

HR Heather Ridge

Metro Matters

VOLUME 5

MAY 2015

NUMBER 5



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

May Gardening Tips

- Plant perennials, trees, and shrubs.
- Early May plant Broccoli, Cauliflower, Cabbage, Lettuce, Peas, Rhubarb, Brussels Sprouts, and strawberry plants. Remember to “harden off” plants before planting outdoors. Seed corn, snap beans, pumpkin, summer and winter squash.
- Mid to end of May, plant annuals and veggie plants!
- May sometimes plays with your emotions. Late frosts are common. Be prepared to cover and protect frost sensitive plants.
- Moderate temperatures in May is a great time to plant sod. Make sure to adequately amend your soil with a good compost.
- As weeds start to actively grow in the lawn, spray with Fertilome Weed FreeZone. Excellent cool weather weed killer.



- Apply “Merit” like Bayer tree & Shrub Spray to prevent and cure insect damage for up to one year on trees and shrubs.
- Apply Fertilome F-Stop to prevent and cure fungus in the lawn.
- Sharpen your mower blade and raise the cutting height, leaving your grass 2 ½ to 3 inches tall.
- Apply wood mulches around trees and shrubs and perennials to conserve moisture.
- Average temperature in May: High/Low 70.7/44.1.

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**HEATHER RIDGE METRO MATTERS
MAGAZINE**

350 OSWEGO COURT
AURORA, CO 80010

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HR Heather Ridge

PUBLISHER'S NOTE

IN 1971 Buckingham Square Mall opened at the intersection of a two-lane paved road (Havana) and a two-lane dirt road (Mississippi).

Back in the early 1970's the area we now call south-east Aurora was just open rolling hills. There was no Saddle Rock Golf Course, no Southlands Mall and Heather Ridge was a new planned community on the city's perimeter. Aurora's population was less than 100,000. Later in that same decade and in to the 1980's Aurora was regularly referred to as the fastest growing city in the nation.



Today we are a city of over 347,000 residents and Heather Ridge is closer to the city's center than its perimeter. Havana and Mississippi are now 6 lane thoroughfares. Buckingham Mall is gone and replaced by The Gardens on Havana.

While much has changed in the city around us, we remain as we were at our beginning, a great planned community surrounding a marvelous open space best maintained as a golf course. To maintain the quality of life we cherish, we all must stay actively involved in our neighborhoods and in the city's planning. The new Iliff Ave. Light Rail Station is a great thing. The planning for handling traffic and pedestrian access to it from the north, east, and west from Iliff Ave. so far appears seriously deficient.

The traffic is coming. . . the traffic is coming!

**Barry McConnell
Publisher**

***On Our Cover: Patsy Hyde, Dianne Barnes,
Joyce Scott and Karen Johnston.***

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Heather Ridge

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Heather Ridge **Metro Matters** is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. metromatters1@aol.com

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**.

JR Heather Ridge

COMMUNITY AFFAIRS

William James Secord

William James Secord, Captain US Navy (Ret), passed away March 29, 2015 at the age of 88. He was born August to William F. and Alice Secord in Denver, Colorado.

Bill attended Holy Family grade school and high school in North Denver and received a Bachelor of Science in Business Administration from the University of Denver in 1950.



Bill had worked for Travelers Insurance Company where he earned the Order of the Tower twice and was a member of the National Leaders Club for 7 years. He also worked for The Talbert Corporation and National Health Administration. Bill then formed his own company, The Secord Corporation, which sold insurance and annuities. At different times in his life, he owned a partnership in a turkey farm, a cattle ranch and The Score-2 (a discotheque in Arvada). He was on the Arvada Planning Commission for four years in the late 60's.

Bill's military career, both active and reserve, spanned 30 years. It began in 1944 during WWII, when he enlisted in the Navy at age 17. He was called to active duty during the Korean War and was based at Sangley Point in the Philippines where he flew a PB5 amphibious aircraft.

During the Cuban Missile Crisis,

Bill was stationed in Maryland and flew P2V reconnaissance missions over Cuba to track submarines and cargo ships coming



into the waters around the island. Bill was Squadron Commander of VP48K1 for the active reserves in Olathe, Kansas involved in anti-submarine warfare for 7 years. During this time, he would also conduct night flight training out of Buckley. Bill received his promotion to Captain in 1972.

Bill was a resident of Heather Ridge for over 25 years and was an avid skier and golfer.

Bill was preceded in death by brothers Don and Ken Secord, sister Beverly Hart, son Craig Secord and brother-in-law Charles Reickhoff.

He is survived by his wife Bette Secord, son Bill Secord II, daughter Cathy Secord, stepson Nathan Wayman, stepdaughter Xena Eckert, 9 grandchildren, 3 great grandchildren, sister Loretta Rieckhoff and multiple nieces and nephews.

JR Heather Ridge

LETTERS TO EDITOR

Letter to the Publisher:

I would like to express my appreciation for Heather Ridge *Metro Matters*. I look forward to its arrival each month and find it full of useful information. I've used several of the people who advertise and have been please with the quality of service.

