

HR *Heather Ridge*



Volume 8

Metro Matters

January 2018

Number 1



CHERRY CREEK
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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

Heather Ridge

PUBLISHER'S NOTE

2017 was a great year and 2018 promises to be even more exciting for residents in the Heather Ridge communities.

Have you reviewed your insurance coverage and liabilities with your agent recently? Owners need to be aware of "loss assessment" claims if their HOA does not fund insurance deductibles, ask your agent about your HO-6 coverage. See page 4 for additional important information.



The Heather Ridge Men's Golf Club and the 18-Hole Women's Golf Club have their 2018 Membership Applications in this issue, be sure you complete the application and turn in to be included in the golf rosters for 2018. Applications are on pages 13 for the Men's Golf Club and page 15 for the 18-Hole Women's Golf Club

Our cover this month features Cherry Creek Retirement Village. Since 1989 Cherry Creek has been involved in the community and recently under went renovations and you are invited to take a tour of their new look. Additional information can be found on pages 16-17.

As always, we hope you enjoy reading Heather Ridge Metro Matters as much as we enjoy creating it for you.

Barry McConnell
Publisher

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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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Secretary Joan Beldock
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Patt Dodd
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct.

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HR Heather Ridge

COMMUNITY AFFAIRS

President's Council: A meeting is now set for February 5, 2018 for 6 PM at Noonan's Garden Room. A light buffet and drinks will be served given the dinner hour. All HOAs will be asked to come as a group or by representatives to discuss the following: insurance costs, rising HOA costs and monthly fees, parking and other topics. Amanda Milstead, Council's president, will coordinate the meeting at Noonan's. Please watch for further notices!

Insurance Issues for Common Interest Communities (HOAs)! The latest plague to attack HOA budgets appears to be insurance coverage for "wind and hail" damage and it's deductible. Due to significant insurance claims and losses in 2017, more and more insurance companies are going to percentage deductible policies based on total HOA replacement value vs. a fixed fee. This has great importance for HOAs and its property owners.

HOA boards are governed by their declarations, bylaws, and rules and regulations as well as mandates by state and federal authorities. Most HOA organizations are required to insure against loss or damage per their declarations, which usually includes board members, workers, and other liabilities.

HOAs and property owners need to consult with their insurance agents to review their coverage and liabilities. In particular, owners need to be aware of "loss assessment" claims if their HOA does not fund insurance deductibles. To get a copy of your declarations and HOA insurance policy, please contact your HOA's management company. This and other HOA information may be available on their websites.

Each HOA's insurance needs are

unique – no two HOAs are alike! Yet, there are similarities if one developer constructed all the different HOAs such as in Heather Ridge (Country Club Ridge is an exception, circa 2002). HOA boards and all owners should have a working knowledge of their declarations, and in particular insurance and assessments.

What if your HOA's "wind and hail" portion of general insurance has a five percent deductible of replacement value, and that value is \$30,000,000? The deductible would be \$1.5 million. Does your HOA have \$1.5M set aside above and beyond other reserve funds to pay this? If not, then owners could be liable under special assessment provisions of your declarations.

Continuing with this example – if there are 100 properties in your HOA and the deductible is \$1.5M before insurance coverage starts, then your "assessment loss" exposure to the HOA could be \$15,000 each! That exposure may be addressed under each owner's HO-6 or condo policy, so see your insurance agent immediately.

Due to rising insurance premium costs, more and more HOA communities are shifting "wind and hail" deductible costs from fixed amounts (say \$100,000) and low deductibles (2 percent), to higher deductibles (5 percent or more) to make premiums affordable. Given how each HOA's declarations are written, property owners could be billed for "loss assessment" in order to collect their insurance.

As noted above, owners may insure for this risk so they need to be made aware of it on a repeated basis. HOA boards need to be vigilant keeping their owners informed. With HOA fees climbing year after year, more

and more costs are being transferred to owners; and insurance is the poster child today!

Top Ten Colorado Jobs In Demand:
#10 Maintenance-repair workers; #9 Customer Service reps; #8 First-line supervisors of office and admin support workers; #7 First-line supervisors of food prep and service workers; #6 Network and computer systems administrators; #5 Software developers and applications; #4 First-line supervisors retail workers; #3 Retail salespersons; #2 Heavy and Tractor-trailer truck drivers and #1 **Registered Nurses!**

Top Ten Colorado Who's Hiring Ads:
#10 Marriott Corp; #9 Spectrum (Charter); #8 Colorado State Government; #7 Centura Health; #6 Target Corp; #5 SCL Health; #4 Robert Half International; #3 Vail Associates; #2 HCA (parent of HealthOne); and #1 University of Colorado!

Is Denver a Retirement City? If you had a \$1 million put away for retirement, how long would it last in metro Denver? According to *Smart Asset*, factoring in costs for housing, food, healthcare, utilities, transportation and "others" concerns, your \$1 million would last 26 year here. Tampa, FL was rated best at 32 years. Other top ten cities included Cincinnati, Orlando, Kansas City, Pittsburgh, Charlotte, Raleigh, Phoenix, Austin, and Houston (30-06 years).

In October, *U.S. News and World Report* listed its top U.S. retirement cities with Sarasota, FL coming out first. Colorado Springs was 44th and Denver 50th.

Van Lewis



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January 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 6 pm Cobblestone Crossing HOA 3033 S. Parker Rd, # 320	9 6 pm Burgundy HOA Mtg, Burgundy Clubhouse	10 6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	11 6:30 pm Fairway 16 Board Meeting Clubhouse	12	13
14	15 6 pm CCR Board Mtg —Noonan's 19th Hole	16 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	17 6:30 pm CH Board Mtg ACM office, 3033 S. Parker Road, Tower 1 1st Floor Boardroom	18  6:30 pm Ward IV Town Mtg EcoTech Institute 1400 S Abilene St	19	20 METRO MATTERS DEADLINE JAN 16
21	22 6 pm Cobblestone Board Mtg HR Golf Club	23 7 pm HRS Annual Meeting HRS Clubhouse	24	25	26	27
28	29	30	31			



Nextdoor.com

Aurora Police utilize *Nextdoor.com* to facilitate virtual neighborhood watch and help foster neighbor-to-neighbor communications.

This is a great tool for everyone to use to share crime prevention and safety updates, neighborhood events, and emergency notifications. The Nextdoor website is kept private to only those who live in your neighborhood and who have a verified address. More than 160 police departments are using Nextdoor.com in their cities as a successful tool to communicate with the community. This will give Aurora Police the opportunity to post relevant information directed towards specific neighbors in the community as well as any information directed towards the entire city.

Make sure that you continue to use the proper emergency services to report criminal or suspicious activity. Please be aware that Nextdoor.com is not an appropriate way to request emergency services. You should still call 911 for any emergency or 303-627-3100 for non-emergency situations. Visit *Nextdoor.com* and click on the green house to register.

