

United Associations of Heather Ridge

(UAHR.org)

JULY 11, 2006 Agenda

6:30pm 2685 S Xanadu Way (Burgundy Clubhouse)

Affiliation	Name	Affiliation	Name
Attorney: WBA	(Joe) Joseph J Lico	Country Club Ridge	Setsuko Hughes
City Council	Molly Markert	Double Tree	Jo Reedy
Burgundy	Pam Bjerke	Double Tree	Jim Gunderson
Burgundy	Errol Rowland	Double Tree	Ron Reedy
Burgundy	Lee Eldredge, CPA	Fairway 16	Barry Wallace
Chimney Hill	Terry Moran	Fairway 16	Sue Bruce
Chimney Hill	Jim Hanson	Fairway 16	Jim Bruce
Cobblestone	Nabil Hitti	Heather Ridge South	Ed Kay
Cobblestone	Garrett Fleming	Heather Ridge South	Van Lewis
Cobblestone	Ted Brown	Heather Ridge South	Pat Macblane
Cobblestone	Margo Plemone	Heather Ridge South	Ed Macblane
Cobblestone Crossing	Jack Rhue	Sausalito	Robert Lohr
Country Club Ridge	David Brahinsky	Sausalito	Trey Hagen
Country Club Ridge	Joan Beldock	Strawberry	Jan Butsch
		Strawberry	Margret Bubnich

29 UAHR Meeting Attendees July 11, 2006

Be aware that some attendees did not sign in. If you or know of someone who did attend this meeting and the name is not on this list, please let Jane Klein 303-306-7018 JaneKlein@comcast.net or any board member know so the list can be updated.

The meeting was called to order at 6:32 pm. Introductions of all attendees were made, Errol announced a quorum was present & the attendees unanimously approved the agenda. Errol restated the mission of the UAHR. All agreed unanimously: "To preserve the 18 hole Heather Ridge Golf Course and Driving Range in its current footprint as a golf course at a golf course market price; thus protecting our open space, property values and our quality of life."

Special reminder of the Habitat – Barn-Raiser for Councilwoman Molly Markert – Help with some spruce up & fixens. See **Appendix C** attached – Molly is the reason we still have our open space. In the early spring of 2005, she brought to our attention the pending sale of the golf course for high density multi family housing bringing another 3,000 cars in and out of our area every day. Molly helped us organize and guided us through our success in preserving our open space to date. Let's demonstrate our appreciation to Molly and show up for a couple of hours on Saturday July 15 from 3:30pm to 6pm at 2551 S. Macon Way.

Jack Rhue, Cobblestone Crossing – Spoke briefly regarding the break-ins at the following developments: Cobblestone Crossing (15 in the last 3 months), Chimney Hill (Terry Moran - reported 5 recent break-ins), Fairway 16 earlier this week. Jack reported that 2 people were apprehended Sunday night at Cobblestone Crossing and added the sighting of three "kids" on the golf course Monday AM early. In addition, 2 people were issued citations for trespass. This is a reminder to be vigilant and report any suspicious activity. Leave patio lights on at night!! **These issues relate directly to what we are all working toward to: Preserve our quality of life.**

Treasurer's report – Lee Eldredge: We have \$49,239 dollars in contributions (**Appendix A**) to date with a check book balance of \$33,395.83 to date (**Appendix B**). All known bills are paid. The books are available for viewing to any community member upon request. The treasure's report was approved by all attendees. We still must continue to raise election funds. Lee stated that if each resident made the

contribution suggested last year (\$207 residents on golf course and \$50 not on golf course), we will have enough to cover the forthcoming election expenses.

Accomplishments – Committee Updates**GMOR – Group Maintenance & Organization of Residents – Jo Reedy**

Jo Reedy introduced Pam Bjerke – Burgundy. Pam reminded us that at the June meeting a discussion of the benefits of exchanging services and supplier information among the communities for services all need such as screen, window, door repair and replacement, etc. Pam had said because the HOAs had the same developers back in the 1970s, most have the same aging items such as floors, windows, doors, bath, closet, etc. requirements. Finding contractors to bid on these types of small projects can be difficult. Pam said the benefits of having a central contact to assimilate this type of information could be beneficial to all of the Heather Ridge communities. Pam suggested we could offer web-site advertising to contractors and merchants. This could be a way of letting the community know of the availability of services and become a source of revenue for the UAHR.

