

HR Heather Ridge

Metro Matters

Volume 10

September 2020

Number 9



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

HR *Heather Ridge*
PUBLISHER'S NOTE

We hope you are doing well during this pandemic season. Please take time to check on your neighbors to see how they are doing. Also we want to remind you that this is a difficult time for many of our advertisers as well. When you find you are in need of some products or services, please take a second to review the businesses below and give them a call. The publishing of Metro Matters Magazine is largely made possible through the support of our advertisers.



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Heather Ridge Metropolitan District

President Errol Rowland
errol@idmybag.com
Vice President Van Lewis
van@vanlewis.com

Bette Secord
Joan Beldock
Jane Klein
Kay Griffiths
Patt Dodd

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

303-755-3550 ext. 5
info@HRColo.org

heatherridgecolorado.org

Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO 80014
303-755-3550

www.golfclubatheatherridge.com

Presidents Council

President, Amanda Milstead
amandamilstead@comcast.net

Heather Ridge

Neighborhood Watch
PAR Officer Patty Southwick
303-739-1826

psouthwi@auroragov.org
Non-emergency 303-627-3100

Heather Ridge Metro Matters

Editor/Publisher
Barry McConnell
720-324-0242

bmconn202@aol.com

Heather Ridge Metro Matters

Coordinator/Advertising
Cherryl Greenman
303-886-1693

cherryl.greenman@gmail.com

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Heather Ridge Metro Matters Magazine

350 Oswego Court
Aurora, CO 80010
bmconn202@aol.com

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

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HR Heather Ridge

METROPOLITAN DISTRICT

Home Sales and the Heather Ridge Metro District (HRMD)

Sellers and buyers need to know what and how HRMD influences home sales here. The short answer is “very little” when compared to HOA issues and oversight.

The HRMD was formed “To preserve the open space best used as a golf course, to protect our real estate values, and to promote our way of life.” Those goals set the foundation in buying the foreclosed private country club in 2009. Bond money was used to buy it and to be repaid through residential property taxes. Buying the 92-acre golf course stopped it from real estate development, thus preserving the open space for all Heather Ridge residents.

HRMD’s only direct influence over individual property ownership is through residential property taxes. This is an annual event that includes

other taxing authorities. The HRMD property tax pays the bond debt service used to purchase the golf course; and, it funds HRMD’s General Funds that manages and operates the District. Tax money is not used to operate or supplement the golf course enterprise.

HOAs exert far greater influence and costs over home sales than the HRMD. An HOA’s governing powers emanate from their own Declarations, By-Laws, and Rules and Regulations as well as state statutory laws. HOA powers may include costs for home sales (status letter and transfer fees), reserve contributions, monthly HOA fees, and other “community requirements and obligations” that the HRMD does not require.

For any questions or concerns, please contact the HRMD as provided on page 2 of this publication.

Public Meetings In A Covid-19 World

Until public health concerns fade away, monthly or annual meetings by HOAs and the HRMD will be electronic affairs. The key to making this work is leadership. By publicizing months in advance how people can participate electronically will help those not tuned into the Internet era. Not all people want or can participate electronically, but they do want to participate. Ask your HOA management company how you can join your monthly or annual meetings.



As the above cartoon portrays, the pandemic affects everyone. Understanding and compassion are needed to help others through this, young and old alike.

Van Lewis

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September 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	15
6	7  Labor Day	8	9 6 pm CH Board Mtg Info on holding this meeting by email alert 6:30 pm Sausalito Board Mtg. Lower Level Video Conference	10	11  PATRIOT DAY SEPTEMBER 11	12
13  Happy Grandparents Day	14 6 pm Cobblestone Crsing Board Mtg via Conference call 6 pm Burgundy HOA Mtg Via Conference Call	15	16 6:00 pm Fairway 16 HOA Meeting via Conference calls 6:30 pm Double Tree HOA Meeting - Althea Zen's back patio	17  6:30 pm Strawberry Board Mtg, Strawberry Via Conference Call	18	19 METRO MATTERS DEADLINE 9-16-2020
20	21 5:30 pm CCR Board Mtg via Virtual Meeting	22 6:30 pm HRS Board Mtg, Contact Board Member	23	24	25	26
27	238 6 pm Cobblestone Board Mtg Contact Board Member	29	30	 * Next HRMD Regular Meeting September 17, 2020 Providing there is business to conduct		



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Home Sales Continue to be Strong Locally and Statewide!



Across all of Colorado, July home sales were very, very strong setting new records almost everywhere. Sales in Colorado Springs were so strong that for-sale inventory plummeted 37 percent in July.

In July, a new statewide record for the number of single-family home sales was set at 10,771; and of that number, about 6,650 were metro-Denver homes. July's statewide *median* single-family home price (combined attached and detached homes) rose 8.6% from a year earlier to a record \$443,925; the *median* sold price in the seven-county metro Denver area rose to \$489,500 (itself, up 12.5% from July 2019; and the highest number of sales since 2017).

Pete Traynor
303-877-9538

PeteTraynor@ReMax.net

Van Lewis
Heather Ridge South
303-550-1362
van@vanlewis.com

As you look at Heather Ridge sales posted each month in *Metro Matters*, prices are rising too. However, there's still a significant disparity between home prices for "updated or remodeled" vs. "as-is or outdated" sales. As a home seller, this is where Pete and Van can help you the most.

Why invest more money fixing your home up than it will put into your pocket? To answer that you need to know market values and repair costs. Pete and Van know exactly where repair costs match home values. You may not need to remodel, but you may benefit from design or decorating ideas. Some repairs will generate 2 or 3 times their costs in a faster and better home sale; whereas others repairs are considered "normal things to do maintaining a home."

Please contact Peter or Van to answer these questions or others. They are glad to help homeowners with home remodel ideas whether they plan to sell or not. They want a better Heather Ridge because they have lived and raised families there, and there's no better way to say thank you than to help increase Heather Ridge values!

Inspection and Due Diligence Issues

Over 30% of all initial homes sales fail due to inspection and due diligence issues alone. As local and national markets fluctuate, losing a sale could be costly let alone time consuming. Statistics show that homes returning to market *After* going under contract will double or triple in marketing time before closing.

How to avoid or limit lost marketing time is a discussion to be had. Pete and Van have over 45 years each managing those problems and others, so call now to benefit from their experiences. In a day and age where everyone is an "expert" on the Internet, Pete and Van are home-grown agents specializing in Heather Ridge.

Remember, please don't leave home without them.

Van Lewis

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Van Lewis
303-550-1362
van@vanlewis.com

Pete Traynor
303-877-9538
PeteTraynor@ReMax.net

Please remember don't leave home without them.

