



JR Heather Ridge

Metro Matters

Volume 6

August 2016

Number 8

Friends of the Fairway

Winner — Jeff & Debbie Jones
of Cobblestone Crossing
Full Story pages 14-18

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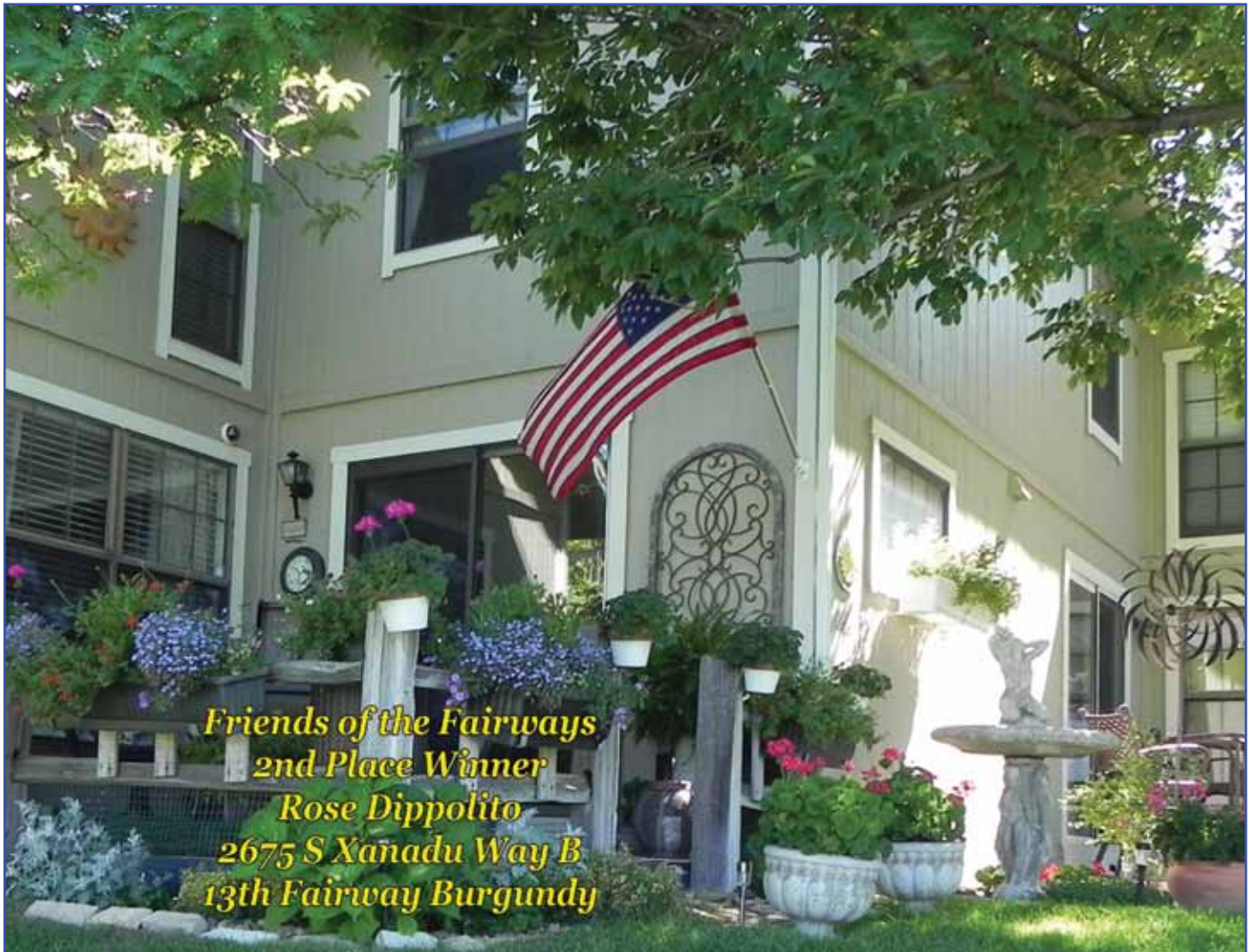


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HR *Heather Ridge*

PUBLISHER'S NOTE

Our Community Affairs page features several important items for your consideration. Please see page 6, you may be surprised about all that is happening around our community.

I would like to welcome our newest contributing writer for the Metro Matters magazine. Ward IV Councilman Charles "Charlie" Richardson. He will be contributing articles on life as an Aurora Council member. If you have any questions for him please let him know so he can answer them here, there may be others with the same question.



Congratulations to our Friends of the Fairways winners. I really enjoy this part of my job - viewing all the flower gardens around the fairways and many more off the fairways. Take time to stroll around and view these great gardens and stop by our sponsor Nick's Garden Center and Farm Market and tell them how much you appreciate their support of our community.

Golfing continues to be a favorite sport of residents here at Heather Ridge. If you have considered playing with the Clubs stop by the pro-shop and get to know the members. They will be happy to tell you all about their great shots and welcome you into the club.

Barry McConnell
Publisher

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



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COMMUNITY AFFAIRS

News You Can Use

- **Regatta Plaza:** Demolition should be almost done by Aug 15 to start construction of a five year development project. Described as a “multi-use urban hub” to include a 14 story office building, 100,000 sq ft of retail space, and 350 rental units. King Soopers’ new 78,000 sq ft store (old one 50,000 sq ft) will be the first development priority expecting to break ground by end of this year.
- **Home Sales:** End of June’s for sale inventory jumps 24.4 percent from May’s: 6,796 homes and condos were for sale at the end of June giving buyers more inventory and time to make decisions. However, the number for sale is but half of historic levels and is very seasonal (vacations).
- **Single-Family Prices:** June’s median price of a single-family home rose 0.25 percent from May to \$396,000, a 10.7 percent increase from May 2015, while the average price rose 2.9 percent month-over-month to \$466,288, a 9.7 percent increase from May 2015.
- **Condo Prices:** The median price for a condo rose 0.41 to \$246,000, and is up 13.9 percent year-over-year. The average condo price dropped 2.3 percent to \$291,554 month-over-month but remains up 12.4 percent on the year.
- **Who is eligible to vote in Colorado:** People with criminal records can vote in Colorado despite myths. However, those incarcerated serving criminal convictions or on parole cannot vote. This includes serving a felony sentence in prison, in jail, living in a halfway house, or on parole after being released. People on probation are eligible to vote. People in jail who are either pretrial detainees or serving a misdemeanor sentence are eligible to vote. People on bond waiting trial can vote. Once people are no longer incarcerated and have completed their parole term, they are automatically eligible to register to vote and vote.
- *Realtor Magazine* lists 8 critical real estate trends: (1) Shift in world economy; (2) Lending issues; (3) Demographics; (4) Increased urbanization; (5) Unattainable affordability; (6) Energy affecting development; (7) Sharing Economy (think Uber, etc.); (8) Online retail.
- **People’s Republic of Boulder:** The official average price of a city of Boulder home is now \$1,067,213. The median price is now \$905,000, a 15 percent increase from \$790,000 this time last year.
- **Credit Score Prejudice:** The Federal Reserve credit panel released a first-quarter report for 2016 showing 51 percent of all mortgages (58 percent of all money loaned) went to people with an Equifax Risk Score of 766 or greater. Buyers scoring 620-659 (below-prime credit) received just 4.6 percent of dollar volume loaned. In comparison to 2004, the 760 or greater score group received 23 percent of the mortgages while 620-659 scorers received 9.7 percent. Although standards are loosening for some types of loans, standards are far tighter than they were pre-crisis. This is creating a “renter nation” and a challenge for greater home ownership.

