

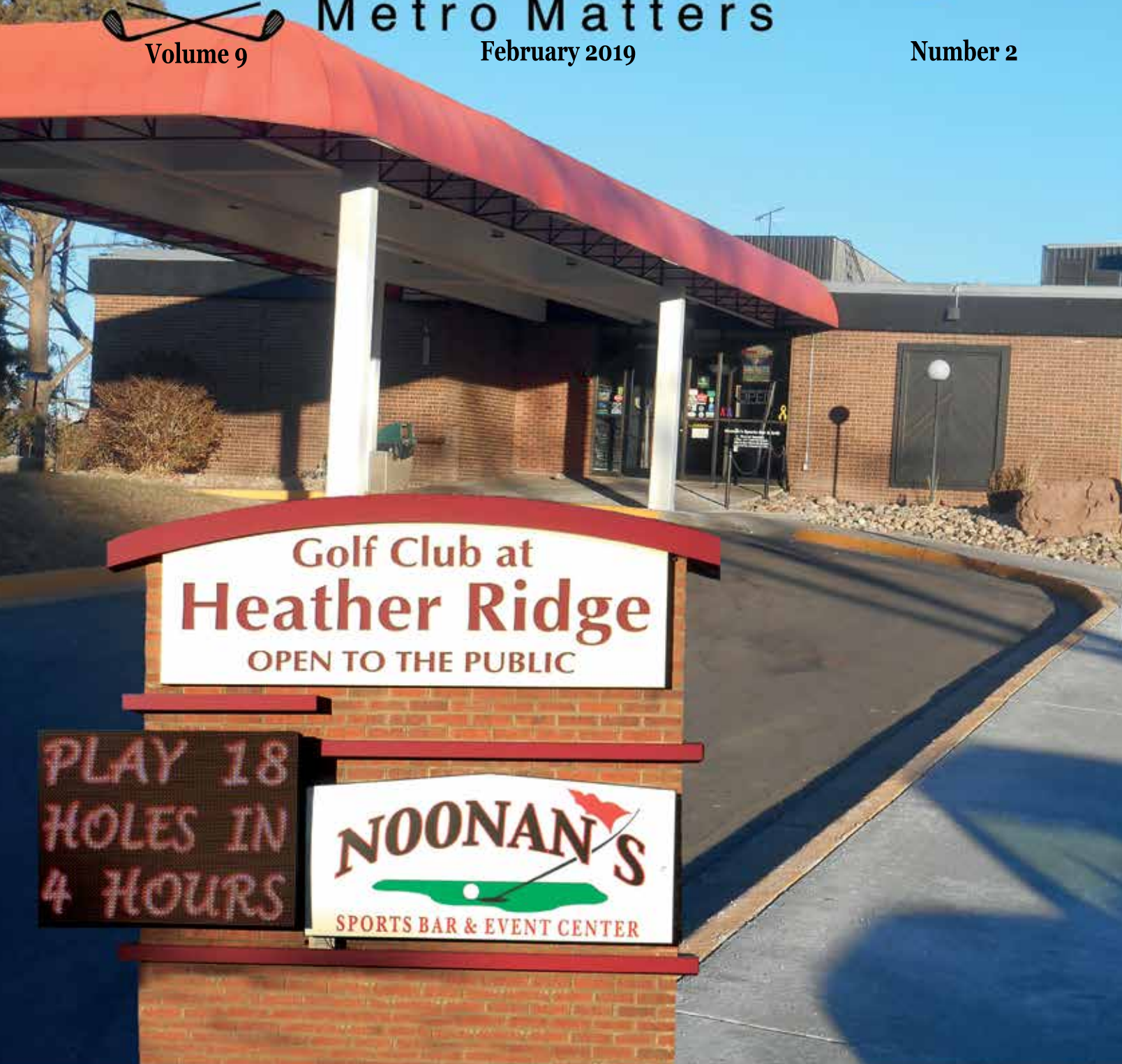
# HR Heather Ridge

Metro Matters

Volume 9

February 2019

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

Do you think of yourself as a “number cruncher”? If the answer is yes, take a look at the chart on page 4 of this *Metro Matters*, it shows how Heather Ridge residential values have fluctuated over the years; including statistical topics that only a “number cruncher” might appreciate. If you are thinking about selling your home this year, review the chart and accompanying information on this page.



We all have heard, read, and seen what some people do (or don't do) with their dog's poop. Each month the HOA articles in this publication politely ask residents to pick up their dog's waste. This month is no exception; however there are some very interesting comments on how to help stop this issue. Dog DNA testing or known as poopprint — have you heard of it? Neither had I, so I looked online (you can find anything there right!), several pet stores have DNA test kits, I'm not certain they were thinking of tracking who allows their dog to do their thing and not pick it up, but it does seem to be a very big consideration from a few. Now I'm not certain we should go to this extent but it may help alleviate the problem. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard.

Your comments on these two issues or other ideas or suggestions would be welcome and we will publish them in an upcoming issue of *Metro Matters*.

**Barry McConnell**  
Editor/Publisher

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

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Vice President Van Lewis  
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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  
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**Heather Ridge Golf Club**

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

www.golfclubatheatherridge.com

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**Heather Ridge  
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# Heather Ridge

## COMMUNITY AFFAIRS

### Heather Ridge Metro District Home Sale" Statistics 2009-2018

Year-over-year sales statistics for Heather Ridge. The source of data is from MLS only and doesn't include private sales

Topics/Years	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
1 Sales - Annually	100	100	107	100	111	84	79	68	70	74
2 Equity Growth avg \$\$\$	12,915	32,725	21,067	29,433	21,529	20,636	11,172	-14,300	5,937	n/a
3 EquityGrowthMedian\$	17,000	33,000	33,500	24,000	16,100	26,400	6,500	-16,000	12,500	n/a
4 Appreciation rate average %	5.32%	15.70%	11.30%	18.70%	15.80%	17.90%	10.70%	-12.10%	5.30%	n/a
5 Appreciation rate median %	6.75%	15.10%	18.10%	14.90%	11.10%	22.30%	5.80%	-12.50%	10.8%	n/a
6 List price - average \$\$	256,505	241,684	206,082	185,456	159,217	138,025	117,634	107,079	121,454	115,656
7 List price - median \$\$	267,000	257,000	210,000	189,000	160,000	144,900	118,000	112,500	132,000	119,500
8 Sold price - average \$\$	255,568	242,653	208,157	187,090	157,667	136,138	115,502	104,330	118,630	112,693
9 Sold price - median \$\$	268,500	251,500	218,500	185,000	161,000	144,900	118,500	112,000	128,000	115,500
10 Concessions paid seller \$\$	76,677	88,638	62,797	64,930	132,193	85,108	85,939	85,700	116,685	142,837
11 Concession aver \$ paid / %	2,738	2,396	1,962	2,597	2,698	2,579	2,777	3,060	4,154	3,174
12 Concessions # paid / %	28%	37/37%	32/29%	25/25.3%	49/43%	33/39%	31/38%	28/39%	37/53%	45/60%
13 Sold Type Bank/Gov't/Corp	0/0/3	0/0/2	0/0/3	3/0/3	6/1/6	8/6/6	13/6/3	16/14/3	15/6/1	15/7/5
14 Sold Seller type - Estate	4	2	3	3	6	6	3	3	1	5
15 Sold Seller type Individual	93	93	102	89	97	57	52	35	45	46
16 Sold Sales terms - cash	12	18	8	18	22	32	25	36	16	15
17 Sold Sales terms - CNV	68	53	58	34	49	25	36	16	23	23
18 Sold Sales terms - VA	10	7	8	10	5	6	3	3	3	5
19 Sold Sales terms - FHA	10	21	31	37	35	21	17	17	28	32
20 Sold price range	\$138-383K	\$135-350K	\$106-275K	\$105-290K	\$60-232K	\$48-217K	\$36-212K	\$28-210K	\$35-192K	\$36-187K
21 Sold price range amounts	\$245,000	\$215,000	\$169,000	\$185,000	\$172,000	\$169,000	\$176,000	\$182,000	\$157,000	\$151,000
22 \$\$ Change Year-to-Year	\$30K	\$46K	\$16K	\$13K	\$3K	(\$7K)	(\$6K)	\$25K	\$6K	

This chart shows how our residential values have fluctuated over the years; but more importantly for some readers, it displays "relationships" among certain values and statistical topics that only a "number cruncher" might appreciate.

