

HR Heather Ridge

Metro Matters

Volume 9

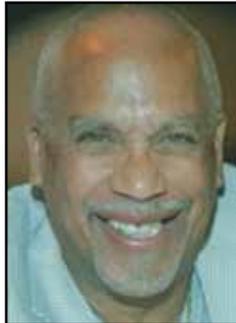
April 2019

Number 4

**Councilman
Charlie Richardson
Ward IV**

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

Errol Rowland, President HRMD, gives us an update on the economic environment of our community through his HRMD – State of the District on pages 4-6. He notes that HRMD is in fine operational and financial condition. HR Golf operations were profitable with a \$447,000 bank balance, with all the bills paid on 12/31/2018. HRMD has invested \$3.6m for improvements on the asset since purchasing the open space and clubhouse in 2010. After nine years of HRMD ownership, most of the neglected open space and deferred repairs have been fixed. These capital improvements were necessary to the continuing long term success of the golf operations. We all can take pride in our Heather Ridge community.



Our neighbor and Councilman Charlie Richardson has some important information each month on his column and this month he is featured on our cover and writes about why we should get involved in our Townhall Meetings.

Even though we have all seen how Colorado weather can sometimes be very fickle, if you are like me, you are already planning your garden and what you want to change from last year, so you have a beautiful landscaped home, but with less work than you had last year. Think Xeriscape when you start planning for this summer. For planting ideas, visit the Aurora Xeriscape Demonstration Garden, located on the southeast corner of the Aurora Municipal Center, 15151 E. Alameda Parkway.

As always, our HOA community contributing writers offer good practices on how to keep our community safe and clean, see their comments beginning on page 22.

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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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 **Metro Matters** is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. metromatters1@aol.com

Heather Ridge Metro Matters Magazine

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Heather Ridge Metropolitan District (HRMD) – State of the District

January 2019, began the 10th year of ownership of Heather Ridge (HR) open space by the HRMD. The district encompasses 1,127 homes in the ten HOAs. Thanks to the management of HR Golf Club, Noonan's Sports Bar & Grill, the dedication of the HR Management Team and many others, HRMD is in strong operational and financial condition. Golf operations are brisk, with 30,690 rounds of golf in 2018. HR Golf operations were profitable with a \$447,000 bank balance, with all the bills paid on 12/31/2018. Note: golf operations contributed more than \$96k for ground upgrades, tree care, tree removal, cart paths, maintenance equipment, etc. in 2018. These were paid for by golf proceeds, not tax money.

The HRMD directors continue to keep all residents up-to-date and maintain transparency through the monthly *Metro Matters Newsletters* and the *HRColo.org* website (thanks Barry McConnell, Van Lewis and Errol Rowland). All financials for the previous month (with easy to read summaries) are available on *HRColo.org* by the third Thursday each month.

HR Mission – *Preserve the open space; protect our property values and maintain our way of life.* – Update

- We are getting positive feedback from the community with the success attained in saving our open space best maintained as a golf course. The **\$6.2m** bond now has a **\$5.8m** balance (mortgage) with a fixed 3.4% interest rate. The bond will be paid off in **21** years. Other than property appreciation, there has not been a tax rate increase since we purchased the open space in December, 2009, nor do we anticipate a tax rate increase in the future.
- Metro Denver property values were recently judged among those escalating faster than any other in the USA; and HR property values are increasing at a higher rate than Metro Denver averages. The average Heather Ridge home has increased in value well over \$30k (k=1,000) last year. Even still they are at bargain prices. Where else in the USA can you have a home next to a golf course that's within 10 miles of a central metropolitan city with home values less than \$350k? By the way as of the end of February, 2019, there were only 8 homes for sale of the 1,127 homes in district; and the average time from listing to firm contract is faster than Denver Metro.
- We are maintaining and enhancing our way of life. Our residents are proud to live in Heather Ridge. Crime is rare and at the beginning of this year, we now have 7 day security on the golf course through our contractor Front Range Security **303-755-0665** (write that number down for any golf course issues).
- Capital Improvements – When the HRMD bought the open space in December, 2009, it was in dire straits. It was built in 1976 and had been neglected. HRMD has invested **\$3.6m** for improvements on the asset since purchasing the open space and clubhouse in 2010. Summarizing the investment:
 - **Grounds – \$2.8m:** The irrigation system was being held together with used parts, bailing wire and duct tape. In 2010, we drilled a water well located north of Yale and replaced the irrigation system on the front 9 holes (north of Iliff). We finalized replacement of the irrigation system on the back 9 holes (south of Iliff) in 2017. After nine years of HRMD ownership, most of the neglected open space and deferred repairs have been fixed. These capital improvements were necessary to the continuing long term success of the golf operations. Until now no one could see these improvements because they are all underground. Now, finally, capital improvements are becoming noticeable. New cart paths have been installed and will continue to be upgraded throughout 2019.
 - **Clubhouse – \$525k:** The aged clubhouse was constructed about the same time as the Regatta/9-Mile, King Soopers shopping area. The cost of maintaining the building has been a major concern and was the motivation to explore subdividing the clubhouse land in 2017. A new, amenable lease with Noonan's has addressed this concern for the near future.
 - **Golf Operations – \$125k:** Normal golf operations require periodic updates. Included here are, Pro Shop

Point of Sale, computer updates, modernizing phone systems, internet service, driving range enhancements, safety netting, etc.

- **Food & Beverage Facility – \$106k:** Initial upgrades preparing facility for Noonan’s Sports Bar & Grill.
- **Aurora Council Ward IV Representation –**
 - **Charlie Richardson**, Aurora’s former 30 year City Attorney, was elected to replace Molly Markert as our Ward IV Aurora councilperson in 2015. It just so happens, Charlie is also our HR neighbor, a 10 year Sausalito HOA resident. We are lucky to have Charlie as our representative. He has proven to help us, keeping a watchful eye out with HR’s best interest. We appreciate the City of Aurora Council and staff, as they continue to be responsive to our requests and needs.
- **Development –**
 - Subdividing the clubhouse/parking lot property is no longer a priority with the revised lease with Noonan’s Sports Bar and Grill. Should any development activity reemerge, any firm proposed plans will be presented to the community for HR consideration/approval before any action is taken.
 - According to the City of Aurora, seven areas, in various stages of development are within ½ mile of the HR 90 acres. Three of the 7 are apartments/homes: 834 single family units with 1,797 permanent residents. Two of them are planned hotels and two are for planned retail.
 - Traffic is increasing with use of the 600 space parking lot at the new RTD Iliff Station. Seven new developments are creating an additional 10k traffic trips per day throughout the area. The RTD Iliff Light Rail Station is taking some of the traffic sting out of this new growth.
 - Aurora City has approved a new traffic light at the S Xanadu and Yale intersection. Preliminary engineering is continuing. Stay tuned to *Metro Matters* as January 2020, estimated completion date nears.
- **Moving Forward –**
 - Three golf courses have recently closed within 10 miles (Park Hill Golf Club, Denver City Park Golf and Fitzsimmons Golf). Together these facilities measured 90k annual golf rounds. HR is a convenient alternative for these golfers.

Continued on page 6

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Continued from page 5

Our success is due to the HRMD dedicated directors, scores of volunteer homeowners, contractors and golfers. The HR Management Team meets every month discussing golf operations and the needs of the asset. This HR Team is to be commended: They are, Bob Knutson – HR grounds superintendent; Larry Ransford – Cobblestone Crossing – golf business manager; Van Lewis – HR South; Loren Janulewicz, president of golf ops; Barry McConnell – Fairway 16; Errol Rowland – Burgundy. HR homeowner resident volunteers are always welcome. HR homeowners can share pride in our collective accomplishments. As we residents meet with other associations, communities, cities, educators, etc., people are amazed with the results our volunteer citizens have achieved; while we continue our mission to preserve the open space (best maintained as a golf course), protect our property values and maintain our way of life.