Thank you

Mary Lou Braun
Cobblestone Resident

JR Heather Ridge

NEIGHBORHOOD WATCH

What's going on in the neighborhood?

The following is according to our new PAR Officer, Fermin Moreno, 303-739-1828, fmoreno@auroragov.org

The crime maps for April show that there were two robbery related incidents in the area. Burglary numbers were a total of 5. The breakdown is 4 residential burglaries and 1 business burglary. Motor vehicle trespasses have increased significantly for this period. Motor vehicle thefts have also increased. There was a string of vehicle break-ins further north, but it seems to have quieted down.

Officer Moreno tells us to keep up the good work by being vigilant to protect ourselves and our property. Report anything that appears suspicious and call the Police, by either calling 911 or the non-emergency number at 303-627-3100.

Bev Brown, Head Area Coordinator
for
Heather Ridge and Area 10

First Quarter 2015 Home Sale Stats!

In 2014, metro-Denver homes appreciated on average 9 percent. From March 2014 through March 2015, appreciation was 12 percent. So far in 2015, the monthly appreciation rates for January and February averaged 1.8 percent, or 21.6 annually. The average metro sold price for March was \$354,580, up \$9,784 from February, and up \$43,588 from March 2014's average sold price of \$310,992, a 14 percent appreciation.

How is Heather Ridge stacking up compared to metro-Denver? The following Heather Ridge chart shows our First Quarter housing data from 2015 back to 2008. In the February 2015 Metro Matters, a similar chart showed

annual data going back to 2009, so please compare the two.

Heather Ridge 2015 First Quarter results:

- Average sold price \$182,642, up \$32,636 from \$142,016 in 2014, a 22.98 percent appreciation rate.
- Days on market averaged 15 vs. 47 in 2014
- Seller concessions \$11,200 by four sellers vs. \$29,240 by nine sellers in 2014. (A seller concession is when a seller credits money at closing to help a buyer qualify to close.)

First Quarter by Year	2015	2014	2013	2012	2011	2010	2009	2008
TOPICS								
Number of Total Sales 1st Quarter	21	17	17	17	10	14	13	18
Price range lowest to highest	\$107K-\$264K	\$60K-\$218K	\$45.5K-\$185K	\$59K-\$168K	\$50K-\$155K	\$62K-\$192K	\$36K-\$185K	\$41K-\$189K
Price range difference	\$139,000	\$158,000	\$139,500	\$139,273	\$105,000	\$156,999	\$149,000	\$148,000
Median price (mid-point)	\$190,000	\$144,000	\$185,000	\$120,000	\$105,000	\$122,000	\$105,750	\$106,500
Average list price	\$182,978	\$143,053	\$121,800	\$118,500	\$106,210	\$117,150	\$116,487	\$114,647
Average sold price/ % of Orig Price % of Last Ask Price	\$182,642/ 100.22% 100.66%	\$142,016/ 97.28% 98.94%	\$120,631/ 98.59% 100.83%	\$111,511/ 96.36% 98.74%	\$102,380/ 93.76% 96.19%	\$116,411/ 99.51% 99.33%	\$110,377/ 89.67% 95.67%	\$109,517/ 85.59% 94.52%
Average days on market	15	47	72	114	111	68	108	121
Seller paid concession total/# Sellers who paid	\$11,200/ 4	\$29,240/ 9	\$11,810/ 5	\$30,395/ 9	\$9,375/ 3	\$32,770/ 10	\$12,373/ 4 sellers	\$31,425/ 8 sellers
Average amount paid by Sellers who paid	\$2,800	\$3,249	\$2,362	\$3,377	\$3,272	\$3,277	\$3,088	\$3,928
TYPE OF SELLER								
Bank	1	1	3	3	2	2	7	8
Government	0	1	3	1	1	1	1	2
Corporate	0	0	1	2	2	1	1	1
Individual	18	15	10	10	4	10	3	7
Estate	2	0	0	2	1	0	0	0
BUYER FINANCING METHOD/ LOAN TYPE								
Cash	6	6	6	4	6	2	7	5
Conventional	13	5	6	7	1	4	3	8
FHA	2	5	3	6	1	8	3	4
VA	0	0	2	1	2	0	0	1
Estate	0	0	2	1	2	0	0	1



May 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
3		4 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	5	6	7	8
10	11 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	12	13 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	14 6 pm Burgundy Board Mtg Clubhouse 6:30 pm Fairway 16 Board Mtg Clubhouse	15	16 Metro Matters Deadline
17	18 7 pm Country Club Ridge Board Mtg Noonan's Ballroom	19	20 6:30 pm Chimney Hill Board Mtg @ Noonan's 19th-Hole 6:30 pm Strawberry I & II Board Mtg Strawberry Clbhs	21 	22	23
24/31	25 6 pm Cobblestone Board Mtg Noonan's 19th Hole	26 6:30 pm HRS Board Mtg HRS Clubhouse	27	28 6:30 pm Ward IV Mtg Mountain View United Church 10700 E. Evans Ave.	29	30

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Pat Conrad

AT THOUGHT: Friends and family of Pat Conrad, who was a longtime resident of Cobblestone, experienced a great loss with her passing February 24, 2015. Pat was instrumental in helping to keep our community clean and looking great. She will be missed for her smile, wave, and friendly chats.