Guidelines for 911

Speak slowly. Give as much information as you can to the dispatcher and answer all questions. Give the dispatcher your location and address. If you don't know where you are, describe your surroundings. Teach your children their phone number and address. If you call 911 by mistake, do not hang up. Tell the dispatcher there is no emergency. Do not call 911 if you hear an outdoor warning siren, need directions or information, questions about court dates or traffic tickets.

Aurora Community Newsletter District 1

Bobby Laviolette
Head Area Coordinator
Aurora PAR Area 10 Neighborhood Watch
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Behind The City Scene

I will start off with a lighthearted sign of the times that made me chuckle. I came across a guide to formal meal table settings and it showed where the smart phone should be placed in relation to the plates and silverware. It is up and to the left of the bread plate!

I have been appointed as Chairman of the important Public Safety Council Committee for 2018 by Mayor Pro Tem Marsha Berzins. It is my intent to tackle several issues near and dear to me. I had the pleasure of attending the recent Police Academy graduation where 40 young men and women made it through 27 weeks of a grueling physical and mental regime. It was moving to see all the families there who will be hoping and praying that their loved one is safe every day.

It is my understanding that we will be hoping to have 82 new officers next year. However one of my early agenda items will be a presentation by the Civil Service Commission on exactly how many officers will graduate and how many and when academies will be held. We clearly are in a severe catch up phase due to historical understaffing to save money. I have been very outspoken about this failure to maintain the ranks of our Police Department. I will also be very aggressive about beefing up the staff of the Traffic Division of APA. I have not been satisfied with the response to neighborhood requests for targeted traffic (speeding) enforcement.

I will also be looking at the needs of our Fire Department which is overwhelmed by costly and inefficient overtime due to understaffing. I am concerned about the pressures being exerted on our Fire Service by the burgeoning Anschutz campus and next year's opening of the Gaylord Hotel. I intend to aggressively ask why the University of Colorado has not been asked to contribute to the Aurora Fire Service. As you can imagine the new Gaylord hotel will require substantial services. I have been told that we need new Fire Stations and renovations to existing ones.

There is also a push to create an all citizen Police Review Board. My Committee will be considering this controversial subject.

As always you can contact me with questions or suggestions on any City related issue at crichard@auroragov.org

Charles "Charlie" Richardson
Council Member Ward IV
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2018 Ward IV Town Meetings – held on the third Thursday of each month from 6:30 to 8:30 pm at EcoTech Institute, 1400 S. Abilene St., unless otherwise noted.



Charles "Charlie" Richardson
Council Member
Ward IV
crichard@auroragov.org

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Real Estate News!



Pete Traynor

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Van Lewis

Heather Ridge South

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Although this article was written on December 16, it appears there will be about 100-105 closed home sales in Heather Ridge (HR) for 2017...and that's par for the course (joke intended). Since 2009, Pete and Van have kept annual records of HR home sales to publish each February in *Metro Matters*. Here's a sneak "peak" (mountain joke) of sale activities:

- The average HR sold price will approximate \$237,600 vs. \$207,500 in 2016; however, the median price is \$250,500. This is opposite of normal metro Denver pricing practices where the "average" price almost always exceeds the "median" price. Read the Feb 2018 *Metro Matters* to learn why HR was different.
- On average, all Heather Ridge sales were 99 percent of the last asking price.
- The highest sales price was \$350,000 for 2623 S Vaughn Way (Double Tree); and the lowest price was \$135,000 for 2630 S Xanadu Way, #B (Strawberry I).
- Past home sales in HR: 75 in 2009; 70 in 2010; 72 in 2011; 81 in 2012; 84 in 2013; 113 in 2014; 99 in 2015; 109 in 2016; and approximately 100-105 in 2017
- Days on Market: average number of days 21, but the median days on market closer to 12. And why's that? Again, please read the upcoming February 2018 *Metro Matters* for answers.

Doing the job right in today's real estate market: True stories!

A Heather Ridge resident passed away last spring after a long illness. She had contacted Pete and Van to remodel her unit before selling it, but her time here was limited and nothing could be done. Long story short, her estate sold the unit "as is" to an investor for \$70,000, who then fixed and flipped it for over \$220,000. The investor did nothing wrong, but the estate could have protected its interests by soliciting multiple broker opinions and bids. Based on what Pete and Van had told her, she could have gained at least \$80,000 more than what her estate did. Moral of story – get bids!

Another listing recently popped up that Pete and Van visited the first day it hit the market. When asked for feedback, they said it was "at least \$5000 too low." In two days it had over 17 showings and multiple bids; and now under contract, its final sold price won't be known until it closes. Stay tuned!

The message for these stories and others is to call Pete and Van BEFORE selling your Heather Ridge home. They know Heather Ridge better than anyone; and more importantly, they want You to have "top dollar" vs. investors who fix and flip. Pete and Van's program to update or remodel units for owners to get "top dollar" is simple, effective, and at no cost! You only repay the updating or remodel costs at closing. How good is that?

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Please remember don't leave home without them.

Homes For Sale as of December 16, 2017

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$144,900	13651	E Yale Ave B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$205,000	2654	S Xanadu Way	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$206,500	2652	S Xanadu Way A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry II	\$209,500	2463	S Xanadu Way D	2 - 2	1,091	1 Carport, 1 Sp	2 Story

Homes Sold November 16 to December 16, 2017

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$135,000	2630	S Xanadu Way B	1 - 1	856	Conventional	\$2,500	Individual
Strawberry II	\$155,000	2650	S Xanadu Way B	1 - 1	856	Conventional	\$4,000	Individual
Strawberry I	\$208,000	13613	E Yale Ave C	2 - 2	1,170	Conventional	\$100	Individual
Strawberry II	\$223,000	2443	S Xanadu Way C	2 - 2	1,091	Conventional	\$200	Individual
Sausalito	\$230,000	2437	S Victor St B	2 - 2	1,025	Conventional	\$988	Individual
Cobblestone Crossing	\$247,000	13326	E Asbury Dr	2 - 2	1,208	FHA	\$0	Individual
Cobblestone Crossing	\$250,000	13294	E Asbury Dr	2 - 2	1,392	FHA	\$5,000	Individual
Cobblestone Crossing	\$251,000	13354	E Asbury Dr	2 - 2	1,392	Conventional	\$1,500	Individual
Fairway 16	\$265,000	2588	S Vaughn Way F	4 - 4	1,650	FHA	\$4,500	Individual
Chimney Hill	\$273,000	13526	E Evans Ave	2 - 2	1,344	Conventional	\$0	Individual
Sausalito	\$279,500	2419	S Worchester St A	3 - 2	1,273	Conventional	\$0	Individual
Cobblestone	\$280,000	1987	S Xanadu Way	2 - 2	1,392	Cash	\$0	Individual
Fairway 16	\$295,000	2670	S Vaughn Way D	3 - 4	1,650	FHA	\$8,000	Individual