Since the June meeting, Pam gave the executive board a detailed analysis of the idea of having a commercial page on our website. She said the proposal she provided, suggested a web page on the www.UAHR.org that would enable providers of products and services to advertise their wares to the UAHR community. Pam has detail ideas for various advertising packages for the advertisers. There was interest among the attendees and it was suggested a committee be formed to aid Pam in these efforts. Pam is looking for volunteers to help with these efforts. Pam stated that not only will this help us find the products and services we need, but also can be a new source of funds for the UAHR. Please call Pam and give her a hand 303-695h9447 pam.bjerke@cygnusb2b.com.

Jim & Sue Bruce asked the question of Joe Lico, “When will we be able to begin the petition signing campaign?” Joe’s response was after the Aurora city council approves the service plan on July 24th. Within a week of that date we should have the GREEN LIGHT to begin gathering petition signatures. If you wish to help gather signatures contact Sue & Jim Bruce 303-750-4514 sandjbruce@comcast.net. Jim & Sue suggested any neighborhood pool parties, barbeques, or other gatherings are a good venue for gathering signatures.

We are all aware of the many questions people have regarding the up and coming special district election. Many volunteers are available to speak to any resident one-on-one, face to face, email or on the phone. In addition, volunteers are available to speak at any HOA gathering, monthly or annual meeting. Our thanks to Sausalito resident Trey Hagen for his attached letter helping us clarify and answer many of the issues of the special district election. **See Addendum I**

IDAG – Influencing Development Action Group –Current Contact Status – Alternatives

Errol reported for Vinny Roith, on the current contract on the golf course. Errol reported that Ed Oswald, Van Lewis and Errol continue to communicate with the current developer, city & current owner. In order to make his deal economically feasible, the developer’s plans deviate from the cities zoning guidelines. He is presently doing traffic, utility, drainage, and other infrastructure studies required by the city to address the deviations. This developer’s vision remains consistent with the UAHR mission of preserving the golf course & driving range footprint; and redeveloping the NW corner of Iliff and Xanadu, the location of the existing clubhouse. We do support that type of multi-story / multi-function development providing the golf course essentials (i.e. pro shop, cart storage, banquet facilities, golf maintenance facilities, restaurant, bar, 19th hole, locker room, etc.) remain in the plans. Molly Markert shared with the group that the developer remains in contact with the Aurora city departments regarding feasibility studies and this type of re-zoning.

RUMORS: As rumors of the development emerge, this IDAG continues to dialog with the potential developer, current golf course owner and the city so we can report the facts and dispel the rumors. The city, the owner, the developer and the home owners at this stage are all very optimistic and eager to cooperate to the successful resolution of the development and the preservation of maintaining the current golf course and driving range footprint.

RUMOR REMINDER: We all want to report facts – NOT RUMORS. ANYONE hearing a rumor, is encouraged to contact a board member with any rumor, especially before passing it on to anyone. We, the board members, are very concerned with any and all rumors and we want to find out the facts before any rumor is circulated.

The question came up if this proposed development is in agreement with our goals, as it seems to be, “Why should we form a special district? It seems redundant and a waste of all of our time and efforts.”

Reply: This development is not a “done deal” and only speculative now. We all should be aware of our recent accomplishments, mainly that the Heather Ridge golf course will remain as a golf course for the current time. The Aurora city council has recognized our efforts and their endorsements indicate the current council will not support a re-zoning request that is not supported and endorsed by UAHR, Inc. However, no matter how the golf course is zone, **the zoning can be changed by a vote of the Aurora city council.** The probability is very high that in the future, candidates for city council will have political contributions from those that wish to develop the golf course. Molly Markert acknowledged and agreed with this point by saying the city can always rezone for “compelling reasons”.

With this in mind, for our long term future, we must follow thorough with the plan the UAHR representatives unanimously agreed to, over a year ago, in June of 2005, to be pro-active: At the recommendation of city leaders to form a special district to have a unified single political voice. Thanks to the city leaders, our attorneys, White Bear Ankele, PC are offering their services Pro-Bono (FREE – at no charge). Our only costs are hard administrative charges for election preparation. These free legal costs are estimated to be an amount approaching \$100,000. When we are faced with this same development threat in the future, will we “fold our tent”, back away and let the development begin? If not, the efforts to date will be in vain and the cost to form a district at a later time will not be pro-bono. It is imperative we vote in favor of the special district in the November election. **Voting for formation of the Heather Ridge metro district DOES NOT increase your taxes.**

Errol reported that the developer mentioned he should be prepared to talk to the UAHR homeowners regarding the plans with in a few weeks. The developer also suggested an UAHR advisory group be available for communications / meetings as plans proceed.