Land/Commercial Sales:

1. 2295 S Chambers Road, a commercial retail strip mall located on the NW corner of Iliff and Chambers. It sold for \$4,300,000.
2. 16891 E Quincy Ave, Aurora 80015. Retail corner S Buckley and E Quincy. Sold for \$3.8M
3. 15 S Sable Blvd, Aurora 80012. Corner of E Ellsworth and S Sable Blvd. Sold for \$715,000
4. 25650 E Arapahoe Road, Aurora 80016. McDonald’s restaurant. Sold for \$2,625,000
5. 6 Abilene St, Aurora 80011. J.C. Penny to Aurora Fed. Credit Union. Sold for \$600,000
6. 2240 S Xapary Way. I-225 Xapary Way Self Storage to Extra Space Aurora LLC. Sold for \$11,300,000

Van Lewis



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August 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	1	2	3	4	5	6
7	8 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320 7 pm Sausalito Annual Meeting HR Golf Club	9 6 pm Burgundy Board Mtg Clubhouse	10 6:30 pm Sausalito Board Meeting HR Golf Club	11 6:30 pm Fairway 16 Board Meeting Clubhouse	12	13
14	15 7 pm Country Club Ridge Board Mtg Noonan's	16 METRO MATTERS DEADLINE	17 6:30 pm CH Board Mtg Tower I, 3033 S Parker Rd, Ste 320 6:30 pm Strawberry I & II Board Mtg	18 6:30 pm Council Member Charlie Richardson Town Meeting EcoTech Institute 1400 S Abilene	19	20
21	22 6 pm Cobblestone Board Mtg HR Golf Club	23 6:30 pm HRS Board Mtg HRS Clubhouse	24	25	26	27
28	29	30	31			



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- Keep your title someplace safe and secure.
- Carry your registration in your purse or wallet. If your vehicle is stolen, you will have the necessary reporting information and the thief won't know your name and address.
- Do not hide or keep a firearm in your vehicle.

Bobby Laviolette
Head Area Coordinator
Aurora PAR Area 10 Neighborhood Watch
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Lake Aurorabegon



Charles "Charlie" Richardson
Council Member
Ward IV

The editors of this formerly well regarded neighborhood publication have asked me write a monthly column. I think that is because you cannot cancel your subscription. Do you REALLY know the truth and consequences of your elected officials? This column will end any future political ambitions that I might have had. I will reveal for the first time the facts behind the myths about your Ward 4 Council Member. When I decided to run for Council I hired a professional campaign team. At my first meeting I said to them I don't need a lot of money just enough for some leaflets. I have great ideas! The responding laughter and guffaws went on for a good 10 minutes. Fifty thousand dollars later I have the wisdom of Winston Churchill and the looks of Jim Caviezel in my brochures. Yes pictures like the ones where the camera people are holding white umbrellas around me "for better lighting". However I did decline the optional \$200 makeup session.

I am a proud resident of Heather Ridge. If you ever want to talk to me without the glamour we live in that house on the 18th tee with all the solar panels. You will have to yell at me because I probably won't be wearing my hearing aid. Here we go. Turn 65 in two months. Clearly feeling the pull of senior crankiness. I just don't understand how anybody could logically disagree with my opinions. I argue with TV newscasters who, I have been informed, cannot hear me. I own several handguns but am not a gun nut. There is no need for anybody but law enforcement or the military to possess fully automatic weapons. I do not hunt, probably because I grew up in LA. I am a moderate Republican.

I have quickly learned that the big issues are crime, traffic and development. I got a baptism of fire with 3 projects involving vacant property. I am active on *NextDoor* and have a website that you can Google. I believe in evolution to the extent in the near future humans will develop pouches to hold their electronics devices. Shockingly I leave my phone downstairs at night. So during the day please never hesitate to call me on my cell 720-320-0808. Warning: you will not get a call back if you call me names but if it makes you feel better go ahead and call anyway.

Here is a teaser for next month I will reveal why I am not popular with some of my fellow Council Members.

Charles "Charlie" Richardson
Council Member Ward IV

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True Stories About Today's RE Market

Arnold Schwarzenegger's movie *True Lies* has nothing on today's metro Denver real estate market. Our headlines shout "Great Market," "Seller's Market," or "Prices Skyrocketing." But there's a back story going on that all markets, including real estate are self-correcting in their cycles from good-to- poor and poor-to- good; and sometimes terrible or fantastic.

In case you haven't noticed, metro Denver real estate market is fantastic. It's a sellers' market that's been nationally ranked in the top five "large metro markets" for the past three years!

But all markets rise and fall, and so it will be with ours. The question is when and how bad will it be? And when it happens, will it be a modest "market readjustment" or a "house cleaning" reminiscent of 2008-2013? Or a Goldilocks

recession that's "not too hot or not too cold"?



Van Lewis
Heather Ridge South
303-550-1362

van@vanlewis.com

What are the warning signs, the harbingers of a changing real estate market?

- Metro Denver job layoffs with stagnant or declining business growth;
- National economy sours. Denver's economy has historically run "counter-cyclical" to the national economy, but not anymore. Its economy is not immune from economic changes;
- Population changes especially immigration of younger hi-tech people;
- For sale housing inventory increasing from present 4000-6000 levels to 12,000-15,000;
- Rental prices and occupancy rates declining due to job losses and/or business downsizing;
- Days on market before homes go under contract increases from today's 30 days or less to 60-90;
- Home appreciation drops below 5-10 percent. Our present 12+ percent is unsustainable;
- Metro-Denver's cost of living: If too expensive, people and companies go elsewhere.

Another major concern is mortgage lending policies for home buying. Simply stated, it is tougher than ever today to get a loan! Traditional issues of credit scores, source of funds, and employment history are still important, but the level of verification for almost everything a person has done for the past 2-3 years is beyond the pale.