There are 1127 homes in HRMD, and on average about 100 sell each year when our local economy is healthy. In 2018, the average metro condo sold for \$351,667 compared to \$255,568 for all of Heather Ridge – a \$100,000-plus gap when we compare ourselves to the 11 county metro statistical area. Of those 11 counties, at least three of them – Elbert, Park, and Garfield – are statistically insignificant when compared to the immediate counties collectively called metro Denver area.

Of interest in the chart is the "mix" of sales data over the years. Home appreciation is forefront to most readers, and this year shows a significant drop compared to the past years here and the metro area.

Why? The answer may lie in "how numbers are crunched." Metro appreciation stats compare end-of-year numbers to each other, so the average value of Dec 2017 is compared to Dec 2018 to determine home appreciation. This measure is meaningful because of the statistically large number of closed sales each month in the metro area (3000-4000 on average).

Heather Ridge averages now about 100 sales per year, or 8-3 closings per month – too small a number to be statically meaningful; and, the number of monthly closings varies significantly. Heather Ridge appreciation rates based on comparing "average yearly numbers" to "average yearly numbers" works well for us; and as long as the methodology is consistent and disclosed, the data will be meaningful.

Also of interest is how much Heather Ridge sellers pay for buyers' concessions. If you are considering the sale of your property, it helps to know potential sale's costs, type of loans used by buyers, and what others have experienced selling here.

Van Lewis

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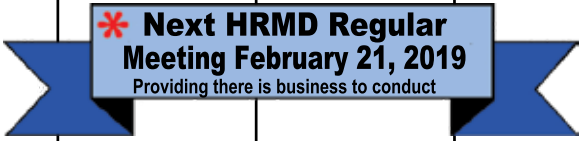





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# February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8  National Kite Flying Day	9
10	11 6 pm Cobblestone Crossing Board Accord's Office Bldg 3022 S Parker Rd Aurora	12 5:30 pm Burgundy HOA Mtg, Burgundy Clubhouse	13 6:00 pm CH HOA Mtg HG Board Room 2888 S Heather Gardens Way 6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	14  6:30 pm Fairway 16 HOA Meeting Clubhouse	15	16 <b>METRO MATTERS DEADLINE FEBRUARY 16</b>
17	18 5:30 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	19	20	21  6:30 pm Ward IV Town Mtg Fire Station #11 on northwest corner of E. Iliff and S. Joplin St	22	23
24	25 6 pm Cobblestone Board Mtg HR Golf Club	26 6:30 pm HRS Board Mtg HRS Clubhouse 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	27	28		



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# Behind The City Scene



**Charles "Charlie" Richardson**  
Council Member  
Ward IV  
[crichard@auroragov.org](mailto:crichard@auroragov.org)

We are a month into the New Year and I have been reminiscing about Aurora's important community issues. Many years ago the hot button issues were: save Fitzsimmons Army Hospital, fix the dirt medians, stop the Stapleton airport over flights, City and County of Aurora, the "blue line" limit on Aurora's future boundaries, a new City Hall yes or no, the pit bull ban, a proposed E. Jewell Ave. bridge over I-225, when would I-225 extend beyond E. Iliff and Dave Perry at the Aurora Sentinel.

Fast forward decades later to some of today's big issues and challenges: ethics rules for elected officials, registration of lobbyists, location of oil and gas facilities, traffic congestion, affordable housing, homelessness, City Council monetary donation campaign limits reform, a pedestrian bridge at the former Regatta Plaza and Dave Perry at the Aurora Sentinel.

Other situations and issues remain consistent through the ages as reflected by the constituent's interaction with me: Code Enforcement – too little or too much, crime, the maintenance of our roads – prudent funding or pay now or pay way more later, multi-family housing, group homes in single family communities, speeding in our neighborhoods.

Under our form of municipal government the City Manager is responsible for the provision of City services. I have been very impressed with our relatively new City Manager Jim Twombly. He is diligently getting to know the pulse of our City. Will the strong "political winds" at the Federal and State levels of government impact our municipal election in November? We are 10 months away from our next Mayoral race and we are already seeing several folks expressing interest in running. This is amazing to me since we, unlike Denver, are not a strong Mayor form of government. It is an honor to serve as your Ward IV Council Member as we move our City forward.

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

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

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## 2018 in Review – Metro Denver and HR

2018 was a very good year from January to June; but thereafter not so much. However, December saw a nice rebound in sales giving promise to a good real estate year in 2019.

Pete and I offer our services to Heather Ridge owners above other agents because of who we are and what we do for the community – personalized and detailed monthly real estate reports in Metro Matters, volunteer work for HOAs and the Metro District, and continuing education and study to stay on top of metro real estate. When someone asks for the facts, we have the data. And, we care the most!" including the quotes.

### Now for the News:

According to the Denver Metro Area Realtors Association January 2019 report, "For the entire metro Denver area, compared to 2017, the number of home sales was down 5.52 percent and housing inventory was up 44.71 percent by end-of-year. 2018 marked a record-high home sales price reaching an average of \$473,539 and a median price of \$409,900 for the entire residential market (single-family and condos), is up 8.34 percent and 7.87 percent respectively."



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

"The average price for a single-family home in 2018 was \$522,839, up 8.05 percent in a year. The average price of a condo increased 9.82 percent, ending 2018 at \$351,677. Home prices continue to rise in large part because people continue to move to the Denver area – 80,000 people moved to Colorado from mid-2017 to mid-2018."

In Heather Ridge, the number of 2018 closed sales remained the same as 2017 – 100 units. The average sold price hit \$255,568 (median price \$268,500), but our appreciation rates declined to 5.32 percent and 6.75 percent respectfully. This is down from 2017's average price growth rate of 15.7 and 15.1. The reason for the decline is the last six months of 2018 – the real estate market here and elsewhere contracted severely.

**Van Lewis**

Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Double Tree	\$300,000	2669	S Vaughn Way	1,919	3-3	Conventional	\$2,500	Corp/Trust
Country Club Ridge	\$382,900	2220	S Vaughn Way 102	1,722	3-2	Cash	\$0	Individual
Country Club Ridge	\$345,000	2240	S Vaughn Way 202	1,804	3-2	Conventional	\$350	Individual
Country Club Ridge	\$316,000	2210	S Vaughn Way 104	1,680	3-3	Conventional	\$300	Individual
Country Club Ridge	\$300,000	2240	S Vaughn Way 201	1,476	2-2	Conventional	\$0	Individual
Country Club Ridge	\$284,900	2260	S Vaughn Way 204	1,124	2-2	Conventional	\$0	Individual
Country Club Ridge	\$280,000	2270	S Vaughn Way 101	1,196	2-2	Cash		Individual
Heather Ridge South	\$343,000	2874	S Wheeling Way	1,633	3-3	Cash	\$0	Individual
Heather Ridge South	\$310,000	2880	S Wheeling Way	1,633	3-3	Conventional	\$0	Individual
Heather Ridge South	\$310,000	2867	S Xanadu Way	1,649	3-4	Conventional	\$0	Individual
Heather Ridge South	\$310,000	2704	S Xanadu Way	1,633	3-4	Conventional	\$0	Individual
Heather Ridge South	\$308,000	2869	S Xanadu Way	1,633	3-4	FHA	\$0	Individual
Heather Ridge South	\$300,000	2884	S Wheeling Way	1,633	3-3	VA	\$0	Individual
Heather Ridge South	\$300,000	2839	S Xanadu Way	1,633	3-3	Cash	\$0	Estate
Heather Ridge South	\$298,500	2875	S Xanadu Way	1,462	3-3	Conventional	\$0	Individual
Heather Ridge South	\$275,000	2862	S Wheeling Way	1,342	2-2	Conventional	\$3,000	Individual
Fairway 16	\$338,000	2610	S Vaughn Way C	1,650	4-4	Conventional	\$0	Individual
Fairway 16	\$310,000	2528	S Vaughn Way E	1,650	4-4	Conventional	\$0	Individual
Fairway 16	\$287,900	2426	S Vaughn Way B	1,650	4-3	Conventional	\$0	Individual
Fairway 16	\$260,000	2446	S Vaughn Way C	1,650	3-4	Private Financing	\$0	Estate
Fairway 16	\$252,000	2640	S Vaughn Way C	1,650	3-3	Cash	\$0	Individual