GCAAG – Golf Course Acquisition Action Group –

Joe Lico participated in this discussion and was available for questions.

Van Lewis said that the election of the special district is separate and apart from any change in ownership of the golf course. It makes no difference who owns the golf course. We must vote in favor of the forming the district. Once the district is formed, we can respond as a single political voice to any change proposed for the golf course. The election required TABOR post card notice of the Public Hearing that was mailed to the residents was addressed. The wording and dollar amounts are required in the formation

of all special districts. The hearing is scheduled for 7:30 pm July 24, 2006 at the Aurora City Hall 15151 E Alameda Pkwy Aurora. This same hearing was held and approved on February 27th, 2005. Because the election in May was cancelled a new hearing must occur. Video of the Feb 27th hearing and council approval are available on the web site. (UAHR Latest -> [February 27, 2006 - The Aurora City Council voted...](#)) Only a two or three residents appeared at the hearing in February. Molly Markert encouraged attendance at the July 24 hearing – not that this is about a new tax, because it isn't, but to make a positive community showing. Molly said: "Your strength is in your togetherness & representation".

The group agreed to have one or two representatives from each HOA attend the hearing on July 24th.

Van said we should expect to see letters in the newspapers as well as articles in the Aurora South YOURHUB.COM section of the news papers regarding the election. He also said we have volunteers who are available to talk to voters one-on one or as a group. He encouraged questions and conversations among the neighbors as well as letters to the editors.

Old Business:

1. 2nd round of fund raising letters to residents who have not responded – **Will be incorporated in letter to residents going out this month - Van**
2. Update with attorney Joe Lico, WBA with Special District Service Plan
 - a. 7:30 pm July 24, 2006 Special District Public Hearing at City Hall 15151 E Alameda Pkwy Aurora, CO
 - b. Increasing the directors of the proposed special district to the maximum allowed - from 5 to 7. **We now have 8 candidates running for 7 spots. Anyone within the proposed special district may run.**
 - c. Correcting the legal descriptions to agree with the Special District maps– **Done**
3. Continue to research more of the benefits of the formation of the Special District. – **GCAAG**
 - a. Recent break-ins and robberies surrounding the communities suggest another reason we all stay together in our plight to protect our neighborhood.
 - b. Discussions about having the HOA fees become tax deductible.
 - c. Economies of Scale – The benefits of having cooperative buying power; while each HOAs remains autonomous. Services i.e. trash pickup, insurance, paving, painting, maintenance, security, etc.
 - d. Eventual elimination of delinquent monthly HOA fees.
4. Continue to meet with communities regarding the Special District issues and election – **GCAAG**
5. Evaluate the need/costs/benefits of acquiring visual aids for the community meetings – **GMOR**
6. Continue with Alternative Funding – **Lee & Errol after Special District is formed.**

New Business -- To-Dos:

1. Updated residency lists for all the communities surrounding the golf course need to be done. This is current except for Cobblestone Crossing, Fairway 16 and Heather Ridge South.
2. 7:30 pm July 24, 2006 -- Special District Public Hearing at City Hall 15151 E Alameda Pkwy Aurora, CO
3. Sue and Jim Bruce 303-750-4514 sandjbruce@comcast.net have again agreed to manage and coordinate the petition signature gathering for the communities. This will begin around the 1 week in August. Please volunteer to help.

Meeting was adjourned at 7:23pm and the next meeting will be August 8th at the Burgundy Clubhouse 6:30 PM

Jack Rue, Cobblestone Crossing & Jane S Klein, UAHR Secretary

United Associations of Heather Ridge - UAHR.org							
4/5/2006 Total Contributions \$43,590	# Homes	# Homes on Golf Course	Contributors	Contributor %	Gof Course Contributor %	Cont % Rank	
Burgundy	120	48	33	28%	69%	5	
Chimney Hill	116	54	20	17%	37%	4	
Cobblestone	74	56	14	19%	25%	7	
Cobblestone Crossing	150	63	13	9%	21%	6	
Country Club Ridge	64	39	16	25%	41%	9	
Double Tree	24		6	25%		10	
Fairway 16	116	44	42	36%	95%	3	
**Heather Ridge South	176	54	66	38%	122%	1	
Sausalito	159	84	46	29%	55%	2	
Strawberry (100 out of 328)	100	23	17	17%	74%	8	
Other:							
Friends of Heather Ridge			6				
Unknown			7				
NEC			2				
Total Homes -->	1,099	465	244	22%	52%		

