fine Arts Center Museum, Colorado Springs

May 19,  
30 West Dale Street, Colorado Springs  
719-634-5581  
csfineartscenter.org

### Hudson Gardens Free Garden Admission

Every Day  
6115 South Santa Fe Drive, Littleton  
303-797-8565  
info@hudsongardens.org

## Service Directory



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**Harry**

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**Leslie Dorn**

**303-912-4999**

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**Scott Winder    720-244-4166**

## Classified Ads

### In-Home Personal Care

Personal care in home assistance, non-medical care to fit your everyday needs. Meal preparation, laundry, errands, light housekeeping, gardening, transportation and pet assistance. Reasonable rates. Call Amy at 303-434-4620.

### Can't Get To Your Feet?

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In home Manicures & Pedicures  
23 years experience • Reasonable rates • Licensed •  
Specializing in Senior Care, Diabetic Foot Care, Ingrown  
and thick toe nails. Also trim and file only.

### Weekly Hearing Aid Clinic

Hearing Aid Repairs • Hearing Aid Cleaning • "Walk-in"  
for a FREE battery pack • Every Monday 9 am-noon at  
Heather Gardens Arts & Crafts room, 2888 S. Heather  
Gardens Way. 720-937-9919

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neighborhood. Private hygienic and quiet. \$15.00  
discount on first session when you mention this ad. Call  
Dani at 303 859-5002 Email xanadu80014@gmail.com.  
or visit our web site at massageinstinct.com.

### For Sale

Two Stair Chairs for two-story unit on Fairway 16. Will  
sell for 50% of what I paid for them (Morning Star  
Chairs). Have been used less than 6 months. Nothing  
wrong with them. Going to Boston. Call 303-750-9920

### House Cleaning

Cinderella's Professional House Cleaning Daily, Weekly,  
or Monthly, "We do the Hard work for you" Call  
Esmeralda 720.318.2100 or 720.427.2386

### Handyman Services

If you need to fix it, I can do it. Home improvement and  
repairs, plumbing, light electrical, carpentry, painting,  
and flooring. HRMD resident. Call Leo, 720-838-8072.

### Notary Public

Notary Public – Lives at Fairway 16. Reasonable rates.  
Can make house call, if necessary. Call 303-639-5946  
and leave message.

### Tax Return Preparer

Taxes prepared by 10-year Strawberry resident without  
leaving your home. Page Taylor – Registered Tax Return  
Preparer. Over 30 years experience preparing personal,  
partnership and corporate income tax returns. Free  
Consultation – Pickup – Delivery – Reasonable Rates  
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### Selling Your Home?

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### Classified Advertising Rates

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Publishing, 350 Oswego Ct., Aurora, CO 80010. Publication  
does not imply endorsement. Information, call Wanda,  
303-881-3066, [ensley53@aol.com](mailto:ensley53@aol.com)

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