Community	Sold Price	No.	Street	SqFt	Be/Ba	Sold Terms	Sellers Con- cession to Buyer	Seller Type
Sausalito	\$320,000	2511	S Worchester St B	1,230	3-2	Conventional	\$0	Individual
Sausalito	\$310,000	2409	S Worchester St A	1,512	3-3	FHA	\$0	Individual
Sausalito	\$290,100	2417	S Victor St C	1,300	3-2	FHA	\$0	Individual
Sausalito	\$290,000	2501	S Victor St C	0	3-2	Conventional	\$0	Individual
Sausalito	\$289,000	2497	S Victor St A	1,273	3-2	FHA	\$3,000	Individual
Sausalito	\$288,000	2490	S Worchester St C	1,262	3-2	Conventional	\$500	Individual
Sausalito	\$287,500	2490	S Worchester St F	1,273	3-3	Conventional	\$0	Individual
Sausalito	\$282,000	2447	S Victor St D	1,300	3-2	Conventional	\$0	Estate
Sausalito	\$276,500	2407	S Victor St F	1,273	3-2	Conventional	\$0	Individual
Sausalito	\$270,000	2407	S Victor St B	1,025	2-2	Conventional	\$0	Individual
Sausalito	\$270,000	2418	S Victor St A	1,273	1-2	VA	\$0	Individual
Sausalito	\$269,000	2457	S Victor St F	1,273	3-2	VA	\$5,000	Individual
Sausalito	\$268,000	2512	S Worchester St A	1,273	3-2	Conventional	\$0	Individual
Sausalito	\$264,000	2417	S Victor St E	1,282	3-2	Conventional	\$2,500	Individual
Sausalito	\$260,000	2500	S Victor St D	1,230	3-2	Conventional	\$3,000	Individual
Sausalito	\$258,000	2467	S Victor St F	1,273	3-2	FHA	\$0	Individual
Sausalito	\$230,000	2504	S Victor St E	1,025	2-2	VA	\$7,500	Estate
ChimneyHill	\$309,901	13666	E Evans Ave	1,344	3-3	Conventional	\$500	Individual
ChimneyHill	\$300,000	13691	E Evans Ave	1,512	3-3	VA	\$0	Individual
ChimneyHill	\$295,000	13630	E Evans Ave	1,344	2-3	Conventional	\$0	Individual
ChimneyHill	\$294,900	2033	S Worchester St	1,344	3-3	Conventional	\$0	Individual
ChimneyHill	\$285,000	13580	E Evans Ave	1,411	2-2	FHA	\$3,500	Individual
ChimneyHill	\$280,250	2051	S Worchester St	1,512	3-3	Conventional	\$0	Individual
ChimneyHill	\$280,000	2094	S Worchester St	1,337	2-3	Conventional	\$3,000	Individual
ChimneyHill	\$275,000	13591	E Evans Ave	1,524	3-3	FHA	\$2,500	Individual
ChimneyHill	\$270,000	13644	E Evans Ave	1,512	2-2	VA	\$5,000	Individual
ChimneyHill	\$260,000	13648	E Evans Ave	1,344	2-2	Conventional	\$0	Individual
ChimneyHill	\$255,000	2061	S Worchester St	1,512	2-3	Conventional	\$2,000	Individual
ChimneyHill	\$250,000	2081	S Worchester St	1,344	2-2	Conventional	\$6,000	Individual
ChimneyHill	\$240,000	13666	E Evans Ave	1,344	2-3	Cash	\$0	Individual
Burgundy	\$290,000	2661	S Xanadu Way B	1,162	2-2	Conventional	\$0	Individual
Burgundy	\$278,000	2645	S Xanadu Way B	1,314	2-2	Conventional	\$0	Individual
Burgundy	\$266,000	2655	S Xanadu Way D	1,315	2-2	Conventional	\$0	Individual
Burgundy	\$263,500	2665	S Xanadu Way C	1,162	2-2	VA	\$0	Individual
Burgundy	\$250,000	2635	S Xanadu Way C	1,162	2-2	Conventional	\$0	Individual
Burgundy	\$225,000	2631	S Xanadu Way C	1,162	2-2	VA	\$0	Individual
Burgundy	\$224,000	2639	S Xanadu Way D	772	1-1	Conventional	\$0	Individual
Burgundy	\$205,000	2665	S Xanadu Way C	1,162	2-2	Cash	\$0	Individual

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 Traynor and Van Lewis as shown herein.

Community	Sold Price	No.	Street	SqFt	Be/Ba	Sold Terms	Sellers Con-cession to Buyer	Seller Type
Cobblestone Crossing	\$289,900	13296	E Asbury Dr	1,392	2-2	Conventional	\$0	Individual
Cobblestone Crossing	\$280,000	13462	E Asbury Dr	1,392	3-2	Conventional	\$0	Individual
Cobblestone Crossing	\$275,000	13266	E Asbury Dr	1,392	2-2	Conventional	\$5,000	Individual
Cobblestone Crossing	\$270,000	13426	E Asbury Dr	1,208	2-2	Conventional	\$0	Individual
Cobblestone Crossing	\$267,000	13376	E Asbury Dr	1,208	2-2	VA	\$0	Individual
Cobblestone Crossing	\$265,000	13568	E Asbury Dr	1,392	2-2	FHA	\$0	Individual
Cobblestone Crossing	\$257,000	13288	E Asbury Dr	1,208	2-2	Conventional	\$0	Individual
Cobblestone Crossing	\$255,000	13536	E Asbury Dr	1,392	2-2	VA	\$0	Individual
Cobblestone Crossing	\$245,000	13308	E Asbury Dr	1,208	2-2	Conventional	\$5,000	Individual
Cobblestone Crossing	\$239,000	13506	E Asbury Dr	1,392	2-2	Conventional	\$0	Individual
Cobblestone	\$270,000	2121	S Victor St D	1,208	2-2	Conventional	\$0	Individual
Cobblestone	\$265,000	2142	S Victor St B	1,208	2-2	Conventional	\$0	Individual
Cobblestone	\$274,900	2181	S Victor St A	1,392	2-2	Conventional	\$0	Individual
Cobblestone	\$245,000	2142	S Victor St C	1,208	2-2	FHA	\$0	Individual
Strawberry I	\$227,500	2690	S Xanadu Way B	1,153	2-2	Conventional	\$40	Individual
Strawberry I	\$219,000	13619	E Yale Ave D	1,098	2-2	Conventional	\$0	Individual
Strawberry I	\$216,000	13635	E Yale Ave D	1,153	2-2	Conventional	\$800	Individual
Strawberry I	\$215,000	2674	S Xanadu Way B	1,153	2-2	Conventional	\$0	Individual
Strawberry I	\$206,000	2654	S Xanadu Way	1,098	2-2	Conventional	\$3,750	Individual
Strawberry I	\$205,500	2656	S Xanadu Way C	1,098	2-2	Conventional	\$3,000	Corp/Trust
Strawberry I	\$200,000	2652	S Xanadu Way A	1,153	2-2	Conventional	\$1,500	Individual
Strawberry I	\$199,500	2692	S Xanadu Way A	1,153	2-2	FHA	\$0	Individual
Strawberry I	\$174,973	2616	S Xanadu Way C	856	1-1	Conventional	\$4,300	Corp/Trust
Strawberry I	\$165,000	2664	S Xanadu Way D	843	1-1	Conventional	\$0	Individual
Strawberry I	\$159,900	2666	S Xanadu Way A	856	1-1	Conventional	\$1,250	Individual
Strawberry I	\$155,000	2608	S Xanadu Way C	856	1-1	Conventional	\$0	Individual
Strawberry I	\$154,000	13611	E Yale Ave C	856	1-1	Conventional	\$500	Individual
Strawberry I	\$154,000	13621	E Yale Ave A	856	1-1	Conventional	\$0	Individual
Strawberry I	\$153,000	13633	E Yale Ave A	856	1-1	Cash	\$0	Individual
Strawberry I	\$150,000	2606	S Xanadu Way C	856	1-1	Conventional	\$0	Individual
Strawberry I	\$142,500	13651	E Yale Ave B	856	1-1	Conventional	\$250	Individual
Strawberry I	\$137,500	13635	E Yale Ave A	843	1-1	Cash	\$1,137	Individual
Strawberry II	\$227,500	2499	S Xanadu Way B	1,091	2-2	Conventional	\$0	Individual
Strawberry II	\$225,000	2453	S Xanadu Way B	1,091	3-2	Conventional	\$0	Individual
Strawberry II	\$222,000	2469	S Xanadu Way B	1,091	2-2	Conventional	\$0	Individual
Strawberry II	\$220,000	2419	S Xanadu Way B	1,091	2-2	Conventional	\$0	Individual
Strawberry II	\$219,900	2453	S Xanadu Way C	1,091	2-2	Conventional	\$0	Individual
Strawberry II	\$216,000	2469	S Xanadu Way C	1,091	2-2	Conventional	\$0	Individual
Strawberry II	\$210,000	2473	S Xanadu Way D	1,091	2-2	Cash	\$0	Individual
Strawberry II	\$195,000	2463	S Xanadu Way D	1,091	2-2	Conventional	\$0	Individual
Strawberry II	\$159,408	2439	S Xanadu Way B	1,091	2-2	Cash	\$0	Individual