Pat and her husband Jim at one

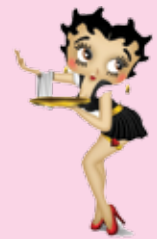
of the many Cobblestone pool picnics in which they participated.



The next gathering for the Out to Lunch Bunch will be



Thursday, May 21, 12:00 noon
BJ's Restaurant and Brewhouse
1442 E. Cedar Ave
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Real Estate Sales Set Record Prices

From January 1 to April 1, the First Quarter of 2015, there were 21 homes sold in Heather Ridge and Pete and Van sold 6 of them – either as listing or selling agents. One of their sales set a record price of \$246,000 in Heather Ridge South for the large 1,633 sq ft 2-story model. Two other sales by other Realtors in Cobblestone Crossing shattered top prices their “to boldly go where prices have never been before.” Two remodeled 1,390 sq ft “Paul Revere” models were listed, and one sold for \$224,000 and the other is under contract at \$225,000.

Pete Traynor
Double Tree

303-877-9538

PeteTraynor@ReMax.net



Van Lewis
Heather Ridge South

303-550-1362

van@vanlewis.com

What made Pete and Van’s sale for \$246,000 so spectacular were two facts: the sellers spent \$33,000 for a desperately needed remodel; and Pete and Van helped the sellers to “optimize remodeling costs” in a seller’s market. If they hadn’t remodeled, then the sales price would

have been substantially less hurting themselves and surrounding values.

Pete and Van specialize in creating value. With over 80+ years of combined real estate experiences, and the fact that they live in Heather Ridge with their families, they are the best agents to list your property for sale. Buyers benefit too because Pete and Van know how to navigate among the ten HOAs here along with explaining and finding the right property with prices that range \$140,000 or more from lowest to highest values.

Concerning the Heather Ridge real estate market, Pete and Van are seeing a greater than normal number of rental properties being sold. With the return of equity to the real estate market, many investors/landlords are liquidating and using 1031 Exchanges. This allows deferment of taxes if another property is purchased, and in many cases being used to buy a rental in retirement states where they will eventually occupy as their primary residence. For more information on exchanges, please contact Pete and Van.

Upcoming Real Estate Issues!

On August 1, 2015, new federal consumer protection laws will take effect for lenders and closing companies. As prescribed in the Dodd-Frank Act by Congress in 2010, these new rules and practices will have a substantial impact on mortgage applications, real estate closing practices, and coordinating real estate sales. The key provision is that buyers must receive and sign “final” closing cost documents three days before closing. If a buyer’s closing cost changes by one cent after the three days period begins, then a new three day period must be initiated to re-sign with new costs.

These new rules will substantially change how real estate business is done. For HOAs, they will have to have “final figures” sooner than later to determine a buyer’s closing costs. For agents, any last minute debits or credits to a buyer cannot be done once past the three-day closing rule. And, if a closing has to be “restarted” due to buyer changes, that could delay other closings, possession, contracts, earnest money, or moving/possession agreements. Pete and Van can help sellers and buyers understand this important new regulation in getting to the closing table. Call today for details.

Pete Traynor: Re/Max Masters —

303-877-9538

PeteTraynor@ReMax.net

PLEASE REMEMBER DON'T LEAVE HOME WITHOUT THEM.

Homes Sold through April 16, 2015

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone Crossing	\$182,000	1985	S Xanadu Way	2 - 2	1,392	FHA	\$2,000	Individual
Sausalito	\$183,000	2417	S Victor St F	3 - 2	1,273	Conventional	\$0	Individual
Country Club Ridge	\$197,500	2280	S Vaughn Way 101	2 - 2	1,196	Cash	\$0	Individual
Chimney Hill	\$210,000	2011	S Worchester St	4 - 3	1,512	Conventional	\$0	Individual
Heather Ridge South	\$214,000	2764	S Xanadu Way	3 - 4	1,633	Conventional	\$0	Individual
Cobblestone Crossing	\$224,000	13462	E Asbury Ave	2 - 2	1,392	Conventional	\$0	Individual
Heather Ridge South	\$246,000	2831	S Xanadu Way	4 - 4	1,633	Cash	\$0	Individual