"Under-writing" is the term used to describe getting a loan approved, and until recently it was done by a living, breathing human being. Today, "automated underwriting" by a computer approves or not your loan. The computer doesn't care if your car loan payment was late by one minute or ten days, or that Aunt Betty gave you money because you are her favorite relative. A late payment is a late payment, and Aunt Betty's money must be a "valid gift" that's documented including her source of funds. And these examples are just the tip of the home mortgage iceberg, so is there a Titanic floating in our future?

Pete and Van write about these issues and others because they care about you...they really do. As longtime Heather Ridge residents who have raised their families here, they bring 40+ years each of real estate services forged by good and bad markets. It begins with a call from you. Contact them today for a professional, private, and friendly chat about your needs. Heather Ridge home owners and values are unique!

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Please remember don't leave home without them.

Homes Sold June 16 through July 16, 2016

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$115,000	2606	S Xanadu Way B	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$125,000	2622	S Xanadu Way A	1 - 1	843	Cash	\$0	Individual
Strawberry I	\$187,900	2664	S Xanadu Way C	2 - 2	1,153	Cash	\$0	Individual
Burgundy	\$210,000	2645	S Xanadu Way C	2 - 2	1,314	FHA	\$630	Individual
Burgundy	\$212,500	2639	S Xanadu Way B	2 - 2	1,314	FHA	\$0	Individual
Sausalito	\$215,000	2487	S Victor St A	3 - 2	1,273	FHA	\$0	Individual
Sausalito	\$220,000	2522	S Worchester St F	3 - 2	1,273	Conventional	\$0	Individual
Chimney Hill	\$250,000	2001	S Worchester St	2 - 3	1,512	FHA	\$0	Individual
Sausalito	\$250,000	2488	S Victor St A	3 - 2	1,273	Conventional	\$0	Individual
Sausalito	\$255,000	2467	S Victor St B	3 - 2	1,344	FHA	\$0	Individual
Heather Ridge South	\$269,900	2783	S Xanadu Way	3 - 4	1,633	Conventional	\$5,500	Estate

Homes Under Contract as of July 16, 2016

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$130,000	2680	S Xanadu Way A	1 - 1	856	1 Space	2 Story
Strawberry II	\$179,950	2469	S Xanadu Way A	2 - 2	1,091	1 Space, 1 Carport	2 Story
Strawberry II	\$180,000	2499	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$184,973	2429	S Xanadu Way B	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$190,000	2489	S Xanadu Way A	2 - 2	1,091	1 Space, 1 Carport	2 Story
Strawberry II	\$194,900	2479	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Burgundy	\$195,000	2631	S Xanadu Way D	3 - 2	1,162	1 Garage, Det	2 Story
Burgundy	\$195,000	2625	S Xanadu Way D	2 - 2	1,162	1 Garage, Det	2 Story
Cobblestone	\$232,000	2182	S Victor St B	2 - 2	1,392	1 Garage, Det, 1 Sp	2 Story
Cobblestone Crossing	\$239,900	13374	E Asbury Dr	2 - 2	1,392	1 Garage, Det, 1 Sp	2 Story
Sausalito	\$240,000	2447	S Victor St B	3 - 2	1,282	2 Garage, Att	2 Story
Cobblestone Crossing	\$254,900	1943	S Xanadu Way	2 - 2	1,392	1 Garage, Det, 1 Sp	2 Story
Heather Ridge South	\$275,000	2823	S Xanadu Way	4 - 4	1,633	2 Garage, Att	2 Story

Homes For Sale as of July 16, 2016

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$125,000	2608	S Xanadu Way F	1 - 1	856	1 Carport	2 Story
Strawberry I	\$129,900	13651	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$153,900	2614	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry II	\$174,900	2469	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Burgundy	\$187,000	2629	S Xanadu Way A	1 - 2	942	1 Space	2 Story
Cobblestone Crossing	\$215,000	1973	S Xanadu Way	2 - 2	896	1 Space	2 Story
Cobblestone Crossing	\$225,000	13306	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$236,900	1969	S Xanadu Way	2 - 2	1,208	1 Garage, Det, 1 Sp	2 Story
Sausalito	\$245,000	2438	S Victor St B	2 - 2	1,344	2 Garage, Att	2 Story
Cobblestone Crossing	\$255,000	13300	E Asbury Dr	2 - 2	1,208	2 Spaces	2 Story
Sausalito	\$259,900	2457	S Victor St B	3 - 2	1,344	2 Garage, Att	2 Story
Heather Ridge South	\$280,000	2835	S Xanadu Way	4 - 4	1,633	2 Garage, Att	2 Story



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Club News

The Heather Ridge Men's Club continues to roll along with very few distractions. Players are enthusiastic about the formats that are offered and we have had a lot of competitive action in all flights. The Match Play section of the Men's Club is also progressing well with all matches completed on time. Thanks to the board and the membership for their efforts in making the HR Men's Club a smashing success in 2016.

The Member/Member – Member/Guest was held on July 22, 23, and 24 with 22 teams competing in the horse race Friday evening and the two day tournament on the 23rd and 24th. Results will be posted in the next issue.

Loren J. Janulewicz
President HR Men's Club

Golf Club at Heather Ridge Men's Club Tournament – Point Par June 18, 2016

First Flight		Points
1st Place	Kirk Jamison	43
2nd Place	Ben Barnes	42
3rd Place	Dan Markovih	37

Second Flight		Points
1st Place	Don Blosser	43
2nd Place	Harold Wallace	41
3rd Place	Trevor Howell	35

Third Flight		Points
1st Place	Brandon Caldwell	46
2nd Place	Rick Castro	42
3rd Place	Dumitri Palea	41

Closest to the Pin	
Hole #5	Ben Barnes
Hole #8	Terry Bade
Hole #10	Kirk Jamison
Hole #14	Spenser Howell

Golf Club at Heather Ridge Men's Club Tournament— Individual Gross/Net July 9, 2016

First Flight		
1st Gross	Steve Wallen	Gross 71
1st Net	Ray Johnston	Net 62
2nd Net	Jim Murry	Net 65

Second Flight		
1st Gross	Steve Gonzales	Gross 80
1st Net	Tom Kanub	Net 66
2nd Net	Don Blosser	Net 67

Third Flight		
1st Gross	Dwight Lyle	Gross 89
1st Net	Dumitri Palea	Net 63
2nd Net	Randy Taylor	Net 72

Closest to the Pin	
Hole #5	Steve Wallen
Hole #8	Ray Johnston
Hole #10	Bruce Larson
Hole #14	Steve Wallen

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Heather Ridge 18-Hole Ladies' Club News

Our Club Championship will be held on Saturday and Sunday, August 27-28. The sign-up sheet will be up mid-August. There will be prizes for Low Gross and Low Net in each flight, so please sign-up and participate in this great annual event.