Homes For Sale as of August 16, 2020

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$239,999	2459	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$265,000	2676	S Xanadu Way A	2 - 2	1,153	1 Carport, 1 Sp	2 Story
Strawberry II	\$268,900	2441	S Xanadu Way A	2 - 2	1,271	1 Carport, 1 Sp	2 Story
Sausalito	\$299,900	2447	S Victor St D	3 - 2	1,300	2 Gar, Att	2 Story
Cobblestone Crossing	\$300,000	13324	E Asbury Dr	2 - 2	1,392	1 Space	2 Story
ChimneyHill	\$307,000	2081	S Worchester St	2 - 2	1,344	1 Gar, Att	2 Story

Homes Closed from July 16 to August 16, 2020

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$180,000	2658	S Xanadu Way A	1 - 1	856	Conventional	\$1,200	Individual
Strawberry I	\$240,000	2690	S Xanadu Way C	2 - 2	1,144	Conventional	\$0	Corp/Trust
Strawberry I	\$250,000	2676	S Xanadu Way B	2 - 2	1,144	Cash	\$0	Individual
Strawberry I	\$259,000	2666	S Xanadu Way C	2 - 2	1,513	Conventional	\$0	Individual
Sausalito	\$311,000	2417	S Victor St F	3 - 2	1,273	FHA	\$1,116	Individual
ChimneyHill	\$330,000	13530	E Evans Ave	3 - 3	1,512	Conventional	\$500	Individual
Country Club Ridge	\$340,000	2270	S Vaughn Way 102	3 - 2	1,722	Cash	\$0	Individual

Homes Pending as of August 16, 2020

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$182,500	13631	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$190,000	2650	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$255,000	13641	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Sausalito	\$275,000	2488	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Burgundy	\$284,900	2635	S Xanadu Way A	2 - 2	1,315	1 Space	2 Story
ChimneyHill	\$299,000	2013	S Worchester St	2 - 2	1,512	1 Gar, Att	2 Story
Cobblestone Crossing	\$300,000	13282	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$310,000	2181	S Victor St E	3 - 2	1,392	1 Space	2 Story
Sausalito	\$315,000	2500	S Victor St A	3 - 2	1,273	2 Gar, Att	2 Story
ChimneyHill	\$315,000	13693	E Evans Ave	2 - 2	1,512	1 Gar, Att	2 Story
Heather Ridge South	\$360,000	2892	S Wheeling Way	3 - 4	1,633	2 Gar, Att	2 Story
Fairway 16	\$368,745	2568	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story

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.

The properties stated herein are listed by Realtors from all companies in the metro-Denver area, and are not the exclusive listings or dealings of Pete Tranor and Van Lewis as shown herein.



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge Men's Golf Club Update

We've been busy in the HRMC, with a tournament every weekend!! Great turnouts and great play taking place, all leading up to a strong finish to our 2020 season. Here are the results of our latest tournaments:

<https://www.heatherridgemensclub.com/>
Thanks!!

Darrel Vanhooser
HRMC President
303-875-4768

July 18th – 2 Man Best Ball

A Flight

1st	Vanhooser, Mead	60	\$180 team	\$90 each
2nd	Blosser, Jamison	60	\$130 team	\$65 each
3rd	Schmidt, Coppens	60	\$90 team	\$45 each

B Flight

1st	White, Traynor	58	\$180 team	\$90 each
2nd	Andersen, Palea	60	\$130 team	\$65 each
3rd	Janulewicz, Wallace	60	\$90 team	\$45 each

(There was a scorecard playoff for 2nd and 3rd)

CTP: #5 Blosser, Jamison; #8 Richards, Hussmann; #10 Blosser, Jamison; #14 Whitlock, Harmon

July 25th – Individual Gross/Net

A Flight

1st Gross	Richards	68	\$90
1st Net	Barnes	69	\$90
2nd Net	Larson	70	\$60
(won scorecard playoff)			
3rd Net	Costa	70	\$20

B Flight

1st Gross	Jamison	82	\$90
1st Net	Wallace	65	\$90
2nd Net	Lyle	67	\$60
3rd Net	Blair	69	\$20

C Flight

1st Gross	Traynor	90	\$85
1st Net	Faulkner	70	\$85
(won scorecard playoff)			
2nd Net	White	70	\$55
3rd Net	Janulewicz	71	\$15

CTP: #5 Richards; #8 Blosser; #10 Costa; #14 Richards (\$35 each)

(Continued on page 12)

Matthew Heffron
SENIOR LOAN ADVISOR

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m.heffron@hfmloans.com

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143751

Heather Ridge Residents

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Heather Ridge



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August 15 – Individual Point Par

August 1 – Individual Gross/Net

1st Flight

1st Gross	Husmann	67	\$75
1st Net	Larson	63	\$75
2nd Net	Barnes	65	\$50
3rd Net	Harmon	66	\$20

2nd Flight

1st Gross	Wahbeh	82	\$75
1st Net	Blair	67	\$75
2nd Net	Richard	69	\$50
3rd Net	Blosser	72	\$20

3rd Flight

1st Gross	Luna	91	\$70
1st Net	Janulewicz	68	\$70
2nd Net	Johnson	73	\$45
3rd Net	White	74	\$15

CTP: #5 Harmon; #8 Larson; #10 Larson; #14 Husmann (\$35 each)

August 8-9 – Member/Member Member/Guest

Flight #1

1st	Buckley/Husmann	200	\$350 team
2nd	Larson/Barnes	203	\$250 team
3rd	Harrity/Meyer	211	\$170 team
4th	Costa/B. Caldwell	213	\$90 team

Flight #2

1st	Traynor/White	210	\$310 team
2nd	Lyle/Mueller	215	\$210 team
3rd	T. Caldwell/Wallace	216	\$130 team
4th	Richard/Sarmiento	220	\$50 team

(won scorecard playoff)

CTP: (\$40 team award):

Saturday: #5 Harmon/Whitlock; #8 Richards/Mead; #10 Harrity/Meyer; #14 Harrity/Meyer

Sunday: #5 Costa/B. Caldwell; #8 -Martinez/Regalado; #10 Richards/Mead; #14 Larson/Barnes

Flight 1

1st	Murray	38	\$100
2nd	Schmidt	29	\$70
3rd	Coppens	27	\$30
4th	Barnes	25	\$20

Flight 2

1st	Blair	21	\$100
2nd	B. Caldwell	19	\$70
3rd	Richard	18	\$30
4th	Wightman	14	\$20

Flight 3

1st	Luna	37	\$100
2nd	White	30	\$70
3rd	Andersen	28	\$30

CTP: #5 Murray; #8 Costa; #10 Murray (Hole in One!!!); #14 Schmidt (\$35 each)

18-Hole Ladies' Club News

September brings our Club Championship on September 12 and 13. We look forward to having a big field of players. Our annual meeting and fall banquet are scheduled for September 26. The Board is working on how that is going to work in light of COVID-19. Further information on that front will be emailed to our members.