Homes Under Contract as of December 16, 2017

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$145,000	2630	S Xanadu Way A	1 - 1	856	1 Carport	2 Story
Burgundy	\$215,000	2665	S Xanadu Way C	2 - 2	1,294	1 Resv Space	2 Story
Strawberry II	\$227,500	2435	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$237,900	2499	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Sausalito	\$250,000	2488	S Victor St F	3 - 2	1,273	2 Garage, Att	2 Story
Sausalito	\$262,000	2467	S Victor St F	3 - 2	1,273	2 Garage, Att	2 Story
Chimney Hill	\$247,900	2051	S Worchester St	3 - 3	1,512	1 Garage, Att	2 Story
Heather Ridge South	\$299,000	2752	S Xanadu Way	3 - 4	1,633	2 Garage, Att	2 Story
Heather Ridge South	\$299,500	2717	S Xanadu Way	2 - 2	1,365	2 Garage, Att	2 Story

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Research shows that uncontrolled gum disease is linked to serious health issues such as stroke, heart disease, diabetes, cancer and much more. Tooth pain can cause one to have difficulty concentrating on work, sleeping and getting through the day. Dental abscess from advanced tooth decay can cause life threatening emergencies. Missing teeth can affect ones appearance, chewing and speech patterns. Take a proactive approach to your dental health by recognizing the signs of an unhealthy mouth such as bad breath, tender and bleeding gums, pain on chewing, loose teeth, and sensitivity to sweets, hot and cold temperatures.

Our math is full of bacteria, which along with food particles form plaque and tartar. The longer the plaque and tartar stay on the teeth and gums, the more harmful they become causing inflammation of the gums and producing acids causing cavities. Bacterial toxins and the body's natural response to infection start breaking down the bone and connective tissue that hold teeth in place. Inadequate oral hygiene, poor diet, certain illnesses and drugs can make you more prone to developing dental problems as a result of low immunity and dry mouth. If you have a family history of gum disease and extensive tooth decay you are genetically more susceptible.

In addition to forming good oral hygiene habits, it is also important to have your teeth professionally examined and cleaned on routine intervals best suited for your oral health. The team at Axiom Dental Group focuses on individual dental needs and addresses all dental concerns including diagnosing, treating and administering care to prevent future dental problems. With the help of vast experience, innovative dental technologies and extensive knowledge from world renowned institutes we make your visit comfortable, producing and efficient ensuring the highest level of ease and trust. Axiom Dental Group has been serving families in Aurora and surrounding areas since 2003, we believe in personalized care for the entire family.

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Heather Ridge Golf Club Monthly Update

9-Hole Annual Christmas Tea



9-Hole Ladies Golf held their annual Christmas Tea at Danbury Park clubhouse. Left to right: Sandy Finney, Bonnie Bowdatch, Joyce Scott, Stacey Visentin, Sharon Warembourg, Dianne Barnes, Sonya Matthews, Judy Straayer, Mabel Jordan and Sharon Gunderson.

2018 Heather Ridge Men's Golf Club Schedule

Thursday, 3-29-18	Men's Golf Club Spring Banquet
Saturday, 3-31-18	Four Man Shamble A, B, C, D Players, 8:00 am Shot Gun (computer draw) 80%
Saturday, 4-14-18	Individual Gross/Net, T-times start 8:00 am
Saturday, 4-28-18	6-6-6, T-times start 8:00 am; possible 6-6-6
Saturday, 5-12-18	Point Par, T-times start 8:00 am
Saturday 5-19-18	Two Man Best Ball, Pick Your Partner within 10 strokes T-times start 8:00 am
Saturday, 6-9-18	Mixer, Men's Club/Women's Club, 8:00 am Shot Gun Start
Saturday, 6-23-18	Par Point, T-times start 8:00 am
Saturday, 7-7-18	Individual Gross/Net; T-times start 8:00 am
7-20, 21, 22-18 Fri-Sat-Sun	Member/Member, Member/Guest T-times start 8:00 am, Sat-Sun Horse Race Friday 5:00 pm Players must be within 10 strokes of each other
Saturday, 8-4-18	Point Par, T-times start 8:00 am, computer draw
Saturday, 8-11-18	Red, White and Blue Two-Man Team T-times start 8:00 am
Sat/Sun 8-25, 26-18	Club Championship, T-times start 8:00 am
Saturday, 9-8-18	Tournament of Champion T-times start 8:00 Non-winners Tournament to follow same day
Thursday, 9-21-18	Men's Club Fall Banquet
Saturday, 9-23-18	Year End Tournament, 8:30 Shot Gun
	Two Man Scramble computer draw

(Red indicates tentative schedule)

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Golf Club at Heather Ridge Men's Golf Association 2018 Membership Application

This year the HRGCMGA will continue a schedule of 14 tournaments to include a Member/Member, in addition to a Match Play Tournament. Kick-Off banquet is March 29, 2018, first tournament is March 31, 2018. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRGCMGA website <http://hrmga.ghinclub.com> (address/phone numbers)
- Two complimentary banquets: Spring (stag) and Fall
- Tournament access. Each tournament will have a \$20 per day fee which is paid out to the winners.

Name _____ Wife's Name _____

Address _____ City _____ Zip _____

Phone () _____ Date of Birth (for age related events) _____

Work Phone () _____ Cell Phone () _____

Email address PLEASE _____

New Members Only:

List the name of the Men's Club member that suggested you join HRMC, so they can get their \$20.

Finder's Fee Bonus _____

Do you have a recent or current USGA handicap? Yes ___ No ___ GHIN # _____

If not, you need to post 5 scores to establish a handicap prior to playing in the HRMC

USGA handicap index _____ Name of previous club _____

You must have an active handicap in order to play in any tournaments

YES, I want to be part of the Match Play Tournament (Flighted)
All flights will be net. Players will use their handicap on the day of the Match.

Attached is my check payable to **HEATHER RIDGE MEN'S GOLF ASSOCIATION** for \$ _____

Membership	\$135.00	()
Hole-in-One Pool (optional)	\$5.00	()
Match Play	\$25.00	()

* HRGCMGA memberships are non-refundable

* Hole-in-One pool eligibility is for tournament play only, and the pool will be shared by all who get a Hole-in-One during the 2018 season. If no one makes a Hole-in-One in 2018, it will be carried over at a maximum payout of \$500.00.

**Return this application, with your check to the Heather Ridge Golf Shop or mail to:
Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014**



Heather Ridge Women's Golf Association



January, 2018

Dear Women Golfers,

I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2018 season. We have a fun filled golf season with different tournament play each week from April through September.

We have two play days, Wednesday and Saturday, beginning in April. You must be a paid member of HRWGA to participate.

Please complete the application (at right) and send it to Teresa Anderson before March 15, 2018. If received by that date, your name, phone number and e-mail address will be listed in our membership roster.

