



**HR** *Heather Ridge*  
Metro Matters

VOLUME 5

FEBRUARY 2015

NUMBER 2

**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**

**Awareness:**

Many residents have no idea they share their urban and suburban neighborhoods with resourceful predators. Awareness is the key to keeping your pets safe, particularly during breeding season. See Neighborhood Watch page 7.

For other non-emergency wildlife related questions or concerns, please contact:

Colorado Parks & Wildlife, 303-297-1192 (Monday through Friday, regular business hours)

Aurora Park Rangers, 303-326-8430 (Seven days a week, regular business hours)

Aurora Animal Care Division, 303-326-8288 (Monday through Saturday, regular business hours)

In an emergency, dial 9-1-1.

If you have an Aurora wildlife sighting you would like to report, please email it to [nature@auroragov.org](mailto:nature@auroragov.org). Please include the date, time and location of sighting, along with the species involved and note if you'd like to be contacted about the sighting.



**IN EVERY ISSUE**

**03 FROM THE PUBLISHER**

**04 COMMUNITY AFFAIRS**

**06 CALENDAR**

**07 NEIGHBORHOOD WATCH**

**14 HOA NEWS**

**20 MOLLY MARKERT**

**22 SERVICE DIRECTORY LISTINGS**

**23 HEALTHY LIVING**

**HEATHER RIDGE METRO MATTERS  
MAGAZINE**

350 OSWEGO COURT  
AURORA, CO 80010

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# **HR** Heather Ridge

**PUBLISHER'S NOTE**

Heather Ridge Metro Matters.....The only thing missing is you.

Each month our regular contributors do a great job of keeping us informed about our respective communities. Our loyal advertisers support this effort with their advertising dollars, and help make this magazine possible. The Heather Ridge Metropolitan District also contributes a monthly community affairs article and needed financial support. Our Heather Ridge community magazine, like the Heather Ridge Metropolitan District, is truly the result of an exceptional community accomplishing exceptional things.



So what's missing from Metro Matters ? **You.....our readers.**

If you have some personal good news to share, a great new neighbor, an interesting photo or story about a family member or an old neighbor, we'd love to hear from you.

*Metro Matters* is your community magazine we welcome your news, suggestions, letters to the editor, pictures and stories. Please forward to the publisher at [bmconn202@aol.com](mailto:bmconn202@aol.com) or mail to 350 Oswego Court, Aurora, Co 80010

**Barry McConnell**  
**Publisher**

## **Attention Metro Matters Readers**

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**Our magazine is supported in large part by our advertisers. Please do your part to support our community and our magazine by letting our advertisers know that you saw their ad in Metro Matters Magazine.**

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Vice President Van Lewis  
Treasurer Vinny Roith  
Secretary Melissa Miller  
Assistant Secretary Jim Bruce  
Assistant Secretary Joan Beldock  
Assistant Secretary Jane Klein

### **Heather Ridge Metropolitan District**

Vinny Roith 720-246-0303  
[info@HRColo.org](mailto:info@HRColo.org)  
[HeatherRidgeColorado.org](http://HeatherRidgeColorado.org)

### **Heather Ridge Golf Club**

13521 E Iliff Ave Aurora, CO 80014  
303-755-3550  
[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

### **Presidents Council**

President, Amanda Milstead  
[amandamilstead@comcast.net](mailto:amandamilstead@comcast.net)

### **Heather Ridge**

#### **Neighborhood Watch**

Bev Brown 303-872-3154  
Aurora Police,  
PAR Officer Mark Lowisz  
303-739-1819  
Non-emergency 303-627-3100

### **Heather Ridge Metro Matters**

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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*.



## Past Home Sales for Heather Ridge

The following data reviews home sales for Heather Ridge from 2010 through 2014. The information is derived from the Multiple Listing Service, MLS, for the metro Denver and doesn't include private sales or public trustee auctions. Whether you are buying or selling real estate in Heather Ridge, this report shows important trends for prices, sales costs, and market conditions over the past six years. In particular, it shows our recovery since the Great Recession and the value of our golf course to home prices.

Van Lewis

### Review of Heather Ridge Home Sales — 2010 through 2014

Years	2014	2013	2012	2011	2010	2009
Topics						
Number of Yearly Sales	113	84	81	72	70	75
Average List Price	\$158,868	\$138,025	\$116,827	\$105,814	\$120,549	\$114,767
Average Sold Price	\$157,288	\$136,139	\$114,712	\$103,088	\$117,668	\$111,583
Days on Market Averages	23	48	70	97	57	73
Equity Growth from Previous Year	\$21,149	\$21,427	\$11,624	(\$14,580)	\$6,159	n/a
Percentage Equity Growth from Past Year	15.50%	18.70%	11.30%	-8.70%	1%	n/a
Seller Concessions Paid	\$132,193	\$85,108	\$85,939	\$85,700	\$116,685	\$142,837
Seller Paid Concessions & % of Total Sales	49 paid / 43%	33 paid / 39%	31 paid / 38%	28 paid / 39%	37 paid / 53%	45 paid / 60%
Seller Concession Averages by Those Who Paid	\$2,698	\$2,579	\$2,772	\$3,060	\$3,154	\$3,174
Type of sale – Bank	6	8	13	16	15	15
Type of Sale – Government	1	6	6	14	6	7
Type of Sales – Estate	6	6	3	3	1	5
Type of Sales – Corporate	3	7	6	2	1	2
Type of Sales – Individual Non-Stressed Sales	97	57	52	35	45	46
Sales Transaction Type – Cash	22	32	25	36	16	15
Sales Transaction Type – Conventional	49	25	36	16	23	23
Sales Transaction Type – FHA	35	21	17	17	28	32
Sales Transaction Type – VA	5	6	3	3	3	5
Sales Transaction Type – Other	2	0	0	0	0	0
Original Listing Price Range	\$61K-\$235K	\$41-\$220	\$36-\$212	\$28-\$210	\$37.5-\$195	\$45-\$199.9
Final Sold Price Range	\$60K-\$232K	\$47.5-\$217	\$36-\$212	\$28-\$210	\$35-\$192	\$36-\$187