Teresa Anderson
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Patio Dining

Patio Dining

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Chicken Salad Sandwich with lettuce, tomato and onion

BBQ Pulled Pork Sandwich

Turkey Bacon Club Sub with lettuce, tomato and onion

Vegetable Burger with lettuce, tomato and onion

Chicken Strip and French Fry Basket \$10

Salads

Caesar Salad \$10.00 add Chicken \$1.50

Turkey Bacon Salad with tomato, egg, cucumber and onion \$11.50

Grab and Go

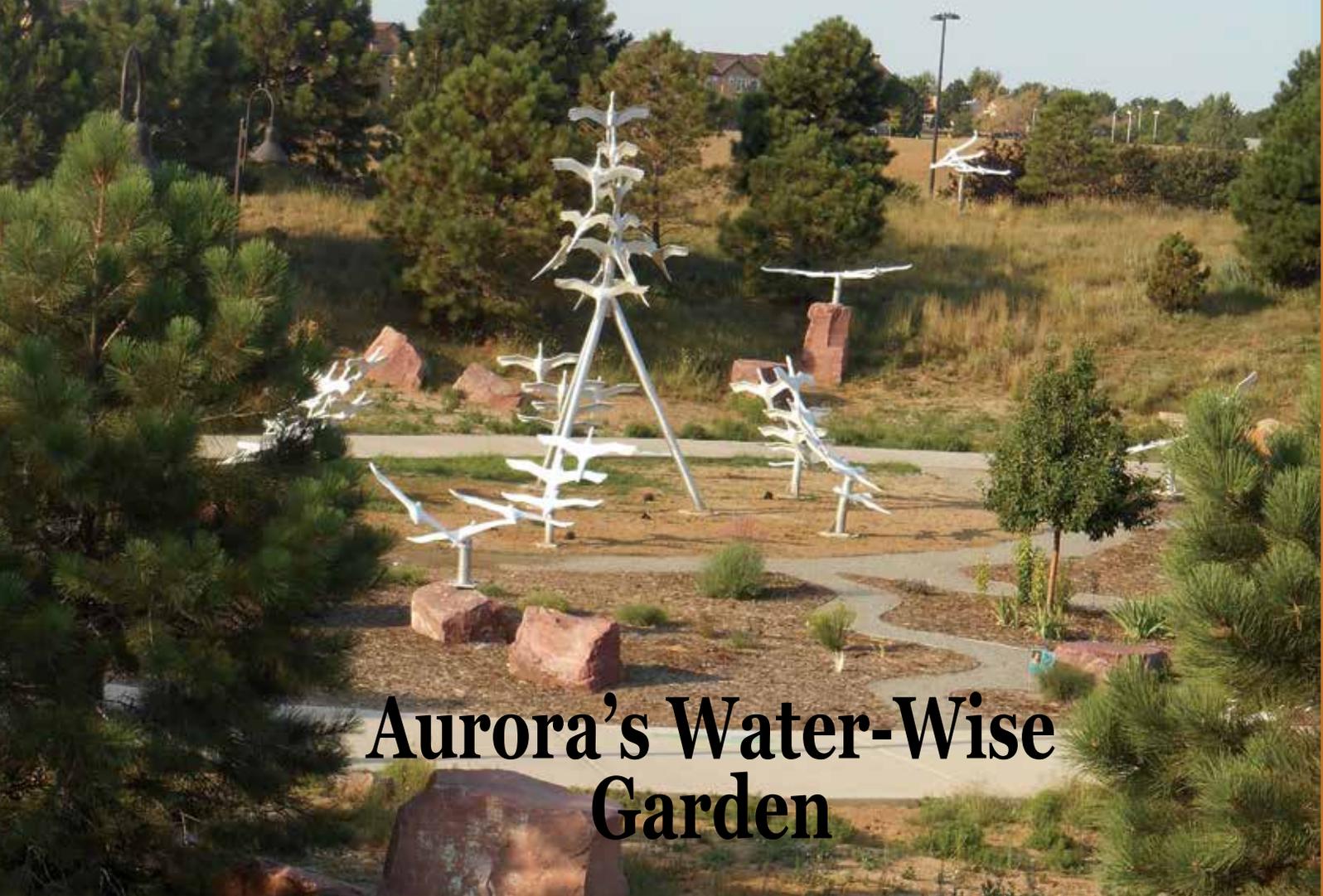
All Beef Hot Dog wth chips and pickle \$7.50

Chicken Quesadilla with salsa and sour cream \$8.00

Beer Brat and Kraut with chips and pickle \$9.00

Tuesday thru Saturday 11:30 am til 6:30 pm

2888 S Heather Gardens Way



Aurora's Water-Wise Garden

In Colorado, we rely heavily on snowmelt for our water supply. Coloradans know how the weather here can be unpredictable; making it difficult to predict how much water will be available each summer.

Regardless of what Mother Nature has in store for us, it's important to remember that Aurora has a semi-arid climate. Water-wise landscaping is a great option for our climate because it uses less water and it's

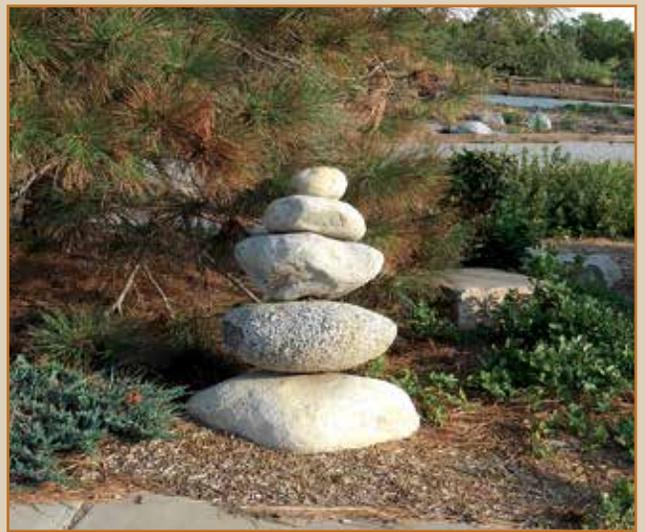
drought tolerant. When compared to grass, low-water landscapes can thrive on about half of the water and weathers longer periods without water. In addition to decreased water consumption and resilience, these landscapes often require less maintenance.



The Aurora Water-wise Garden covers six acres in the middle of the city and is a beautiful botanical display of low-water plants and techniques. The garden is located at the northwest corner of Alameda Parkway and Chambers Road and is open daily from dawn until dusk.

Construction on the garden began in 2002 to serve as an example of low-water landscaping, the garden includes a variety of clearly labeled water-wise plants to help you take home ideas for your own yard. Signs throughout the garden explain the seven principles of water-wise landscaping.

(Continued on page 16.)





The garden requires very little water and uses only reclaimed water (non-potable water) from Aurora's Sand Creek Reclamation Facility to irrigate. Reclaimed water is water that has been treated, but is not suitable for drinking. The majority of the city's parks, golf courses, and open spaces are irrigated this way. Using reclaimed water lessens the impact on the city's drinking water supply.