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Faucets	Exhaust Fans	Drain Pipes
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# Heather Ridge Golf Club Monthly Update

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

## 2019 Heather Ridge Men's Golf Club Schedule

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

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American Family Insurance Company  
8000 American Parkway, Madison, WI 53763  
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# Golf Club at Heather Ridge Men's Golf Association 2019 Membership Application

This year the HRGCMGA will continue a schedule of 14 tournaments to include a Member/Member, in addition to a Match Play Tournament. Kick-Off banquet is April 11, 2019, first tournament is April 13, 2019. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

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

Name \_\_\_\_\_ Wife's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Date of Birth (for age related events) \_\_\_\_\_

Work Phone ( ) \_\_\_\_\_ Cell Phone ( ) \_\_\_\_\_

**Email address PLEASE** \_\_\_\_\_

**New Members Only:**

**List the name of the Men's Club member that suggested you join HRMC, so they can get their \$20 Finder's Fee Bonus** \_\_\_\_\_

**Do you have a recent or current USGA handicap? Yes \_\_\_ No \_\_\_ GHIN #** \_\_\_\_\_

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

USGA handicap index \_\_\_\_\_ Name of previous club \_\_\_\_\_

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

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

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

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

\* GCHRMGA memberships are non-refundable

\* Hole-in-One pool eligibility is for tournament and match play only, and the pool will be shared by all who get a Hole-in-One during the 2019 season. If no one makes a Hole-in-One in 2019, it will be carried over at a maximum payout of \$500.00.

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

# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2019 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April-October. The season begins April 30.

## Benefits of Membership:

- ♦ Preferred tee times
- ♦ Prizes in each Flight
- ♦ Directory of Members
- ♦ Lots of fun & good fellowship
- ♦ Spring Kick-off Brunch – April 30
- ♦ Potluck – May 21
- ♦ Fun Day/Member Guest – July 16
- ♦ Club Champion – August 20 & August 27
- ♦ Closing Date – October 1

**To join**, complete the bottom of this form and mail it with a check payable to 9-Hole Ladies Golf Association, mail to:

**Patti Hatfield  
2212 South Nome Court  
Aurora, CO 80014  
Phone # 303-589-7095**

**DEADLINE FOR PAYMENT OF DUES MARCH 15.**

✂ Cut Here

Cut Here ✂

## Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2019 Membership Application

**Dues are \$55.00 PLUS a \$40.00 computer fee for GHIN (Golf Handicap Index Number) Services**

Check here if you plan to also join the 18-Hole Women's Golf Association and pay your GHIN fee through them.

Name \_\_\_\_\_ Husband's Name \_\_\_\_\_

Home Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell \_\_\_\_\_

Birthday (Month & Day) \_\_\_\_\_ GHIN Number \_\_\_\_\_

Email address \_\_\_\_\_

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

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

Benefits of membership:

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

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

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

**OR**

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

## 2019 Heather Ridge Women's Golf Association Membership Application

(If received by 3/15/2019 will be included in the roster)

Name \_\_\_\_\_ Spouse's \_\_\_\_\_  
Last First First

Address \_\_\_\_\_  
Street City Zip

E-mail Address \_\_\_\_\_

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

Birthday Month \_\_\_\_\_ Day \_\_\_\_\_ GHIN# \_\_\_\_\_

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



Noonan's Sports Bar & Grill first opened as Noonan's Tavern in 2011 under the Pour Kids Group in an effort to bring a quality Sports Bar and Food & Beverage operation to the Heather Ridge Golf Course when the course went public. With their amazing staff and diligent marketing, Noonan's has become one of the favorite bars and restaurants to the young and old in the area. Their diverse menu for food and beverage allows them to cater to

a variety of individual palates. Their various nightly entertainment offers people something to do every night of the week, including nights when they just want go to a familiar place and socialize. Over the years Noonan's has been an inviting place for everyone that crosses the threshold of their doorway.

Noonan's staff is a mix of servers, bartenders, and cooks who have been

with the company for as little as 6 months to some who have been with the company for more than 7 years! Noonan's owner Milchell Marina and General Manager Jerred Soderstrom pride themselves on the fact that they promote individuals with raw talent and develop them into their management team to carry on the legacy that has become Noonan's. They are always looking for hard working and focused individuals with

**Milchell Marina** (right) was born in Cuba, he received his United States citizenship and has been working in the food and beverage industry ever since. Mitch, as his friends call him, purchased the Frontier Club in 2003 and is the owner operator. He purchased Noonan's Sports Bar in 2013 from the Pour Kids Group. Mitch has made several improvements to the interior of the Noonan's: building a bar in the Event Center and remodeling the Café Bar located downstairs. Mitch has helped Noonan's grow into the business it has become in large part due to the staff he retained from the purchase and his open managing style.



**Jerred Soderstrom** (left) is the General Manager of Noonan's Sports

Bar & Grill and oversees all of the operations for the Bar, Event Center, and the Café. Jerred was hired as the GM in 2012 and has been making changes to the operation ever

since. Jerred strives to give guests a quality food and beverage experience on every visit. He also fosters a welcoming working environment for his staff and has retained several of his employees for more than 5 years to reduce turnover and build familiarity between staff and guests. Jerred has an extensive 6-year customer service background and over 11 years in bars and restaurants along the front-range. Jerred works closely with the golf course to help make the operation look and feel like its one business. He relies on his management team and staff members to achieve this.

Jerred Soderstrom - General Manager  
 jerreds@NoonansSportsBar.com  
 720-246-0305



backgrounds in the food and beverage industry. If you ask any employee from Noonan's, they will tell you that they love their job and the team they work with.