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**720-849-4749**  
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# February 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	3	4	5	6	7
8	9 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	10	11 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	12 6 pm Burgundy Board Mtg Clubhouse 6:30 pm Fairway 16 Board Mtg Clubhouse	13	14 
15	16 7 pm Country Club Ridge Board Mtg Noonan's Ballroom <b>Metro Matters Deadline</b>	17 6:30 pm Strawberry I & II Board Mtg Strawberry Clubhouse	18 6:30 pm Chimney Hill Board Mtg Noonan's 19th-Hole Presidents Council Annual Dinner	19 *	20	21
22	23	24 6 pm Cobblestone Board Mtg Noonan's 19th Hole 6:30 pm HRS Board Mtg HRS Clubhouse	25	26 6:30 pm Ward IV Mtg Bella Vita 1470 S Havana Street	27	28
						

**WITH NEW DISCOUNTS AND RATES, NOW IS THE TIME TO TAKE ANOTHER LOOK.**



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## Coyote Sightings

It has come to my attention that coyotes have been seen on or near our golf courses. Human behavior plays an important role in shaping coyote behavior.

- NEVER feed coyotes, either purposefully or indirectly.
- Do not leave pet food outside, day or night, period.
- Do not leave trash uncovered or out on the curb overnight.
- Bird feeder, nuts and fruits can attract coyotes into your backyard

If you live near or adjacent to a park, golf course or natural open space area; or if coyotes have been seen in your neighborhood:

Keep small pets in sight when outside, particularly after dusk when coyotes are more active.

Coyotes are highly adapted to our urban landscape, which means they may travel through our subdivisions.

If you are approached or followed by a coyote(s)

- Be as BIG and LOUD as possible.
- In a loud and forceful voice, command the coyote to go away.
- Use arm gestures or stomp your feet to exaggerate your size.
- Keep small children near you; do not let them run away.
- ALWAYS keep your pets on leash.
- Collect small pets into your arms
- Keep larger pets close to you.
- Throw objects (not food) adjacent to the coyote.
- Facing the coyote, slowly move toward a busy populated area. There is no need to run.
- Consider adjusting your walking route for a few weeks.

Our next Neighborhood Watch Meeting will be in mid March. Date, Place and Speaker to be decided soon.

**Bev E. Brown Head Area Coordinator  
For Heather Ridge and Area 10**

# Dora's Restaurant



From our family to yours, welcome to Dora's Mexican Restaurant & Lounge!

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[www.dorasmexican.com](http://www.dorasmexican.com)



# Summary of Heather Ridge Sales for 2014



**Pete Traynor**  
 Double Tree  
 303-877-9538  
 PeteTraynor@ReMax.net



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

Homes sales for 2014 set many records, not the least of which is sold prices. The following sales are organized by community names and listed by price. Remember, Pete and Van are your neighborhood experts working hard promoting Heather Ridge lifestyle, homes values, and pride of ownership. Remember, please don't leave home without us.

Van Lewis: Re/Max Alliance —  
 303-550-1362; van@vanlewis.com  
 Pete Traynor: Re/Max Masters —  
 303-877-9538, PeteTraynor@ReMax.net  
**PLEASE REMEMBER**  
**DON'T LEAVE HOME WITHOUT THEM.**

## Homes Sold In 2014

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Fairway 16	\$232,000	2620	S Vaughn Way C	3 - 4	1,650	Conventional	\$0	Individual
Fairway 16	\$225,000	2496	S Vaughn Way D	4 - 4	1,650	Conventional	\$0	Corp/Trust
Fairway 16	\$223,000	2568	S Vaughn Way A	3 - 4	1,650	Conventional	\$0	Corp/Trust
Fairway 16	\$223,000	2630	S Vaughn Way A	3 - 3	1,650	Conventional	\$2,000	Individual
Fairway 16	\$222,000	2568	S Vaughn Way D	3 - 3	1,650	Conventional	\$0	Individual
Fairway 16	\$222,000	2446	S Vaughn Way A	3 - 4	1,650	Conventional	\$0	Individual
Fairways 16	\$220,000	2660	S Vaughn Way A	3 - 4	1,650	Conventional	\$0	Individual
Fairway 16	\$218,000	2698	S Vaughn Way C	3 - 4	1,650	Conventional	\$4,000	Individual
Fairway 16	\$205,000	2518	S Vaughn Way C	5 - 4	1,650	Conventional	\$0	Individual
Fairway 16	\$205,000	2578	S Vaughn Way A	4 - 4	1,650	Conventional	\$0	Individual
Fairway 16	\$190,000	2548	S Vaughn Way B	3 - 3	1,650	Cash	\$0	Individual
Fairway 16	\$166,500	2496	S Vaughn Way D	3 - 4	1,650	Cash	\$0	Individual
Heather Ridge South	\$230,000	2735	S Xanadu Way	2 - 2	1,365	Cash	\$0	Individual
Heather Ridge South	\$216,000	2822	S Wheeling Way	3 - 3	1,462	FHA	\$0	Individual
Heather Ridge South	\$215,000	2777	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual
Heather Ridge South	\$214,000	2723	S Xanadu Way	2 - 2	1,365	Cash	\$0	Estate
Heather Ridge South	\$202,000	2834	S Wheeling Way	3 - 4	1,633	Conventional	\$300	Individual
Heather Ridge South	\$200,000	2706	S Xanadu Way	4 - 4	1,633	Conventional	\$3,000	Individual
Heather Ridge South	\$175,000	2752	S Xanadu Way	4 - 4	1,633	FHA	\$5,000	Individual
Heather Ridge South	\$163,550	2767	S Xanadu Way	2 - 2	1,365	Cash	\$0	Individual
Heather Ridge South	\$162,000	2853	S Xanadu Way	2 - 2	1,462	FHA	\$1,500	Individual
Heather Ridge South	\$145,425	2822	S Wheeling Way	2 - 3	1,462	Cash	\$0	Bank/GSE
Country Club Ridge	\$229,900	2230	S Vaughn Way 202	2 - 2	1,806	Conventional	\$3,000	Individual
Country Club Ridge	\$221,500	2230	S Vaughn Way 203	3 - 2	1,709	Conventional	\$1,000	Individual
Country Club Ridge	\$203,000	2210	S Vaughn Way 203	3 - 2	1,693	VA	\$0	Bank/GSE
Country Club Ridge	\$185,000	2230	S Vaughn Way 101	2 - 2	1,196	Conventional	\$750	Individual
Country Club Ridge	\$184,900	2250	S Vaughn Way 101	2 - 2	1,196	Conventional	\$10,354	Individual
Chimney Hill	\$189,500	13642	E Evans Ave	2 - 2	1,512	Conventional	\$3,458	Individual
Chimney Hill	\$188,000	13530	E Evans Ave	3 - 3	1,512	FHA	\$4,861	Individual
Chimney Hill	\$182,500	13550	E Evans Ave	3 - 3	1,512	FHA	\$2,500	Individual