A sign-up sheet will be posted in mid-March on the bulletin board outside the pro shop for our kick-off luncheon. Tournament schedules will be posted in the 19th Hole and will appear in the membership roster book.

I hope you will join us for the 2018 golf season.

Please feel free to call me with any questions (303-619-8222).

Sincerely,

Patti Enright-Harris
President, Heather Ridge
Women's Golf Association

Buy 1 entree get the second for 1/2 off of equal or lesser value. Not valid during happy hour, dine in only, not valid with any other coupons, discounts or promotion, not valid with senior discount.



Same Location or Visit New 2nd Location


El Lucerito
Restaurant

**Tue-Sat 8 am - 9 pm
Sun 8 am - 4 pm**
2295 S Chambers Road
Corner of Iliff & Chambers

303-369-1564


El Lucerito
Jr

**Mon 8 am-3 pm
Tue-Sat 8 am - 9 pm
Sun 8 am - 4 pm**
3751 N Tower Road Suite A
Aurora, CO 80011

303-375-7916

Dine In or Order to Go

Heather Ridge Women's Golf Association Application And Handicap Only Application

Heather Ridge Women's Golf Association (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CWGA Handicap Service is available to HRWGA members and Handicap only members.

Benefits of membership:

- Wednesday and Saturday play days
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Events
- Spring Luncheon and Fall Awards Events
- Membership Rosters
- Hole-in-One "Insurance"

The Colorado Women's Golf Association (CWGA) bills Heather Ridge Women's Golf Association for all Women's Handicaps at Heather Ridge Golf Course.

To join Heather Ridge Women's Golf Association. **Membership dues are \$65.00**
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

OR

To join Handicap Only. **Fee is \$45.00**
Note: This is to establish a handicap only and does not allow you to play with the Women's Golf League. Complete the address information for CWGA records and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

2018 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2018 will be included in the roster)

Name _____ **Spouse's** _____
Last First First

Address _____
Street City Zip

E-mail Address _____

Phone Number () _____ () _____ () _____
(For Roster) Home Cell Work

Birthdate Month _____ Day _____ **GHIN#** _____

Include either HRWGA Membership dues of \$65.00 **OR** Handicap Only fee of \$45.00. The Wednesday and Saturday weekly tournament entry fee is \$5.00 and is paid at the Pro Shop prior to play.



In September of 1989, Cherry Creek Retirement joined the small community of Senior Living homes in the Denver metro area. Over the years, it has created and maintained a reputation of excellence. The leadership of Cherry Creek attributes this reputation to their staff and the culture. In their service to their residents, their communication with their families, partnerships within the industry and with their staff; Cherry Creek Retirement Village makes it easy to feel at home and part of their family.

They have caregivers who have been with the company for over 20 years. Many of their management team has served for over 20 years. Their Dining Service Director has been providing residents with amazing meals since the 90's and continues to raise the standard of food being cooked daily. When you have created a place where fellowship and family is at the heart of everything they do, staff loyalty to the community has become their strongest advantage. The quality of care that the residents receive is a testament to this loyalty. The culture and environment are unmatched by any other Senior Living

Community in Denver, making their establishment truly one of a kind.

Cherry Creek has recently gone through a major renovation since being built. It includes updates to the entry way, the atriums, craft room, library, beauty shop, dining room and multi-purpose room. All corridors were given a face lift with new flooring, furniture and décor. They added a bistro and updated their convenience store. Many residents have stated that they love the new look and are enjoying the communal spaces even more! The atriums have always provided the opportunity for residents to enjoy natural sunlight without having to brave the weather or wind, and with beautiful new furniture they've become an even better space to share.

Dining has always been an important element in fostering the warm atmosphere of Cherry Creek. When a resident first moves out of their own home and into a Senior Living Community, it can be a difficult transition emotionally. Cherry Creek recognized very early on that good meals and the overall dining experience are essential to easing



some of the fear and doubt that come with moving; and have prided themselves on cooking healthy, delicious food. They serve the residents three restaurant style meals each day, with no fewer than 14 meal choices; with an 'always available' list as well allowing residents the freedom to eat when they want. Now that the dining room has been renovated, the residents say their dining experience has improved their time with friends and family.

Cherry Creek offers many other amenities as well, one of which is medical transportation for their residents. This is beneficial to the residents living there, as well as their families. If a resident needs a ride to a doctor's appointment, the staff at Cherry Creek take on the responsibility of transporting them, meaning family members don't have to change their schedules to do it themselves. They also offer activities offsite, such as trips to the movies, restaurants, mountains, sporting events, shopping or a sightseeing tour. This creates opportunities for the residents to get out and about and allow our capable staff to manage the details. The community is pet friendly too! We all love our pets and moving into Cherry Creek means you can keep that little furry friend with you all the time!

There's always a lot of activity going on at the community, from various crafts to education sessions and cooking classes. Many residents enjoy the different alcoves and seating areas to chat with their friends, play games or read. There is musical entertainment, a wellness center with many exercise options, and massage therapy! They have created and maintained strong and meaningful partnerships over the years, with Amada Senior Care, Physician's House Calls, Optimal Home Health, the Bayer Ear Clinic to name a few. These relationships contribute to the quality of life at Cherry Creek and ensure that everyone's needs are met with care, trust and professionalism.

The renovation is very exciting for everyone at Cherry Creek the staff welcomes you to get to know Cherry Creek all over again. We invite you to come take a look, go on a tour and see for yourself how Cherry Creek has continued to provide the highest quality of care to residents for nearly thirty years.

Their residents don't hesitate to share their feelings about living there. Ellie M., a current resident says: "From the moment I moved into Cherry Creek Retirement Village, I felt comfortable and welcomed by this interesting, active group of people. My expanded family now included the many lovely people I have met here. I can enjoy company in the delightful, newly decorated atrium and the warm, inviting dining room."

Call to schedule your personal tour today! 303-693-0200



HR Heather Ridge

ASSOCIATION NEWS

Sausalito

Important Notice from Brownstone Security: "We have been encountering coyotes well inside the property much more frequently lately, both in the evening and early mornings. They are pretty big and we've even seen multiples running around together. We always rush them off the property, but there are a lot of residents who walk their dogs around the complex so we may want to send a warning of some sort out to the owners and residents." Keep your pets on a lease at all times and never let them free to roam. Be sure trash bins are covered when you put them out on Trash Pickup days.

Holiday Decorations: All external decorations must be taken down by January 21st, 2018, the end of our Stock Show.

Landscaping: Please take the time to water your bushes once in a

while during this dry winter we are experiencing.

Pet Control: Pick up after your pets at all times. Report any issues regarding animals in our community to the Aurora Animal Control unit and also notify Emily at H.O.A. Simple.

Neighborhood Watch and Safety Issues: Keep your garage doors closed. Call our security company, Brownstone Security, at 720-879-4568 or 911 with any concerns. You can also report on *Nextdoor.com*.