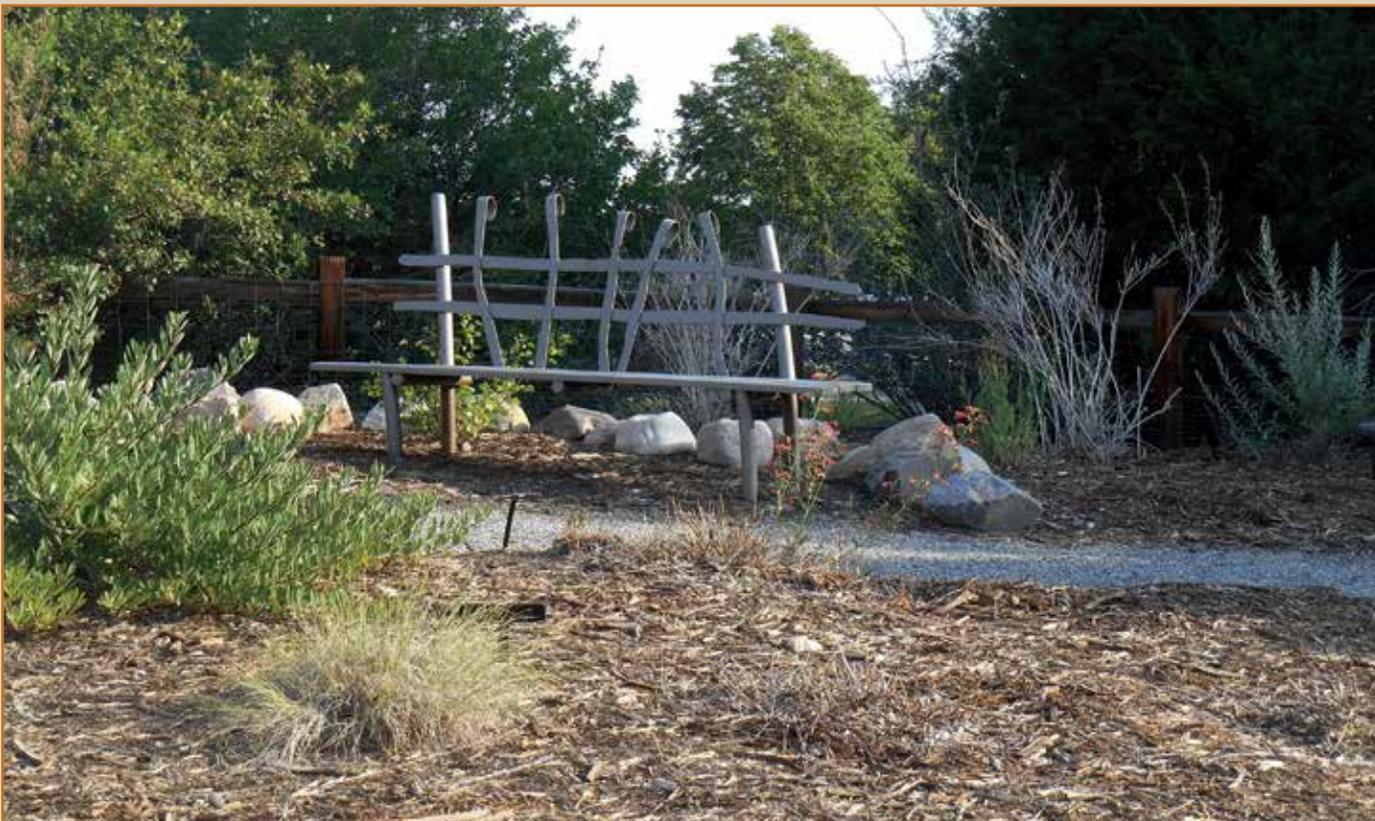
Water Conservation offers water-wise landscape designs to Aurora Water customers at no cost. Take the self-paced Landscape Design Class online. During the spring and summer of 2021, Aurora hopes to be able to offer an in-person class as well.

Sustainable landscape would allow plants to flourish with less water, is habitat-friendly, tough and resilient in challenging climates, resist disease and insects.

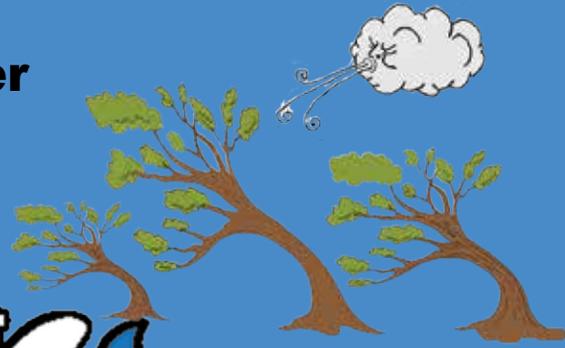


Water conservation can help you save water and money. Aurora staff is here to help, so if you have additional questions, call 303-739-7195 or email conservation@auroragov.org.

(Excerpts from Auroragov.org/waterconservation)



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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.
- Indoor painting, caulking, drywall patching.
- Pressure washing and wood fence coating.
- Heat and A/C repair

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Robert L. Stevenson, Owner

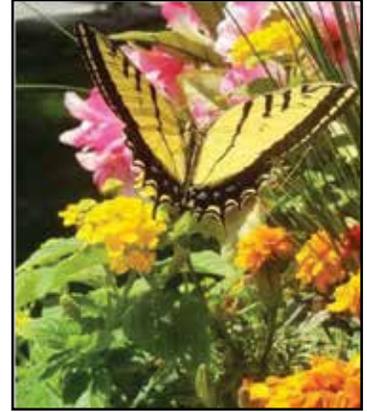
720-849-4749



Heather Ridge

ASSOCIATION NEWS

Burgundy



Welcome all Burgundy Residents! Burgundy is a Covenant Controlled Community.

Working from home in Burgundy has its' advantages. Nice to see these visitors.

Wait! Summer is almost over. Hard to believe the first day of Fall is September 22. The Board would like to

thank everyone for following the rules of Covid-19 while the pool was open. The pool will close on Labor Day. What will Fall have in store for us? Wish we all knew.

Annual Meeting: The Annual Meeting will be held Virtually on October 12, 2020. Owners, please watch your mailboxes for your Proxy and meeting information for virtual entry to meeting. We would love to have anyone who is interested in the community become a Board Member. Please call Westwind Management to add your name!

Parking: Park It Right and their lime green vehicles have been on the premises. Please follow parking rules. Any questions, please call the Westwind Management Company.

Email Updates from Westwind: Please send your email address to Janelle at Westwind to receive urgent

community announcements.

Trash and Recycling: Construction, remodel items, appliances, furniture are all billed extra! Items sitting outside of trash bins are picked up but billed to the HOA as Extra. Charges are passed on to all the Residents/Owners. Please call South Waste Collection Services, Inc. (720) 981-9144 for a special pickup.

Architectural Requests: Any modification to exteriors of a unit or common area requires Board approval, including: windows, doors, satellite dishes, venting, bushes, any holes into siding, etc. Please submit a Design Improvement Form found at www.Westwindmanagement.com,

with photos if possible. Not sure or have questions, call Janelle or April at Westwind Management or check their website.