## Heather Ridge Homes Sold In 2014 (Continued from page 8)

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Chimney Hill	\$176,900	13572	E Evans Ave	3 - 3	1,512	Conventional	\$0	Individual
Chimney Hill	\$145,000	13650	E Evans Ave	2 - 3	1,344	Cash	\$0	Individual
<b>Cobblestone</b>	\$187,282	2181	S Victor St A	2 - 2	1,392	Conventional	\$0	Individual
Cobblestone	\$187,000	2182	S Victor St D	2 - 2	1,392	Conventional	\$3,085	Individual
Cobblestone	\$167,000	2172	S Victor St E	2 - 2	1,392	FHA	\$0	Individual
Cobblestone	\$164,000	2161	S Victor St D	2 - 2	1,392	Conventional	\$200	Individual
Cobblestone	\$164,000	2161	S Victor St B	2 - 2	1,392	FHA	\$0	Individual
<b>Sausalito</b>	\$180,000	2467	S Victor St D	3 - 2	1,230	FHA	\$2,000	Individual
Sausalito	\$180,000	2437	S Victor St F	3 - 2	1,273	Cash	\$0	Individual
Sausalito	\$180,000	2499	S Victor St	3 - 2	1,273	Conventional	\$1,000	Individual
Sausalito	\$174,400	2522	S Worchester Ct B	3 - 2	1,282	Cash	\$0	Individual
Sausalito	\$171,500	2512	S Worchester Ct B	3 - 2	1,282	Conventional	\$4,000	Individual
Sausalito	\$170,000	2504	S Victor St D	3 - 2	1,230	Other	\$2,250	Individual
Sausalito	\$170,000	2458	S Victor St A	3 - 2	1,273	FHA	\$5,229	Individual
Sausalito	\$169,000	2503	S Victor St F	3 - 2	1,273	Conventional	\$500	Individual
Sausalito	\$165,000	2511	S Worchester Ct B	3 - 2	1,230	Conventional	\$4,000	Individual
Sausalito	\$165,000	2522	S Worchester Ct D	3 - 2	1,230	Cash	\$0	Individual
Sausalito	\$165,000	2497	S Victor St B	3 - 2	1,282	FHA	\$2,000	Estate
Sausalito	\$165,000	2448	S Victor St A	3 - 2	1,273	FHA	\$0	Individual
Sausalito	\$165,000	2418	S Victor St D	3 - 2	1,300	Cash	\$3,000	Individual
Sausalito	\$150,000	2512	S Worchester St C	3 - 2	1,300	Conventional	\$3,890	Individual
Sausalito	\$145,000	2417	S Victor St A	3 - 2	1,273	FHA	\$4,350	Bank/GSE
Sausalito	\$144,500	2450	S Worchester St C	3 - 2	1,300	Cash	\$0	Individual
<b>Cobblestone Crossing</b>	\$170,000	13264	E Asbury Ave	2 - 2	1,392	Conventional	\$500	Individual
Cobblestone Crossing	\$165,000	13422	E Asbury Ave	2 - 2	1,208	VA	\$0	Individual
Cobblestone Crossing	\$163,000	1957	S Xanadu Way	2 - 2	1,392	FHA	\$0	Individual
Cobblestone Crossing	\$162,500	13464	E Asbury Ave	2 - 2	1,392	Conventional	\$1,500	Individual
Cobblestone Crossing	\$161,000	2181	S Victor St E	2 - 2	1,392	Conventional	\$1,610	Individual
Cobblestone Crossing	\$160,000	13344	E Asbury Ave	2 - 2	1,392	FHA	\$3,515	Individual
Cobblestone Crossing	\$160,000	13288	E Asbury Ave	2 - 2	1,208	FHA	\$3,300	Individual
Cobblestone Crossing	\$159,000	13266	E Asbury Ave	2 - 2	1,392	FHA	\$2,000	Individual
Cobblestone Crossing	\$151,000	13228	E Asbury Ave	2 - 2	1,208	FHA	\$0	Individual
Cobblestone Crossing	\$143,100	13386	E Asbury Ave	2 - 2	1,392	FHA	\$1,500	Individual
Cobblestone Crossing	\$143,000	1969	S Xanadu Way	2 - 2	1,208	FHA	\$3,000	Individual
Cobblestone Crossing	\$142,000	13462	E Asbury Ave	2 - 3	1,392	Conventional	\$0	Bank/GSE
Cobblestone Crossing	\$130,000	13376	E Asbury Ave	2 - 2	1,208	Conventional	\$0	Individual
<b>Burgundy</b>	\$168,000	2635	S Xanadu Way D	2 - 2	1,161	Conventional	\$0	Individual
Burgundy	\$164,900	2623	S Xanadu Way B	2 - 2	1,314	VA	\$0	Individual
Burgundy	\$165,500	2665	S Xanadu Way B	2 - 2	1,162	FHA	\$2,814	Estate
Burgundy	\$156,000	2645	S Xanadu Way C	2 - 2	1,315	Conventional	\$0	Individual
Burgundy	\$155,000	2659	S Xanadu Way D	2 - 2	1,162	Cash	\$0	Individual
Burgundy	\$155,000	2623	S Xanadu Way A	2 - 2	1,314	FHA	\$0	Individual