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Friends of the Fairway
First Place

Deb & Jeff Jones
 13332 E Asbury
 Cobblestone Crossing

"Friends of the Fairways" Competition

Our 2nd Annual "Friends of the Fairways" competition was just as exciting as the first event! During the first week of July I wandered around the 10 HOA communities that surround Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado - an arid environment. I'm not sure, but I believe that the Gnomes around Heather Ridge have multiplied just like the rabbits! The most difficult task was trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor for this year's event.

Publisher/Editor Barry McConnell

Friends of Fairway Winners

1st Place

\$200.00 Nick's Nursery Gift Certificate
 Jeff and Debbie Jones
 13332 E Asbury Drive
 7th Fairway Cobblestone Crossing

2nd Place

\$100.00 Nick's Nursery Gift Certificate
 Rose Dippolito
 2675 B Xanadu Way
 13th Fairway Burgundy

3rd Place

\$50.00 Nick's Nursery Gift Certificate
 Kay Griffiths
 2102 B S. Victor
 Cobblestone

Off the Fairways Winners

Larry Gray
 \$50.00 Nick's Nursery Gift Certificate
 13610 E Evans
 Chimney Hill

Rosemaree Moran
 \$50.00 Nick's Nursery Gift Certificate
 13522 E Evans
 Chimney Hill



Friends of the Fairway
Second Place

Rose Dippolito
2675 B Xanadu Way
13th Fairway Burgundy



Friends of the Fairway
Third Place

Kay Griffiths
2102 B S. Victor
Cobblestone



Friends of the Fairway
Off The Fairway Winner

Larry Gray
13610 E Evans
Chimney Hill



Friends of the Fairway
Off The Fairway Winner

Rosemarie Moran
13522 E Evans
Chimney Hill



Friends of the Fairways
HONORABLE
MENTION
Winners



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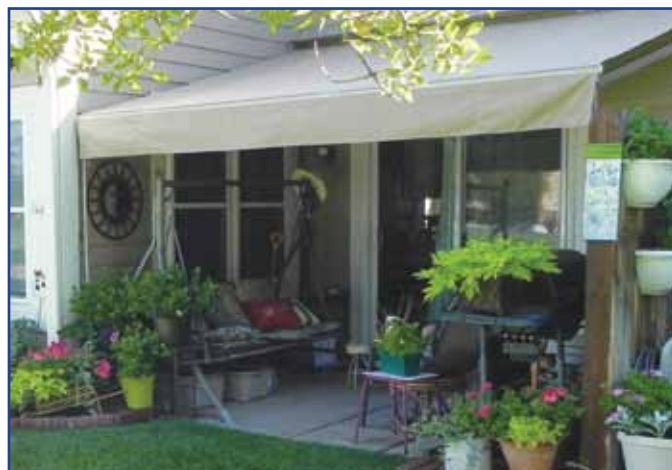
**ALL
SUMMER
LONG**



Friends of the Fairways

HONORABLE
MENTION

Winners



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JR Heather Ridge

ASSOCIATION NEWS

Sausalito

New (and old) Home Owners in Sausalito: There have been a number of home sales in Sausalito over the past few months. The HOA Board would like to welcome you to our Covenant Controlled planned community. Communities such as ours, who enforce their Covenants, Conditions and Restrictions, 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 website www.sausalitohoa.com. Also, owners should 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 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, air conditioners, doors, solar panels, or patios/decks.

Annual Meeting: Our annual meeting will be held Monday, August 8 at 7 pm at the Heather Ridge Golf Club ballroom. Information and proxies will be mailed to all Homeowners. Homeowners in good standing with dues are eligible to attend the Annual Meeting. Please attend. We have an open Board Member At Large position. Katie Avery is leaving us to move to Arizona. Good luck Katie.

Update to Painting and Trim Work: We have a number of types of painting going on. L&R's painting is specific to our insurance hail claim. Butch Woodard from Woodard Works will be in the area doing touch up maintenance painting on trash enclosures and other building touch

up painting over the next few months. For those of you who like to paint small areas of your property, call our HOA Vice President Tom Scally at 303-750-8772 to obtain small cans of our exterior paint.

Landscaping: The bushes at the corner of Victor and Worchester have been trimmed and a new fence installed. Other landscape work is ongoing according to plan. **Our Community Looks Great Doesn't It!**

Tree Damage: We still have weakened tree limbs on our trees hit by the April snow storms. Sometimes it takes a while for a limb to pull away from the tree trunk. Again, be patient. We will get to them as soon as possible.

Continued on page 30

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Double Tree

Board of Directors: Residents Wendy Traynor and Patt Dodd have joined the Board as President and Secretary, respectively, joining Vice President Dick Buchanan, Treasurer Aletha Zens and Member-at-Large Bob Buehler. Bev Nosewicz is the new contact person for maintenance/landscaping issues. Board meetings are held every other month, with the next meeting scheduled for Monday, September 12 at Wendy Traynor's home. All homeowners are welcome to attend.

Landscaping: EP Landscaping is working on the sprinkler system to

ensure that we have good coverage throughout the common areas. There is a fine line between brown spots and mushroom growth!

Much thanks to you doggie owners who have made great strides in cleaning up after your canine pals. Those who take advantage of the common areas are grateful, as is the landscaping service!

If you like to walk around the property, please take a trash bag with you and pick up any of the stray bits that have blown our way. Remember, our humble little community is entirely self managed, and a little concern for the property is much appreciated.

And speaking of much appreciated, please give a well-deserved "Thank you" to Bev Nosewicz for the

outstanding job she is doing making sure our Double Tree community looks its very best. The job has grown, and we are so grateful for the time and effort Bev has put forth.

Front Doors: We have another home with the newly approved replacement doors. Please take a look at 2621 S. Vaughn. These new doors are a beautiful replacement to the original double door. The new doors can be painted one of four Board-approved colors. Pick one that suits your personality! The home at 2623 also includes the approved storm doors.

Trash and Recycling: As someone who again missed the bi-weekly Thursday recycling pick up at 7:40 am, this is a little reminder to have your bins and



buckets out early, or even the night before!

Insurance: Please take a moment to review the insurance coverage you have on your home. It might be time to re-examine your deductible and coverage for the actual cash value of your townhome or "dwelling unit." Your insurance agent will help you discern what coverage you currently have and whether or not you may need to step things up. Also, confirm with your carrier that you are covered for Loss Assessment.

Parking: We have seen improvement as a result of our requests to abide by the parking rules as set forth in our Declarations. We thank you for your continued support on this issue.

Patt Dodd

Burgundy

Does it feel like the "slow-down" days of summer yet? Not around here! There are so many projects in various stages of completion.