Pets: No Animal shall be tethered anywhere on the property or patio and are not allowed to run loose other than in your home or a dog park. The golf course is off limits! You are trespassing if you are not a paying golfer. This is for your safety and that of the paying golfers.

Reminder: Feeding of wildlife, including but not limited to ducks, geese, rabbits, and squirrels is **Prohibited!** We have had damage to plants and buildings due to animals. Repairs and plant replacement add up to increased monthly HOA fees for everyone!

2020 Projects/Repairs: Updating Declarations and Bylaws and Rules and Regulations is still progressing. Painting of parking lot striping and parking block numbers is completed. Metro Landscaping filled in areas needing new rock. Tree trimming/removal of dead trees should be complete. This is a large task. Concrete repair to sidewalks will be complete before frost arrives.

Security: Lock all doors and do not leave any items in vehicles. See

September Trivia:

- More people are born in September than any other month!
- September's Full Moon is called the Harvest Moon. This moon is the fullest moon of the year.



Unique September Days:

- September 8 is National Hug Your Hound Day
- September 11 is Patriot Day, held in honor and remembrance of those who died in the September 11 attacks of 2001
- ARGH – September 19 is International Talk Like a Pirate Day



something or someone suspicious, call the police and report it. Be safe!

Board Meetings: Second Monday at 6:00 pm. Currently via conference call until further notice. Wish to be added to the agenda and join the conference call, contact our Community Manager,

Janelle Mauch, 303-369-1800 ext. 115, email Janelle@westwindmanagement.com, or her assistant, **April Delgado, 303-369-1800 ext.135**, email April@westwindmanagement.com. Homeowner participation is at the start of the meeting. Board Members: Amanda Milstead, Beverly Valvoda, Lori Foster and Joshua Ryines.

Contact our Management Company at 303-369-1800, www.westwindmanagement.com. Manager: Janelle Mauch, 303-369-1800 ext. 115, email Janelle@westwindmanagement.com. Assistant: April Delgado, 303-369-1800 ext.135, email April@westwindmanagement.com. **Beverly Volvoda**

Out To Lunch Bunch

Thursday, September 17th, Noon
The Park @ Heather Ridge South
Junction of S Wheeling Way and S Xanadu

Bring your own food, beverage, utensils, and something to sit on. Social distancing will be maintained! Group size limited to current Covid 19 guidelines in effect on that date.

Josie Spencer, ami pep@comcast.net
303-671-5634 (home) 303-956-5115 (cell)

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THE WALL STREET JOURNAL



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Fairway 16

Dates to Remember:

- 2 VJ Day, WWII
- 7 Labor Day
- 11 911 Remembrance
- 13 Grandparent's Day
- 16 Monthly Board Meeting (via Zoom)
- 18 Rosh Hashanah (begins at sundown)
- 22 Autumn Equinox (Fall begins)
- 27 Yom Kippur



Signs: *A reminder of rules regarding political signage:*

Political advertising or statements may be placed within the boundaries of the unit or inside a window, provided that such signs are posted no earlier than 45 days before an election and are removed no later than seven days after an election.

Board Walk-Through: The Fairway 16 Board of Directors is responsible for, among other things, the upkeep of the property, the general appearance of the units and the oversight of the established Rules and Regulations. The Board's caretaking efforts help to insure that the homes in the community maintain their value and that Fairway 16 continues to be a desirable, attractive place in which to live.

The Fairway 16 Board conducted a walk-through of the property early August. The condition of fences, window screens, back patio carpeting, gutters, downspouts and bushes were only some of the areas that were checked.

Several violation warnings were sent and repair requests were submitted to the Advance HOA Manager.

Homeowners Please Contact Advance HOA Management:

Please contact, Stacy Rukavishnikov at 303-482-2213x277 or stacy@advancehoa.com 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.

Advance HOA After-Hour Emergency: 800-892-1423. Emergency Maintenance is an event that has caused major damage to HOA property and/is causing damage to property and requires immediate attention. All life-threatening emergencies should be directed to 911.

Monthly Board Meetings: The Fairway 16 meetings will be conducted via Zoom until further notice. The next board meeting is scheduled for

Wednesday, September 16, 2020 at 6:00 pm.

Website for Fairway 16: www.advancehoa.com

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

Emergency #: 911

Bette Secord

*"Saying goodbye to summer"
The courtyard of Tim and Shirley Berry
(2508-E)*



Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. Homeowners are welcome to attend the HOA Board meetings. The next meeting will be September 16 on Aletha Zens' back patio, weather permitting, to keep us socially distanced and in the fresh air! Notices will be posted on the mailboxes and the website. Please let a board member know if you are interested in attending and would like to be added to the agenda.



Website: If you would like access to the “residents only”

section of the website (www.doubletreetownhomes.com), please send your email address to secretary@doubletreetownhomes.com. The new website is a great resource . . . let us know what you think!

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 September 3, and 17, and on October 1. 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.

HOA Dues: Please remember that your monthly dues need to be received by the 10th of the month. If you mail your check, please mail it early enough to ensure that it arrives on time. You also have the option of dropping your check off at Aletha's house. Several

of our owners pay quarterly, some pay every six months, some pay the whole year every January. Several owners write out twelve checks, each dated the first of month, which the treasurer deposits monthly. Many banks also offer automatic bill pay, which allows you to set up recurring payments.

Landscaping Update: Now that the Japanese beetles have left our damaged plants and trees in their wake, we are consulting with lawn care specialists to determine a course of action to save our lawn. A lot of the damage, believe it or not, is from the rabbits! And, unfortunately there is nothing we can do to prevent them from eating the grass. We also have some lawn insect issues, as well as Japanese beetle grubs. We will keep you posted on the recommended course of treatment. It was also suggested that we “overseed” the grass, which involves an application of grass seed, fertilizer, and deep root aeration. This will be done early

in early fall when the temperatures have cooled down. Upon completion, please avoid walking in the re-seeded areas

We will be replacing the diseased trees that were recently removed. We are also looking at planting a few additional trees to help provide shade in the areas of the lawn that have suffered the most, due to our hotter, drier summers.

Maintenance: This fall, we will be repairing the woodpecker damage as well as making some siding repairs. We will also be cleaning the gutters once the leaves have fallen.

Security: The nextdoor.com website has reported an increase in auto break-ins and thefts. Remember, the safest place for your car is in your garage. Also, please make sure to keep your garage door closed at all times.

Patt Dobb

Country Club Ridge



**Happy Labor Day
Country Club
Ridge**

**Please Stay Safe
Mocha Butkovich**



Cobblestone Crossing

Annual Meeting: The HOA's Annual Meeting took place on Monday, August 10th. Highlights from the meeting included a review of accomplishments and plans as well as topics brought up by residents which included, but were not limited to, spirited discussions about the pool, retaining walls, guest parking and the irrigation system. There were two open positions on the Board. One member of the Board was re-elected. Current Board members are Debbie Flynn, Midge Miller, Sarietha Ormsby, and Kim Thornberry. While the acoustics weren't great in the outside setting, we appreciate your input. Thanks to the residents who attended or submitted proxies.