And one-parting comment: – Please say **Thank You** to the HR golfers. They are paying the bills and are the reason for our success as we continue with our mission. Now let's all have fun, life is too short not to play golf!

Errol Rowland, President HRMD
We are selling "FUN"!

HR Heather Ridge

COMMUNITY NEWS

Semi-Annual Heather Ridge Metro District Meeting April 18, 2019, 4 pm at the Heather Ridge Club House 19th Hole room. As a public meeting, it is open to one and to all; and if you want to speak, please contact Errol Rowland at 303-337-3461 or errol@HRMDco.org to get on the Agenda. This is a regularly scheduled meeting to discuss general issues.

Property Tax Changes may be a 'coming from the General Assembly session this year! The current Assembly is trying to craft a change to tax laws collectively called Gallagher and TABOR. If you missed the Denver Post front page story about this on March 11, 2019, it is well worth your time to read it.

Property tax inequities for funding schools, special tax districts, and major roadway projects have been discussed for years, but never more so than the past five or six years due to rising real estate values...and how property taxes between residential and commercial properties are computed.

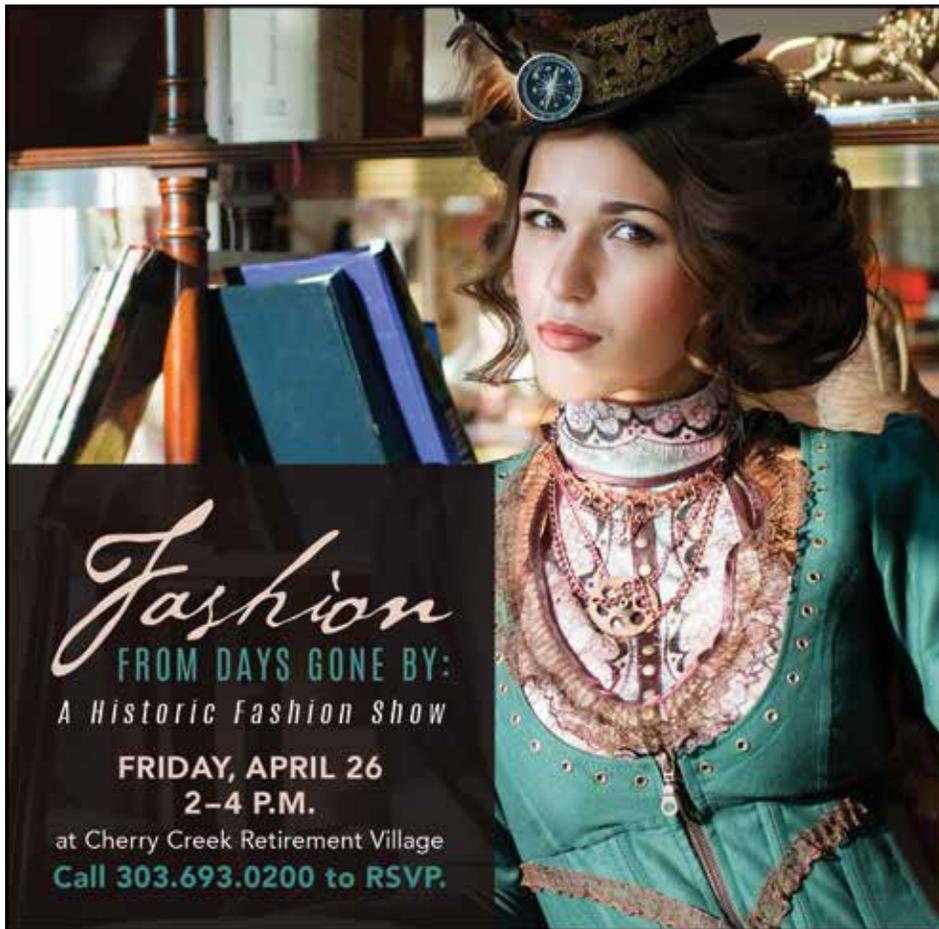
The title of this discussion should be "Unintended Consequences" because both constitutional amendments by themselves are well intended and reflect voter sentiments. However, the two measures acting together have caused funding problems for important public services.

The bottom line for all property owners, residential and commercial, is how much they pay each year in taxes. If you are familiar with other states and their property tax systems, then you know how burdensome property taxes may become to real property ownership. Colorado is now trying to sort out the conflicted Gallagher and TABOR laws embedded in the state constitution, but it won't be easy. But an answer needs to be found soon to keep public services balanced and viable throughout the state.



Snow season and golfing at Heather Ridge. Well, as always, be careful what you wish for when it comes to moisture in Colorado. The general rule has been "we always need the moisture" when it snows or rains, but this winter has been exceptionally snowy. Normally, the golf course is open during the winter and derives income from green fees. But not this year! The good news is the golf enterprise operation has a "rainy day" savings program to pay bills when revenue drops. Once the sun comes out and things dry, the golfers will be back paying and playing on one of metro Denver's best community courses. Thanks to all for your support, so now get out there and have fun. And remember, Heather Ridge residents now enjoy a green's fee discount starting this year...so ask when you check in.

Van Lewis



Step back in time as models show and tell the history of fashion from time periods including Tudor, Regency, Civil War, Victorian, Edwardian and Steam Punk. Light refreshments will be served.

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April 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2		4	5	6
			3 HOA Meetings On Wednesday			
7	8 6 pm Cobblestone Crossing Board Accord's Office Bldg 3022 S Parker Rd Aurora	9 6:00 pm Burgundy HOA Mtg, Burgundy Clubhouse	April 10 Double Tree Board Mtg Aletha Zens' home 6:00 pm CH HOA Mtg HG Board Room	11 6:30 pm Fairway 16 Annual Board HOA Meeting Clubhouse	12	13
14	15 6:00 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	16 METRO MATTERS DEADLINE APRIL 16	2888 S Heather Gardens Way 6:30 pm Sausalito Board Mtg Lower Level HR Clubhouse	18 6:30 pm Ward IV Town Mtg Fire Station #11 on northwest corner of E. Iliff and S. Joplin St		19 20
21 	22 6 pm Cobblestone Board Mtg HR Golf Club	23 6:30 pm HRS Board Mtg HRS Clubhouse 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	24	25	26	27
28	29	30	 * Next HRMD Meeting Thursday, April 18, 2019 Providing there is business to conduct			



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

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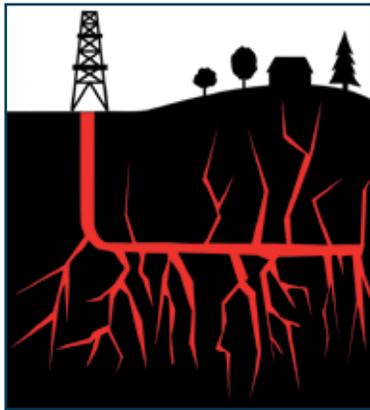
Behind The City Scene

From my perspective during the last 3 and 1/2 years on City Council I would say the issue of "to frack" or "not to frack" is the most contentious one. I Chair the Council Committee that reviews pending State Legislation. Our typical attendance is a dozen City staff. We had about 200 people at our most recent meeting. It easily eclipses items as living in RVs, crime, traffic congestion, affordable housing, annexations etc. While all these issues are important, fracking elicits the most energetic opinions on both sides of the debate.



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

Fracking in its very simplistic description involves the injection of liquids including water and other chemicals into a drilled well to stimulate the ejection of oil from the rock formations. The type and amount of chemicals in and of itself gives rise to a separate vigorous debate. Typically the issue distills down to public safety, health and the environment versus jobs and energy independence.