## Heather Ridge Homes Sold In 2014 (Continued from page 9)

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Burgundy	\$153,000	2655	S Xanadu Way C	2 - 3	1,314	Conventional	\$0	Individual
Burgundy	\$151,000	2639	S Xanadu Way B	2 - 2	1,314	FHA	\$0	Individual
Burgundy	\$143,750	2635	S Xanadu Way A	2 - 2	1,315	FHA	\$3,750	Individual
Burgundy	\$134,000	2667	S Xanadu Way C	2 - 2	1,315	Cash	\$0	Individual
<b>Cobblestone</b>	\$167,000	2172	S Victor St E	2 - 2	1,392	FHA	\$0	Individual
Cobblestone	\$161,000	2073	S Worchester St	2 - 3	1,344	Conventional	\$0	Individual
Cobblestone	\$150,000	2122	S Victor A	2 - 2	1,392	Cash	\$0	Estate
Cobblestone	\$140,000	2142	S Victor St B	2 - 2	1,208	FHA	\$0	Individual
Cobblestone	\$132,927	2121	S Victor St 1C	2 - 2	1,208	FHA	\$3,500	Gov't
Cobblestone	\$132,000	1917	S Xanadu Way	2 - 2	1,208	Cash	\$0	Individual
Cobblestone	\$105,000	1973	S Xanadu Way	1 - 2	1,208	Conventional	\$0	Estate
<b>Strawberry II</b>	\$145,000	2441	S Xanadu Way A	2 - 2	1,091	FHA	\$3,000	Individual
Strawberry II	\$132,500	2459	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$130,725	2471	S Xanadu Way D	2 - 2	1,091	Cash	\$0	Individual
Strawberry II	\$130,000	2455	S Xanadu Way A	2 - 2	1,150	FHA	\$4,900	Individual
Strawberry II	\$129,800	2431	S Xanadu Way A	2 - 2	1,091	Conventional	\$1,000	Individual
Strawberry II	\$127,000	2481	S Xanadu Way B	2 - 2	1,091	Other	\$0	Individual
Strawberry II	\$127,000	2421	S Xanadu Way A	2 - 2	1,091	FHA	\$0	Individual
Strawberry II	\$125,000	2463	S Xanadu Way B	2 - 2	1,091	Conventional	\$2,500	Individual
Strawberry II	\$123,000	2451	S Xanadu Way D	2 - 2	1,091	VA	\$500	Estate
Strawberry II	\$122,000	2413	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Individual
Strawberry II	\$119,000	2469	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Individual
Strawberry II	\$112,000	2499	S Xanadu Way C	2 - 2	1,091	Conventional	\$0	Individual
Strawberry II	\$108,500	2471	S Xanadu Way C	2 - 2	1,091	FHA	\$3,255	Individual
<b>Strawberry I</b>	\$143,000	2680	S Xanadu Way C	2 - 2	1,098	FHA	\$3,000	Individual
Strawberry I	\$135,500	13611	E Yale Ave A	2 - 2	1,098	FHA	\$500	Individual
Strawberry I	\$131,000	2668	S Xanadu Way C	2 - 2	1,153	VA	\$4,000	Individual
Strawberry I	\$125,000	2692	S Xanadu Way B	2 - 2	1,105	Conventional	\$0	Individual
Strawberry I	\$123,000	2658	S Xanadu Way C	2 - 2	1,098	FHA	\$2,649	Individual
Strawberry I	\$120,000	2644	S Xanadu Way C	2 - 2	1,144	FHA	\$0	Individual
Strawberry I	\$120,000	2666	S Xanadu Way B	2 - 2	1,153	FHA	\$0	Individual
Strawberry I	\$112,000	13613	E Yale Ave B	2 - 2	1,144	Conventional	\$0	Individual
Strawberry I	\$99,000	2680	S Xanadu Way C	2 - 2	1,098	Cash	\$0	Individual
Strawberry I	\$95,500	2650	S Xanadu Way B	1 - 1	856	Cash	\$0	Individual
Strawberry I	\$92,000	2682	S Xanadu Way E	1 - 1	0	Conventional	\$0	Individual
Strawberry I	\$85,000	2680	S Xanadu Way B	1 - 1	856	FHA	\$2,100	Individual
Strawberry I	\$82,000	13619	E Yale Ave B	1 - 1	856	Cash	\$573	Individual
Strawberry I	\$82,000	2664	S Xanadu Way D	1 - 1	843	Conventional	\$0	Individual
Strawberry I	\$71,000	13623	E Yale Ave A	1 - 1	843	Conventional	\$0	Bank/GSE
Strawberry I	\$61,000	2608	S Xanadu Way E	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$60,000	2608	S Xanadu Way B	1 - 1	856	Conventional	\$0	Individual

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2/10 Italian

2/17 German

2/24 Irish

### FRIDAY NIGHTS

2/6 Comfort

2/13 Greek

2/20 Fish & Chips

2/27 Prime Rib

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Every Sunday 9:30am - 1pm

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# Heather Ridge Golf Club Monthly Update

[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

## Heather Ridge Men's Golf Club

The 2015 golf season is fast approaching and I am sure there are those of us who are trying out all those new clubs and all the new swing thoughts we read about over the holidays.

