

Heather Ridge Metro Matters

VOLUME 3

JANUARY 2013

NUMBER 7

Happy New Year!



The Denver Zoo lights, which are lit every December, create a magical display of animals, seasonal figures and fictional creatures. Hope you have taken the tour!



Photos by Jeannie Girard

Neighborhood Watch

Starting around Dec. 1, Amy Jones, Area Coordinator of Strawberry Phase 1, and I have taken on the position of Co-Head Area Coordinators for all of Area 10. The geography of Area 10 consists of Peoria Street on the West, Mississippi Street on the North, Highway 225 on the East and Yale Avenue on the South. This definitive move will greatly enhance the Neighborhood Watch Program of UAHR, because Amy and I will work to implement a positive structuring in the other communities of Area 10.

Amy has been a dedicated Area Coordinator for Strawberry, consistently looking to upgrade her area.

I look forward to working with Amy as we strive to make all of Area 10 a complete, successful and crime free Neighborhood Watch Community.

I will continue to act as Head Area Coordinator for UAHR. In this role, I will work and communicate with the Heather Ridge community just as I always have.

Amy and I can be reached at:

Amy Jones: amyjjones888@gmail.com; 720-350-0283

Bev Brown: BrownBE_NWatch@comcast.net; 303-872-3154

— Bev Brown
Head Area Coordinator for UAHR

...

Aurora Police Department Crime Prevention Tip.

For your protection, please remove valuables from sight inside your car. A thief could steal your property in only 60 seconds. Items left in plain view inside a vehicle can lead to crimes such as identity theft, burglary and other property crimes.

Items most commonly stolen: backpack, car stereo, CDs, DVDs, cell phone (Blackberry), electronics, laptops, GPS navigation systems, jewelry/watches, personal papers, purse/wallet, tools.

Report suspicious activity, 303-627-3100.



Bev Brown: Neighbors, protecting your valuables is always important — especially around the holidays. Better safe than sorry!

Heather Ridge Metro Matters is published monthly for the residents of Heather Ridge.

Metro District Board Members

(Visit HRColo.org, HRMD button) Contact Vinny Roith for questions: 303-755-3660; 720-246-0306
info@HRColo.org; HeatherRidgeColorado.org

Errol Rowland (Burgundy), President
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Vinny Roith (Sausalito), Treasurer
Melissa Miller (Chimney Hill), Secretary
Jim Bruce (Fairway 16), Assistant Secretary
Joan Beldock (Country Club Ridge), Assistant Secretary
Mary Lou Braun (Cobblestone), Assistant Secretary

It is the intent of the editor and HRMD to provide information of interest to its readers, to afford persons with varying and differing views opportunity to air responsible opinions on matters of community interest, and to promote community and enjoyable life pursuits.

Heather Ridge Metro Matters welcomes letters and other articles concerned with community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited for reasons of space and clarity. Send to LynnNeu@comcast.net

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HOAs in the United Association of Heather Ridge:

(UAHR is the "watch dog" of the HRMD)
President Josie Spencer (Heather Ridge South)
Vice President Pam Bjerke (Burgundy)
Burgundy, burghoa.com
Chimney Hill
Cobblestone
Cobblestone Crossing
Double Tree
Fairway 16
Heather Ridge South, Heatherridgesouth.com
Sausalito, sausalitohoa.com
Strawberry, strawberryhoa.com
website: www.uahr.org

Managers, Golf Club at Heather Ridge (GCat)

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

Board: President Loren Janulewicz (Men's Club), Secretary Vic Evans (Men's Club), Treasurer Larry Ransford (Cobblestone Crossing), John Hartnett (Men's Club) and Irene Young (Women's Club)
website: www.golfclubatheatheridge.com

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HRCA: Many updates to share

New legislation taking effect Jan 1, 2013. HOAs be aware! Known as the Records Bill, HB 12-1237 was passed in the Colorado legislature during the last session. Under this bill, all common interest communities will be affected and need to know the mechanics for meeting the requirements imposed on homeowner associations (HOAs).

In particular, emails by board members and community directors will see significant changes. Legal action now includes the right to review all email correspondence between a board and its management company. If a computer is "seized," all private and personal information contained on it is open to "discovery."

In addition, any publication by HOAs regarding community ownership will be limited to public information only, such as recorded title and addresses at the county. Prohibited items will be telephone numbers, email addresses, etc. — even if community owners sign releases or permission letters.