Project Updates:

- We have been involved with the sewer cleanout job pretty much the whole summer. Due to the age of our property, every time we are on a roll, something delays the job a few more days. You will see workers and vehicles from Lakewood Plumbing on our property project during the next couple of months.
- Garage roof venting to aid in air circulation and to lessen the condensation has been completed. We are now looking at the water runoff issues. The most cost effective solution – even though possibly a temporary one – is to take advantage of sandbags and their ability to divert the flow of rain/ sprinkler water. This will work for garages where water enters from the back or the side. If enough residents call CMS expressing interest, we will arrange for the delivery of the sand. Sounds like a sand bagging party to me!
- Landscaping projects have been contracted for this year. MCM will be working on these, planting or placing rock where trees/ bushes



have been removed. Residents are encouraged to select and plant xeriscape plants and grasses to enhance their homes (should be approved by HOA board) rather than talking directly with the landscapers. Other contractors will be on our grounds spraying trees and removing some of the dead ones.

Volunteer Opportunities: Did you know that, according to our Declarations and other governing documents, residents are prohibited from working out of their home? That only blooming flower can be grown in pots or gardens? That no signs, including security warnings, can be posted outside of your front door? That decorative lights cannot be displayed except during holidays? These are just a few of the many rules that our community has outgrown during the past 40+ years. These need to be updated but it requires the effort of several people. It's a project that will not happen overnight. We NEED your input and your help. Call CMS to volunteer. Any time you can spare is greatly appreciated!

Family Fun Activities: Fun things to do: It's fair time, folks! Adams County,

Boulder County, and Douglas County, all continue until August 7; Jefferson County August 11 thru 14. Colorado State Fair August 26 thru Sept 5. Art 2C on Havana: How many of the 13 sculptures – located at businesses along Havana – have you seen? They will be on exhibit thru September.

Position Open: Need a homeowner to contribute monthly articles to *Metro Matters*. My term on the board of directors will expire in October 2016 and, as much as I have enjoyed and been honored by your confidence for the past many years, I will not be running for another term. Back to *Metro Matters*, to be a community contributor, you only need an enjoyment of writing to friends and it helps to attend the monthly HOA board meetings. So, if you have an inter-

est in what goes on around here, not bothered by deadlines and have an imagination, come to our next meeting and let us know.

Board Meetings: Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. Regular meetings are held on the 2nd Tuesday of every month. The next meeting will be on Tuesday, August 9 at 6 pm in the Clubhouse. Contact CMS so we can save a chair for you. The meeting sign is posted in the parking area during the week prior to the meeting.

Contact info for CMS: Beth Wagoner, manager 720-377-0100 x 1304, website www.cms-hoa.com.

Jaynie Basch

Heather Ridge South

The HRS Board of Directors: For the first time since the early 1990s, the board is fully seated with nine directors – its maximum allowed total. For the past decade or so the board has operated on average with seven members as people join or leave. Seven is a pretty good number to have given board duties. There have been very low board turnovers creating strong loyalty and stability...and HRS has benefited from it. Some members of the board have served for over twenty years!

Two recent members are Mark Genter and Jim Horning. Their families

moved here over the past two years. Mark and his wife recently added a baby girl to their household, so congratulations are in order. Jim, and his wife Georgia, are Baby Boomers who moved here to enjoy HOA living. Both Mark and Jim wanted to contribute to HRS's well-being through community service, so please give them a warm welcome!

General Insurance Coverage: Good news on our general insurance coverage, Rich Ahrenkiel, our American Family Insurance agent informed the Board of a 15 percent credit reducing our July first premium increase from an anticipated \$19,000 to \$3500. Also, the annual policy renewal date, July 1, will be changed to January 1 starting in 2017. Annual budgets are created in Oct-Nov for the following year, and having to guess what next year's July insurance premium will be is difficult. It won't be now.

Sewer Line Backups: If you experience sewer water backing up into your unit, please First contact Westwind Management Company! Westwind must be informed! (Please see detailed instructions, page 20, item #7 of our new Rules and Regulations, effective June 1, 2016.) HRS's official plumber is AAA-Jetting, and owners who don't contact or use them for HOA responsible issues are liable for plumbing costs!

HRS is responsible to operate and maintain sewer lines **Once They Leave A Unit's Interior**. Two recent sewer line backups proved costly to owners and pointed out why AAA-Jetting is HRS's plumber of record. The two plumbers diagnosed solutions that differed significantly from AAA-Jetting.

In one case, the non-AAA-Jetting plumber contacted an adjacent unit's

owner that the sewer line under her basement floor needed immediate replacement and could be done now for \$1000. The owner correctly told them to leave and called Westwind. In the end, no sewer repairs were needed, and preventative maintenance work by AAA-Jetting was increased to prevent future backups.

Please be patient in contacting Westwind or reaching AAA-Jetting. When dirty sewer water is backing up into your unit, it is understandable how distressing that may be. However, HRS policies and procedures are in place for good reasons. Again, please review the new Rules and Regulations for more details. Also consult with your private insurance carrier for coverage issues. Flooded basements will be mitigated by the HOA for water removal only. Loss or damage issues are an owner's jurisdiction.

Van Lewis



Strawberry



Theft Activity: During the summer months, theft activity increases. This year burglars are becoming bolder and bolder!! A few weeks ago, a resident's unit was broken into during the day and the thieves absconded with valuable items. Another incident occurred during the day when a car was broken into. Please be watchful for those around you and your neighbor. Talk to your neighbors, keep a vigilant watch and report any suspicious activity. Be safe, don't become involved. Gather as much information as you can and Call 911. Take precautions to deter burglars; keep your windows closed, doors locked, etc. Let's all work together and send a statement to these burglars. Strawberry will not become a prime target. Neighborhood Watch and Security patrol our area, but they are not onsite 24 hours a day.

Food Drive: Although it may be too early to think about the Thanksgiving and Christmas holidays, we want to invite you to participate in Strawberry's 2nd Annual Food Drive. We will begin collecting your donations in September and delivering the items to Metro Caring in Denver. There will be a bin outside of the Strawberry clubhouse so you can drop off your items. Last year's food drive was a huge success, let's make this one even better. For those in need, one can of food or one box of diapers is appreciated more than words can say.

Shredding/Hazardous Waste Disposal Event: Strawberry will have a Shredding and Hazardous Waste Disposal sometime in October. Shredding is conducted onsite to give you peace-of-mind. All communities are welcome to attend and further details to follow.

Roofing Project: Finally, our long-awaited roofing project is now underway. All of the roofing employees will be wearing a shirt displaying their logo (GCG). This is a monumental task and one that will take time. Please be patient and courteous to the company employees and let them focus on their task at hand. If you have any concerns, please contact ACM at 303-233-4646. Thanks in advance.