We look forward to 2015 years Men's Club events that were listed in *Metro Matters* in the January issue and will be posted on the board at the club. Sign up for the 2015 Men's Club started in January and once again we will be offering a finder's fee of \$20 **CASH** for any **NEW** member you get to sign up for the 2015 HR Men's Club. Application forms for the 2015 HR Men's Club are available at

the front desk and on the bulletin board. The cost this year is the same as 2014 which is as low as \$125.00 on up to \$150.00 — note that this cost is the lowest in Colorado. Entry fee for each tournament will \$20 per day of play. During the two-day tournaments the HR Men's Club will add funds to the pot for day winners.

This year we are looking at a special golf shoe purchase program for Men's Club members only in May, also there will be a couple FREE dog and brat days following the tournaments. And of course with the NEW Men's Club (MC)

paperless card — there will no longer be the hassle of dealing with hand written certificates. Interesting to note that 75% of our members received some sort winning from the 2014 tournaments, so it appears that the type of tournaments we are playing are fair to all involved

Please fill out the application and drop it off at the club along with your check and start recruiting new members.

As always... Thanks for your support of the Heather Ridge Men's Club

**Loren Janulewicz**

## New Patient Special \$99 for Cleaning, Exam, Xrays.

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**1/2 OFF Bottles of wine**  
**20% OFF APPETIZERS (Excludes wings) 3p-7p**  
**\$4 JAGERMEISTER EVERYDAY 9P - 2A**

## FOOD SPECIALS & NIGHTLY ENTERTAINMENT

**EVERYDAY: 1/2 OFF APPETIZERS 3PM - 7PM**

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
\$1.75 BEEF/CHICKEN TACOS - ALL DAY POKER NIGHT Signup starts 6pm Cards Fly @ 7pm	\$0.75 WINGS ALL DAY KARAOKE Ladies Night 7p-CL Karaoke 9p-CL	\$8.95 STEAK & BAKE ALL DAY POKER NIGHT Signup starts 6pm Cards Fly @ 7pm	\$8.95 FRIED CHICKEN PLATE - ALL DAY LIVE TRIVIA Test your cranial fortitude @ 8pm	\$2.00 FISH TACOS ALL DAY BEER PONG Signup starts 9pm Balls Fly @ 10pm	WEEKEND TREATS MENU ROCK & ROLL BINGO Starts at 9pm or Following UFC PPV

# MARDI GRAS FAT TUESDAY PARTY February 17th

**\$4 Hurricanes & \$6 Hand Grenades - All Day**  
**Dress Up & get your 1st drink FREE!**  
**Jumbalaya & Gumbo Special - All Day**  
**Ladies Night 7pm - Close Karaoke 9pm - Close**



# St Patty's Day Party!

**Tuesday, March 17th**

**\$2 GREEN COORS LT PINTS**  
**CORNED BEEF & CABBAGE SPECIAL**  
**CORNED BEEF & HASH SPECIAL**

## DRINK SPECIALS

**\$4 JAMESON**  
**\$6 CAR BOMBS**  
**\$4 SHILALIEGHS**  
**\$4 GUINNESS CANS**

**BEST/WORST TATTOO CONTEST BOBBING FOR SHOOTERS**  
**Ladies Night 7pm - Close Karaoke 9pm - Close**



## Country Club Ridge

**Insurance:** As predicted, insurance costs have risen beginning in January. The annual increase is about \$3,000. The final cost will not be calculated until a determination is made on our pending hail damage claim. The board met with our insurance representative in November to discuss our existing coverage and improvements we might consider. This helped us feel more prepared to make a decision on coverage for 2015.

**Snow Removal:** Thanks for clearing parking spaces to facilitate snow removal. Our very limited off-street parking is taxed during the winter due to snow storage needs. We appreciate your help. There are 5 gallon buckets

of ice melt in each cul-de-sac for you to use if driveways or sidewalks are icy.

**Reminder:** the HOA Board of Directors meets the third Monday



of each month at 7:00 pm at Noonan's in the lower level 19th Hole meeting room. You are welcome to join us if you have questions or concerns.

**Judie Maurelli**

## Fairway 16

**Westwind Management:** As most of you know by now, Westwind Management is our new HOA management firm. If you have questions, concerns or other issues, please call them at 303-369-1800. In the next two weeks all Fairway 16 residents will receive monthly maintenance fee coupon books, for mailing your monthly fees.

**January Board Meeting Summary:** We held our January board meeting on January 15 and were favorably pleased with the organized agenda and information on various issues that Mr. Larson

from Westwind brought to the meeting. Items under discussion include landscape proposals for the next phase of our xeriscaping project, a new clubhouse sign, potential asphalt work this summer, tree pruning, and a new swimming pool policy. Also discussed was a resident directory and how such a directory could be disseminated. Mr. Larson is following up on the 2013/2014 hail damage issues and will report back to the board.

**Action Items:** Westwind's action items cover a range of issues from gutter and drainage problems to courtyard fences, and cleaning of the clubhouse. This will be part of the monthly board reports that we receive.

**Lights and Lights:** You still have time to stop by CJ Barr's house at 2496

S. Vaughn Way and play the drums and watch the lights – thank you CJ for such wonderful entertainment!

Several police surveys note that leaving on your porch and garage lights brings a 77% reduction in attempted theft/burglary of not only your home but also your neighbors! Please leave those outside lights on – let's get 100% participation – maybe we could get a reduction in our insurance policies!

**Board Member Changes:** We are sad to say goodbye to Harold Eagen, who sold his home to move to a warmer climate. Thank you, Harold, for all your hard work and good advice over the past few years.

The Board is very fortunate to



have Walt Kirkwood agree to assume Harold's place on the Board. Walt already contributes to the community by managing our neighborhood watch and we are looking forward to his advice and participation.

**Resident Participation:** We would appreciate residents attending the board meetings and sending us your comments and questions via email or telephone.