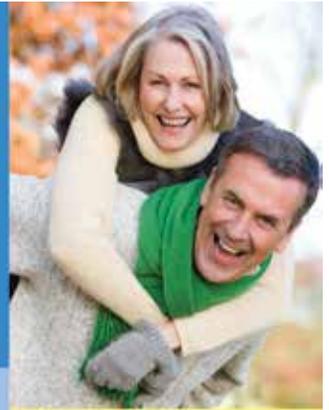
Of course the industry argues that current drilling practices address the public health concerns. I personally find it interesting that the opposition is characterized and framed in the context of fracking when the drilling of any well and the extraction of oil is a significant event in and of itself. The City of Aurora sits atop of the Niobrara shale formation. Thus we are seeing a lot of drilling applications. As many of you know the State Legislature is currently looking at shifting much of the current regulatory authority to local governments. By the time you are reading this article the legislation will probably have been signed by the Governor and the litigation will have been started.

**Charles "Charlie" Richardson
Council Member Ward IV
303-739-7516 (Council Office)
crichard@auroragov.org**

2019 Ward IV Town Meetings – Held on the third Thursday of each month from 6:30-8:30 pm at Fire Station #11 on northwest corner of E. Iliff and S. Joplin St

Free Breakfast & CBD Presentation

Tuesday, April 16
9:30 am
Heather Gardens
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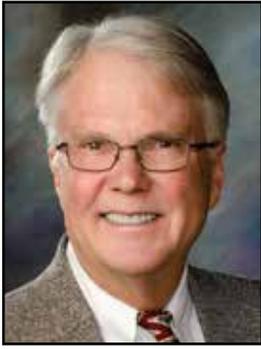
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Pete Traynor
Double Tree

303-877-9538

PeteTraynor@ReMax.net

Please read past the headlines about today's real estate

Pete and I have learned from our 45-plus year careers in real estate that things are never as good or as bad as the headlines might say. You must read past them, and you should read multiple sources to get a feel for the market. Better yet, please call us for the up-to-date information we generate ourselves!

March's metro Denver headlines shouted that home prices dropped for February 2019...the first such decline since 2011 – "The sky is falling!"

But is it? NO!

The median single family and condo prices did decline ever so slightly, a fact found past the headlines. What I found most significant was monthly home closings rebounded upward after falling continuously since April of 2018. That fact is much more significant for a sustainable resale market than minutely fluctuating home prices.

February's median single-family home sale was \$430,100, a 2.18 percent decline from one year ago. Condos dropped 2.3 percent to \$297,500 for the same period. Barring future price surges, it now appears that the top of our Denver real estate market was April, 2018. That matches perfectly "the market change" that put a cold chill on sales last year from June to December.

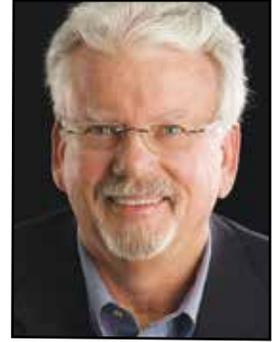
For comparative purposes, the median single-family home price in 2011 was \$227,000; and condos \$119,000. Yes, we have come a long way to be in the top 20 economic markets in the U.S., and the number one non-coastal growth economy since 2012.

Heather Ridge home values stalled last June to recover somewhat by year's end. In February, a Fairway 16 home closed for \$359,900...a record price for that 1633-1650 sq ft 2-story model that's also in Heather Ridge South. It was in top-notch condition remodeled with granite, hardwood floors, new cabinets, and many other significant upgrades. Most importantly, it wasn't on the golf course...a \$5000-\$15,000 value factor.

Under the category of "for what it's worth," Pete and I hold the highest Heather Ridge resale price at \$382,900 for a Country Club Ridge unit closed in August of 2018! Market prices and sales are usually subject to an appraisal, and sales and appraisals move in concert with each other. At times a record price doesn't appraise leaving buyers and sellers to negotiate a new contract...or back to the market it goes!

Pete and I have decades of experience taking listings to market, getting them to appraise, and closing the sale. We have learned that each home sale is unique, to listen first to sellers' wants and needs, and to build a professional relationship. Please call us to find out why we have listed over 92 homes in Heather Ridge since January of 2009 to date, and helped 23 buyers close their purchases. No other agent(s) can make that statement for Heather Ridge.

Van Lewis



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Heather Ridge South

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van@vanlewis.com



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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 as of March 16, 2019

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$206,500	2445	S Xanadu Way A	2 - 2	1,124	1 Carport	2 Story
Strawberry I	\$227,000	2694	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$235,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Cobblestone	\$254,900	2121	S Victor St C	2 - 2	1,208	1 Resv Sp	2 Story
Strawberry I	\$265,000	2676	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Sausalito	\$305,000	2450	S Worchester C	3 - 2	1,300	2 Gar, Att	2 Story
Heather Ridge South	\$315,000	2792	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Country Club Ridge	\$350,000	2270	S Vaughn Way 202	3 - 2	1,804	2 Gar, Att	2 Story

Homes Under Contract as of March 16, 2019

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$175,000	2650	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$209,900	2632	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$215,000	2449	S Xanadu Way B	2 - 2	1,091	1 Carport	2 Story
Cobblestone	\$250,000	2102	S Victor St C	2 - 2	1,208	1 Resv Sp	2 Story
Fairway 16	\$284,500	2690	S Vaughn Way A	2 - 2	1,462	2 Gar, Att	2 Story
ChimneyHill	\$299,900	13672	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Sausalito	\$300,000	2501	S Victor St F	3 - 3	1,273	2 Gar, Att	2 Story
ChimneyHill	\$300,000	13676	E Evans Ave	3 - 3	1,344	1 Gar, Att	2 Story
Strawberry II	\$349,950	2466	S Vaughn Way D	3 - 4	1,650	1 Carport/Sp	2 Story

Homes Sold From February 16, 2019 to March 16, 2019

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
ChimneyHill	\$253,000	13609	E Evans Ave	2 - 2	1,344	FHA	\$0	Corp/Trust
Sausalito	\$260,000	2504	S Victor St F	3 - 2	1,273	FHA	\$5,000	Individual
Sausalito	\$266,500	2408	S Victor St F	3 - 2	1,273	Conventional	\$0	Individual
Cobblestone	\$268,000	13334	E Asbury Dr	2 - 2	1,392	Conventional	\$0	Individual
Sausalito	\$285,000	2447	S Victor St E	3 - 2	1,282	Cash	\$200	Individual
Sausalito	\$287,000	2419	S Worchester Way E	3 - 2	1,282	Conventional	\$5,000	Individual
Sausalito	\$295,000	2504	S Victor St C	3 - 2	1,230	VA	\$0	Individual
Country Club Ridge	\$357,500	2210	S Vaughn Way 202	2 - 2	1,804	Conventional	\$0	Individual
Fairway 16	\$359,900	2486	S Vaughn Way B	4 - 4	1,650	Conventional	\$0	Individual

Call today for a friendly and professional visit. Pete and Van listen first. They give written marketing plans and estimates of what's best for you and your budget. They are offering an exclusive program that could fund your home improvements for resale.

"Never leave home without them."