Visitor Parking: Visitor parking rules and regulations are enforced by Brownstone Security Company. Visitor Parking is for Visitors only! No vehicles are permitted to park in auto courts or Fire Lane areas. When you have an overnight guest, call Brownstone Security at 720-879-4568 to inform them about your guest. Ticketing and towing rules are always in effect. Moving a car from one visitor parking space to another is still against parking rules. Rules and Regulations are on our website. Please do not block visitor parking spaces during snow storms. Our landscaping company needs to pile snow in these areas.

Trash Removal Regulations: Please adhere to the following: Trash pick-up is about 7 am 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.

Important Contacts: *If at any time you are unable to reach Emily, our property manager, feel free to contact any of the Board members listed below.* Due to the security breaches which seem to occur with some regularity, we do not answer calls from blocked telephone numbers. We are sure you understand

Board Members: Board approved



the following Board Members terms and positions: 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, Pool, 720-298-8323; Landscaping, Rick Wilhelm, 505-412-1190 and Teresa Anderson, Member-at-Large, 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*.

Brownstone Security: Randy: 720-879-4568

Board Meetings: Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club lower level.

Carol McCormick

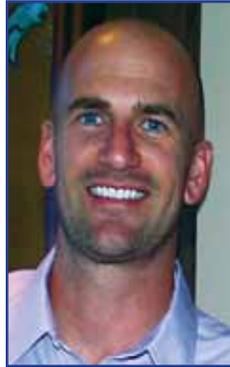
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Strawberry



Board Meetings: Strawberry's Board Meetings are held the third Tuesday of every month, except December. Our next meeting is January 16, 2018 at 6:30 pm in the clubhouse. Board Meetings are a great way to stay informed. We look forward to seeing you there. For additional information on meeting dates, meeting minutes, and other community resources, please visit the website at www.strawberry1hoa.com.

Board Members: We are pleased to announce our newest Board Member voted in at the Annual Meeting on November 21,

2017. Please welcome Kristen Strait, Director. She will join the current Board Members: Heather Varney, President; MeMe O'Brien, Vice President; Sharon Lewis, Treasurer; and Amy Ringo, Secretary.

Trash Disposal: As a reminder, please dispose of any holiday trash appropriately. Household waste only should be placed inside dumpsters. It is the resident's responsibility to dispose of any large items, such as furniture. If you have replaced items over the holidays, but they are still in good condition, take them to a local reuse facility, such as ARC or Goodwill, or schedule a pick up (ARC: 800-283-2721). Do not place these in or around the dumpsters. You may also call Alpine Waste at 303-744-9881 to schedule a pick up. Help keep Association costs down by properly disposing of waste/reuse items

Landscape/Community Enhancement: We are finishing up the project to replace kiosks near the mailboxes to improve visibility to community events and communications. The kiosks in Phase I have all been replaced and we will finish Phase II kiosks as weather permits. A special thanks to Sharon Lewis for leading this project, and to all our volunteers for their help in building boxes, painting, and digging holes. New roll up sunshades have also been installed on the west facing windows in the clubhouse to help cut the sun glare. Our thanks to Dave in maintenance for installing these for us.

Winterizing the Community: If you have not done so yet, please remove any water hoses and cover outside spigots. New covers can be obtained from Dave in maintenance.

Additionally, as a reminder for residents in Phase II, please use only sand on icy/snow-packed areas. Using ice melt of any kind will void the warranty on the newly replaced concrete. Help us protect our community investment

Resident Contact Information: All unit owners and residents, please complete and return your contact information sheets. This information ensures effective communication of community events, meetings, repair projects, and to make contact in the event of an emergency. Feel free to also turn your sheet into a Board Member or Dave in maintenance to turn into ACM. If you did not receive a sheet via the mail, contact ACM.

ACC Requests: If you are planning any non-standard improvements to your property, including any alterations to the exterior of a unit, an ACC (Architectural Control Committee) request must be submitted in writing to ACM for review/approval by the ACC and the Board of Directors. You can find the form on the website under *Resident Services > Resource Center > Architectural Control Committee > ACC form*. For general ACC guidelines, reference the Rules and Regulations document in the same location. Any requests that fall

Wishing All A Happy New Year!

The Board would like to wish the Strawberry 1 community a happy and prosperous new year. We look forward to serving our community in 2018.

outside these guidelines may still be submitted and will be reviewed on a case-by-case basis. For a timelier response to your ACC requests, please be sure to include the following information with your submission: complete set of specifications, include drawings/pictures, brochures, scope of work, any contractor information, etc.

Management Information: Send work orders to Kimberly@acmhoa.com. General questions or concerns should be sent to Cheryl@acmhoa.com. The ACM phone number is 303-233-4646. You can also submit requests via the website: www.strawberry1hoa.com, under *Resident Service > Management Office & Forms*.

Heather Varney

STAC's HOME REPAIR



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◆ **Plumbing:**

Piping and piping heat tape, valves, drains, bath tubs and showers.

Disposals, faucets, sink installation or repair, lawn irrigation, sprinkler repair, pumps, water heaters, toilets, water coolers, drinking fountains.

◆ **Home Improvement or Repairs:**

- Installation of flooring and window coverings.
- Installation of ceramic tile, vinyl tile, linoleum.
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Robert L. Stevenson, Owner

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Fairway 16



Dates To Remember:

- 1 New Year's Day
- 15 Martin Luther King Jr. Day

Delayed Trash Pick-up: Please remember that Monday, January 1st is a holiday. Trash will not be picked up until Friday, January 5th.

Mailboxes: The mailboxes in the 2416 and 2466 South

Vaughn Way areas have experienced vandalism. The designated party responsible for repair work is a complicated issue.

Fairway 16 owns the mailbox unit itself. If the entire unit requires replacement it is Fairway 16's responsibility. The post office is responsible for the retractable access door on the back of the unit only. Each individual unit door and lock is the responsibility of the unit owner because they are the only ones allowed issuance of a key. If the lock is damaged, the unit owner is responsible to contact a locksmith and have it replaced.

The board is discussing the installation of better lighting in mailbox areas as a

result of the vandalism incidents.

Courtyard Snow Removal: Anyone wishing to have his/her courtyard shoveled may contact Roger Mitchell at 303-745-2220 or roger@wsps.net.

CW will be offering this service at a nominal fee.

Congratulations: The board would like to congratulate CJ Baar on his outstanding Christmas decorations. 9 News recorded footage on his annual "Integrated Tree Play" display where passers-by were invited to play on drums that are coordinated to a light display. Well done CJ!

Monthly Board Meetings: The Fairway 16 board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be January 11, 2018. Website for Fairway 16: www.fairway16.com

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

If you notice any vandalism, mischief or suspicious behavior in our area, please contact the authorities.