**Karen Peters**  
Fairway 16 Board Member



# Burgundy

**Snow Removal:** Don't know about you, but after 3 days of no sun, I am ready for the springtime! Whether you have lived in Colorado "forever" or have recently arrived, we know there are still more days of the cooler temperatures and snow ahead of us. Just a reminder that snow is shoveled when it reaches a depth of 2+ inches and plowed from the drives at 4 inches. Selected homeowners are in contact with the snow removal

company as the first snowflake hits the ground. Burgundy residents can help with the snow removal process by keeping drives and visitor parking spaces available for dumping the excess snow.

**HOA Budget:** As mentioned last month, our HOA budget has been put on hold temporarily and will be reviewed later in the year. Our largest expenses, and something we can all help reduce, is what was paid for utilities. At this time, water and sewer are well over what was budgeted. A large part of this was due to the

back flow valve that was stolen and not reported for several hours. Can you imagine the amount of water that ran down the street! We all have a responsibility to protect our community. If you hear or see something that doesn't look right (it probably isn't) call Neighborhood Watch 303-627-3100 or 911 for an emergency. You can help in other ways too, making sure that household water is used carefully, installing flow controls on faucets and toilets.

Since its still winter, it's not too late to purchase a protective cover for

your outdoor faucets. It's definitely less expensive than having to repair a frozen pipe in the crawl space (not an HOA responsibility).

**Board Meeting:** HOA board meetings are held on the 2nd Thursday of every month in our clubhouse at 6:30 pm. All residents are welcome; renters must be accompanied by the homeowner. Just call ahead so we can set up a chair for you.

**Jaynie Basch**



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# Heather Ridge South



**Ice and Snow Conditions:** Blame it on global warming or the Broncos loss in the playoffs, but this winter season is experiencing more warm and cold days than in recent memory. Wide temperature swings create melting-freezing conditions impossible to mitigate on a daily basis. Ice that forms after sundown is almost impossible to see and very dangerous. In many cases, the new ice is transparent giving little warning of its existence. When walking outside of your unit even, please be very careful.

HRS has a snow plan whereby steep north-facing driveways are plowed and treated first before others. Treatment includes ice melt and/or sand along with repeated plowing. Please report to Westwind any hazardous buildup of ice. Avoid walking near gutter downspouts near driveways and walks.

Residents who park outside their unit garages hinder snow and ice removal. Please park inside your garage for timely driveway plowing.

Buckets of ice melt have been strategically placed throughout HRS for residents to use as needed on driveways and walks. Residents need to treat the snow and ice early in the day for maximum melting, and to avoid over-use of sand or ice melt by spreading it evenly for optimum results.

As always, call Janelle at Westwind to report on dangerous situations. The HOA relies on resident feedback to help keep Heather Ridge South safe and looking good.

**Freeze Damage to Units:** When low temperatures hit, please make sure your pipes don't freeze by periodically running faucets. Open cabinet doors for better ventilation, especially if bathrooms back onto exterior walls or end units. Units not occupied on a daily basis need extra care with timely walk-through's to inspect for heating, leaks, and safe mechanical operations. The burden

is on the unit owner for proper oversight, and failure to do so could negate insurance coverage.

**Heather Ridge South Real Estate:** There were ten sales in 2014 ranging in sold prices from \$145,400 to \$230,000. The average sold price was \$192,298, or 98.86 percent of average listing price \$194,400. On average, units sold in 13 days. In comparison to 2013, of which there were nine sales, the average sold price was \$176,406 selling on average in 19 days. The increase of value from 2013 to 2014 was \$15,892, or 9 percent.

Our sister community, Fairway 16, whose units are like HRS had twelve sales in 2014 with an average sold price of \$212,625, or \$20,327 more than HRS. Why? Fairway 16 has a far greater number of large 3-bedroom 2-story units along the golf course than HRS, a fact that unfairly skews comparative values. In 2013, Fairway 16 had eight sales averaging \$179,603 with 74 days on market. Values increased \$33,022 from 2013 to 2014, an increase of 18.4 percent. When non-golf course sales are compared between HRS and Fairway 16, their values are almost identical.

**New Rules and Regulations:** Volunteers are needed to help the board finalize its new Rules and Regulations for 2015. Please contact Janelle to be involved. Five

owners will be selected to review and comment on the new proposed Rules and Regulation before the board approves it. Please submit your name for consideration no later than February 15, 2015.

**Insurance Coverage:** Do you have HO-6 owners' insurance? And does your tenant have renter's insurance? A recent incident in HRS showed how important insurance is to everyone. A recent "small fire" caused almost \$20,000 in damages. The burned area was not more than eight feet by five, but that physical damage was not the biggest problem – smoke was. The burned carpet released soot that covered interior walls, furniture, heating ducts, and appliances. Also, some textured ceilings had to be removed vs. painted creating an asbestos concern. Smoke and fire alarms saved the day preventing an otherwise horrific event. Also, the owners and tenants had proper insurance coverage complemented by the HOA General Insurance carrier. Many owners/tenants believe the HOA General Insurance covers all damages and claims, but it might not. Please check with your own insurance agent for proper insurance coverage. Insurance coverage conditions are spelled out in HRS' Declarations (Article II, Section 1), and it is wise to review it.

**Van Lewis.**







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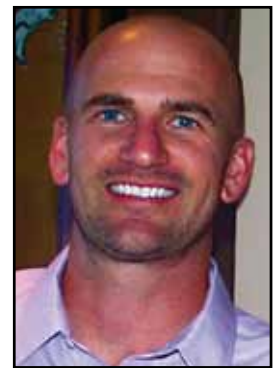
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# Sausalito

Snow, cold, and windy. We have had our share of all three these past weeks. On a cold snowy evening, it is always enjoyable to sit back and read some good poetry. An all time favorite poem is Stopping by Woods on a Snowy Evening by Robert Frost. Enjoy.