Homes Under Contract as of April 16, 2015

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$105,000	2658	S Xanadu Way A	1 - 1	856	1-Space	2 Story
Strawberry II	\$145,000	2459	S Xanadu Way C	2 - 2	1,091	2-Spaces	2 Story
Strawberry II	\$148,000	2431	S Xanadu Way B	2 - 2	1,091	2-Spaces	2 Story
Strawberry II	\$153,000	2459	S Xanadu Way B	2 - 2	1,091	2-Spaces	2 Story
Burgundy	\$159,900	2695	S Xanadu Way A	2 - 2	1,162	1-Gar, 1-Sp	2 Story
Cobblestone Crossing	\$162,000	1967	S Xanadu Way	2 - 2	1,208	1-Space	2 Story
Heather Ridge South	\$175,000	2842	S Wheeling Way	3 - 3	1,462	2-Gar, Att	2 Story
Country Club Ridge	\$205,000	2270	S Vaughn Way 101	2 - 2	1,196	2-Gar, Att	2 Story
Heather Ridge South	\$210,000	2845	S Xanadu Way	3 - 3	1,633	2-Gar, Att	2 Story
Heather Ridge South	\$225,000	2798	S Wheeling Way	2 - 3	1,554	2-Gar, Att	2 Story
Cobblestone Crossing	\$225,000	13404	E Asbury Ave	2 - 2	1,392	2-Spaces	2 Story
Heather Ridge South	\$225,000	2836	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story

Homes For Sale as of April 16, 2015

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$145,000	13621	E Yale Ave C	2 - 2	1,098	2-Spaces	Ranch
Strawberry II	\$145,000	2469	S Xanadu Way B	2 - 2	1,091	1-Space	Ranch
Cobblestone	\$177,500	2121	S Victor St F	2 - 2	1,392	2-Spaces	2 Story

Van Lewis: Re/Max Alliance —
303-550-1362
van@vanlewis.com

PLEASE REMEMBER DON'T LEAVE HOME WITHOUT THEM.

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge Men's Golf Club Sharp Increase in Membership

The Heather Ridge Men's Club is off to a resounding start of the season beginning with the spring banquet held on March 27 at the Summit restaurant where the attendees had an entree choice of prime rib, tilapia fish or chicken breast. The group was lively and the food as well as the service was outstanding and the meal topped off with large serving of chocolate mousse. The following morning of March 28 The Men's Club held the first tournament of the year, which was a four man shamble featuring a full field of players. The group was treated to free donuts and coffee and by count of leftovers the program was well accepted.

The Men's club second tournament of the year was held on April 11 which was a Net/Gross event, again the tournament had a large number of players which made for a very competitive event featuring three flights with a pay out to one low gross and three low net.

Next up was the Two Man Blind Draw Tournament on April 25 followed by a point par event scheduled for May 9.

Mark down June 13 as the Men's Club and Women's Club Mixer Tournament. We will have an 8:00 a.m. shot-gun start and serve brats and dogs around noon.

I am very pleased to announce that do to the hard work of the Men's Club board, the golf staff at Heather Ridge, and the membership we experienced a sharp increase in membership for the 2015 season. We now have great group of guys that make up the Men's Club and I want to welcome all our new members as well as our main stay members to the club for the 2015 season.

Thanks for your support
 Loren J. Janulewicz
 President HR Men's Club



Top left photo: Jim Carpenter, Ben Barnes, Jim Murray, and John Fortune. **Top right photo:** William Schmit, Gil Gallegos, and Jeff Zinn. **Bottom right photo:** Walt Kirkwood, Steve Slane, Andy Schmidt, and Dan Apodaca.

Golf Club at Heather Ridge Men's Club Tournament Four Man Shamble March 28, 2015

1st Place Winning Team with a 112 Net

Bruce Larson Hal Kelly
 Loren Janulewicz Vinny Roith

2nd Place Team with a 112 Net

Jim Murry Jerry Jensen
 Don Blosser Jim Gunderson

3rd Place Team with a 115 Net

Steve Schroeder C a m e r o n
 Hoffman
 Gil Gallegos Don Schroeder

4th Place Team with a 115

Steve Slane Troy Faulkner
 Dan Markovich Morris Hoole

Closest to the Pin

Hole # 5 Team Murry
 Hole #8 Team Lohmeyer
 Hole #10 Team Larson
 Hole #14 Team Coppens

Golf Club at Heather Ridge Men's Club Tournament Individual Gross/Net April 11, 2015

First Flight

1st Gross	Ben Barnes	Gross 76
1st Net	Jim Murry	Net 69
2nd Net	Andy Schmidt	Net 69
3rd Net	William Schmit	Net 70

Second Flight

1st Gross	Dwight Lyle	Gross 87
1st Net	Joe Klein	Net 71
2nd Net	Jerry Hensen	Net 72
3rd Net	Pinky Gonzales	Net 72

Third Flight

1st Gross	Tom Knaub	Gross 87
1st Net	Jim Gunderson	Net 64
2nd Net	Troy Faulkner	Net 66
3rd Net	Bob Ore	Net 72

Closest to the Pin

Hole #5	Dan Apodaca
Hole #8	Steve Schroeder
Hole #10	Andy Schmidt
Hole #14	Jim Carpenter

9-Hole Women Golf Association Spring Breakfast



The HeatherRidge 9-Hole Women golfer's met for a breakfast and to a kick-off the golfing season.