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

2019 Heather Ridge Men's Golf Club Schedule

Thursday, 4-11-19	Men's Club Spring Banquet	7-19, 20, 21-19	Member/Member, Member/Guest (Partners Must be within 10 Strokes)
Saturday, 4-13-19	Four Man Shamble A,B,C,D Players (Computer Draw 80% of Handicap) Shotgun Start 8:00 am	Fri, Sat, Sun	Horse Race Starts at 5 pm on Friday Tee Times Start at 8 am on Sat-Sun
Saturday, 4-27-19	Point Par, Playing Groups Set by Computer Tee Times Start at 8 am	Saturday, 8-3-19	Point Par, Playing Groups Set by Computer Tee Times Start at 8 am
Saturday, 5-11-19	6-6-6, Two-Man Teams (Computer Draw) Tee Times Start at 8 am	Saturday, 8-10-19	Red, White, Blue, and Gold, Four-Man Scramble (Computer Draw) Tee Times Start at 8 am
Saturday, 5-18-19	Individual Gross/Net, Playing Groups Set by Computer Tee Times Start at 8 am	8-24, 25, 2019	Club Championship Playing Groups Set by Computer, Tee Times Start at 8 am
Saturday, 6-1-19	Two-Man Best Ball, Pick Your Partner, (Partners must be within 10 Strokes) Tee Times Start at 8 am	Sat-Sun	
Saturday, 6-8-19	Men's Club/Women's Club Mixer, (Computer Draw) 8 am Shotgun Start	Saturday, 9-7-19	Tournament of Champions Non-Winners Tournament – Same Day Playing Groups Set by Computer, Tee Times Start at 8 am
Saturday, 6-22-19	Two-Man Point Par, Playing Groups Set by Computer Tee Times Start at 8 am	Thursday, 9-19-19	Men's Club Fall Banquet
Saturday, 7-6-19	Individual Gross/Net, Playing Groups Set by Computer Tee Times Start at 8 am	Saturday, 9-21-19	Two-Man Scramble, (Computer Draw) 8:30 Shotgun Start

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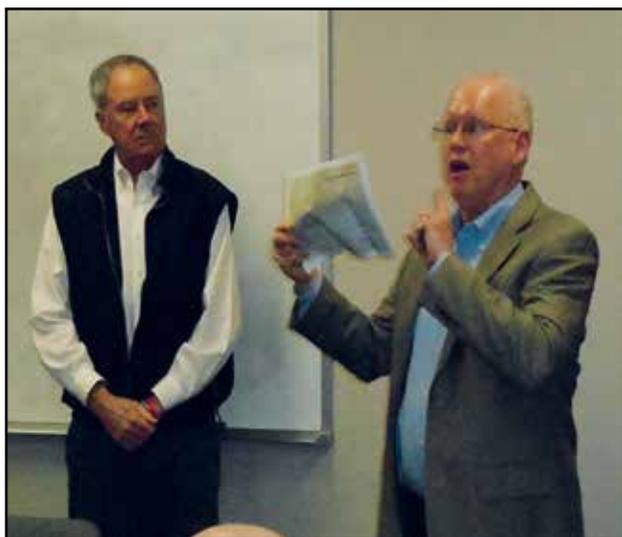
Why Attend Ward Meetings?

Council member Charlie Richardson expresses his opinion of why Council Ward Meetings are Important to Our Community

There are no City Charter or City Code provisions that mandate the holding of community meetings by Council Members. However we are fortunate that there is a strong history of doing so in Aurora. I know that the current Ward Council Members all hold Ward meetings on a monthly to quarterly basis. These meetings allow for a one-on-one exchange of opinions, not only from constituent to Council Member but between citizens and others. They are unique because most of the other “official” meetings are either held during the workday hours (Council Committees) or formal Study Session/Council meetings where impromptu citizen other than Public Invited to be Heard input is limited.



Councilman Charlie Richardson, Ward IV talks with constituents at a recent Town Hall Meeting held at Fire Station 11.



Greg Baker, Manager of Public Relations with the Aurora Water, spoke to Ward IV constituents at a recent Town Hall Meeting.

I have attended many HOA meetings and subsequently have learned a lot about commercial ground keeping and landscaping. Frankly unless there is a hot topic roiling the neighborhood attendance is generally limited to the Board and professional staff.

responded to invitations to attend specific community meetings. As we all know many folks are “cutting cable” so access to the broadcast of Council meetings on Channel 8 via Comcast is selectively available. They are available on TV Aurora on the Web. My Ward IV meetings are held on the third Thursday of every month except during the year-end holidays. I hope you can attend one or more of them.

Charles "Charlie" Richardson
Council Member Ward IV
303-739-7516 (Council Office)
crichard@auroragov.org

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Common Misconceptions About Estate Planning

There are many deeply ingrained public misconceptions regarding the legal options available when a person dies. The following summary identifies three common client misconceptions and offers explanations in order to clarify these misconceptions.

Misconception # 1: Avoid Probate at All Costs

Clients who believe it's best to avoid probate at all costs need to understand that having an estate pass by will is often less expensive and more efficient than relying on various probate avoidance techniques. Colorado law provides for informal probate, which is an administrative procedure. Judges or magistrates do not become involved in an informal probate administration unless their involvement is requested by a party or later required. A devisee can seek court involvement if there is evidence that the personal representative is acting improperly, delaying administration, or otherwise breaching his or her fiduciary duties. Using probate avoidance techniques without knowledgeable advice frequently results in litigation and confusion.

Misconception #2: Give Assets to Children by Gift During Life to Avoid Probate

Some clients want to either add their children as joint owners to their home and other assets, or transfer full ownership to their children. But what might appear on the surface as an easy way to avoid probate can lead to unnecessary taxes, headaches and expenses that the structured framework of a probate administration could avoid. A major drawback of this approach is that it exposes the clients' assets to the children's creditors. Even if the children are financially responsible, unexpected events such as an "at fault" car accident or divorce can trigger financial losses. The transfer of assets could also jeopardize the clients' ability to receive Medicaid in



Front row (left to right): Charles E. Rounds, Esq., David W. Kirch, Esq. Back row: Gerard FB Deffenbaugh, Esq., Emily L. Bowman, Esq.

the future because such a transfer is considered a gift for penalty period purposes. There is a five-year look-back timeframe for gifts, which can trigger a Medicaid ineligibility period.

Misconception #3: A Revocable Trust Is Better than A Will

Many clients think that a revocable trust is the best primary estate planning document. While often appropriate for the client's circumstances, revocable trusts can also create unnecessary complications in the future. They are usually more expensive and difficult to set up and maintain than properly drafted wills, primarily because they require assets to be titled in the name of the trustee or trust to effectively avoid probate. Clients often do not realize that a trust administration following a settlor's death can be as expensive and complicated as the informal administration of a probate estate. A common misconception is that establishing a trust is necessary to reduce death taxes. The same savings can be accomplished by a properly

drafted will. The 2017 Tax Cuts and Jobs Act effectively doubled the federal lifetime exemption amount to approximately \$11 million (or \$22 million for married couples) until at least 2025 making tax avoidance necessary for only a small fraction of individuals.

A full-length article, "Five Common Client Misconceptions about Estate Planning" by Charles E. Rounds and Emily L. Bowman, can be viewed on our website at www.dwkpc.net under "Client Forms and Resources." Kirch Rounds Bowman & Deffenbaugh PC is a boutique Estate Planning and Estate Administration law firm located in Aurora, Colorado at 3131 S. Vaughn Way, Suite 200 Aurora, CO 80014. We can be reached at 303-671-7726.

A free Seminar on "Common Misconceptions About Estate Planning" will be given on April 30th at the Heather Gardens Clubhouse, 2888 S Heather Gardens Way, Blue Spruce Room. RSVP at 303-671-7726.



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If you have a small yard, why waste that gardening space on grass? Add a variety of colors and textures to your garden with smaller xeric plants that won't overwhelm your space. Colorful shrubs like barberry and large-bloom perennials like Shasta daisies look beautiful paired together. Plant them around a mid-sized shrub or dwarf ornamental tree for a balanced look. If you have a culinary interest — plant herbs. Many herbs such as thyme, oregano and sage are surprisingly xeric.