Emergency #: 911
Non-emergency #: 303-627-3100

Bette Secord

Burgundy



Hello neighbors and welcome back! Hope you all made it through December with your humor and bank accounts intact.

Just because the weather is finally falling in line with the calendar doesn't mean projects get put on hold. We have 2 items scheduled for this month that were discussed at our annual meeting back in October, and another project that popped up unexpectedly. All are getting handled currently so please be aware workmen will be in the drives and may need access to your patio.

Trees: The board did a walk-through for our December meeting, marking trees with limbs that are of concern or causing possible

damage by resting on rooftops. Matt's Maintenance Tree Service will be handling as much of this work as possible over a 3 day period.

Trees marked with green ribbon are priority #1 for grooming, while the pink ribbons mark trees that will get handled if there is time. We will again

have our trees treated in the spring for pests and boring beetles but some of the trees are in rough shape. There are 4-6 trees that will be evaluated for removal in 2018.

We know many of you love your trees and several residents came out to ask about the work to be done – what the

ribbons meant. The board continues to discuss ideas to continue the care of what we have and create a proposal to replace some of the trees we've lost. Landscaping and Snow Removal are our most expensive budget items after our community insurance. All are necessary line items, but costly in the long run.

Security Lighting: We have the electrician booked and work should begin in early to mid-January. We have 15 motion detector floodlights being added in the drives, attached on the garages and clubhouse. 2 of our existing dawn to dusk flood lights will be moved to areas covering mail box or dumpster areas. Work will begin in drives E and F. There are 3 pole lights that will need new wiring but these lights will have to wait until the spring because trenching may be necessary. *Please remember that motion activated light bulbs are an effective deterrent in keeping away unwanted visitors. Please go to your nearest home improvement store and pick up a pair for your outdoor lanterns.*

Clubhouse: Turns out that the heating system is on its last legs. The heaters (the clubhouse has 2) have been acting up the last few years and now as they approach 30 years of service the wear and tear is beyond a simple fix. The boards is waiting on a 3rd bid before moving forward with the recommended replacement, but anticipate this work will also be handled this month.

Dumpsters: This last month we had items that should not be thrown into our waste containers and could not be handled without additional charges. Please make arrangements if you have electronics and TV's that need to be hauled away. Anyone who knows who dumped the television in drive A, furniture in drive D or appliances in drive E please contact our management company. It is illegal to leave items like empty propane tanks at the dumpster.

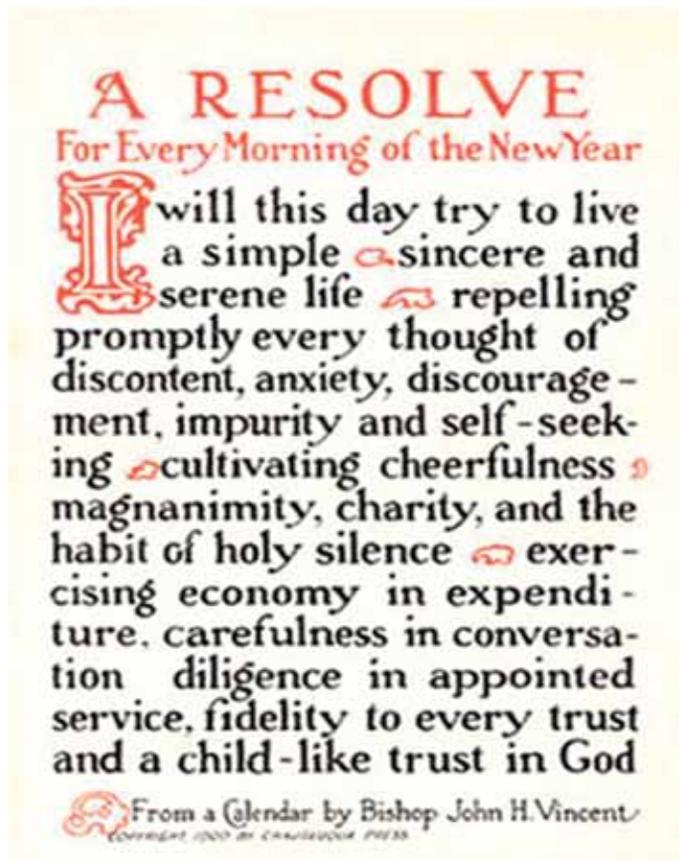
At the end of the *Great Depression*, about a quarter of American adults formed New Year's resolutions. At the start of the 21st century, about 40% did. In fact, according to the American Medical Association [(AMA)], approximately 40-50% of Americans participate in the New Year's resolution tradition from the 1995 Epcot and 1985 Gallop Polls. It should also be noted that the 46% of those who made common resolutions (e.g. weight loss, exercise programs, quitting smoking) were over ten times as likely to succeed, compared to only 4% who chose not to make resolutions. - *Information from Wikipedia.*

Board Meeting: The January HOA meeting is scheduled for Tuesday the 9th at 6 pm. If you are interested in joining us or have questions for the board during the Homeowner Forum, please contact our community manager Jack Higgins, Jack@cmsincorp.net or Kati Jo Jordan, KatiJo@cmsincorp.net, to be added to the agenda. The meeting has been adjusted for homeowner participation to take place at the beginning of the meeting.

Management: The CMS office number is 720-377-0100 and to access ACC request forms and other important documents please visit www.cms-hoa.com. Contact the management office for questions and login information.

May you have no regrets leaving the old and may you get excited facing the new. Wishing you all the best in this New Year.

**Rebecca McDonald
HOA President**



Cobblestone Crossing

Owners and Renters: If you are renting your unit, it is the owner's responsibility to keep you informed of activities and processes for the complex. Please ensure your owner/management company has your contact information.

Christmas Tree Recycling: Aurora residents can go green by recycling their Christmas trees at one of three local drop-off sites. Trees can be dropped off anytime from Dec. 26 through Jan. 8 at the following locations:

- Del Mar Park, 12000 E. Sixth Ave. (at Peoria Street in the west parking lot)
 - Olympic Park, 15501 E. Yale Ave. (east of Chambers Road)
 - Saddle Rock Golf Course, 21705 E. Arapahoe Road (west of C-470)
- All nails, decorations and stands must be removed from trees before

dropping off. Recycling is for real trees only – artificial trees will not be accepted.

Pets: Pets are not to be tethered in your open or enclosed patio. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Do not store the waste in a container outside – take it to the dumpster.

Garages: Please respect your garage mates' needs and if there's a functional lock on the garage door, use it!