Jan 16, 2013 dinner meeting by all 10 HOAs: One of the goals of Heather Ridge Community Affairs (HRCA) is an ongoing effort to disseminate information and promote community awareness through United Associations of Heather Ridge (UAHR) and *Metro Matters* magazine. On Jan 16, from 5:30 to 7:30 pm at the Heather Ridge South clubhouse, two board members from each HOA will dine and hear City Councilwoman Molly Markert, Ward IV, outline key issues concerning Aurora and Heather Ridge. Following her comments, various HR residents will report on the Heather Ridge Golf Course and the HRMD.

HUD revises FHA Certification rules: Under pressure from trade associations, HOAs and individuals, new and less "onerous" rules are now in effect. Of paramount

importance was Appendix-A of FHA Certification: it previously held HOA board members (many of whom are volunteers) liable for acts unbeknownst to them (up to \$1 million and imprisonment). Now, the rules are more reasonable and practical.

Other FHA changes include: Approval of HOAs whereby up to 15 percent of all dues paying owners are not more than 60 days delinquent (previously 30 percent); and up to 50 percent of all units may be owned by single investors (previously 10 percent). Lastly, in a mixed-use commercial/residential development, up to 50 percent of all the space can be commercial (previously 25 percent).

These FHA changes are very important to the housing industry. Some conventional mortgage lenders follow FHA policies, so if FHA won't lend in certain communities or projects, then others might follow. Now, buyers and homeowners can benefit from FHA mortgages previously denied or limited by community characteristics or activities.

Do you qualify for Senior Property Tax Exemptions in Colorado? To qualify:

- The applicant is at least 65 years old on Jan. 1 of the year in which he/she applies; and
- The applicant or his/her spouse is the property owner of record and has owned the property for at least 10 consecutive years prior to Jan. 1; and
- The applicant occupies the property as his/her primary residence, and has done so for at least 10 consecutive years prior to January 1.

Contact Arapahoe County for more information, or visit their website at www.co.arapahoe.co.us.

— Van Lewis

Internet Shopping BEWARE!

Tips for Safe Internet Shopping. Online shopping is so quick and easy. But for safe Internet shopping, follow these simple steps to protect your money and privacy:

- Verify that the business is legitimate. Contact them by phone and ensure that you can talk to a company representative if necessary;
- Check out the company's return policy. Take note of any deadlines or extra fees charged for a return;
- If buying an item from an online store, make sure the site is secured. You should see a closed padlock icon on your browser. If that lock icon

appears unlocked, do not send your credit card information;

- Never send your credit card number by email. Email messages are not secure;
- Save all transaction details. Print out or make note of the seller's identification, the item description and the time, date and price you paid or bid on the item. Print and save copies of your order confirmation screen and all email communications;
- Do business with companies you know to be reliable.

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—Arapahoe County Citizen
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Colorado Attorney General John
Suthers

Better Business Bureau serving
Colorado

AARP Foundation

Elderwatch: A Program with the
Colorado Attorney General and the
AARP Foundation



Pete Traynor
 Double Tree
 303-877-9538

PeteTraynor@ReMax.net

Thanks for your support in 2012

Metro Matters began publishing in 2010 to serve the needs of Heather Ridge. Since then, Pete and Van have promoted real estate sales in the community in every issue. The glue that binds the 10 HOAs in Heather Ridge is the Heather Ridge Metropolitan District (HRMD). In 2009, Heather Ridge citizens (85 percent of those who voted) agreed to create a district, which then bought the open space that is best used as a golf course.

With metro-Denver's present shortage of lower priced rentals and homes, is there any doubt that developers would have bought the golf course open space? Then bulldozers would be tearing into it. Would Heather Ridge be better off today if the land had been developed into additional homes? No way, José!

Pete, Van and their families have lived in Heather Ridge for decades. With over 70 years experience between them, buyers and



Van Lewis
 Heather Ridge South
 303-550-1362

van@vanlewis.com

sellers get two agents for the price of one. With their vast experiences and cutting-edge knowledge of today's market, Pete and Van seek to provide the best insights to the biggest investment most people make in a lifetime — a home!

Today's real estate market is changing quickly. Buyers and sellers need to be "ahead of the market" in order to make optimum decisions. Should sellers consider updating or remodeling features in a rising market that favors them? Moreover, what improvements generate a better "bang for the buck" than others do?

In the past four years, buyers have been accustomed to "stealing" homes promoted by banks, short sales, and auctions. Those days are diminishing for homes priced below \$200,000. Sadly, many buyers remain uninformed and are missing opportunities they will only see with 20/20 hindsight.