Lavender and chives are xeric with pretty, edible blooms. For planting ideas, visit the Aurora Xeriscape Demonstration Garden, located on the southeast corner of the Aurora Municipal Center, 15151 E. Alameda Parkway.

Replacing lawn with xeriscape can reduce your water use from 32" per square foot to 15" or

less every year. It takes about three to six months for young plants to get established, but after that, many great-looking xeric plants won't need any water at all.

Research your plants' water needs and always group plants with similar water needs together. For new plantings, water shallowly and at the root ball up to three times a week for the first several weeks. As the root system develops, decrease watering frequency and increase watering depth. If your mature plants require watering, we recommend giving them a drink once per week if it hasn't rained. And remember: If you have an automatic sprinkler system, make sure and adjust it for your new xeriscape.

Aurora Water Conservation has a wide variety of programs to help you establish a beautiful, healthy xeriscape. We offer rebates, a xeriscape design program, and dozens of classes on low-water gardening topics. We can help you save water indoors, too. Find our many online resources at aurorawater.org or give us a call at 303-739-7195.



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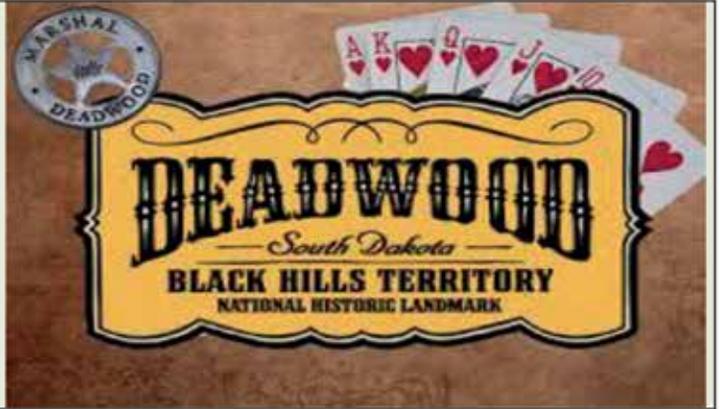
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Planting a Garden with Your Child

“...a small corner or balcony can provide adequate space for a child’s container garden.”

How about helping your child plan and plant a garden? From preparing the soil, selecting the plants, planting seeds or transplants, watching them grow to finally harvesting the “crops,” gardening is great family entertainment.

Keep two steps in mind: How much space is available for the garden and what is the age of the child? For a 2-4 year old, planting 1/2 packets of seeds and 1 to 2 plants each of tomato and pepper creates a big garden world even though it seems like a small space to you.

It’s wise to intensively care for a small space rather than overwhelming both you and the child with the weeds that will grow in a big area. Miniature vegetable varieties also may be more accessible and understandable to small children.

For younger children, soil preparation may be the most fun part of gardening. My two year-old loves to dig with a large spoon and help get the garden spot ready. After letting your child help you till the soil, you may want to amend with an organic mixture such as compost or sphagnum peat at a ratio of 3 4 cubic yards per 1,000 square feet.

If you have almost no space at all or perhaps you live in a townhouse or apartment, a small corner or balcony can provide adequate space for a child’s container garden. It’s surprising what you can grow and amazing how attractive the red leaves of ‘Red Sails’ lettuce or ‘Ruby’ Swiss Chard look in combination with other greens in containers. You’ll find special varieties of tomatoes just for this purpose, such as ‘Tiny Tim’ and

‘Patio.’ Sweet and chili peppers, bush beans and other vegetables also do well in containers.

You can help children 5 to 8 years

insects that live around and on them. A little later, they’ll begin to understand the natural environment and will be able to tell beneficial insect predators from harmful “bugs.”



To broaden appreciation for children of other cultures, you also can grow vegetable and herb plants for use in different ethnic dishes such as Asian, Mexican, American Indian, African American and European.

It’s fun to go to the nursery and select one or two items you’ve not seen grow, but like to eat. Experiment with growing something new. I had particularly good luck with globe artichokes last year. They are decorative, and appear similar to an exotic thistle. Globe artichokes are sturdy and do well with low maintenance and a sunny location.

Look for disease-and-pest-resistant plants for a child’s garden. Children love to touch, and fingers often end up in their mouths, so organic and pesticide-free plants are safest. Vegetables that are fairly problem-free include

beets, carrots, cucumbers, onions, peas, radishes, spinach and rhubarb.

After watching, watering and weeding this summer, you and your child will have shared hours of fun and learning together.

old, grow a larger sized garden with a greater variety of full-sized plants, such as tomatoes, peppers, lettuce or other greens, radishes, carrots, squash and your favorite herbs. And don’t forget the sunflowers and multi-colored flowering kale, always favorites with children of any age.

Choose plants that appeal to sight, feel and smell. Give children ownership of their garden. Mark off a section of your big garden just for your child.

Children 5 to 8 can begin to grasp plants’ differing needs as well as the

*Jo R. Frederiksen
Colorado State University Cooperative
Extension Master Gardener,
Denver County
Photograph courtesy of Judy Sedbrook
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ASSOCIATION NEWS

Cobblestone Crossing

Rules and Regulations: Following a review of the Rules and Regulations by the Board, an updated version of the document has been posted on Accord Property Management's website. A mailing regarding the changes was sent to all owners and if an owner desires a hard copy of the document, please submit a written request, either Email or snail mail, to Accord Property Management.

Landscaping Company: The Board signed a contract with LandCare Management to perform landscape maintenance this season. Spring clean-up will be performed in late April or early May and the sprinkler system will be activated at that time. Please do not engage their workers with specific requests. If there are concerns or questions regarding their activities, please contact Accord Property Management.

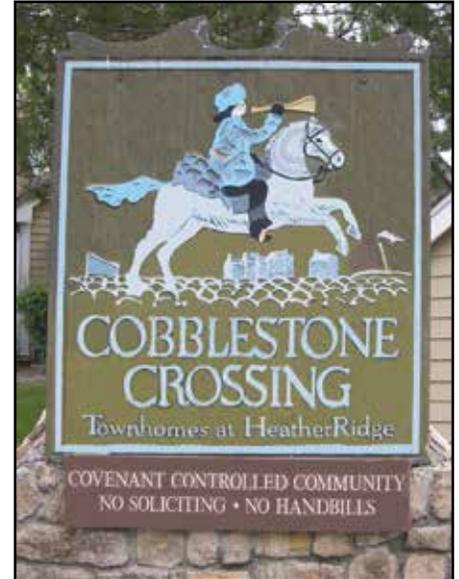
Snow Removal: While it is rather incongruous to follow landscape statements with snow removal statements, it is Spring in Colorado, so anything is possible! A reminder, sidewalks will be cleared when two inches of snow accumulate,

and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow. Ice melt buckets remain available by the mailboxes and a little goes a long way.

Pets: There has been an increase in the number of complaints about pet waste. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

Common Area: Individual homeowner's potted plants are not to encroach on the grass areas of the property. Please keep this in mind when making plans for spring planting. Potted plants can sit on the rock areas. Also, per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees. Also, feeding wildlife, including but not limited to birds, squirrels, rabbits is prohibited.

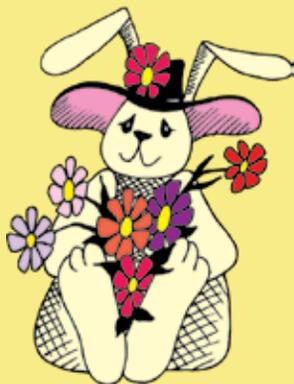
Trash: A reminder it is the resident's responsibility to dispose of large items



that do not fit in the dumpster. Please call Alpine Waste at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Board Meetings: The Board meets 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



Out To Lunch Bunch

Come join us for lunch and please invite your friends and neighbors too! Our next gathering will be on Thursday, April 18th, noon

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Burgundy



Welcome all new Burgundy in Heather Ridge Owners and Tenants.