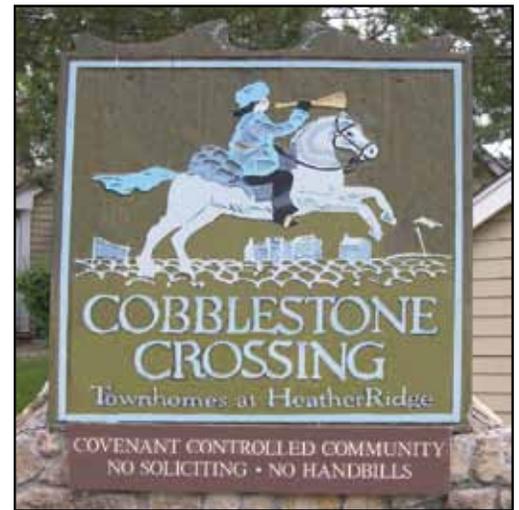
Neighborhood Watch: Traci Ducloux volunteered to coordinate a Neighborhood Watch for the community. Please contact Traci at ducloux4u@comcast.net for additional information if you are interested in participating.

Snow Removal: A reminder sidewalks will be cleared when two inches of snow accumulate, and



plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow!

Ice Melt: There are ice melt buckets by the mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.



Late Fees: HOA fees are due on the 1st of the month. A late fee will be assessed if payment is not received by the 10th of the month. If you pay by mail, payments are sent to California for processing so please allow sufficient time for the Postal Service to deliver.

Trash: Please pick up trash you may see around your home. Also, a reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Call Alpine Waste at 303-744-9881 to arrange for a large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to towing. Also, please ensure your vehicle is parked between the lines and not encroaching on an adjacent space.

Board Meetings: The Board meets

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Agent



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Sam@Insurancesam.com

**Contact Sam for all your
insurance needs.**

at Accord's Office Building (3033 S. Parker Road Aurora, CO 80014) the second Monday of the month at 6 pm and all residents are welcome. The meeting takes place in the lower level conference room with easiest

access through the back (west side) entrance.

Midge Miller

Country Club Ridge

Happy New Year!!

2017 Annual Meeting Snapshot:

Thank you to Bob Gustavson! Bob volunteered many years for the association. Thank you for all you have done! Bob's term expired and the position was filled by Rob Katnich. The Board is looking forward to working with Mr. Katnich and exploring the many ideas he will bring to help keep things moving forward. Welcome!

- Guests: Michael Clark the financial planner working with the association

and Kelsey Lynch from Farmers Insurance. Michael provided a review of the financials and explained the allocation of funds. Kelsey gave an overview of the importance of having the correct insurance and offered a free review in her office to give your policies a second look. Education requirements for the association of 2017 were complete.

- A new management company was put in place – Colorado Management Specialist.
- Monitoring Contract with Maxx Towing. The complex will be monitored for any improperly parked vehicles or vehicles in violation of the CCR rules.
- The budget for 2018 was ratified. Coupons will be sent out.
- There is a new website www.associationonline.com. Please call Colorado Management, 303-690-3932 for the login and password information.
- No December meeting.

Pet Waste Removal of Excrement:

City ordinance requires immediate removal of excrement deposited by an animal on a street, sidewalk, play area, in a park or upon any other public property, except unlandscaped city-owned property. It must also be removed immediately from the privately-owned property of others. Excrement must be disposed of in a sanitary manner and cannot be placed in storm sewers or street gutters.

Snow Spaces/Snow Removal:

Towing for snow spaces will now start with a 2" minimum. Signs will be

posted. Please be aware of the signs which are clearly marked and make sure your visitors are also aware. Shoveling begins at 2 inches and plows are on the property at 4 inches. There are ice melt buckets in each courtyard. If your area is in need of additional ice melt please contact management.

Hard Floor Surfaces: Hard flooring is prohibited from being put into to any upstairs units. If you need further clarification please refer to your declarations or contact management. Failure to do so can be costly.

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 Saturday morning 7 am. 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; *January Recycling days: 5th and 19th*

Holiday Decorations: Make sure all decorations are removed by January 31st.

Nextdoor: *Nextdoor.com* is the private social network for your neighborhood. *Nextdoor.com* is the best way to stay in the know about



what's going on in your neighborhood – whether it's finding a last-minute babysitter, learning about an upcoming block party, or hearing about a rash of car break-ins. There are so many ways our neighbors can help us. We just need an easier way to connect with them.

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 ignorance. If you need additional information please call Colorado Management Specialists or visit the website www.associationonline.com.

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 at a **new location:** 12100 E. Iloff Ave Suite 120, Aurora, CO 80014 Conference Room. ****Doors are locked at 6:00.

Mocha Butkovich

Page 25

Heather Ridge South



Remember to remove vehicles in your driveway to allow initial snow plowing, otherwise vehicles will be towed at owners' expense.

The **2017 Annual Meeting** was held Tuesday night, December 5, and the Annual Christmas Party on Saturday the 9th. Both gatherings were successful in serving up lots of good information and seasonal cheer.

The Annual Meeting had about 30 people in attendance, and along with proxies there was a much needed quorum. Guest speaker

Richard Ahrenkiel, our American Family Insurance agent, spoke and answered questions about recent changes in our insurance coverage and owners' exposure to "assessment loss". There were a few questions, but overall everyone seemed to understand the issues and the need for owners to protect themselves from "assessment loss" through their personal HO-6 property insurance.

Also, Ed Kay announced his retirement as the Board Treasurer. The best guess is that Ed served 22 years or more helping HRS's finances and community projects. Ed got a big send-off by the crowd and a gift clock to remember the time and his years on the board. "Thanks, Ed."

Concerning the \$10 increase in HOA monthly fees, there were questions about certain budget items and costs, but no objections overall for the need to have a balanced budget that honesty reflects operational costs.

The Annual Christmas Party was a big hit again with over 65 people, lots of adult beverages, and great food. HRS's Annual Christmas celebration started in 1995 with the idea to bring residents closer together during the holidays. Building on a strong community spirit for 22 years, it caps off the year for many residents.

Sponsored by the HOA Board, its success is a credit to certain board members and residents who make it happen year after year – in particular Linda Hull and Dave Elgin. As board members, Linda and Dave usually have lots of help setting up decorations inside and outside of the club house. Linda and Dave would like to thank the following people who help each and every year, and especially in 2017: Georgia Horning, Kathy Whitney, Ginny Lewis, Hattie McGuire, Carlyne White, Josie Spencer, Ruth Lipnick, Ruth Chizm, Frances Buckingham, and Bobbi Sonnenfeld.

Insurance Notice: Please contact your insurance agent or carrier to review your exposure to HOA "loss assessment" for "wind and hail" damage claims. It is now estimated that each HRS property has exposure up to \$9500 given our insurance deductible of \$1.65 million. Each property in Heather Ridge South would be responsible for its share of the deductible to the point that insurance coverage kicks in. To collect, the HOA can lien and foreclosure on properties that do not pay their share of any "loss assessment". Please contact your insurance agent to protect against loss and/or financial risk.

Remember to remove vehicles in your driveway to allow initial snow plowing, otherwise vehicles will be towed at owners' expense.