**6/16/2006 Total Contributions
\$49,239**

UAHR.org Check Book				
Date	Transaction	\$ Debit	\$ Credit	\$ Balance
12/29/2005	Balance Forward			\$8,656.37
1/12/2006	DEPOSIT - #12		\$2,125.00	10,781.37
1/23/2006	#1006 - Otten Johnson Robinson, Et Al	\$5,000.00		5,781.37
1/24/2006	DEPOSIT - #13		314.00	6,095.37
1/24/2006	KEYCARD - OFFICE DEPOT	122.65		5,972.72
1/31/2006	#1007 - UPS Store #711 - Printing	126.78		5,845.94
1/31/2006	#1008 - USPS - Postage	546.00		5,299.94
2/1/2006	DEPOSIT #14		200.00	5,499.94
2/1/2006	Keycard - Kinko's - Printing	77.83		5,422.11
2/6/2006	DEPOSIT #15		1,224.00	6,646.11
2/6/2006	DEPOSIT #16		1,335.00	7,981.11
2/8/2006	DEPOSIT #17		3,371.00	11,352.11
2/10/2006	DEPOSIT #18		1,717.00	13,069.11
2/13/2006	#1005 - White Bear & Ankele - Legal	3,524.26		9,544.85
2/14/2006	DEPOSIT #19		1,546.00	11,090.85
2/16/2006	DEPOSIT #20		2,957.00	14,047.85
2/21/2006	DEPOSIT #21		1,635.00	15,682.85
2/21/2006	DEPOSIT #22		1,381.00	17,063.85
2/21/2006	#1009 - Edith Reidel - Exp - Fundraiser	32.65		17,031.20
2/21/2006	#1010 - Errol Rowland - Exp - Fundraiser	35.05		16,996.15
2/28/2006	DEPOSIT #23		2,709.00	19,705.15
2/28/2006	DEPOSIT #24		502.00	20,207.15
2/28/2006	Bank Charges	14.25		20,192.90
3/1/2006	DEPOSIT #25		2,285.00	22,477.90
3/1/2006	DEPOSIT #26		1,860.00	24,337.90
3/1/2006	DEPOSIT #27		2,285.00	26,622.90
3/6/2006	DEPOSIT #28		1,685.00	28,307.90
3/11/2006	DEPOSIT #29		1,806.00	30,113.90
3/11/2006	#1011 - White, Bear & Ankele - Legal	350.29		29,763.61
3/17/2006	1 & 1 Internet	29.94		29,733.67
3/17/2006	Chargeback	207.00		29,526.67
3/18/2006	#1012 - Spec Dist Assoc od CO - Tape	25.00		29,501.67
3/20/2006	DEPOSIT #30		1,621.00	31,122.67
3/27/2006	#1013 - Costco - Copy Paper	25.99		31,096.68
3/27/2006	#1014 - USPS - Postage	127.14		30,969.54
3/31/2006	Chargeback Fee	6.00		30,963.54
3/31/2006	DEPOSIT #31		1,191.00	32,154.54
4/11/2006	DEPOSIT #32		959.00	33,113.54
4/13/2006	DEPOSIT #33		2,047.00	35,160.54
4/19/2006	DEPOSIT #34		300.00	35,460.54
4/19/2006	#1015 - USPS - Postage	448.50		35,012.04
4/24/2006	#1016 - White, Bear & Ankele - Legal	563.99		34,448.05
5/3/2006	Domain Registry of Ame Markham	95.00		34,353.05
5/8/2006	#1017 - Otten Johnson Et Al - Legal	642.00		33,711.05
5/11/2006	DEPOSIT #35		1,040.00	34,751.05
5/15/2006	#1018 - White, Bear & Ankele - Legal	1,900.86		32,850.19
5/17/2006	DEPOSIT #36		1,089.00	33,939.19
6/11/2006	#1019 - White, Bear & Ankele - Legal	17.80		33,921.39
6/12/2006	DEPOSIT #37		350.00	34,271.39
7/9/2006	#1020 - White, Bear & Ankele - Legal	805.56		33,465.83
7/9/2006	#1021 - ER - Postage Strawberry	70.00		33,395.83