Top left (left to right): Audrey Romero, Diane Barnes, Joann Oswald, Sonya Mathews. **Center left:** Carrie Klaus, Sally Simon, Judy Straayer, Ginny Lewis. **Center right:** Liz Clancy, Stacey Visentin, Ruth Bell, Sharon Warembourg. **Bottom left:** Ginny Lewis, Suzy Koch, Cathy Carter, Sandy Finney. **Right bottom:** Sue Ford, Rosie Chojnacki, Penny Pendergast, Rena McCullough, Audrey Romero, Diane Barnes.



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- Pot Roast Dinner
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Grilled Salmon with homemade rice, vegetables, dinner roll, and choice of soup or salad. **\$11.95**

Prime Rib served with baked potatoes, vegetables, dinner roll, and choice of soup or salad. **\$15.95**

*All entrees include a cup of fresh Strawberry Cobbler as dessert.
 Offers not valid with coupon.*

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Buy one meal regular price (breakfast, lunch or dinner) get second meal of equal to or lesser value **50% OFF.**

Not valid with other offers. Expires 5-31-2015

\$5.00 OFF

Ticket of \$25.00 or more receive **\$5.00 OFF!**

Not valid with other offers. Expires 5-31-2015

99¢ MEAL

Buy one meal (breakfast, lunch or dinner) and 2 drinks, get second meal of equal or lesser value for **99¢.**

Up to \$7.00 Value

Not valid with other offers. Expires 5-31-2015

303-751-0166

Heather Ridge Women's Golf Association 18-Hole Ladies' Club

The 18-Hole Ladies Golf held its Spring kickoff luncheon on April 11 which was a great success with a beautiful morning, wonderful participation by the members, and a yummy soup and salad luncheon provided by Noonan's.

The next big events will be the Men's Club Mixer on Saturday, June 13, and the Member/Guest tournament on Monday, June 16, 2015. A sign-up sheet for the Men's Club Mixer will be posted around the first of May on the Men's Club bulletin board outside the 19th Hole. Applications for the Member/Guest will be emailed to the members early in May as well.

Teresa Anderson

Photos (clockwise from top right - left to right): Irene Young, Bobbie Janulewicz and Megan Myers. Stacey Visentin, Liz Clancy, Patti Enright-Harris and Sue Smith. Sharon Berkowitz, Marj Copeland, Colleen Ripe, and Audry Romero. Teresa Anderson, Marcy Greene, and Sally Simon. Patsy Hyde, Dianne Barnes, Joyce Scott and Karen Johnston. Marcy Greene, Patsy Hyde, Joyce Scott and Dianne Barnes. Sally Simons and Teresa Anderson. Susie Goldeberg, Natalie Hedlund, Anne Murlin, Wendy Traynor, Megan Myers, Irene Young, Bobbie Janulewicz, and Pam Graham. Pattie Enright-Harris, Colleen Ripe, and Liz Clancy.





13521 E ILIFF AVENUE
Aurora, CO 80014
720-246-0309
noonanssportsbar.com

Cinco de Mayo



Come Celebrate With Us!

- Ladies Night Specials Start @ 7pm
- \$4 Jack Daniels, Jack Honey, or Jack Fire after 7pm
- \$3 Domestic 16oz or \$4 Craft Cans after 7pm

- 20% Off All Southwest Menu Items
- \$3.00 Jose Cuervo Tequila's
- \$3.00 Corona Cans



Available All Day Tuesday May 5th, 2015

*These specials are only available in Noonan's Sports Bar & Grill



Call and set up a Tee Time! 303-755-3550

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Nice & NAUGHTY Comedy Show

We'll host some of Colorado's most talented comedians, so you won't have to go far for a laugh!

Tickets \$10 at Eventbrite.com (Tickets will also be available at the door)

<http://noonanseventcenter.eventbrite.com>

Make it a date night! We will have food available for ordering during the show.

FRIDAY MAY 15TH 2015

HEADLINER: STEVE "Mudflap" McGREW

Feature: Vicki Edgar

Guest: Brian Justice

Guest: Alex Ash

Doors Open at 7:30pm

Show Starts at 8:30pm

18+ to attend 21+ to drink



**Need to hold a private party or event?
Inquire about our Event Center! 720-246-0304**

HR Heather Ridge

ASSOCIATION NEWS

Strawberry

New Board Meeting, Date and Time: Our Board Meeting will meet on the third Wednesday of each month at 6:30 p.m.

Annual Meeting – Voting for New Board Member: Our Annual Meeting will be held May 20, 2015 in the clubhouse. We will be voting for a new board member. If you are interested in becoming a board member, please notify Lynn at ACM, along with a brief history to share with homeowners. Candidate's names and information will be placed in



the kiosks the first week of May, so our homeowners have an opportunity to know a little about our candidates prior to our annual meeting. You may also announce your candidacy in the annual board meeting prior to voting. Proxies will be mailed to each homeowner explaining the process.

Busy Summer – Please be Courteous to Our Contractors: Strawberry will have a busy summer this year with many projects on the horizon. We are committed to improving the property value and aesthetics of our development. Instead of sharing your concerns to the contractors, we ask that you share your concerns with Lynn or Becky at ACM. We appreciate your patience.