Spring Cleaning Tip: Always keep several Get Well cards on the coffee table. That way, if unexpected guests arrive, they'll think you've been sick and unable to clean.

Actually, Spring is a great time to clean up those areas that may have been neglected throughout the winter months. Taking the time to tidy up your patio will maintain the beauty and appeal of your home and community.

Restrictions and conditions must be met by all homeowners and tenants. Review our Association's Bylaws, CC&Rs and Rules and Regulations. Contact our Management Company if you have not received your welcome packet. Burgundy is **covenant controlled**.

Protecting property values is what our association is all about. Take a moment to remember the spirit of these rules (protection of your investment) and be thankful our Board of Directors takes their jobs seriously and are working to protect, preserve and enhance our property and its' value.

HOA Fees Rising Again: Please plan accordingly. More to come.

April Fools! Now that I have your attention – I do not feel the need to harp on all the rules that are being ignored and the need to remind owners/tenants constantly. Just follow the rules, respect your neighbors, pick up your dog poop and we will all live in harmony! One thing that our bowzer buddies are unable to do is to clean up after themselves. Your HOA fees will go up if rules continue to be ignored because they add cost to the upkeep and management of our community. Something to keep in mind. Don't believe me, attend a meeting to see how this affects our community.

Board Meetings: Held the second Tuesday at 6:00 pm in the Clubhouse. Please join us. We value your interest in our community. If you have questions or concerns for the board during the Homeowner Forum, or wish to be added to the Agenda, contact our community Manager, Jack Higgins, Ext. 1315, Jack@cmsincorp.net. Homeowner participation is at the start of the meeting.

Painting: Painting in Driveways E and F will begin sometime in May or early June. More information to come.

Clubhouse Rental: Contact our Management Company.

Management Company/Questions/Forms: Board Members: Pres-Amanda Milstead, VP-Michelle Ruble, Sec/Treas-Andrew Malkoski, Members-at-Large-Lori Foster and Bev Valvoda. Contact Community Management Specialists, Inc. at 720-377-0100; Manager, Jack Higgins, Ext. 1315, Jack@cmsincorp.net and Len Kaiser, Ext. 1324 with questions. To access forms and documents, visit www.cms-hoa.com or contact the Management Office for questions. Again, remember to mention you are from "Burgundy in Heather Ridge" not just "Burgundy".

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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, Secretary Patt Dodd and Member-at-Large Reggie Adams. The next board meeting will be April 10 at Aletha Zens' home.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on April 4 and 18. Remember to set your recycling out the night before, as they have been coming

before 8 am. Please make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around.

Community Watch: As you know, a vehicle was recently stolen from the driveway at 2659 S. Vaughn Way. Thankfully, the van was recovered. It is certainly concerning for our community to be directly impacted by such a criminal act. Obviously, the safest place for a vehicle is in a locked garage. If that is not possible, you may want to look into a theft deterrent device, such as "The Club."

And please keep an eye out for anything that may appear unusual. Leave your porch light on. If your

garage or back patio motion detector flood lights do not work, please let a board member know so we can replace it. We are in the process of replacing all the bulbs in the outdoor pole lamps with LED daylight bulbs, which are much brighter.

If you are going to be out of town, please let a neighbor know so they can pick-up your newspaper or packages left on your porch. Also, leave your interior lights on a timer to go on and off at certain times to give the appearance of someone being home.

Architectural Approval: If spring improvements are in your budget, remember any changes to the exterior of your townhome will need approval from the Architectural

Control Committee. As a reminder, homeowners are responsible for the maintenance of their exterior patio enclosure. For your reference, the Double Tree paint colors are Iron Sand for the exterior gray color and Fossil Dust for the exterior white color. The paint colors are on file at KWAL Paint on S. Parker Road and E. Dartmouth, and also at the Sherwin Williams store located at Chambers Road and E. Alameda Ave. If you need to replace your garage door, it is acceptable to replace it with an eight-panel door. The six-panel doors are no longer available. You will notice the difference if you take a peek around the community.

Patt Dodd



Chimney Hill

After the lions of March whipped us around last month, may March's lambs bring us a milder April. As the days get longer, pet lovers will enjoy better grounds to walk their dogs around. Please remember to pick up the dog's poop, so that others can enjoy their walks cleanly. We will be welcoming a new landscape company, Mountain High Lawn & Landscaping, into our community and are prepared to provide them with all of the necessary information to provide the community with good service, but pet cleanup should still remain an individual responsibility. It is time to embrace the spring in our steps.

Trash/Recycle: Last month, one of the recycle dumpsters was contaminated with non-recyclable trash once again. The association had to pay our waste management company extra to empty the dumpster as regular trash, and those environmentally diligent residents who carefully place their

recyclables into the dumpster will be disappointed to discover that some recyclables went into a standard landfill. If you see one of our residents dumping regular trash into the light brown recyclable dumpster, help inform them about proper recyclables that are labeled on the dumpster. It also helps to

break down cardboard boxes before putting them into the recycle dumpster, so there will be room for others to place their recyclables in the dumpster.

Architectural Requests: Remember, if you are planning updates to your windows and doors as the weather



warms up, you will need to submit an architectural request to the HOA. Besides maintaining a basic framework of conformity within the community, the architectural committee will be able to inform you of any additional city codes that need to be followed. Replacing a basement window within an underground window well is one example of a project needing city approval.

Maintenance Projects: The board is finishing up a list of major maintenance projects for the community this year. Besides the next section of the community up for exterior painting to be handled this

spring, projects to handle the next phase of upgrading retaining walls, repaving road sections, removing dying juniper bushes, keeping track of aging sewer lines, and community wide repairs of damaged exteriors are being finalized. Due to the age of our community and current costs, we will be prioritizing the most urgent needs in what will be a multi-year project for our community.

Board Meeting: The HOA board meeting will be on Wednesday, April 10th at the second floor board room at Heather Gardens, 2888 S. Heather Gardens Way, at 6 pm.

Management: Property management is provided by LCM. Our property manager, Marilyn, can be reached by phone at 303-221-1117, ext 105 or by email at mrubybal@lcmpm.com. Owners can also get general community information and submit requests through LCM's website at www.lcmpm.com. New users will have to create an account with a username and password before using the site.

**Kerry Reis & Angie Olsen
with input from the
ChimneyHill HOA Board**

Strawberry

Board Meetings: Strawberry's Board meetings are held the 4th Tuesday of every month except in December. Our next 2 meeting dates are as follows **April 23 and May 28, 2019** in the clubhouse, at **6:30 pm**. These meetings are a great way to stay informed about the goings on in the community, about volunteer positions and what we are accomplishing from month to month. Come to the meetings for updates. We look forward to seeing you and meeting any new residents in our big community.

ACC Requests: Planning to spruce up around your area this spring or anytime? Please go to the website, fill out a form

and provide as much information as possible, as to your plan and materials being used. This way the Board can make informed decisions. **Please visit our website** www.strawberry1hoa.com for meeting minutes, meeting dates, community resources, and forms needed for **ACC requests**.

Residents and Neighbors: Tis the season to clean out and de-clutter. Start with a room and work top to bottom and if it doesn't give you joy, get rid of it. So says the latest craze. Remember to donate all items that you are getting rid of. Please don't leave your goods for trash to pick



up. We do get charged for extra items and boxes that do not fit in trash and that's isn't broken down.