After more than a decade on the Board, Steve Weiner opted not to run for reelection. We appreciate his efforts throughout the years and you'll still see him out walking his dog at various times during the day!

FYI: Until further notice, the monthly Board meeting will be conducted via conference call. Please contact a Board member or Accord Property Management if there's something to be brought to the Board's attention.

BBQs and Grills: Please be vigilant while using BBQs or grills. Charcoal grills must be ten feet from the exterior walls. Be aware of potential fire damage when using during windy conditions and under covered patios.

Landscaping Company: As previously reported Metco is performing landscape maintenance this season. Please do not engage their workers with specific requests. If there are questions or concerns regarding their activities, please contact Accord Property Management. Also, please report malfunctioning sprinkler heads, broken irrigation lines or extremely dry areas to Accord Property Management.

Reminders: Please ensure screens are in good shape. It's hail season so check with your insurance agent to ensure you have adequate coverage. Report broken branches, damaged edging and sidewalks to Accord Property Management. Owners are responsible for repairing/replacing damaged air conditioner pads. Also, homeowners are responsible for front doors, screen/storm doors, sliding doors, windows and garage doors. While the HOA is responsible for painting, owners are responsible for the appearance of each.

Accord Emergency Contact Number: If you experience an emergency after normal business hours and

require assistance from Accord, please call 720-259-8019. While the following are important, they are Not emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

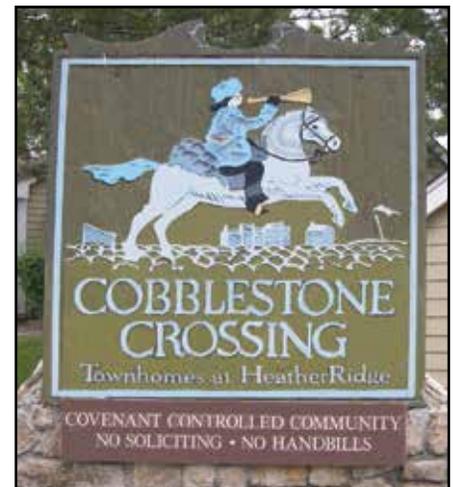
Gutters and Downspouts: The gutters and downspouts tend to fill when a hail or strong thunderstorm hits. If your gutters need cleaning, please notify our property manager so they can be cleaned.

Be Aware: People are out and about so please exercise caution when driving through the property. A reminder to parents to be vigilant with your kids playing in the driveways, etc., as we want to avoid any accidents.

Reminder: With the dry conditions we've experienced, please consider giving the bushes and trees around your residence a bucket of water.

Pets: Remember, pets are Not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Picking up after your pets is a city ordinance and failure to do so also represents a health hazard.

Common Area: Individual homeowner's potted plants are not to encroach on the grass areas of the property. Potted plants can sit in the



rock areas. If a previous resident planted anything in rock area around the residence, it is the current resident's responsibility to maintain the area in good condition. 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, rabbits and squirrels is prohibited.

Trash: A reminder it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call Alpine Waste at 303-744-9881 to arrange for large item pick up. There are recycling dumpsters in C, D and E. Also, be considerate of your neighbors and please break down boxes before depositing them in the dumpsters.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot or tow. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Be responsible and ensure your vehicles is parked between the lines and not encroaching on an adjacent space. Please review HOA Rules and Regulations for complete parking regulations.

Board Meetings: Normally, the Board meets at Accord's office building, 3033 S. Parker Road, Aurora, CO 80014, the second Monday of the month and all residents are welcome. As stated above, meetings will be via conference call until gathering limitations due to the COVID-19 pandemic are lifted.

Midge Miller

Professional House Cleaning

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Sausalito

“September days are here, with summer’s best of weather, and autumn’s best of cheer.”

— Helen Hunt Jackson

Welcome home, residents of Sausalito at Heather Ridge!

The Annual Meeting occurred as scheduled, but without a quorum of residents and proxies present, official business could not be concluded. Those present were able to hear a report from our landscaper and a representative from the firm who performed our Reserve Study as well as statements from our HOA president, treasurer, and other board members. A seat

remains open on the board. Please contact eterry@hoasimple.com if you are interested in joining.

HOA Monthly Meetings: The board always welcomes and encourages residents to attend monthly meetings to learn more about the community’s finances and plans for the future. There is always a lot to discuss, and to hear. Meetings used to be held in person across the street below Noonan’s but have been occurring via online video conference for the past several months, on the second Wednesday at 6:30 pm, and will continue to do so for the foreseeable future. Please email eterry@hoasimple.com for an invitation link.

Labor Day pays tribute to the contributions and achievements of American workers and is traditionally observed on the first Monday in September. It was created by the labor movement in the late 19th century and became a federal holiday in 1894.

Email List: The board is still considering starting an email list. If you are interested in being included on this mailing list, please send an email to eterry@hoasimple.com to let her know your email address, and also, if it comes up in conversation with your neighbors, perhaps ask them to do the same, just in case they don’t read this newsletter.

The Autumn Equinox signals the beginning of Fall. It is the point where there is exactly 12 hours of daylight and 12 hours of darkness

at the equator. If you live anywhere else, however, you will see a little bit more or a little bit less than 12 hours of daylight. The daylight hours are dwindling and will continue to do so until we reach the Winter Solstice, the shortest day of the year and the start of winter.

Updated Rules were mailed to all residents last month. You may have noticed a thick envelope containing about a dozen pages, printed on both sides. Please take the time to read through these when you can. They can also be found by clicking the “Rules & Regulations” link at <http://sausalitohoa.com/legal.html>. The board worked very hard and collaboratively to update guidelines which hadn’t been revised for decades. Our efforts were to create rules that are fair and easy to live by, which will be to the benefit of all if everyone follows. We hope you agree. If you have any questions or concerns, please contact eterry@hoasimple.com for clarification.

Beautiful Fall Foliage will soon be upon us. If you happen to take any great photographs from around the neighborhood, or even out and about in Colorado, please feel free to email them to jeff.jamieson@gmail.com for inclusion in a future newsletter, again, especially if they’re from around the neighborhood! Thank you.

Important Contact Info: Property Management: *H.O.A. Simple, LLC*. Emily Terry, eterry@hoasimple.com or 303-260-7177 x5. Website: www.sausalitohoa.com. Security: *Brownstone Services, LLC*. Randy

Brown, 720-879-4568. Landscaping: *Landwise, LLC*. Jesse Young and Paul Menningen, 303-523-0471. Waste Collection: *Alpine Waste and Recycling*, 303-744-9881.

Touch-Up Paint: If any residents would like to touch up any cracked or peeling paint on their homes themselves, that would certainly be much appreciated. There is no obligation, of course. If residents would like the HOA to touch up some spots, that’s okay too. If you’d like a small container of matching paint, please email jeff.jamieson@gmail.com to ask for some. If you’d like the board to make a repair, please email eterry@hoasimple.com to schedule someone to come out. Together we can make the siding last longer. After all, a stitch in time saves nine. Thank you for helping us stay on top of this necessary precaution!