Please start 2013 by calling Pete or Van for a friendly, professional and no-commitment review concerning your real estate needs. Using the Golden Rule for everything they do, Pete and Van will always answer your questions with your best interests in mind.

(The Following Properties May Have Been Listed or Sold by Other Companies)

Sold in Heather Ridge Oct. 1–Dec. 12

HOA	Sold \$	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$41,120	13647	E Yale Ave C	1 - 1	856	None	Ranch
Strawberry I	\$75,000	2642	S Xanadu Way C	1 - 1	973	1-Carport,Det	2.5 Story
Strawberry II	\$83,000	2499	S Xanadu Way D	2 - 2	1,091	Off Street	2 Story
Cobblestone	\$88,000	2101	S Victor St A	2 - 2	1,208	1-Garage,Det	2 Story
Strawberry II	\$94,000	2479	S Xanadu Way C	2 - 2	1,091	1-Reserved	2 Story
Sausalito	\$96,000	2490	S Worchester A	2 - 3	1,273	2-Garage,Att	2 Story
Cobblestone	\$99,000	2141	S Victor St D	2 - 2	1,208	1-Reserved	2 Story
Heather Ridge So	\$148,000	2855	S Xanadu Way	3 - 4	1,462	2-Garage,Att	2 Story
Country Club Ridge	\$165,000	2240	S Vaughn Way 201	2 - 2	1,476	1-Garage,Att	Ranch

Homes for Sale in Heather Ridge, New Listings Nov. 1–Dec. 11

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$87,000	13613	E Yale Ave B	2 - 2	1,144	1-Carport,Resv	2 Story
Cobblestone	\$117,500	13412	E Asbury Ave	2 - 2	1,208	2-Garage,Det,Off St	1.5 Story
Sausalito	\$135,000	2459	S Worchester St D	2 - 3	1,230	2-Garage,Att	Ranch
Fairway 16	\$157,500	2657	S Vaughn Way	4 - 4	1,919	2-Garage,Att	2 Story
Heather Ridge South	\$185,000	2871	S Xanadu Way	3 - 4	1,633	2-Garage,Att	2 Story
Country Club Ridge	\$189,950	2280	S Vaughn Way 203	2 - 3	1,693	1-Garage,Att,Overs	Ranch
Country Club Ridge	\$195,000	2260	S Vaughn Way 103	2 - 3	1,485	2-Garage,Att	Ranch

In the February 2013 issue of *Metro Matters*, Pete and Van will report on all Heather Ridge sales for 2012. If you can't wait that long, please call for a personal report.

Happy New Year to all!

Homes Under Contract (or Pending) in November 2012

HOA	Price	No.	Street	Bed/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$60,000	2485	S Xanadu Way A	2 - 2	1,091	None	2 Story
Sausalito	\$69,500	13621	E Yale Ave B	1 - 1	856	2-Carport,Resv	2 Story
Strawberry I	\$79,900	2664	S Xanadu Way A	2 - 2	1,144	None	2 Story
Strawberry II	\$80,000	2431	S Xanadu Way D	2 - 1	1,091	None	2 Story
Sausalito	\$100,000	2458	S Victor St A	2 - 3	1,273	2-Garage,Att	2 Story
Burgundy	\$126,500	2635	S Xanadu Way B	2 - 2	1,315	1-Garage,Det	2 Story
Burgundy	\$134,900	2645	S Xanadu Way C	3 - 2	1,315	Off Street	Ranch
Sausalito	\$148,475	2488	S Victor St E	2 - 3	1,282	2-Garage,Att	2 Story
Fairway 16	\$150,000	2416	S Vaughn Way A	2 - 2	1,365	2-Garage,Att	Ranch
Sausalito	\$162,500	2408	S Victor St E	2 - 2	1,025	2-Garage,Att	Ranch
Heather Ridge So	\$169,900	2756	S Xanadu Way	3 - 3	1,462	2-Garage,Att	2 Story

Van Lewis: Re/Max Alliance, 303-550-1362; van@vanlewis.com
Pete Traynor: Re/Max Masters, 303-877-9538, PeteTraynor@ReMax.net



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Dr. Matt Mauck

Homeowners' Association News

Chimney Hill by Lana Gutnik

Board and Management News. Chimney Hill (CH) Annual HOA meeting was on Nov. 13. It was a decent turnout. Residents had a chance to meet the new Management Company and voice their concerns and desires. Accord Property Management did an excellent job in getting all information transferred, and approached critical projects with utmost urgency.