Swimming Pool Use: Swimming enjoyment is for all of our residents and safety is our greatest concern. We suggest that those who cannot swim have a person along who can swim and who knows how to handle emergency situations. Also, please remember to be considerate to other swimmers and neighbors living nearby. Noise levels should be kept at a minimum.

Barbecue Grills: Charcoal, smokers and gas grill use is prohibited within 10 ft. from a structure and grilling on common areas is also prohibited. However, 1 lb. tanks are permitted and there is a conversion adaptor for regular size grills. Also, grilling on common areas is not permitted, i.e. swimming pool area, etc.

ACC (Architectural Control Committee): As mentioned in our previous editions, all improvements outside of the unit must be approved by the Board to ensure uniformity. Patio enclosures are included in this criteria. The allowed enclosures are on our website and the ACM portal.

Board Meetings: Strawberry board meetings are held the third Wednesday of each month at 6:30 p.m. in the Strawberry Clubhouse. We hope to see you there.

Christine Nicklas

Fairway 16

Pool: The association's pool company has received many compliments for their outstanding job this summer in maintaining the cleanliness of the water and pool area. Job well done! Perfect Pools!

The wobbly, stair rail in the pool has been secured to insure the safety of our swimmers.

Elevation Concrete will repair cracks that have appeared at the corners of the pool decking.

Please do not allow your children to climb on the stonewall by the pool. This

loosens the landscape rocks, affects the integrity of the wall and kills the xeriscape plantings there.

Clubhouse: The clubhouse carpet has been cleaned and new security bolts have been installed on the patio doors.



A bid for window cleaning and power washing the exterior has been attained and will be scheduled for sometime in August.

Inspection of the heating and air conditioning unit has been completed. A new, locked security cover has been installed on the lower level thermostat.

Vinyl Fences: Contractors from Lowe's have wrapped up their installation project and extra fencing supplies are in storage at the clubhouse.

Seven units in Fairway 16 have their new fence lines intruding on common grounds due to patio structures that were already established at the time of installation. The board had a legal resolution written that permits the fences to remain on a temporary basis, until such time as the fencing comes down. The board serving at that time will have the authority to decide if the fence line can remain unchanged or if the unit owner will be required to comply with the common area boundary.

Property Checklist: Many of the small items on the Property Checklist have been completed. A list of units with downspout issues has been given to Mike Carter to repair. He has prioritized the list and is working toward completing it.

Grounds: The grounds have been fertilized for the season and repairs to sprinkler heads, damaged by fence installation, have been completed.

Two large trees were removed from the property in July. The removal was deemed necessary due to extensive damage they were causing to the adjacent units.

2650-A experienced total upheaval of the sidewalk due to tree roots. The root system had also made its way under the cement garage floor and was heaving it upwards.

The area around 2426-D has extensive drainage issues and the unit experiences basement flooding during every heavy rainfall. One of the culprits is the negative grading in the area that causes all the water in the greenbelt to flow toward the unit's foundation. The negative grading could only be corrected by the removal of a large tree adjacent to the unit.

In addition to re-grading the area, it will be necessary for CW to install a French drain in the greenbelt area to redirect water flow.

Rules and Regulations: The R&R Committee will hold one more meeting to review the revised Rules and Regulations. The document will then be sent to Western States to be included in a Resident Handbook that will be distributed to all Fairway 16 homeowners.

New Fairway 16 Sign: An application was submitted to, "The Neighborhood Beautification Grant", sponsored by Aurora. It has resulted in Fairway 16 being awarded a grant for a new association sign to replace the crumbling one located at the North side of the property. Expenses will be covered in full.

The sign is currently being made and will be shipped here for installation sometime this month.

Irrigation Audit: The City of Aurora conducted a free irrigation audit on our property in July. A report on their findings list numerous suggestions for improvements to our irrigation system that, when implemented, will result in a savings on our water bill.

The list was submitted to CW and implementation began in July and will continue through the summer.

An additional application was submitted for the large property rebate program offered by the city. This program provides rebates to large commercial customers seeking to reduce their sprinkler system water consumption. We are eligible for rebates from Aurora Water (up to \$100.00 per zone to a max of \$15,000) when we make repairs and replace our old sprinkler heads with new more efficient heads.

Original's Gathering: Fairway 16 will host a coffee and pastry party for original homeowners. This will be an opportunity to reminisce and share old stories. There will also be a slideshow presentation of Heather Ridge in the early days to enjoy. Invitations will be coming soon.

Website: Western State has set up a website for Fairway 16. The address is: www.fairway16.com.

Western State Contact Information: Phillip Mills, 303-745-2220, phil@wsps.net

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Chimney Hill

Summer is definitely here and how lovely it is displayed! Summer is the time for bursting arrays of colored flowers, plants worth taking a second look and summer improvement projects.

Property Modifications: With the intent of preserving a uniform appearance throughout our community, all modifications to the exterior of the individual unit require HOA approval. There is a lurking trend that residents can modify the exterior appearance, landscape, extend patio areas, etc. and basically consider, "This is my property and I can do what I wish

with it." Covenant enforcing protects the property values and assets of the community required by our governing documents. Inappropriate use of the HOA property affects the neighbor's rights and the rights of subsequent purchasers. Share your ideas first by communicating with Accord Property Management, 720-230-7303, and remit the Architectural Improvement Request form seeking approval before proceeding with your desired modifications no matter how simple they may be. CH Board is doing their best to enforce our Declarations and Rules and Regulations, but some residents think that a request submitted and approved some time ago is good for all future updates. This is not the case. An Architectural Improvement Request is only good for a limited time. The Board cannot undo what was done in the years past, but presently, every effort is made to maintain uniformity going forward. Remember that the area outside your unit is 'common area'. All suggestions to the common area improvements are welcomed, but must have Board approval.

Pool: All residents must access the pool with their pool key. Please contact Accord Property Management at 720-230-7303 if you find yourself without your pool key. Replacement keys come at a cost.

Doggy Splash Day: On Monday, September 6, 2016 we will reserve the final 3 hours for Doggy Splash Day from 5 to 8 pm. We tried this last year for the first time but we had lightning and some rain so hopefully, more of you will join us, weather permitting,

for a little fun with your water loving dogs.



By bringing your dog to the pool, you are releasing Chimney Hill and the HOA from any responsibility or liability. Dogs must be spayed or neutered, socialized well with other dogs and people and be current on their vaccinations. Remember to abide by all pool rules and clean up after yourself and your dog.

Chimney Hill Pool Party: The pool party will be on August 13, 2016 from 4 to 8 pm. The HOA board will provide hotdogs, hamburgers and some sodas and water. Please bring a side dish to share. We have many new residents in our community and this is a great time to meet and welcome them to Chimney Hill. If there are any date changes, we'll post it on the mailboxes.

Pool: It seems like the pool just opened and now we have to talk about the pool closing. The pool will be closing on Labor Day, September 5, 2016.