Noonan's boasts a four-page food menu ranging from bar food to restaurant quality meals. Their vast menu can satisfy almost anyone's craving from handmade fried mushrooms to steaks or their famous green chili and their specialized desserts. Jerred and the staff have refined, developed, and added to the menu based on item popularity and by following the "Fat Kid" mentality to try new things. It doesn't just stop with food though; Noonan's offers 12 draft beer taps, a large assortment of canned beer and several liquor choices. Whether you are hungry or thirsty, Noonan's has you covered. Noonan's only serves beer in cans on the golf course, this helps to reduce any chance of broken glass on the course and to make cleaning up the course easier.

Noonan's has three operations running under its name: **Noonan's Sports Bar & Grill**, which is open to the public every day and welcomes anyone who wants to come and is respectful of the establishment and other guests. **Noonan's Event Center**, which handles private events



for guests planning a special occasion and need a special place to celebrate. They also currently provide on-site catering for the facility and are working towards developing an off-site catering business to help those who crave Noonan's food. **Noonan's Café & Pub**, handles the food and beverage needs for the golf course, specializing in grab and go eats, the Pub also runs a beverage cart for guest using the course.

Overall, Noonan's has become a welcome addition to the Heather Ridge community and has built a quality business in what was formally the Heather Ridge Country Club facility.

Noonan's Bar Managers include: Travis Ginn, Chante Smith, Emily Eckebrecht, Jenny Galvan and Nigel Drake.



**Bryon Middelkamp** is the Kitchen Manager / Chef for Noonans Sports Bar. Bryon has been cooking professionally for 20 years. He enjoys cooking because he loves seeing the smiles on his patron's faces! He has a 4-year-old son that

is his world. What he enjoys most about Noonans is cooking for our guests.

Bryon Middelkamp - Kitchen Manager/Chef  
byronb@NoonansSportsBar.com  
720-246-0309



**Bailey Brown** is the Assistant General Manager at Noonan's. She has 10 years' experience in the service industry in various positions. She has a passion for the entirety of the industry and loves learning new aspects of the business. She

enjoys interacting with guests and making their experience at Noonan's the best it can be.

Bailey Brown - Asst. General Manager  
baileyb@NoonansSportsBar.com  
720-246-0309



**Stacey Heisler** is the Event Coordinator for Noonan's Event Center. She has been a Manager for over 6 years and isn't afraid to jump in and help out when needed. She is a mother to a 9-year-old little girl and enjoys all of the diversity she

brings to her life. Stacey takes pride in seeing the joy people have while celebrating their special occasions at Noonan's.

Stacey Heisler - Event Coordinator  
Staceyh@NoonansSportsBar.com  
720-246-0304

# HR Heather Ridge

## ASSOCIATION NEWS

### ChimneyHill



February has arrived with eager hope that the groundhog will announce an early spring, but even with the mild days we have enjoyed at times through the first half of winter, those blast of snow days are still likely. Walk around safely during these periods and remember that the ice melt buckets are available to help keep the steps skid-free. Please alert HOA management if you notice a bucket needing to be refilled. When snow is forecast, do not park or have guests park in common area parking spots marked for snow piles from plows clearing our roadways. As for the local pet walkers, be sure to stay on the ChimneyHill side of the property grounds. The golf course's new security patrol will be on the lookout

for non-golfers trespassing on the course. Keeping safe is a priority in our community.

In addressing the priority of safety in the shadow of recent emergency issues in neighboring communities, the board is putting together a framework of action in case of an emergency incident in our community. As part of the plan, the board will be working to identify residents who may require assistance in any possible event requiring evacuation. All community input for this plan will be welcomed.

Regarding insurance preparations, it has been recommended to be sure to have "Loss Assessment" coverage in one's condominium and townhome (HO-6) insurance policy. This term can be misleading when going through the policy. The policy may have "Loss Assessment 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 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".

One of the issues that has been uncovered over the last several years of realty sales in our community is that city codes for electrical systems have been updated with safer breaker boxes and digital electric meters. Even though upgrading the electric system has normally been an added cost handled during escrow of realty transactions, long time owners in the community who may still have older electrical systems should consider investigating and handling these upgrades sooner to improve the electrical integrity of the townhome.

**Trash:** Even though many of these incidents may have been due to post-holiday cleanups, there still have been reported instances of overflowing waste and large items in the waste dumpsters. For large item trash like old furniture or mattresses, please contact Alpine Waste for a special pickup. Remember that the light brown dumpsters are for recycling. Please read the instructions on the dumpster for items and materials that are recyclable through the Alpine Waste system. Not all plastic is recyclable. Also, please note that some items like electrical waste and paint are considered to be hazardous waste and can only be disposed through special drop-off events. Please check the Trash & Recycling page on

[Auroragov.org](http://Auroragov.org) for information on these items.

**Board Approval:** As spring gets closer, many residents are considering remodeling or gardening projects. Remember that any exterior plans must be approved by the architectural or landscape committee. The architectural and landscape request forms can be found on the LCM website.

**Board Meetings:** The HOA board meeting will be on Wednesday, February 13th at the second floor board room at Heather Gardens, 2888 S. Heather Gardens Way, at 6 pm.

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

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

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# Country Club Ridge



**Happy  
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Day  
Country  
Club Ridge  
Residents**



## Cobblestone Crossing

**Safety Tips:** If you smell gas or suspect a gas leak, immediately vacate the premises, move away from the building and then call for help. Call Xcel Energy at 800-895-2999 or 911. Since an electrical spark can ignite an explosion, remember the following: do not turn on or turn off electrical switches; avoid using electrical appliances such as garage door openers or telephones of any kind; do not start up or shut down cars or electrical equipment; do not strike a match and avoid open flames. Stay away until Xcel or emergency responders advise it is safe to return.

Lock doors and windows when leaving home, even for a few minutes; put lights on automatic timers; pick up packages from front porch as soon as possible to avoid theft and ask a neighbor to keep an eye on your home when you are out of town. On the same topic, while there are exterior lights throughout the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exterior fixtures to turn on lights at dusk and off at dawn.

**Parking:** A new company, Park It Right, will be assuming responsibility for monitoring parking violations in Cobblestone Crossing. Following a review of options by the Board, cars in violation will be booted rather than towed and owners of booted vehicles will be able to contact the company to remotely remove the boot. A drop off location to return the boot will be located by the pool. Please note, vehicles will continue to be towed if parked in a fire lane (other locations includes areas in front of garages, dumpsters and the front and rear of the maintenance garage), by a fire hydrant or on the grass.

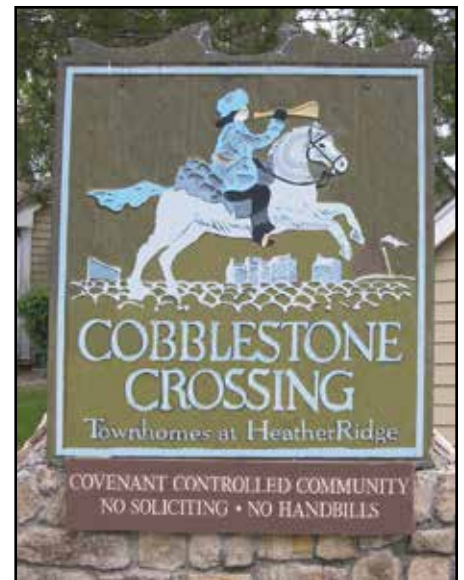
The same parking tags will be used and required for vehicles parked in

Open and Guest spots from 6 pm to 6 am. Vehicles parked in Reserved spots do not require a parking tag.

New signage will be posted at the entrances with the number to call in the event your vehicle is booted or towed.

**Exterior Decorations:** Just in case you haven't removed your holiday decorations, please do so as soon as possible!

**Snow Removal:** A reminder sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow!



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

**Exterior Changes:** Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making changes or additions to the exterior of the home. This includes installation of new doors and windows, installation of a satellite dish, new A/C unit (not replacement), gas line for gas fireplace or any changes to the Common area. Failure to obtain approval prior to changes could result in a fine and/or removal, at

owner's expense, of unapproved or incorrectly installed items.