Several new front stoops, replacing those that were deteriorating, have been installed. Currently, a retaining wall is being rebuilt because it might not have survived this winter.

Residents should contact Alec Hrynevich with any questions, concerns and requests. Alec's phone number is 720-230-7321, email: alec@accordhoa.com.

Please update your contact information on CH website by going to <http://www.accordhoa.com/associations>. Click on Chimney Hill. If your information is not correct, you may not get a response in a timely manner. Please call Accord with your contact details if you do not have computer.

For after-hours property-threatening emergencies only, call 720-259-8019. Call 911 for all life-threatening

emergencies.

Winter Concerns. Please be careful walking and/or driving when

there is snow and ice on the ground. The community has installed bright orange containers with ice melt throughout the property. Use a scoop to spread the ice melt in the areas that may need additional care, or shady areas where ice does not melt readily. Do not remove these containers. Return the scoop when you are done, so the next person may use it.

The CH board decided to install the buckets after it was suggested during the annual meeting. Safety of residents is a high priority. The board hopes that this will help to keep the ice away.

Please help your elderly neighbors during extremely cold weather and icy conditions.

Monthly HOA Meetings. Monthly meetings will occur on the third Thursday of each month in 2013. The next meetings will be on Thursday, Jan. 17. All Chimney Hill residents are welcome to attend.



Heather Ridge South by Van Lewis

Please thank HRS contractors. It's never too late to say thank you (\$\$) to those hard workers who help keep HRS running. One example is Alpine Waste and their drivers. Always courteous and helpful, drivers routinely help "late rising residents" move their garbage outside or return later for a "delayed pickup" before leaving HRS. Please consider thanking them and others for a job well done.

HRS Budget 2013, Annual Meeting. The board approved the 2013 Budget with a five-dollar increase to monthly HOA payments. Monthly payments will be \$271 for the larger 3-bdrm 1,663 sqft two-story unit and \$266 for the smaller 2-bdrm 1,450 sqft two-story and 1,363 sqft ranch-patio units. The increase was required to balance the budget given operations, reserves, and inflationary costs. At the Annual Meeting on Dec. 4, the 2013 Budget and other items were discussed. If you haven't received your copy of the 2013 Budget, please contact Janelle Maninger, Westwind, 303-369-1800 x115.

Annual Holiday Party, 2012. Congratulations to board members Linda Hull, Ronni Jones, Dave Elgin and a host of volunteers for this year's party. Over 80 people attended, bringing appetizers and side dishes to complement HOA provided prime rib, turkey and ham. There's nothing like an open bar and lots of food to bring out

the holiday spirits. A special presentation was given to retiring board member Josie Spencer, thanking her for many years of service and loyalty to HRS. It's residents like Josie and others who help make HRS such a great place to live.

FHA Certification returns. HRS management company, Westwind, has re-applied for certification now that HUD has changed pertinent terms and conditions. These changes more clearly and fairly define HOA negligence and liabilities issued under FHA Certification, especially liabilities for HOA boards. FHA Certification for HRS should be in effect by mid-to-late January 2013.

No more contact information in HRS Directory. The Colorado Legislature has enacted new legislation prohibiting HOAs from publishing resident's personal contact information in public directories or websites. Historically, many HOAs have published a directory listing owners, their addresses, and telephone numbers. Even with owner permission, such info cannot be published now. However, since owner names and addresses are public information, recorded with the county, that



See facing page

Heather Ridge South...from page 6

information is publishable. Owners are still required to provide current and accurate contact information with the HOA's property management company.

No more turn lanes coming onto East Yale Ave.

The city has told members of the board that East Yale Avenue is now a designated bike roadway with dedicated bike lanes. In order to provide space for bike lanes, the existing turn lanes currently in the middle of Yale Avenue will be removed when the road is re-striped. The first casualty of this new plan was at Xanadu and Yale when it was restriped for the opening of the new bridge over I-225 last October. If you have questions about this endeavor, please call Marsha Osborn, Aurora Neighborhood Liaison, 303-739-7402, or MOsborn@auroragov.org.

What NOT to leave outside for garbage pickup.