*Whose woods these are I think I know  
His house is in the village, though  
He will not see me stopping here  
To watch his woods fill up with snow.*

*My little horse must think it queer  
To stop without a farmhouse near*

*Between the woods and frozen lake  
The darkest evening of the year.*

*He gives his harness bells a shake  
To ask if there is some mistake.  
The only other sound's the sweep  
Of easy wind and downy flake.*

*The woods are lovely, dark and deep  
But I have promises to keep,  
And miles to go before I sleep,  
And miles to go before I sleep.*

Not a lot to report this month

**Parking Rules:** As a reminder, homeowners are expected to park in their two car garages, not in visitor parking. Our ticketing and towing rules and regulations can be found on our web site. We also have a Zero tolerance policy for parking in our auto-courts. This strict policy is for safety and medical reasons as well as consideration for your neighbors who need access to and from their garages at all times.

**Good News on the Homeowner**



**Delinquencies Front:** Our tenant delinquencies continue to inch down each month. The HOA and our attorneys continue to work with homeowners to collect past due amounts especially with a foreclosure or bankruptcy. When need be we are as aggressive as the law allows.

The cost of our water and snow removal for 2014 stayed within our budget. Hooray!

Please do not remove the white clips on the side of your garage doors! They are our form of communication to homeowners and tenants regarding important and/or timely information.

**Putting Your Trash Outside for Pickup:** Please read our Rules and Regulations posted on our web site. If Alpine Waste Company doesn't remove everything you left, e.g. chemicals, large items, etc, you have to remove it immediately. You can't leave it outside on HOA property hoping someone else will remove it.

Please take responsibility.

**Board Members:** Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-747-0836; Pat Horton, Treasurer/ Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large, Rick Wilhelm, 505-412-7190 and Katie Avery, 303-506-2917.

**Property Management Company:** Bill McKinney, President, McKinney Management Company, Inc., 3576 S Logan Street, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398.

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.

**Carol McCormick**

# Strawberry

**Error:** There was an error in our last month's publication with contact information for CAP Management. The phone number is: 303-832-2971 X 306. This will get you to David Ball, assistant to John Krajewski. David's email is: David@Capmanagement.com.

**Responsible Pet Owner:** Being a responsible pet owner, one who truly loves their animal, one must take ownership and care for their animal appropriately. Residents must pick up the waste



from their pet. This includes when it snows, poop doesn't melt! Also, all animals must be leashed. There is not any discussion about this. Not

leashing your pet can be dangerous for others walking their pets, for your pet not running into the driveway/street, as well as the danger of coyotes that

have been sighted on the property. If you see someone not picking up their pet's waste or walking without a leash, please send the information to CAP

for an ACC violation. Your name will remain anonymous.

**Trash/Recycle:** Our dumpster areas are being utilized for items other than garbage or recycling items. Every time there are items left at the dumpster that are not garbage/recycling items, the association has to pay to have the items removed.

If you are getting a new appliance or piece of furniture, ensure that they remove the old item. If they don't, be prepared to take it to the dump yourself. Best Buy will take old televisions at no charge. Other electronics must be disposed of in another manner. Call the City of Aurora to find out where. It's against the law for our garbage/recycle vendor to remove electronics. Leaving

items on the borders of the garbage enclosure is not acceptable. If you are offering free items to others, then take them to ARC, Goodwill, or Salvation Army. These organizations will also pick up your items if you prefer. Oversize items such as sofas, recliners, bed railings, and furnaces left by the dumpsters make the property look junky and require different companies to collect them. This is quite costly and not fair to the other members of the association.

**Roof:** The board has interviewed four possible roofers for the upcoming project. We decided to table the decision to Tuesday the 20. This will give us some time to review the individual contractors. We are pleased and surprised at how the different

companies approach things. This will be a significant project and probably begin in late spring.

**Rules & Regulations & Declarations Revisions:** We continue to pursue the revision of our Declarations. We hope that it will be completed by the fall. It is a huge project. The board is also going to begin to review the Rules and Regulations. Some items need clarification. If you have any thoughts or suggestions about the Rules and Regulations, please contact CAP Management, David Ball, David@Capmanagement.com. He will forward the information to the Board. We welcome the homeowners input.

**Strawberry Board  
& Elizabeth Watts**

## Chimney Hill

Can you believe it, it's February already! It is time to start thinking about the landscaping and other warm weather projects.

But, winter is still here and it has to be addressed. So here is the truth about the winter:

It is cold – but not as cold as in some other parts of the country. It snows sometimes – this year, so far, there was not too much snow. Ice forms when the snow melts during the day and freezes at night. Significant amount of HOA budget is spent on snow removal and

ice melt and this money comes from the dues paid by the occupants of each unit.

HOA rules state that the snow will be plowed when there is 4" on the ground, and the steps will be shoveled when they're covered with 2" of snow. HOA board and the management company make every effort to monitor snow removal and instruct the contractor where to pile snow in order to maintain safe environment for ALL RESIDENTS. As the safety of all residents is always the board's prime concern, living in the area with cold winters means that ice buildup is unavoidable. Several years ago the board installed buckets with ice melt throughout the community. Additional buckets with ice melt were distributed to individual residents on their request, so please:

- Use the ice melt.
- Take great care when walking/driving.
- Use your garage and not your steps if you feel unsafe walking down.
- Call the management company if

the bucket with the ice melt in your area is empty.

CH HOA – that includes every owner of the community – cannot afford to remove snow/ice completely.

Everyone knows that we live in the state with 4 seasons, even though it seems sometimes that there are only two. Remember that *If more money is spent on extreme snow removal, less money is left for other improvements.*

*All claims against HOA and resulting in payout will result in the increase in the insurance premium paid by the HOA dues.*

**Warning:** Please be alert when a contractor shows up at your door and says that they were sent by the management company. Please call the management company to verify if you were not notified in advance.

**Reminder:** Please keep in mind that not all maintenance records were transferred to Accord Management when they took over in 2012. If your



sewer was cleaned out on a schedule in the past, call Accord and let them know. Please call the management company again if the contractor did not show up. The board is in the process of establishing a follow-up for all planned work orders.