New Management Company and Contacts: Once again, we would like to give a warm welcome to ACM, our new property management company. They came onboard April 1 and hit

the ground running. We ask for your patience during this transition while ACM gets settled in. If you submitted a work order that hasn't been completed, contact Lynn or Becky at ACM.

You can reach ACM either by phone or e-mail. Lynn Schlesinger, Account Manager, lynn@acmhoa.com, 303-233-4646
Becky, Account Administrator, becky@acmhoa.com, 303-233-4646

What To Do in Case of an Emergency: If you have an emergency please contact 911 immediately. After you have notified 911, contact ACM, Security, and our Maintenance Technician if it applies.

Security: Randy Brown, 720-879-4568, Brownstone.sucs@comcast.net
ACM: Lynn Schlesinger, 303-233-4646, lynn@acmhoa.com

Maintenance: Bryan Stone, 720-417-1120

ACC and Rules and Regulations: Strawberry will be addressing all issues relating to our Rules and Regulations and ACC violations, so this is a perfect time for spring cleaning. Take a look at your patio and ensure that it is neat and orderly and complies with the current Rules/Regulations. Don't forget, personal items are not permitted in the common area. Also, we request that you take down any decorations/items that are hanging from the unit since we have several maintenance projects and don't want your items damaged.

Association Dues and Payment Options: Remember that homeowner association fees are due on the first of every month. Please make all checks payable to Strawberry 1 at Heather Ridge. If you have questions, don't hesitate to call ACM. Your options include:

ACM Office:

Strawberry 1 at Heather Ridge
c/o Association & Community Mgt
9250 W. 5th Avenue
Lakewood, CO 80226

ACH:

Contact ACM at 303-233-4646

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Fairway 16

New Board of Directors: At the Fairway 16 Annual meeting, held on Thursday April 9, the following residents were elected to the Board of Directors: President, Walt Kirkwood; Vice-President, Rena McCullough; Secretary, Karen Peters; Treasurer, CJ Baar; and Member-at-Large Laura Olds.

Thanks Susan: Many, many words of thanks and praise to our outgoing President, Susan Bruce, whose countless hours of dedication, patience and foresight over the past three years have brought us to

a new level of board involvement. Susan, along with former board members Pinky Gonzalez, Loretta Eggleston, and Harold Eagen, spent many hours cleaning the basement of the clubhouse, painting and renovating the clubhouse meeting rooms and overseeing the many long-neglected maintenance issues of our complex. Susan was the driving force and organizer, the one who saw so many projects through to completion, who listened to hundreds of telephone calls with patience and understanding, and helped us plan for the future. *Thank You Susan!*

Repairs/Replacements: Among the issues of concern your board is discussing are the costs to repair the current courtyard fences versus

replacement of them, repair or replacement of the asphalt driveways, and the on-going issues of aging sewer systems in the complex. If you have important insight into any of these topics, please let Tara at Westwind Management hear from you. Her contact information is Tara D. Segura, 303-369-1800 (x125).

Reverse 911 Enrollment: Walt Kirkwood passed out information on Aurora's reverse 911 call system and how to enroll for these calls. If you are interested, go to this website: <https://member.everbridge.net/index/1772417038942973#/login> and the prompts will walk you thru signing up.

Landscape: With spring comes



the landscape and maintenance workers, so please be aware of your surroundings when you are out and about on the property, as they will be testing the sprinkler systems, aerating the soil, mowing lawns and trimming bushes.

Get Involved: If you are interested in sharing your areas of expertise with your community, please let a board member know. Perhaps you would like to teach a class in the clubhouse, help host a social event for the residents, or help new residents become acquainted with their neighbors. An involved and engaged community is stronger and also safer for its residents – please get involved!

Karen Peters

Country Club Ridge

Spring Clean-up is Underway: Winter months always take a toll on our trees, bushes and even rock and mulched areas. The board will be conducting a walk-through with Marcan Landscaping to determine the winter damage and make plans to improve all planted areas. Our first goal is to replace winter-kill and missing shrubbery. We also plan to improve areas that are hard to water with hardy plantings and rock. Existing rock areas will require some labor to keep them in their boundaries and mulch will be

enhanced. Our xeriscaped areas are established so that we can cut back on water requirements this summer.

Patios: While you are moving outdoors onto your patio, please remember the following requirements: Only appropriate outdoor furniture may be used. Patio areas may not be used for storage. No open flames are allowed – tiki torches and some grills fall into this category. Please choose the size and type of grill wisely. If you use propane, a 2.5 lb. container is the maximum size allowed.

Dogs: Dogs may not be tethered to a patio or common element and left to roam onto the grassy areas unattended. Also, please clean up after your pets.

Screens for Golf Ball Protection: Some homeowners have invested in protective screens to deter wayward golf balls. If you are interested in installing screens, contact Custom Management Group at 303-752-9644 for more information.

How to Discard Large Items: If you have unwanted furniture,



appliances, mattresses or other large household items please call Alpine Waste and Recycling at 303-744-9881 to make arrangements for pick up. There will be a cost for a special pick up that must be paid directly to Alpine. Ordinary trash pickup and recycling is included in your monthly HOA fees, but large items and special pickups are not included.