**Construction:** If renovation of a home is being considered, recommend research on city requirements. Determine whether the work will require a City of Aurora permit and validate the contractor's license. Neighbors are entitled to contact the city building division if there are any concerns, including disposal of construction materials, noise complaints, structural or general concerns.

**Trees and Bushes:** Again, due to the lack of snow and/or rain, the Board is requesting residents water trees and bushes. If reconnecting a hose for this purpose, please remember to disconnect the hose when watering complete!

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

**Trash:** A reminder — it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine Waste at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

**Pets:** Pets are not to be tethered

in your open or enclosed patio or anywhere on the property, nor are they allowed to run loose. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside — take it to the dumpster.

**Board Meetings:** The Board meets at Accord's Office Building, 3033 S. Parker Road, Aurora, CO 80014, the second Monday of the month at 6 pm and all residents are welcome. The meeting takes place in the lower level conference room with easiest access through the back (west side) entrance.

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# Fairway 16

**Dates to Remember:**  
**American Heart Month**  
**Black History Month**

2	Ground Hog Day	14	Valentine's Day
3	Super Bowl Sunday	18	President's Day
5	Chinese New Years	22	George Washington's Birthday
12	Abraham Lincoln's Birthday	24	Oscar Night



**Reminder:** All Christmas decorations should have already been taken down and stored until next year.

**Request Forms:** Spring is on the horizon and with it our thoughts turn to improvements around the house and gardening. Please make sure to submit an Architectural Request Form for any exterior project. The form may be obtained through Roger Mitchell, 303-745-2220 or roger@wsps.net

**Please Be Alert:** Several sightings of coyotes in Danbury and The Dam West have been reported over the last few weeks. Please make sure that your pets are kept safely inside when not accompanied.

**Snow Removal:** Snow removal is scheduled for 2" on the drives and 1" on the sidewalks. Ice melt is then sprinkled on the sidewalks of north facing units that are shaded from the sun. Ice buckets are set out by units, as a convenience to the owner/renter, to address any persistent, icy areas between plowing events. The contractor has assured the board that the ice melt is pet and landscape friendly.

Ice Melt vs Sand	
Ice Melt	Sand
Melts the ice	Doesn't melt the ice
Helps with traction	Helps with traction
As ice melts it melts down to the pavement	As ice melts and re-freezes it becomes part of the ice
Less need for re-application	More need for re-application
Less need for cleanup and most of the time no cleanup	Always a need for cleanup
Not very abrasive on the asphalt or sidewalk	Very abrasive on the asphalt and the sidewalk

**Gas Leaks:** The recent gas explosion at Heather Gardens and the detection of several gas leaks in Burgundy and Fairway16 has prompted the board to urge homeowners to check for any smell of gas around their units. A solution of soapy water can also be sprayed on the gas pipe. A "bubbling-up" of the mixture could indicate a leak.

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

**Monthly Board Meetings:** The Fairway 16 board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be Thursday, February 14th

**Website for Fairway 16:** [www.fairway16.com](http://www.fairway16.com)

**Western State Contact Information:** Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net)

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

**Emergency:** 911

**Non-emergency:** 303-627-3100

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

**Bette Secord**

# Strawberry

**Board Meetings:** Strawberry's Board meetings are held the 4th Tuesday of every month except in December. Our next two meeting dates are as follows **February 26** and **March 26, 2019** in the clubhouse. These meetings are a great way to stay informed about the goings on in the community, about volunteer positions and what we are accomplishing from month to month. Come to the meetings for updates. We look forward to seeing you and meeting any new residents in our big community. **Please visit our website** [www.strawberry1hoa.com](http://www.strawberry1hoa.com) for meeting minutes, meeting dates, community resources, and forms needed for **ACC requests**.



*“Freedom without rules doesn’t work. Communities do not work unless they are regulated by etiquette”*

— **Judith Martin**



**Attention Dog Owners Around Community:** Dog poop is your responsibility. Not picking up after your dog is causing major issues around you. Dog poop has 23 million fecal coliform bacteria in 1 gram of pet waste that causes many illnesses for you and your pet. It is filled with dangerous bacteria and parasites, like Salmonella, Giardia, E. coli. Many neighbors have been experiencing sick dogs. **Please Pick Up After Your Dog!!!**

The HOA is looking into ways to catch whoever isn’t picking up after their dogs. From asking neighbors to

turn you in, to hiring a poop prints service to test the poop and match it with the dog. Many ways to do this, just have to be willing to turn others in. If you see someone not picking up after their dog, please report. We will Fine them if we can. **Pick Up After Your Dog.**

**Reminder:**

- We no longer have recycle. We added extra trash bin in their place. Please help keep trash cost down by calling the ARC, or donating elsewhere so we don’t pay more money monthly with our trash bill.
- Brownstone Security and Aurora Police are working hard to get the homeless/tent people moved away from the back side of our property, between the highway wall and fence. Brownstone has been working with the Director for the homeless in Aurora. We hope to hear news of a solution soon. If you see anything or have issues with this, please say

something. Call Brownstone Security.

- The Intersection at Yale and Xanadu is going to be getting an actual light. There will be some major changes to the sidewalks and some parts of our property in the future. We are in the process of deciding what we want the city to add to the area. We have a few things to decide. The intersection will affect the 4 corners, on each side of street. They have begun some work as far as marking areas. We hope to have more info soon.
- Spring is around the corner... Wow. Time Flies.

***Be kind. Be helpful. Be Gracious. Remember to check in on your neighbors. Get exercise and volunteer. See something say something. Thanks for all your help.***

**Amy Ringo**

**Dates to Remember this Month**

February 9	National Pizza Day
February 11	Family Day
February 14	Valentine's Day
February 17	Random Acts of Kindness Day
February 28	Feast of Saint Vartan

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**Dr. D’Amico**



**Dr. Ricci**

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**3131 S. Vaughn Way**

**303-745-1400**



# Sausalito

*Two seasons in our beautiful State of Colorado*



### **Important Information for new and current homeowners in Sausalito:**

Covenant Controlled Community Rules and Regulations (CCR's).

We live in a Covenant Controlled Planned Community. Your HOA Board enforces our Conditions and Restrictions in order to have our property remain attractive longer and retain real estate value better.

Please take a few minutes to read this important information about our controlling documents. When you closed on your property in our community, you signed legal governing documents including the Covenants, Conditions and Restrictions (CC&RS) and Sausalito Rules and Regulations. When legally signed and recorded on a deed conveying land, a covenant has the legal effect of a binding contract term, and may be so enforced. The purchaser is subject to CC&RS's whether or not they have been reviewed, read or understood. Therefore, it is very important to have these governing documents on hand. Homeowners can always find these documents on our web site [www.sausalitohoa.com](http://www.sausalitohoa.com). Homeowners should also make sure to provide, at the very least, a copy of these documents to each new renter in their unit.

Sometimes we homeowners want to update or make changes to our homes. Rule of thumb is *to read* your homeowner Rules and to attend our Monthly HOA Board meeting 2nd Wednesday of each month at 6:30 pm at Heather Ridge Clubhouse to present plans and get permission

when required. You can also call HOA Simple Manager, Emily at 303-260-7177 x5 for information.

**Architectural Approval:** Please remember to get Board approval *before* proceeding with any changes or additions to your home such as windows, front doors, security doors, air conditioners, solar panels, patios/decks, etc. Swamp coolers are not allowed. The outside of Sausalito homes belongs to the HOA who is responsible for painting, etc. Do not drill holes in exterior walls, other than your personal patio, for any purpose. All landscaping of common grounds is planted and maintained by the HOA. Homeowners may plant flowers only in containers in common grounds.

**Trash Collection Regulations:** We use Alpine Waste and Recycling Removal, you can reach them at 303-744-9881. Separate trash bins are required for regular trash and recycling. Alpine sells both bins. Holidays and weather also impact collection services. Alpine will not pick up loose plastic trash bags. Call them for information about pick-up of large items.