Please access [accordhoa.com](http://accordhoa.com) > CHIMNEYHILLINHEATHERRIDGE for all news, rules and regulations.

Email Alec at Accord Management with all property related issues at [alec@accordhoa.com](mailto:alec@accordhoa.com). Please keep in mind that some emails may end up in the junk folder because your email address is not stored on Accord's computer. Please do not hesitate to make a follow-up call to accord on 720-230-7321.

Board Meeting: Next CH monthly board meeting will be on Wednesday, February 18, 2015.

**CH HOA Board – representing  
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# Molly Markert



**Molly Markert –  
Ward IV**  
15151 E. Alameda  
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303-739-7516 (Council  
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## Aurora Fox Theatre's 2015 Season

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**Beets** by local playwright Rick Padden  
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An historical-fiction play that reveals a little known chap-



ter in America's history-inspired by actual events. At the height of WWII, Berthoud, Colorado's industrious sugar beet farmers were expecting a record harvest, but labor was in short supply with most of the town's young men overseas fighting Germans. Who could help them harvest their beets? Germans. There were 3,000 German POWs being held at Camp 202 in Greeley, CO. Why not put them to work? *Beets* is a poignant story of bias yielding to circumstance, hatred bowing to compassion and love escaping fences.

## **Big Fish – the Musical**

Music and lyrics by Andrew Lippa, book by John August  
(Regional Premiere)

February 27 – March 22, 2015

Based on the celebrated novel by Daniel Wallace and the acclaimed Columbia Pictures film directed by Tim Burton, *Big Fish* centers on Edward Bloom, a traveling salesman who lives life to its fullest...and then some! Edward's incredible, larger-than-life stories thrill everyone around him, most of all, his devoted wife Sandra. But their son Will, about to have a child of his own, is determined to find the truth behind his father's epic tales. Overflowing with heart, humor and little bit of magic, *Big Fish* reminds us why we love going to the theatre – for an experience that's richer, funnier and BIGGER than life itself.

## **She Kills Monsters**

by Qui Nguyen (Regional Premiere)

April 24 – May 16, 2015

Agnes Evans leaves her childhood home in Ohio following the death of her sister, Tilly. When Agnes finds Tilly's Dungeons & Dragons notebook, however, she stumbles into a journey of discovery and action-packed adventure in an imaginary world that was Tilly's refuge. In this high-octane dramatic comedy laden with homicidal fairies, nasty ogres, and 90s pop culture, acclaimed young playwright Qui Nguyen offers a heart-pounding homage to the geek and warrior within us all.



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# Healthy Living



Just a spoon full of sugar helps the medicine go down and everything else too. Unless we are purposely aware, we underestimate how much sugar we are eating. Here are the ingredients in a food item many people enjoy: Corn syrup, sugar, dextrose, modified food starch (corn), water, gelatin, natural and artificial flavor, tetrasodium pyrophosphate. The first three items listed are sugars. What is

it? Marshmallows.

Here's another: Rice, sugar, salt, malted barley syrup, plus added vitamins. You got it; Crispy Rice Cereal. Do you see two sugars? In a non-sweet cereal? Melted butter with these two ingredients produces Rice Crispy Treats. Among other problems, sugar feeds fungus and promotes diabetes. Eating sweets should be a choice not a hidden, unsuspected danger. The only way to protect ourselves is to read the packaging ingredients.

The following, from About.com, is a list of "sugars" that are found in food labeling: Agave Nectar, Barley Malt Syrup, Beet Sugar, Brown Rice Syrup, Brown Sugar, Cane Crystals (or, even better, "cane juice crystals"), Cane Sugar, Coconut Sugar, or Coconut Palm Sugar, Corn sweetener, Corn syrup, or corn syrup solids, Dehydrated Cane Juice, Dextrin, Dextrose, Evaporated Cane Juice, Fructose, Fruit juice concentrate, Glucose, High-fructose corn syrup,

Honey, Invert sugar, Lactose, Maltodextrin, Malt syrup, Maltose, Maple syrup, Molasses, Palm Sugar, Raw sugar, Rice Syrup, Saccharose, Sorghum or sorghum syrup, Sucrose, Syrup, Treacle, Turbinado Sugar, and Xylose. Xylitol is a natural sugar replacement that fights fungus and is actually good for you, but in excess has a mild laxative effect. So enjoy these wonderful cookies, but easy does it.

**Shirley Berry**  
**Fairway 16**

## Wedding Cake Cookies

3/4 lb (3 sticks) Butter (softened)  
1 cup Xylitol (powdered in coffee mill)  
1 tsp Vanilla  
3 c Almond flour  
1/2 c Coconut flour  
1/2 c Tapioca flour  
1/4 tsp Salt  
1 cup Walnuts (chopped)

Cream butter, xylitol and vanilla until fluffy. Whisk flours and salt in a separate bowl. Beat flours into butter mixture. Dough will be very stiff and become even firmer as coconut flour absorbs moisture. Combine nuts into batter. Scoop cookies onto parchment lined cookie sheet using a medium sized scoop and bake at 350 for 20 minutes. Let cookies cool completely prior to moving them from the pan as they are very fragile while warm. Dust them in extra powdered xylitol for that perfect look and taste or eat them just as they are.

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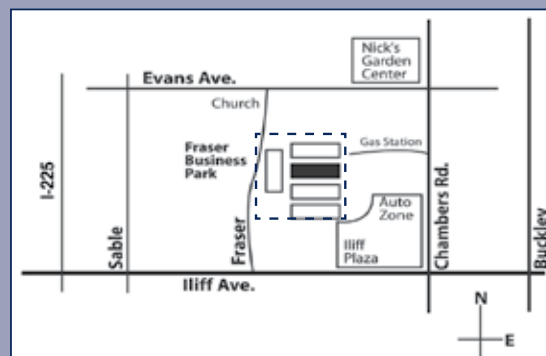
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