Judie Maurelli



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Chimney Hill

Happy spring everyone!!

For a while we had a new tenant on our property and snow on April 3 threatened the primrose that was expected to die several years ago.

Landscape: Our new landscapers have begun their work. Please be patient as they remediate several problem areas and fine tune our irrigation system. Do not water the grass so that the landscapers will know where to tweak the sprinklers.

Roof Repairs: By now, you can see the roof repairs being made. Please remove any items from your patio that you fear might be damaged during this work.

Pets: As always, it is necessary to pickup after your pet anywhere on the property including the natural grass area on Xanadu.

New Lights: We are enjoying our new lights over the garages that give more light and cost less to run.

Pool: The pool will open on Memorial Day weekend. The gate has

been rekeyed and in order to receive your new key, there is an agreement and release that must be signed and returned to Accord Management.

Wildlife: Do not feed the wildlife. Wildlife should not rely on people's food. Rabbits and squirrels cause property damage.

Remember:

- To fill out an architectural review form if you want to make any modifications to the outside of your property including replacement windows.
- That using patios as storage is



in violation of HOA rules and regulations.

- That parking lot is for visitors and cannot be used to store cars
- That cars should not be washed on the property.

Board Meeting: Next CH monthly board meeting will be on Wednesday, May 20, 2015. All residents are welcome.

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Sausalito

Spring is here, thank goodness. The blooming trees are gorgeous and the grass is beginning to green up. Our spring landscaping projects are underway. The grass has been aerated, fertilized, mowed and edged. The rock beds and turf have been sprayed for weed control. FYI: Our mow date will continue to be Monday.

Neighborhood Watch: A representative from the Aurora 911 team spoke at our quarterly meeting in March. The most important message to us was to, "Always call 911" if you feel something is wrong, whether it is an emergency or not. The 911 dispatchers are trained to field all calls. If it is a non-emergency call, the dispatcher will re-route the call to the appropriate

place. A Sausalito homeowner recently had a UPS box stolen from her front door. The empty box was found on top of the mailboxes. Not an emergency, but the thief could have been walking the community following a UPS truck. Call 911. We all can help deter crime in our area. Please contact Carol McCormick, the Sausalito Area Coordinator, at carol_mccormick@comcast.net if you want to know more about our program or want to become a Block Captain.

Trash: Do leave old furniture in auto court or by garage or front door. Call the appropriate trash vendor to pick it up on the day you put it out. Whether it is a trash or ARC pickup, the items must be removed by the homeowner/tenant if not picked up.

Golf Course: The golf course is not a park for adults, children or animals, especially animals not on a leash. Please do not walk on the golf course or the cart paths during the day, 6:00 a.m. to 9:00 p.m. when golfers are

playing. You are putting your life in danger of being hit by a high speed golf ball. Plus you are trespassing as the posted signs tell you. Fines can be imposed.

Financials: Our Homeowner Delinquencies are at \$4,044.38 down by \$666.37 from last month. The Board continues to use all legal options available to us to work with homeowners, especially the few with very high overdue amounts, to collect on their delinquent HOA dues.

Wildlife: Please don't feed the wildlife!!! We love our wildlife, but animal droppings are a health hazard and honestly, the wildlife – ducks, geese, rabbits, birds, etc., can find food on their own.

Security: Brownstone Security continues to patrol Sausalito on foot and on a random basis. If you need to have exterior lights replaced, please contact Bill McKinney at 303-783-0394 or complete a Maintenance



Form on our website.

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

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

HOA 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 p.m. at the Heather Ridge Golf Club.

Carol McCormick

Burgundy

Home Repairs/Remodeling: 'Tis the season when we plan our repairs/remodeling for the longer days of summer. Don't forget to notify and/or get approval from your HOA especially for projects affecting the outside of your unit. This is accomplished by making a formal request through your management company, who will seek approval by your HOA.

Landscape: Gardening is in the thinking stages but here are a few things to consider. Your trees and bushes are being monitored by our landscaping company and will be given a good watering as needed. It's still too early to leave your hoses attached to the faucet since it's not unusual to have late spring freezes. Best results come when you hold off until mid-May before putting plants into the ground.

Wildlife: A reminder, too, please do not feed the wildlife! It doesn't matter a bit how cute they are. Putting out food of any sort encourages fearlessness, interrupts their natural eating cycle and encourages multiple "batches".



Summertime: As the evenings grow longer, we have more children playing and more neighbors visiting outside, speed limits in the parking areas must be observed. Noise levels are a concern to many during the summer months. Please consider your neighbors and

move your parties inside or turn the volume down (better yet, invite your neighbors to meet your friends).

Walk Around: So many projects are scheduled for this spring and summer. During the months of April/May, your HOA board will be walking the grounds with our landscapers and making note of the repairs needed. If you have any special concerns (including damage caused by the resident woodpeckers), call CMS so these issues can be addressed. If you have old shrubs and you would like to replace them, let us know before starting any digging. Garage lighting has been completed; these are energy efficient and much brighter. Since it is difficult to determine burnt out yard lights (OK. . . impossible during daylight hours), please notify CMS if you notice non working outside lights.