**Landscape:** Our landscaping company will be completing rejuvenation pruning of our deciduous trees and some bushes by early February. This type of extensive pruning/cutback prepares the trees and bushes for healthy spring growth.

**Paint:** Touch-up paint for the exterior of your property is available from Board Member Tom Scally at 303-750-8772.

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

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

**Property Management Company:** H.O.A Simple LLC. Contact Emily Bresina, our Sausalito Manager, at 303-260-7177 x5 with your requests or issues. Our website is [www.sausalitohoa.com](http://www.sausalitohoa.com). Our security and covenant enforcement company is Brownstone Services LLC. Randy Brown, the owner, can be reached at 720-879-4568. C.W. Contractors, Inc. is our landscaping company. Trash company is Alpine Waste and Recycling who can be reached at 303-744-9881.

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

**Carol McCormick**



# Heather Ridge South

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

**Super Bowl Party:** Even though the Broncos didn't make the playoffs this year, a good time will be had by all at our clubhouse on *Super Bowl Sunday, February 3*, kickoff at 4:30 pm. Fliers will be distributed with time, what to bring, and RSVP information. Linda Hull and friends will provide set-ups and party utensils. These parties are always fun, so please plan to RSVP and join your neighbors. If the Patriots are in the Super Bowl and win, Josie Spencer will do her Boston-



Irish victory dance – the “southie” that she is. And if they lose, just keep your distance from her and absolutely no Tom Brady jokes.

**Snow Season is Here:** Please be careful walking outside, especially

in areas not plowed yet. Sometimes there's slick ice under the powdery snow, so please use deicer, your own snow shovel, or simply don't walk on it until cleared. Please report to Janelle any road or walkway hazards, ice melt buckets needing

to be refilled, or maintenance concerns. Snow plowing season is here, so please remove parked vehicles from driveways for initial plowing. Cars will be towed.

**Van Lewis**



## LUNCH & LEARN

Learn effective approaches to downsizing from an expert with years of experience helping seniors lighten their load and transition to more manageable lifestyles. *Presented by Erica Starich, owner of Senior Move Coordinators. Lunch will be served.*



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## Downsizing Done Right

WEDNESDAY • FEBRUARY 13  
11:30 A.M. - 1 P.M.





# Burgundy



Welcome all new Burgundy in Heather Ridge Owners/Tenants.



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

**Reminder:** When calling or emailing our Management Company, please mention you are from "**Burgundy in Heather Ridge**".

There is another property in Denver called "Burgundy". This could cause confusion or delays in answering emails or phone calls.

**Declarations and Bylaws: We Need Help!** There will be a meeting prior to our Monthly Board meeting, **February 12, 2019 at 5:30 p.m.**, to discuss updating Declarations and Bylaws. Please read the copy given to you when you purchased your property or on the HOA website: [www.cms-hoa.com](http://www.cms-hoa.com). We are looking for volunteers to help update these out of date documents.

**Dog POO!!!** Many reports of dog poop all over the neighborhoods. **Be responsible, pick up your dog's poop (Not your Dog).** We do not want to resort to DNA testing. If we do, the dog owner will be responsible for paying for the test. Please be a *Responsible dog owner!* Mutt Mitts are available around the neighborhood. Use them!!!



**Painting:** Painting will begin this spring for Driveways E and F. We are currently receiving painting bids. Painting occurs over a 3-year phase. First Driveways E and F. Next year C and D and the following year A and B. More to come.

**Burgundy Parking Rules: Don't Get Towed!** Know the rules. Make sure your visitors are also aware. All vehicles in parking spots *Must* display proper parking placards. Our new towing company is Wyatts Towing 303-777-2448

**Architectural Approval: Anything on the Outside (Studs out)** of your home must have Board approval. Please use the Burgundy Design and Improvement Request Form or ACC form on the CMS website or contact them by email or phone to get a form for Board approval prior to any changes.

**Trash Removal:** Please use trash bags when depositing in the dumpster. **No large items!** If you have something oversized or construction debris, contact SouthWaste Services, 720-981-9144, [SouthWasteServices@Outlook.com](mailto:SouthWasteServices@Outlook.com) to schedule arrangements for special collection.

**Neighborhood Watch and Safety Issues:** Be watchful of your surroundings. If you feel something is suspicious, call 911. Leaving your outdoor lights on, it deters thieves. LED Dusk Till Dawn light bulbs are available at Home Depot for around \$8, or many other places, and require no effort other than screwing in a light bulb. They work great and are energy efficient.

**Landscaping/Snow Removal:** C. Morris Maintenance is our snow removal company. Snow removal begins at 2-4". Crews will return as snow falls. Ice melt buckets are available for your use. If a bucket is empty or disappears, please contact CMS.

**Board Meetings:** Meetings are the *second Tuesday at 6:00 pm* in the Clubhouse. Please join us. We appreciate your interest in our community. If you have questions/concerns for the board during the Homeowner Forum or wish to be added to the Agenda, please contact our community Manager KatiJo Jordan, [KatiJo@cmsincorp.net](mailto:KatiJo@cmsincorp.net). Homeowner participation is at the beginning of the meeting.

**Clubhouse Rental:** Contact our Management Company.

**Management Company/Questions:** Board Members: Pres-Amanda Milstead, VP-Michelle Ruble, Sec/Treas-Andrew Malkoski, Members-at-Large-Lori Foster and Bev Valvoda. Contact CMS.; Community Manager KatiJo Jordan, Ext. 1324, [KatiJo@cmsincorp.net](mailto:KatiJo@cmsincorp.net); Assistant Jack Higgins, Ext. 1315, [Jack@cmsincorp.net](mailto:Jack@cmsincorp.net). CMS office number is 720-377-0100 with any questions.

**Beverly Valvoda**



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# Double Tree



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

**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 February 7 and 21. 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.

**Winter is Here!** This is a reminder that plowing will commence with a snowfall accumulation of six inches; hand-shoveling of the sidewalks and walkways will begin with a three-inch accumulation. If the weather report predicts significant accumulation, please keep your driveway clear. If the plow has to navigate around cars, it can be difficult. Driveways with cars parked in them will not be plowed.

**Insurance Coverage:** This item has been discussed in Metro Matters by all of the District communities. But it cannot be overstated! Please confirm that you have adequate

HO-3/HO-6 insurance coverage. The policy resembles a regular homeowner's policy but covers condos and/or townhomes from the studs in. As the HOA's insurance only covers exteriors from the studs out, an HO-3/HO-6 policy covers interior damage to your unit, as well as improvements, additions and alterations you've made, along with your personal property. You should also double-check on coverage from broken sewer pipes, as the HOA's responsibility is from the end of the garage to the main line.

And while you're on the phone with your insurance company or agent, please confirm you have loss assessment coverage – and verify that your coverage is adequate.

**Sewer Maintenance:** Each homeowner is responsible for interior plumbing issues, such as damage from frozen pipes or sewer back-up. To minimize issues, the HOA conducts regularly-scheduled "clean-outs" for all units. To that end, please Do Not put cooking grease or "disposable" wipes down the drains or in the toilets – and No feminine hygiene products!

**Website Announcement:** We are in the process of launching the *Doubletreetownhomes.com* website and hope to have it up and running by the time you read this. This will be a wonderful resource for information on our community. Check it out!