Board Members: Carol McCormick as President, Teresa Anderson as Vice President & Landscaping, Betty Haarberg as Treasurer, Marlene Woodruff as Secretary, Jeff Jamieson on Architecture & Member at Large, Renee Cermak on Pools & Member at Large.

Happy Fall!
Jeff Jamieson





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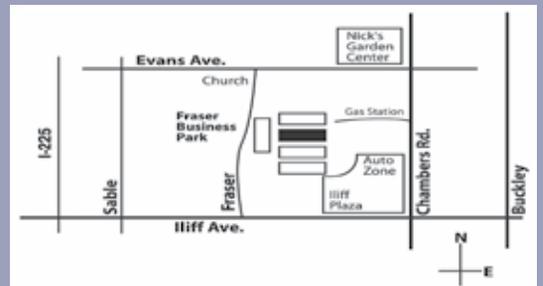
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Crispy Chicken Tenders topped with Homemade Marinara and Melty Mozzarella Cheese on a Toasted Hoagie. Served with your choice of side. \$9.95

Italian Sausage Hoagie

Italian Sausage Patties topped with Grilled Onions and Peppers, Homemade Marinara, and Melty Mozzarella Cheese on a Toasted Hoagie. Served with your choice of side. \$9.95

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13521 E Iliff Avenue, Aurora, CO 720-246-0309 info@NoonansSportsBar.com

Strawberry

HOA Monthly Meetings: The Board has been meeting monthly via conference call for the past several months, on the third Thursday of the month at 6:30 pm, and will continue to do so for the foreseeable future. Please contact a board member or our manager with any questions or concerns.

Board Members: Sonja Mooney, President – sonja.strawberryhoa@gmail.com; Dana Mitchell, Treasurer – strawboarddm45@yahoo.com; Eric Farley – eric.farley.hoa@gmail.com; Vickie Wagner – hrstrawberryhoa@yahoo.com; and Ersin Sulukioglu – strawberryhoa.sulukioglu@gmail.com.



Management Information: Accord Property Management Company, 3033 S. Parker Road, Suite 320, Aurora, CO 80014, 720-230-7303. Kyle Tsishkou is our manager. (kyle@accordhoa.com)

Website: Our website is accordhoa.com. Contact our management company for the username and password to access website.

Water: Due to the drought, Aurora is on water restrictions. All watering should be done between the hours of 6 pm and 10 am.

Parking and Driveways: New asphalt, striping and concrete block numbering has been completed in both Phase 1 and Phase 2.

Work on flat roofs in Phase 2 began in August.

Trash: Always an ongoing problem! Please make sure all trash is put in the containers, not next to them. Tear down boxes before putting in trash containers.

Pools: Our pools normally close the day after Labor Day. Because of the late opening of the pools, a closing date will not be decided until the August Board meeting. A notice will then be attached to pool gates.

Vickie Wagner

Look closely you can see the golf ball stuck in the vent on the roof of this house.



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ChimneyHill

It has been a very warm summer, and it looks like it will carry on into September. Hopefully, the start of autumn later in the month will begin to provide some cooler comfort. Still, because of the warmer days and the delay of the pool season due to COVID-19 concerns, the HOA board approved an extension of the pool season for two weeks beyond the normal Labor Day season closing. The pool is now scheduled to close on September 18th, basically just before the first day of autumn. The board appreciates the dedication of the residents in following the social distancing guidelines during their use of the pool this season.



During the August HOA meeting, the board approved the proposal regarding the final phase of upgrading the remaining older mailbox units in the Worchester and first Evans cul-de-sacs, bringing all of our mailbox units to a more secure standard. The board was expecting that the upgrade would occur shortly after approval, but it appears that ordering and shipping time will bring the actual project into September. When the installation happens, there will be a short period when mail for the affected units will be held at the local post office. Please note that affected units will be notified and kept up to date when this project begins.

As a helpful reminder guide regarding personal condominium and townhome (HO-6) insurance for our community homeowners, it is highly recommended to confirm that "Loss Assessment" coverage is included within the policy, as well as the coverage parameters. The policy may have "Loss Insurance Coverage", but one should verify under which circumstances this coverage may

be applied as one's deductible on covered losses may not be paid under this coverage. The question one should ask one's insurance agent is "how does my policy specifically address the payment of an assessed loss deductible". Currently, our HOA policy for the community has two different deductibles in it, a general set amount for all perils and a specific percentage amount for wind and hail damage. Verify with your agent as to the specific payment of covered loss deductibles under your policy and the "Loss Assessment Coverage".

Last month, our community lost a longtime homeowner when Michael Pippins succumbed to a heart attack. He was a pleasant face to greet as residents drove or walked through the Evans entrance into the community. It is with solemn respect and wishes that our community passes on to Michael's wife and family during this time of mourning.

The next HOA meeting is scheduled for Wednesday, September 9 at 6 pm. However, the location or means

of holding this meeting will be determined closer to the scheduled date. The August meeting was held online virtually, due to the safer-at-home restrictions at the Heather Gardens club house. An email alert will be sent to homeowners on the eventual location just prior to the meeting.

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 mruybal@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 Reiss
With input from the
ChimneyHill HOA Board



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Ivan Edwardson
303-947-6853

Becky Fraser
720-755-9518



AFTER HOURS GARAGE DOOR Service With Integrity



afterhoursgaragedoor@gmail.com

Heather Ridge South



Management Information: For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115; Janelle@westwindmanagement.com or her assistant April at 303-369-1800 x 135, april@westwindmanagement.com.

Signs of the Time: The Architectural Control Committee (ACC) will soon be replacing many old and worn-out parking, snow, and other signs throughout our community. At the July HOA board meeting, the HOA board approval for this program. New language and signs will address parking issues, especially when it snows. Also, sign locations will be re-examined for better

visibility. Thanks to board members Dan, Meg, and Samantha for their leadership on this issue.

Re-Construction of Retaining Wall in the Triangle Area: In July's Metro Matters it was reported the construction work would be done by August; well, that didn't happen. Once the existing concrete blocks were removed in July, it was discovered that old structural railroad ties existed as well as a gas line. Both issues need to be re-engineered for repairs to progress. As of mid-August, repairs started again with a proposed completion date in September.

Landscaping Issues for Owners: Residents (owners and tenants) are not allowed to garden, trim trees, plant or do any landscape or maintenance outside of their limited common areas. This is strictly enforced because the HOA is responsible for the entire common area of HRS. Owners wanting to use limited common area for gardens, landscaping, or other usages **Must** receive written permission first. For further information or questions, please contact Janelle at Westwind.

Pool Usage for 2020: All in all, the 2020 pool season worked out well

without complications or incidents concerning Covid-19. Thank you to all those who helped make it so by following the rules. Keeping the pool open was controversial, but the board voted to do so in the best interests of HRS. Many residents look forward to our pool season, and to have closed it would have been a hardship. So, the board required users to file a waiver of warning and responsibility with Westwind concerning Covid-19 before using it. It worked.