Contractor Work Crews: The HOA Board negotiates contracts according to our annual budget. The contracts are binding in that the



contractor agrees to do the work in a timely manner at a reasonable price. Therefore, residents are not allowed to instruct the contract crews when they are on the property or interfere with individual requests and concerns. Please let them do their job. Submit individual requests to APM beforehand as most jobs can be bundled together for job cost efficiency. If you have any complaints or concerns about their work, please report them to Accord Property Management, 720-230-7303.

Animal Control: Aurora City Animal Control Rules govern our community, so cats and dogs must be leashed. Please pick up after your dog. Call Aurora Animal Control, 303-326-8289, or Aurora Police non-emergency number 303-627-3100 if necessary.

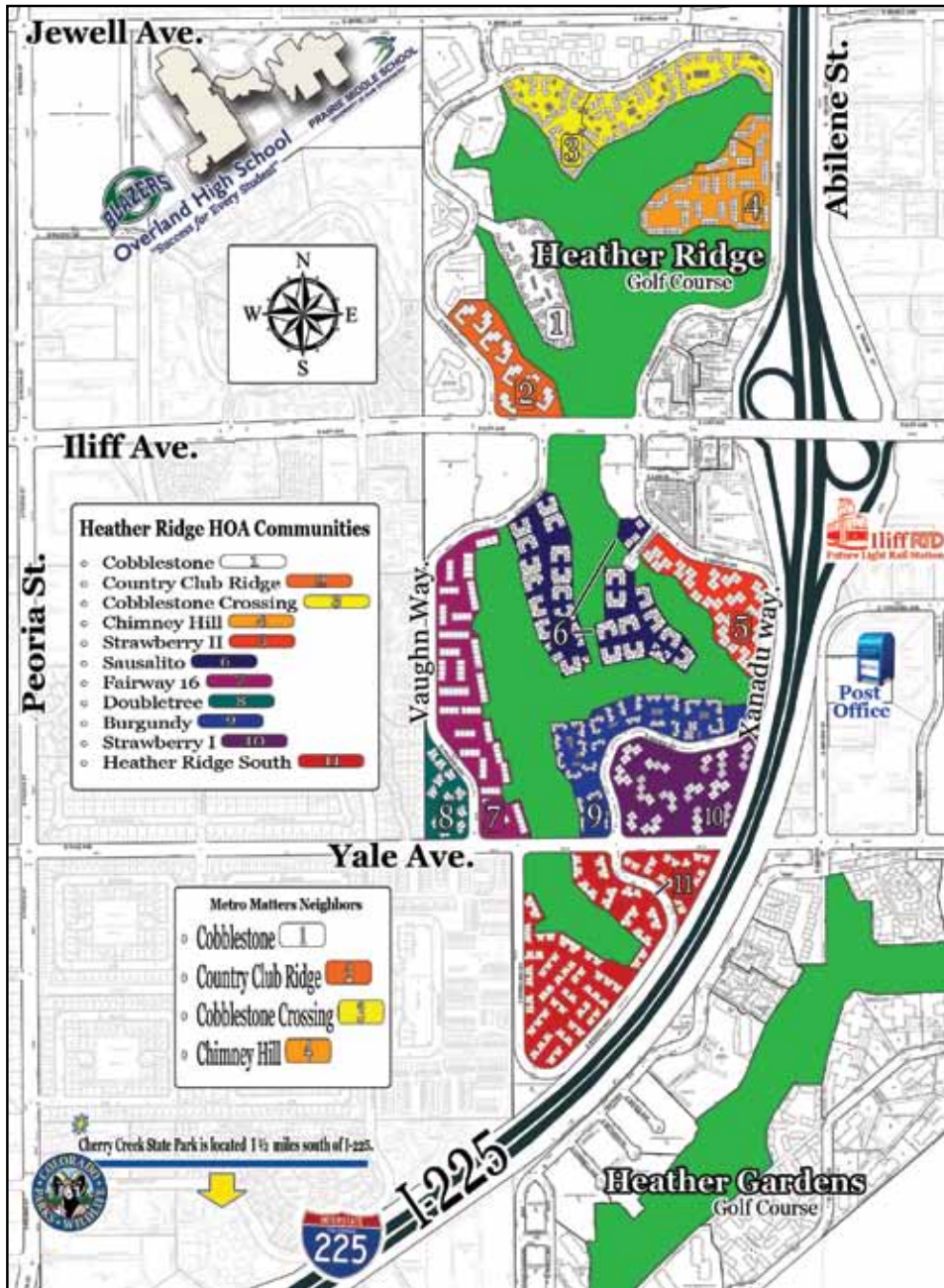
Garage Sale: Chimney Hill community garage sale will be held Friday, September 9 thru Saturday, September 10 from 8 am to 3 pm.

HOA Board: The HOA Board consists of volunteers who spend their own time ensuring the financial health of Chimney Hill. They work many hours on the numerous projects necessary to maintain our aging community.

Board Meetings: The next CH HOA monthly meeting is on August 17 at 6:30 pm at the Accord Management Office, 3033 S. Parker Road, Tower 1, Suite #320, Aurora, Colorado 80014.

CH HOA Board — Representing Your interest and protecting Your investment

Heather Ridge Community Map



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

Country Club Ridge
 Custom Management
 303-752-9644
 # Units: 64
 HOA Meeting: 3rd Mon. 7 pm
 Noonan's 19th Hole

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

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

Heather Ridge South
 Westwind Management Co
 Janelle Maninger – 303-369-1800
 Janelle@windmanagment.com
 21 Inverness Drive, Englewood, CO
 80122
 # Units: 176
 HOA Meeting: 4th Tues, 6:30 pm
 HRS Clubhouse, 2811 S Xanadu Way
 www.heatherridgesouth.com

Sausalito
 HOA Simple - Craig Supplee owner
 Emily Bresina, manager
 ebresina@hoasimple.com
 303-260-7177 x5; # Units: 159
 HOA Meeting: 2nd Wed. 6:30 pm
 Heather Ridge Golf Club
 www.sausalito.com

Strawberry I & II
 Association & Community
 Management
 # Units: 328
 HOA Meeting: 3rd Wed. 6:30 pm
 Strawberry Clubhouse,
 2638 S Xanadu Way

Burgundy
 Community Management Services
 Beth Wagoner – 720-377-0100 x
 1304
 beth@cmsincorp.net
 # Units: 120
 HOA Meeting: 2nd Tues. 6 pm
 Burgundy Clubhouse
 www.cms-hoa.com