**Patt Dodd**

## Out To Lunch Bunch

*Come join us for lunch and please invite your friends and neighbors too!*

**Jus Grill**

**17200 E Iliff**

**(SE corner Buckley and Iliff)**

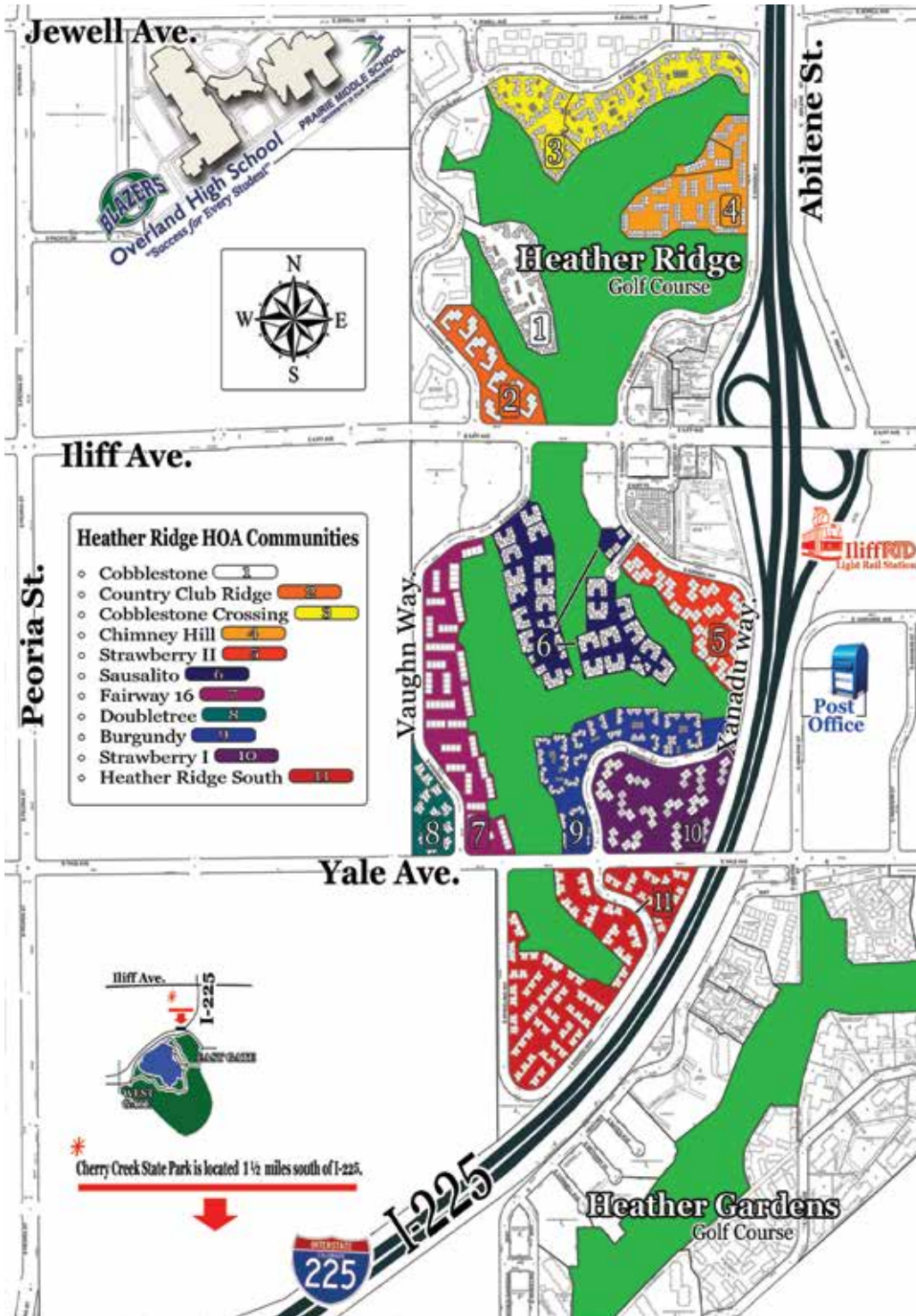
**303-751-0166**

**RSVP: Josie Spencer**

**amipep@aol.com**

**303-671-5634**

# Heather Ridge Community Map



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

**Cobblestone Crossing**  
 Accord Property Management  
 720-230-7393  
 # Units: 150  
 HOA Meeting: 2nd Mon. 6 pm  
 3033 S Parker Road, Ste 320

**Country Club Ridge**  
 Colorado Management Specialists  
 303-690-3932  
 12100 E. Iliff Ave, Ste 100  
 # Units: 64  
 HOA Meeting: 3rd Mon. 5:30 pm  
 12100 E Iliff Ave., Ste 120

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

**Fairway 16**  
 Western States Property Services, Inc.  
 Roger Mitchell, 303-745-2220  
 rogerwsp.net, # Units: 116  
 HOA Meeting: 2nd Thurs. 6:30 pm  
 Clubhouse, 2600 S Vaughn Way  
 www.fairway16.com

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Janelle Maninger – 303-369-1800 x115  
 Janelle@westwindmanagement.com  
 # Units: 176  
 HOA Meeting: 4th Tues, 6:30 pm  
 HRS Clubhouse, 2811 S Xandau Way  
 www.Heatherridgesouth.org

**Sausalito**  
 H.O.A. Simple LLC  
 Emily Bresina, Manager  
 ebresina@hoasimple.com  
 303-260-7177 x5; # Units: 159  
 HOA Meeting: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com

**Strawberry I & II**  
 Association & Community  
 Management, 303-233-4646  
 # Units: 328  
 HOA Meeting: 4th Tues. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xandau Way

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

**Chimney Hill**  
 LCM Property Management  
 303-221-1117  
 # Units: 116  
 HOA Meeting: 2nd Wed. 6 pm  
 HR Golf Club 19th Hole  
 Meeting Room

# Service Directory

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**303-912-4999**

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**Harry**

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Computers • Printers • Cameras • Phones • Internet • TVs - CD, DVD & Blu-ray players • Stereo Equipment • Purchasing - Training - Trouble-shooting • and More...

**Scott Winder**

**720-244-4166**

# Holiday Tea

The Sausalito Women's Coffee Group held a progressive holiday afternoon tea in December.



## Classified Ads

### Garage Door Repair

Tired of big businesses ripping you off? **AFTER HOURS GARAGE DOOR** is your garage door company. Broken springs, opener issues, keypads, safety eyes and noisy doors are our specialty! For personalized service, call IVAN @ 303.947.6853.

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Shop from your seat, Not your feet! One-Stop shopping for makeup, skincare, fragrance, jewelry, clothing, shoes, home goods & more. To buy or sell call Julie 720-244-9898 or shop my online store 24/7 [www.youravon.com/jwonders](http://www.youravon.com/jwonders)

### Can't Get To Your Feet?

Call/Text Jeanie at 303-886-4028. In home Manicures & Pedicures 23 years experience • Reasonable rates • Licensed • Specializing in Senior Care, Diabetic Foot Care, Ingrown and thick toe nails. Also trim and file only.

### Handyman Services

If you need to fix it, I can do it. Home improvement and repairs, plumbing, light electrical, carpentry, painting, and flooring. HRMD resident. Call Leo, 720-838-8072.

### Massage Therapist

Licensed and Insured Massage Therapist specializing in Swedish, Deep Tissue, Myofascial, Trigger Point and Aromatherapy. Conveniently located in your neighborhood. Private hygienic and quiet. \$15.00

discount on first session when you mention this ad. Call Dani at 303 859-5002 Email [xanadu80014@gmail.com](mailto:xanadu80014@gmail.com). or visit our web site at [massageinstinct.com](http://massageinstinct.com).

### House Cleaning

Cinderella's Professional House Cleaning Daily, Weekly, or Monthly, "We do the Hard work for you" Call Esmeralda 720.318.2100 or 720.427.2386

### Notary Public

Notary Public — Lives at Fairway 16. Reasonable rates. Can make house call, if necessary. Call 303-639-5946 and leave message.

### Tax Return Preparer

Taxes prepared by 10-year Strawberry resident without leaving your home. Page Taylor — Registered Tax Return Preparer. Over 30 years experience preparing personal, partnership and corporate income tax returns. Free Consultation — Pickup — Delivery — Reasonable Rates 303-751-9093 — 720-545-8660

### Selling Your Home?

Attention Heather Ridge Homeowners! Thinking of selling your home? Call us. . . we are cash buyers. 303-501-6967

### Classified Advertising Rates

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Metro Matters Magazine**

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Aurora, CO 80010

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