Van Lewis

Out To Lunch Bunch

January 18, 2018 at noon at
Thai Basil

2710 S. Havana St, Aurora, CO 80014
303-369-8889

Start the New Year by making new friends! Invite your friends and neighbors too and we will have a rocking and raucous start to 2018

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



HRS Annual Holiday Party





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



Fish & Chips - \$8.99 every day!

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Buy one meal regular price (breakfast, lunch or dinner) get second meal of equal to or lesser value **50% OFF.**

Dine-In or Take-Out. One coupon per table. Not valid with other offers. Expires 1-31-2018. Not Valid on Sundays

\$5.00 OFF

Ticket of \$25.00 or more receive **\$5.00 OFF!**

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Buy one meal (breakfast, lunch or dinner) and 2 drinks, get second meal of equal or lesser value for **99¢. Up to \$7.00 Value**

Dine-In or Take-Out. One coupon per table. Not valid with other offers. Expires 1-31-2018. Not Valid on Sundays

Chimney Hill

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2018**

**Happy
New Year!**



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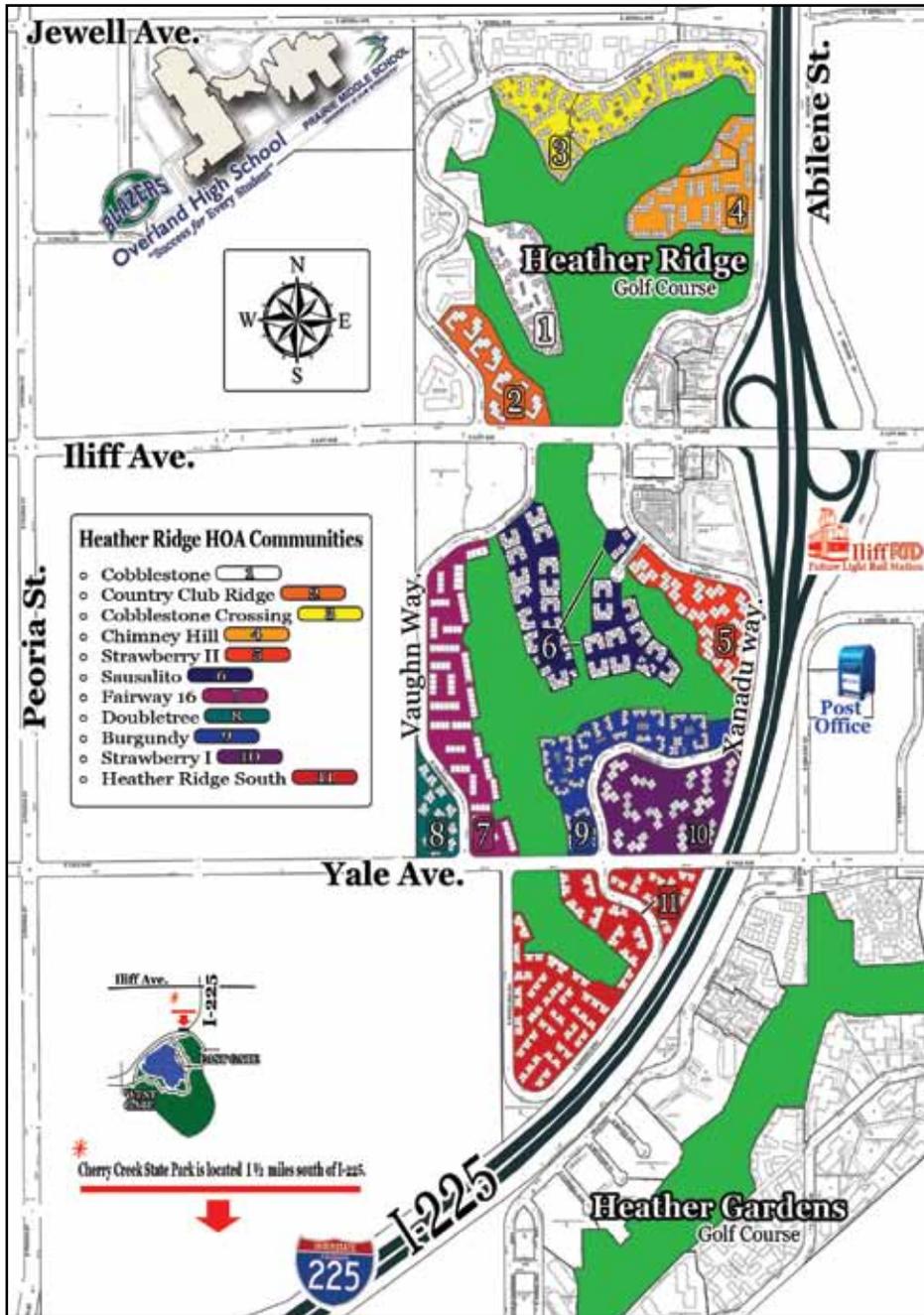
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Heather Ridge Community Map



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

Colorado Management Specialists
303-690-3932
12100 E. Iliff Ave, Ste 100
Units: 64
HOA Meeting: 3rd Mon. 6 pm
12100 E Iliff Ave., Ste 120

Double Tree

Self Managed
Alison Ruger
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@westwindmanagement.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 Xanadu 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
3033 S. Parker Road, Tower 1,
1st Floor Boardroom
www.accordhoa.com

Cobblestone

Hammersmith Management
Kevin Bredell, 303-980-0700
Units: 74
HOA Meeting: 4th Mon. 6 pm
Heather Ridge Golf Club

Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Bev Nosewicz, Treasurer Aletha Zens, and Secretary Patt Dodd, and Member-at-Large Reggie Adams.

Annual Meeting: Many thanks to those who attended the annual meeting November 12. For those who were unable to attend, the board thanks you for submitting your proxy. The 2018 budget was approved, and is based on a \$25 increase in monthly dues. The minutes of the meeting and the

2018 budget were distributed to all homeowners.

Trash and 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 this month are January 11 and 25.

Good News! Waste Management will be providing each unit with new a 96-gallon rolling trash bin. For those who do not already have one, a 96-gallon rolling recycle bin will also be delivered. If you are using

the recycle bins provided by Waste Management, there is no need to return them. You may keep and use as you wish.

Winter is Here! Driveways with cars parked in them will not be cleared. Please utilize your garage as your primary parking spot. The plows will come through with a snowfall accumulation of six inches; hand shoveling of the sidewalks and walkways will begin with a three-inch accumulation.

Architectural Committee: Please remember to get written approval from the architectural control



committee before you undertake any projects that require it.

Security: Please double-check that your windows and doors are locked when you leave your house. Also, please keep your garage closed at all times. The Nextdoor.com frequently reports on home thefts and vandalized cars. A closed garage is the safest place for your vehicle. Also, please ask a neighbor to keep an eye on your place if you should leave town. Have someone take in your newspaper, or have your subscription suspended during your time away.

Patt Dodd

Service Directory

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303-514-7500 Steve Harmening

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