Chimney Hill
 Accord Property Management

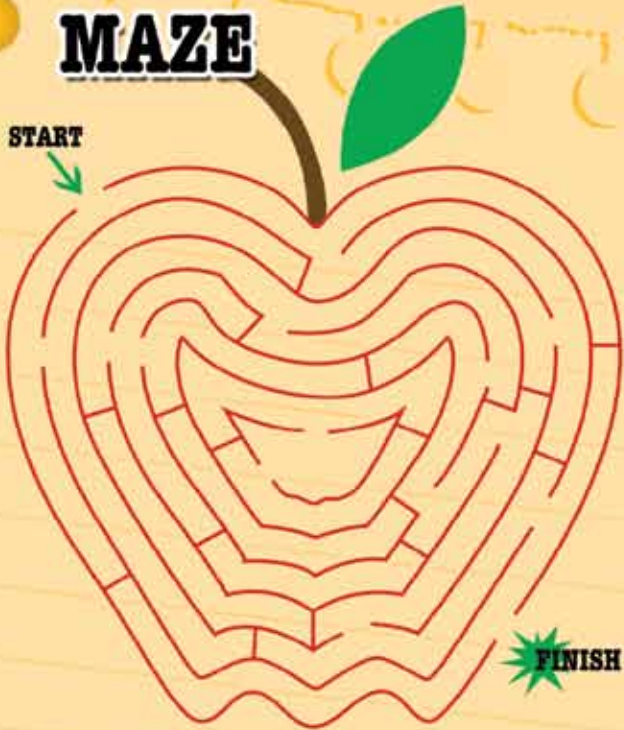
Alex – 720-230-7321
 # Units: 116
 HOA Meeting: 3rd Wed. 6:30 pm
 Noonan's 19th Hole

Cobblestone
 Capital Management Co
 Chris – 303-832-2971 x 303
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Heather Ridge Golf Club

BACK 2 SCHOOL

Kids' Page

MAZE



WORD SEARCH

N	A	W	D	L	F	R	I	E	N	D	S
Y	P	E	N	C	I	L	R	N	L	H	C
L	P	M	W	Z	Y	D	Y	D	Z	S	H
C	L	A	S	S	R	O	O	M	I	O	O
W	E	G	P	J	W	R	L	F	O	G	O
Q	S	E	K	G	D	J	S	R	H	V	L
L	H	Q	R	B	A	C	K	P	A	C	K
G	I	P	D	T	Y	M	P	A	W	L	B
T	E	A	C	H	E	R	F	P	G	T	R
K	V	O	Q	B	S	T	B	E	X	A	K
B	S	L	P	M	F	P	E	R	B	M	U
F	H	O	M	E	W	O	R	K	A	K	X



ANSWERS

APPLES

FRIENDS

PENCIL

BACKPACK

HOMEWORK

SCHOOL

CLASSROOM

PAPER

TEACHER

SCHOOL BUS SAFETY

WORD SEARCH

L A B F D B U S S L E G J E B
 O Y L T E I U Q T I S G M E M
 O D W Y T N U O C T S E W G S
 H T L M N A Q A L H R M L T B
 C Y R I M D R I T G M H H U J
 S T A Y S E A T E D Q G R G R
 D R E K J R Z N E Q I B M E B
 T S L Y D A C J G L S V V R E
 D A S N O Y E M D E A I A J M
 W R A S E Y N E R R R Y R W I
 A H R X T M R I Y D O Z S O T
 N G I S P O T S S U B W O D N
 N T F J D M M U M T P M W N O
 V G G N G A B S A F E T Y I E
 B U S S A F E T Y S N H I W B



CAN YOU FIND THE HIDDEN WORDS?

BUS	SAFETY	SCHOOL	HANDRAIL
RULES	STAY SEATED	SIT QUIETLY	BUS STOP
BE ON TIME	BUS SAFETY	EMERGENCY EXIT	RED LIGHTS
DANGER ZONE	BUS DRIVER	TRAIN	TIRES
STOP SIGN	WALK	WINDOW	

Hint: Words can be forward, backwards and diagonal

EXPERT AGENT IN THE KNOW

What does it mean to be IN good hands?SM It means that I know the risks in the area. I'll use my local expertise to help you choose the right amount of protection. And I'll be there to help you over the years. Call or stop in for a free, no-obligation Personalized Insurance Proposal today.

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▶ **Roger Francis, CLTC**
303-695-1720
 12500 E. Iliff Ave., Ste. 350
 Aurora
 rogerfrancis@allstate.com

Sausalito

Continued from page 20

Neighborhood Watch: Our Area 10 Neighborhood Watch Captain shared this information. A Sausalito resident recently had a repairman look at her garage door opener. He discovered that someone had tampered with her garage door opener so that it would not open or close automatically. It was set so that anyone could open or close the door from both inside and outside manually. Therefore, it was not secured. **Be on the Alert.** As a precaution, anyone with a garage door opener may want to check that your garage door is working properly and is secured when closed.

Open Garage Doors: Security Risk to the entire community. Please keep your garage doors closed. Yes, the heat is beastly and our garages get **Hot**. Open garage doors are an open invitation to a thief. Quick in and out.

Visitor Parking: Visitor parking rules and regulations are enforced by Brownstone, our Security Company. Homeowners/Residents have a garage for their cars. If you have too many cars to fit in your garage, then street parking is always available. When you have an overnight guest, please call Brownstone at 720-879-4568 to inform them about your guest. Ticketing and towing rules are always in effect. Rules and Regulations are on our website.

Trash Removal Regulations: Once again, trash pick-up is early morning on Friday. Trash containers are to be put out behind trash enclosures *no earlier than 8 pm on Thursday* night and all trash bins must be returned to your garage *no later than 8 pm on Friday* night.

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; Board Members at Large, Rick Wilhelm, 505-412-1190 and Katie Avery, 303-506-2917.

Property Management Company: H.O.A Simple LLC. Contact Emily Bresina our Sausalito Manager at 303-260-7177 x5. If you need work done, replacement outside light bulbs, etc., please complete a maintenance request form on our Sausalito website www.sausalitohoa.com.

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

Carol McCormick

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Public Accountant

Page Taylor — Public Accountant. Registered Tax Return Preparer. 2451 - A South Xanadu Way Aurora, Colorado 80014 — 303-751-9093

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

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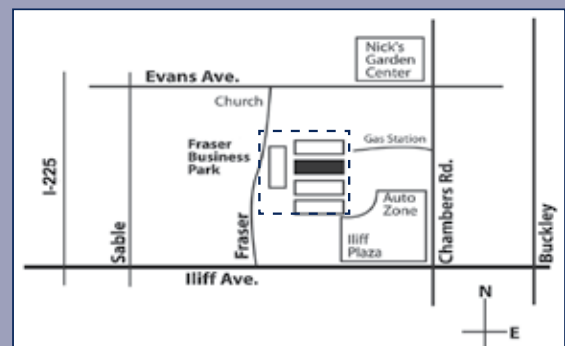
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