Dog Owners: Dog poop is your responsibility. Please continue to pick up after your dog, remember not everyone around you own dogs. Stepping in someone else's dog poop isn't fun, or very healthy. Please continue to turn in those owners you see **Not**

picking up after their animal. See *Something Say Something*.

Attention: Neighboring communities and Strawberry residents are organizing a community clean-up day or weekend. If interested please email Dogloverlynn@yahoo.com. Thanks for being willing to help clean up our communities.

Management Information: ACM phone number is 303-233-4646. Send work orders/service request to kimberly@acmhoa.com, or call 303-233-4646 ext 200. Accounting questions please call: 303-233-4646 ask for Carrie. For Covenant Compliance call 303-233-4646 ext 136. General questions or concerns should be directed andrew@acmhoa.com, or laura@acmhoa.com. This information is also available on the website: www.strawberry1hoa.com.

Security: Brownstone Security LLC, Randy, 720-879-4568.

Amy Ringo

Dates to Remember this Month

April 1	Fools Day
April 9	Palm Sunday
April 16	Easter
April 22	Earth Day
April 27	Take Your Kids to Work Day

Heather Ridge South

Management Information: For HOA management information, please contact Janelle Mauch at Westwind Management – 303-369-1800 x115; Janelle@westwind-management.com or her assistant, April, at 303-369-1800x135; april@westwindmanagement.com.

New Reserve Study Completed for 2019: At the Board's January meeting it approved the latest reserve study that was initiated last year. This study is a written engineering report about HRS's financial solvency to plan and pay for annual budgets and Reserve needs.

Although not required by Colorado law, periodic studies are strongly recommended by our Real Estate Commission and common-

interest-community trade association groups (HOAs) to provide a basis for budgets. Property management companies, HOA boards of directors, and property owners need to know maintenance-replacement costs to protect community real estate values. The goal is to have funds available when needed vs. special assessments because there's no money available. This study states that Heather Ridge South presently meets 83 percent of required funding levels as defined by the engineering company. In comparison, our last report by them in 2015 said we were 150 percent funded. What changed from 2015 to 2019?

The rules of the game changed to include previously non-quantified expenses such as building siding and structure replacement (not painting or repairs), concrete features, and a host of other concerns not previously addressed. Taking the new standards at face value and without scrutiny, an HOA could go from solvency to insolvency in a heartbeat. And, more

than ever before, home buyers and lenders want to see a study as part of the home sale process. Our 83 percent solvency is a very strong rating compared to other HOAs.

New HRS Rules and Regulations Approved for 2019: Yes, another major event now completed and published. Each property owner will be mailed one copy along with access to digital ones, so please visit Westwind Property Management and HRS websites. Owners are responsible to provide or direct tenants to our Rules and Regulations for their added protection and harmony in living here.

Snow Removal and Our Budget: At our annual meeting last December, one resident asked why our snow plowing budget was so high when in past years we barely used half of what was allocated? As we have seen for 2019, the snow storms come and go at will, so we plan for the worst-case scenarios. For 2019, we budgeted

\$20,000; and so far, we have spent \$5,000. And please remember there are two snow seasons in each annual budget year; and before you know it, October, November, and December will be here with snow in the forecast again.

Towing Parked Cars During Initial Snow Removal: Yes, cars are being towed to facilitate plowing, so please stay tuned to weather forecasts and **Don't** park in front of your garage. Please park in your garage to alleviate parking congestion as well as an attractive nuisance to vandals and thieves – it happens!

Get Your Email Blasts from Westwind: In these fast-moving times it pays to be informed via email about important and time-sensitive events – water shutoff problems, snow removal, safety and other current events. Please contact Janelle to enroll if you haven't done so. Almost 75 percent of all residents have done so. **Van Lewis**



Country Club Ridge



April Showers Bring May Flowers



Fairway 16

Attention: Fairway 16's Annual Meeting April 11, 2019 at 6:30 pm. The board and HOA members meet every April to discuss and vote on major issues, such as the coming year's budget and election of new or renewing directors.

It is an important meeting for homeowners to attend, because decisions being made may directly impact their quality of life and the value of their property.



A **quorum** of 1/3 of the eligible voters, either in person or by proxy, is required in order to pass the budget, elect a board member or decide any major issues presented.

A **proxy** is a document authorizing a person to act on behalf of another person. A unit owner may authorize another eligible voter to represent them at the annual meeting and vote on their behalf.

Western Management has sent a proxy through the mail to each homeowner. If you are unable to attend the annual meeting, please fill out the proxy form and have your designated representative present it at the meeting.

The **primary topic** of discussion at this year's Annual Meeting will be roof replacement costs.

The board initially put into place a plan to replace roofs and gutters in unit sections over the next 3 to 5 years. The inspection revealed that

there was no discernable difference in the deterioration of any one section.

The plan to replace in sections, as opposed to all at one time, was an effort to avoid an assessment to homeowners or borrowing the money and accruing interest.

Roof Replacement Cost (approximate): \$849,059

- Approx \$28,000 for each 4 unit building (A – D)
- Approx \$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

Phase I was completed in 2018. Phase II will begin in the spring of 2019. Phase III is scheduled for 2020.

However, there will not be enough funds in the reserves for Phase IV. The financing to complete this

project will require either a special assessment from each homeowner or a raise in monthly dues.

Homeowners Please Contact Western Management: Please contact Roger Mitchell, 303-745-2220 or roger@wsps.net to report any issue concerning your unit or common, surrounding area. Although board members and our manager frequently walk the property, there are items that slip their attention or situations of which they are not aware.

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 held on April 11, 2019. It is the Annual Meeting.

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

Security: Covenant Community Services 303-552-9027, choose supervisor option or operator, which goes directly to the officer on-call.

Bette Secord

Dates to Remember

- | | |
|----|----------------------------|
| 1 | April Fool's Day |
| 7 | World Health Day |
| 14 | Palm Sunday |
| 15 | Income Taxes Due |
| 19 | Good Friday |
| | Passover Begins at Sundown |
| 21 | Easter Sunday |
| 22 | Earth Day |
| 26 | Arbor Day |



Sausalito



Weather Reminder:

After our big “Bomb” cyclone snow storm mid-March it seems like the snow will never stop. Does Colorado get snow in April? According to Google, in short, the answer is that “Late-season snows are the norm, not the exception –



snow is very much normal in **April**, and while it makes for an annoying, house bound worthy stretch of time that makes it seem as if winter is never going to end, it's absolutely **normal.** We are working closely with our landscaping company to stay on top of snow removal. Late day/early evening storms force the snow removal team to wait till early morning to plow and shovel sidewalks. Plus it can be difficult to find spaces to pile large amounts of snow. Our snows can be frustrating for all. Please be patient.

Ice Buckets: Please notify Emily, property management company, when ice melt buckets are low or out of product. Our landscapers will refill the buckets.

HO-6 Policy Check Reminder: Please make sure that you have updated your policy and review an increase with your Broker. This type of policy covers the real property interest and the personal property of insured that owns a unit. HO-6 insurance policies cover the interior of the unit and the personal property inside, commonly known as “studs in” or “walls in” coverage.

Water Usage: Water usage is the highest single cost that Sausalito incurs. \$114,000 was budgeted for water this year.

Water leaks account for approximately 12% of all water use in the average home, and the toilet is one of the most likely places to find them. A leaking toilet can waste about 200 gallons

of water per day. A leaking faucet that drips at the rate of one drip per second can waste more than 4,000 gallons per year. That's the amount of water needed to take more than 180 showers. A standard garden hose uses about 10 gallons per minute.

Needless to say, money that we save on our water bill can be used for other Sausalito improvements.