----- Original email message -----

Subject: Habitate for Molly Event, July 15

Dear Friends of Molly Markert,
How many times has Molly helped you with a problem, answered a question, followed up on a complaint, offered helpful information, read your emails, sent you emails (at 2 am), taken your phone calls, attended your neighborhood's meetings and done everything you've ever asked her to do without hesitation. Too many for me to keep track of in my case. While Molly can figure out how to count votes, fix Havana's, save golf courses and protest injustice and unfairness she is clueless when it comes to screwdrivers (not the drinkable kind), screens, sockets, spackling or snippers are concerned. Let's help expand her knowledge base and do some minor maintenance at the same time! I am proposing a Habitat for Molly get together at her house, 2551 S. Macon Way (if you didn't know that's in Ward IV in Aurora), on Saturday July 15. We'll work from 3:30-6 pm and eat and drink from 6 pm until who knows when....or as Molly likes to say, we'll take part in the "grill of victory, the agony of burnt meat." You're also welcome to a rewarding dip in the hot tub to ease sore muscles. The hot tub is one of the few electrical, mechanical, plumbing or wooden things that works right around Molly's house. Molly will supply many of the items needed to put the Habitat back into working order but please bring along your favorite tools. The relatively small but numerous projects include: Tighten door knobs Replacing the blades on a ceiling fan Trimming trees Repairing the railing on the front deck Cleaning and staining the front deck Repairing window and door screens Repairing newel posts Replacing a P-trap in a sink Repairing a leaky faucet Repairing an outdoor light Installing weather-stripping Replacing the regulator on the barbeque so we can have hot, cooked food after the work is done And Molly's favorite, removing staples from trees (don't ask). If you prefer kitchen tools to hammers and screwdrivers and would like to show off your culinary skills, please bring along menu items like salads, drinks, paper and plastic dishes or deserts.... I'm sending this from Molly's computer so I have access to her email address book. Please let us know if you are up for this fun filled Habitat for Molly event by RSVPing with a reply to this email. I hope you can make this fun event even more fun by joining us. Let us (not lettuce) know which of your skills you would like to practice. Thanks.

I've attached a map to help you get to the Habitat. Call 303-752-2614 or 303-941-2244 if you get lost. .

Arnie Schultz (Molly's Editor-in-Chief)

750-8824 399-8020 Ext 2625

Addendum I:**I planned voting ‘No’ before voting ‘Yes’ for the Metro District Proposal**

I am a concerned citizen living in the Sausalito area of the proposed Heather Ridge Metro District. When I received my TABOR notice postcard earlier this month, announcing a Public Hearing before Aurora City Counsel on July 24, 7 PM, I planned to attend and announce my ‘no’ vote and encourage others to do the same.

Now, I plan to attend and announce my support for it.

Albeit mandatory, the required TABOR postcard is very misleading and inflammatory. It gives the false impression that \$40 million in bonds will be imposed on tax payers up to 50-mils in property taxes. It talks about creating water, sewer, and other community services now in place, an unnecessary duplication and expense.

To voice my objections, I attended the United Associations Heather Ridge (UAHR) monthly meeting on Tuesday, July 11th. Its president, Errol Rowland and attorney Joe Lico, who represents the proposed metro district proposal, more than answered my concerns. The “post card wording” is a required and necessary part in organizing a metro district, and its language is dictated by state statute and Aurora’s metro district guidelines.

Furthermore, and most importantly to me, the proposed bond and mil-levy “caps” are disclosed along with “water, sewer, and other community services” because metro districts are normally created around raw land vs. an established community such as Heather Ridge. In fact, the proposed metro district is being done in reserve because everything already exists except a political voice!

Messrs Rowland and Lico addressed that having a single political voice, as their primary purpose in creating the metro district to save the open space. In fact, the City of Aurora has encouraged and guided UAHR’s proposal along with active support by city council members.

As much as I object to the wording creating the Heather Ridge Metro District, its leaders and agenda are in everyone’s best interests. If voters approve it this November, it is my understanding creation won’t cost anyone a single dime or expense. The purpose of forming the district is not to purchase the golf course nor support golf course maintenance. Before any bond or tax is imposed, voters will have their say at the polls. I now support this effort and encourage others to do the same.

Trey Hagen – Sausalito

Trey has given his permission to copy this document to share with your neighbors-

Thank you Trey

UAHR