Mail Boxes: During the next few months all remaining mail boxes will be replace. We are attempting to have

all the boxes match and no one will have to travel to the next drive for their mail.

Parking: Parking issues continue to be a problem in some drives. Designated "Visitor" parking is reserved for temporary parking only and cannot be used by any resident. Several possible solutions are being discussed along with employing a towing company who will regularly monitor – and tow – cars parked incorrectly. If someone is parked in your personal space, homeowners are encouraged to call for towing (this is a homeowner issue not HOA).

Golf Course: A couple of reminders, since the signs are now posted on the golf course, walking or playing on the grounds is considered trespassing and police can be called. Now that our pets can be outside more often, remember your responsibility to pick up after them. Mutt mitts are provided for your convenience and use.

Pool Opening: On your calendar you should note May 23 as the opening day for our pool. Our pool party is being planned for July 4th.

HOA Board Meetings: Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. These meetings are held on the 2nd Thursday of every month at 6:00 p.m. in the Clubhouse. The meeting sign is posted in the parking area during the week prior to the meeting.

Contact Info for CMS:

Website: www.cms-hoa.com

Manager: Beth Wagoner

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Heather Ridge South



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Pool Season: HRS pool season begins on May 16, and will remain

open through September 13. Please review the Pool Rules in our Rules and Regulations or posted at the pool site. It is important to be safe and respectful of others at the pool area. There are gas BBQ grills for cooking, patio furniture, and picnic tables. The pool is for everyone, so clubhouse party users cannot use the pool or pool area while using the clubhouse. As in past years, our security company will maintain a weekend guard at the pool.

Water usage outside of units is strictly controlled to prohibit washing cars, personal watersprinklers, or other usages not in the spirit of water conservation. Since water is a common expense paid through HOA fees, water usage must be controlled. Gardens and lawn areas may be hand watered only because people forget about their sprayers wasting water. As for cars, no one is allowed to wash cars whether using bottled water from France or collected rainwater. Washing a car sends out the wrong message that it's okay to wash all cars.

Architectural Control Issues: Please get written HOA approval for any repairs, modifications, or additions to the outside of your unit or in its limited common areas. This includes doors, windows, removing or installing porches or patios, fencing, etc. If you have any questions, please read your Rules and Regulations booklet and contact Janelle at Westwind.

Water Conservation: HRS oversees water usage to control costs.

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Landscaping Concerns: Owners need to contact Janelle at Westwind about any plans to landscape outside of permissible areas. Permissible areas include inside the front fenced courtyards and within definable boundaries for the back patio area. Within reason, free-standing planting pots may be used but not to encroach on common areas. In particular, owners and/or tenants cannot go onto common area land to landscape. If there is a need for landscaping, please contact Janelle at Westwind.

Garbage Pickup: Tuesday is our garbage day, so please remember to not put trash out before 6:00 p.m. the day before, and to gather the trash containers by day's end. It is not acceptable to dump debris outside on the driveways/curb days before pickup – it must be organized or bundled, and if not picked up on trash day for any reason, it must be removed.

Roof Project Moving Along: Arvada Roofing is doing a great

job replacing hail damaged roofs, trim, and gutters and downspouts. Working on 2-story buildings only, Arvada Roofing will continue south Xanadu to Wheeling. Once done for all 2-story buildings, the ranch units will be next. These models require special shingles with a water-proof membrane to prevent leaks. Installation is best done in warm to hot weather for proper sealing. All roof and trim work should be done by mid-summer.

Van Lewis

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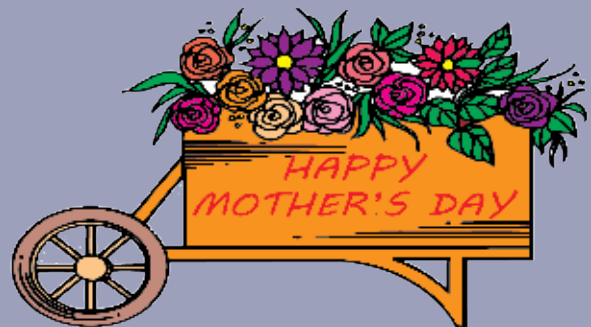
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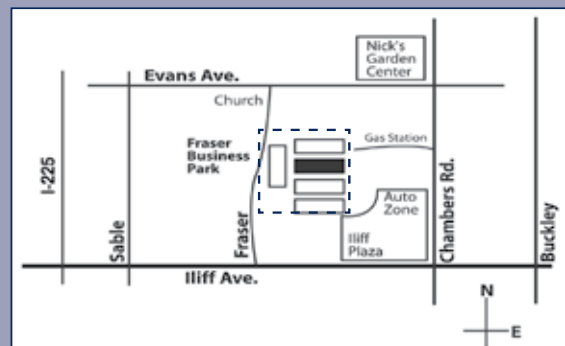


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