Autopay for HOA Payments:

H.O.A. Simple would prefer to have Sausalito owners sign up for autopay. For those that pay by mail, an autopay form is included every time statements are mailed. We can save approximately \$3,500 per year on mailing the statements every month – money which we can use elsewhere. When owners use autopay they avoid late fees (check lost in mail, mailed late, etc.). Approximately 60% of Sausalito owners are signed up for autopay.

HOA Board Meetings: Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club lower level, Room 19th Hole.

Visitor Parking: *Visitor parking in only for visitors.* Our Rules and Regulations are strictly enforced by Brownstone Services LLC., 720-879-4568. We residents have a two-car garage for our vehicles. Ticketing and towing rules are always in effect. Please do not block visitor parking spaces during snow storms. Our

landscaping company needs to pile snow in these areas.

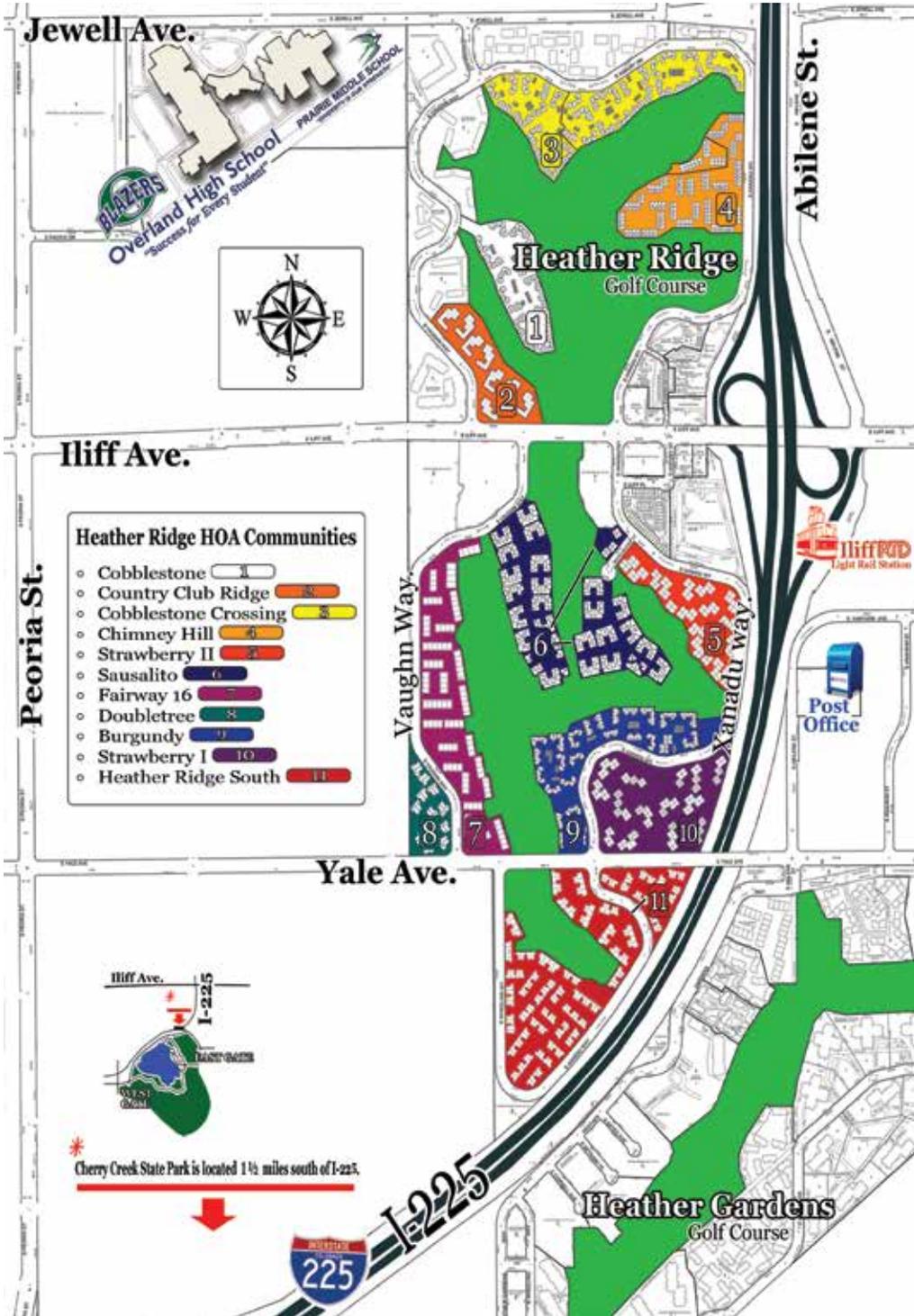
Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Teresa Anderson, Landscaping, 303-755-5970 and Betty Haarberg, Member at Large, 303-696-6783.

Property Management Com-

pany: H.O.A Simple LLC. Contact Emily Bresina, our Sausalito Manager, at 303-260-7177 x5 with your requests or issues. Our website is www.sausalitohoa.com. Our security and covenant enforcement company is Brownstone Services LLC. Randy Brown, the owner, can be reached at 720-879-4568. Our landscaping company is Landwise and C.W. Contractors, Inc. President Jesse Young or Manager Tim can be reached at 303-523-0471. Our waste collection company is Alpine Waste and Recycling and can be reached at 303-744-9881.

Carol McCormick

Heather Ridge Community Map



Cobblestone

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

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. 6:00 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@westwindmanagment.com
Units: 176
HOA Meeting: 4th Tues. 6:30 pm
HRS Clubhouse, 2811 S Xanadu 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: 4th Tues. 6:30 pm
Strawberry Clubhouse,
2638 S Xanadu Way

Burgundy

Community Management Specialists, Inc
KatiJo Jordan, 720-377-0100 x 1324,
KatiJo@cmsincorp.net
Units: 120
HOA Meeting: 2nd Tues. 6 pm
Burgundy Clubhouse
www.cms-hoa.com

Chimney Hill

LCM Property Management
303-221-1117
Units: 116
HOA Meeting: 2nd Wed. 6 pm
Heather Gardens Clubhouse
Board Room, 2nd Floor
2888 S Heather Gardens Way

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Free Days in April 2019



Fine Arts Center Museum,
 Colorado Springs
 Friday, April 5
 First Friday Art Party, 5-7:30 pm
 30 West Dale Street, Colorado Springs
 719-634-5581, csfineartscenter.org

Children's Museum of Denver
 Tuesday, April 2
 4-8 pm
 2121 Children's Museum Drive, Denver
 303-433-7444

Denver Museum of Nature & Science
 Wednesday, April 3 (5-10pm)
 Sunday, April 28 (Día del Niño)
 2001 Colorado Blvd., Denver
 303-370-6000
 dmns.org

Clyfford Still Museum
 Sunday, April 28 (Dia del Niño)
 10 a.m.-5 p.m.
 1250 Bannock Street, Denver
 720-354-4880
 www.clyffordstillmuseum.org

Denver Botanic Gardens
 Sunday, April 14
 1007 York Street, Denver
 720-865-3500
 botanicgardens.org

Botanic Gardens, Chatfield Farms
 Tuesday, April 2
 8500 W Deer Creek Canyon Road,
 Littleton
 720-865-4346
 botanicgardens.org/chatfield-farms

Plains Conservation Center
 21901 E. Hampden Ave, Aurora, CO 80013
 303-326-8380

Denver Art Museum
 Free First Saturdays
 Children under 18 Free everyday
 100 W 14th Avenue Parkway, Denver,
 720-865-5000, denverartmuseum.org

Denver Museum of Miniatures, Dolls & Toys
 Call for time and date
 1880 N Gaylord St, Denver
 303-322-1053

Hudson Gardens
 Free Garden Admission
 6115 South Santa Fe Drive, Littleton
 303-797-8565
 info@hudsongardens.org

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