Van Lewis



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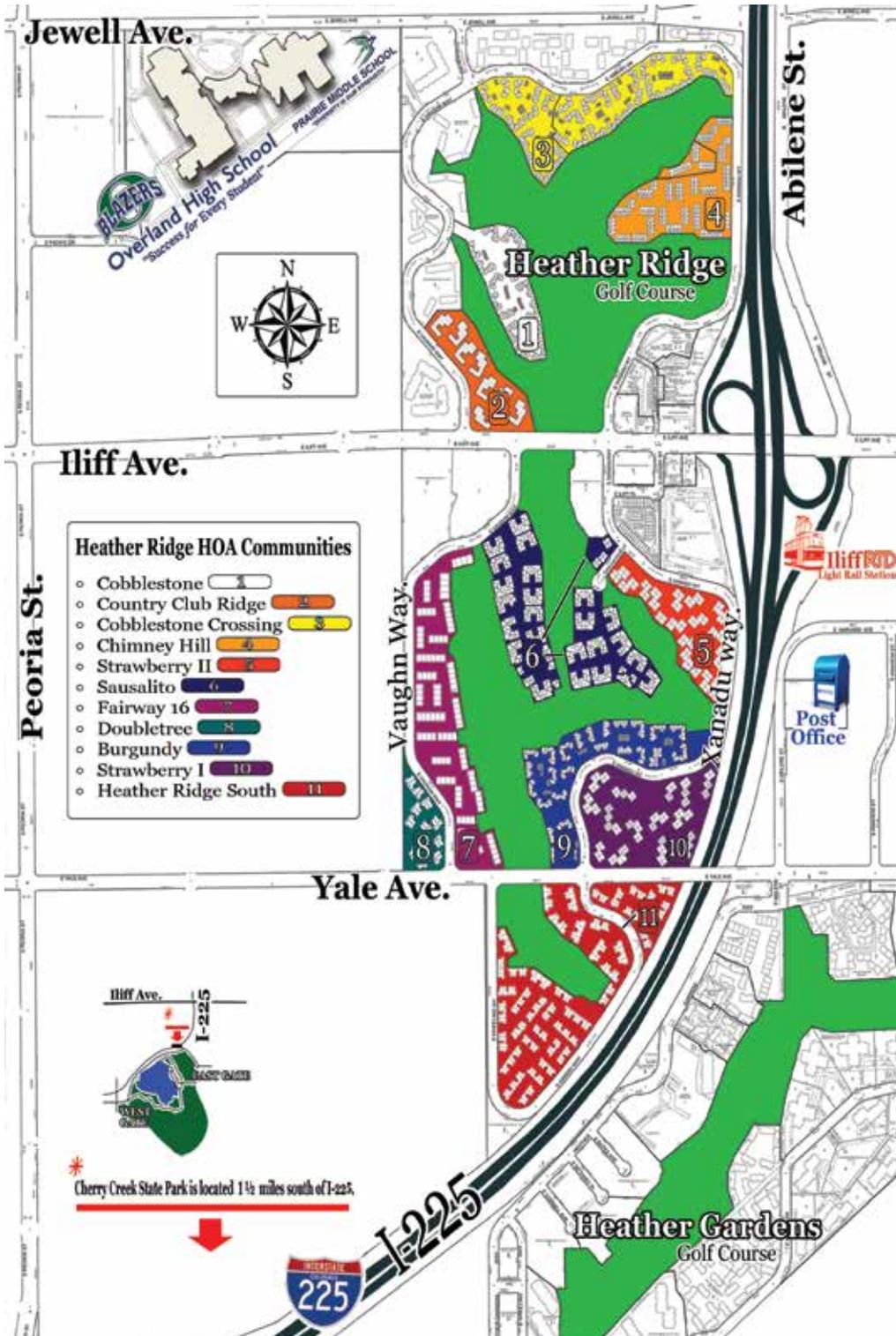
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Heather Ridge Community Map



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
 Via Conference Call

Country Club Ridge
 Colorado Management Specialists
 303-690-3932
 12100 E. Iliff Ave, Ste 100
 # Units: 64
 HOA Meeting: 3rd Mon. 5:30 pm
 Virtual Meeting

Double Tree
 Self Managed, Alison Ruger
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha for information

Fairway 16
 Advanced Management HOA
 Stacy Rukavishnikov
 303-482-2213 x 277 # Units: 116
 HOA Meeting: 3rd Wed. 6:00 pm
 Clubhouse, 2600 S Vaughn Way
www.fairway16.com

Heather Ridge South
 Westwind Management Group, Inc.
 Janelle Mauch – 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
 Accord Property Management
 Kyle, 720-230-7303
 # Units: 328
 HOA Meeting: 3rd Thurs. 6:30 pm
 Strawberry Clubhouse,
 2638 S Xanadu Way

Burgundy
 Westwind Management Group, Inc.
 Janelle Mauch, Manager
janelle@westwindmanagement.com
 303-369-1800 x 115
 # Units: 120
 HOA Meeting: 2nd Mon. 6 pm
 Burgundy Clubhouse

Chimney Hill
 LCM Property Management
 303-221-1117
 # Units: 116
 HOA Meeting: 2nd Wed. 6 pm
 Heather Gardens Clubhouse
 2888 S Heather Gardens Way

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2121 Children's Museum Drive,
Denver
303-433-7444

Fine Arts Center Museum, Colorado Springs

Call for Covid-19 Update
First Friday Art Party, 5-7:30 pm
30 West Dale Street, Colorado
Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

Must purchase ticket prior to visit
2001 Colorado Blvd., Denver
303-370-6000
dmns.org

Denver Botanic Gardens

1007 York Street, Denver
Must purchase ticket prior to visit
720-865-3500
botanicgardens.org

Chatfield Farms

Must purchase ticket prior to visit
8500 W Deer Creek Canyon Rd,
Littleton 720-865-4346
botanicgardens.org/chatfield-farms

Plains Conservation Center

Trails available, visitor center closed
12 noon-4:30 pm
21901 E. Hampden Avenue
Aurora, CO 80013 720-865-3500

Denver Zoo

Must purchase ticket prior to visit
2900 E 23rd Ave, Denver
720-337-1400

Colorado Railroad Museum

Call for time and date
6th Ave, Golden, 303-279-4591

Denver Museum of Miniatures, Dolls & Toys

Call for time and date
1880 N Gaylord St, Denver
303-322-1053

Four Mile Historic Park

Call for Covid-19 Update
715 Forest Street, Denver 80246
720-865-0800
www.fourmilepark.org

Aurora History Museum

Call for Covid-19 Update
15051 E. Alameda, Aurora 80012
303-739-6660
museum@auroragov.org

Clifford Still Museum

Call for Covid-19 Update
1250 Bannock St, Denver 80204
720-354-4880
www.clyffordstillmuseum.org

Hudson Gardens

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info@hudsongardens.org

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