With the New Year, many people clear their homes of last year's junk, clutter, or furniture items replaced by Santa! If you are putting out large or unusual trash items, it's always best to call Alpine Waste, 303-744-9881, to see if they can remove it. Recently, one resident set out a huge

TV set that Alpine left. The resident did not remove this eyesore until the HOA finally got his attention. Items that cannot be picked up in normal service include all electronics, gas containers, paint in paint cans, chemicals, furniture items, etc. Please call first to find out what works or doesn't for pickup.

Reminder about insurance issues. All owners should have personal insurance for their units separate from the general insurance that the HOA provides. Owner's insurance is known as HO-6 condo, and it covers a multitude of concerns from personal property to HOA loss assessments per HRS Declarations. It is important for owners to review with their insurance company where your HOA insurance coverage begins and ends. The vast majority of insurance claims and disputes concern water damage, so carefully review HOA documents and policies to determine your insurance needs — don't assume anything!

Holiday lights and political signs. Please remove exterior holiday lights once the season is done. Also, if you have political signs in your windows, it would be nice to remove them, too. Please review your copy of current Rules and Regulations for specific details. Thanks in advance for your help.

Fairway 16 by Susan Bruce

Snow. If you do NOT want your courtyard walk shoveled, please put a sign on your front gate. Laminated signs can be found in the white boxes where you find *Metro Matters*. If none are available, call Susan Bruce, 303-750-4514, and I will make some more. Some residents have pets or special features in their courtyard that they do not want disturbed. Driveways will be plowed if 3 inches of snow or more falls. Remember to mark the corners of your driveways with reflectors on a metal stake. This helps prevent further damage to the grassy areas.

Bus Route. I have heard from both Claudia Folska, the area representative to the RTD Board, and Phillip Washington, RTD General Manager. Claudia will advise me when the meeting to discuss changing various bus routes will be held. Residents will need to attend and address the safety issues that bus route 131 poses to the community. I have contacted neighbors in Sausalito and Doubletree communities, and hope they will come also.

HRMD Dinner. Susan Bruce and Harold Eagen will represent Fairway 16 at a Jan. 16 dinner at the Heather Ridge South Clubhouse. Board presidents and members from all 10 of the HRMD homeowners associations will attend, and share ideas and discuss mutual problems.

Drums and Lights. Have you stopped by 2496C South Vaughn Way to try the drum set which is attached to lights on the roof line and tree? It's a lot of fun. Directions are posted. Christopher Baar has set this up for the second year. Bring your family for an unusual holiday treat.

Mulch. FREE mulch can be found at the Fairway

16 Clubhouse parking lot. It will gradually be put into our dumpster if not claimed. The dumpster will be removed Jan. 31.

Reserve Study. A draft study was completed Nov. 26. The board reviewed it briefly at the Dec. 6 meeting, asking several questions and making comments. It is a long document and deserves more detailed study before it is accepted. I will be giving you more details after the report is finalized.

Pool Deck Refurbishing. Two bids have been received so far for repairs on the pool interior and deck. It is your board's intent to have this updated before the next swimming season.

Hoses. Please be sure that all your outdoor hoses are unhooked for the winter.

Regatta Plaza. Aurora City Council will be seeking input on the redevelopment of this blighted area in early January. Check the city's website for date and time that City Council will have it on the agenda. The more input from residents, the better.



Additional copies of **Metro Matters** are available at the Heather Ridge Clubhouse: near the Pro Shop and in a magazine rack near Noonan's Tavern office.

Heather Ridge

2012. A Denver native, Anne was an elementary school teacher until she began to stay



Barbara Anne (Brown)

Dahl passed away peacefully with family at her side on Nov. 28, 2012. A Denver native, Anne was an elementary school teacher until she began to stay home with her own children and raise them alongside her husband, Bob.

Anne and Bob were among the first Heather Ridge residents/golfers. They lived in Heather Ridge South at the end of the 14th green. Anne supplemented her income as a champion Heather Ridge bridge player. Anne was preceded in death by her husband of 53 years, Robert (Bob) Dahl in 2008. She is survived by her loving children, Amy Locke, Nancy Valore and Susan Dahl; and grandchildren Ruth and Alice Valore.

Aug. 8, 1929 – Nov. 28, 2012



Ladies 9-Hole Golf

The members of the Ladies 9-Hole Golf League enjoyed a Holiday Tea with lots of goodies on Dec. 11, Danbury Clubhouse. Below (from left): Diana Jordan, Vonda Peecher, Marj Copeland and Donna Brothis.



Right (from left): Sharon Gunderson, Edie Reidel, Liz Clancy, JoAnn Oswald and Ginny Lewis.



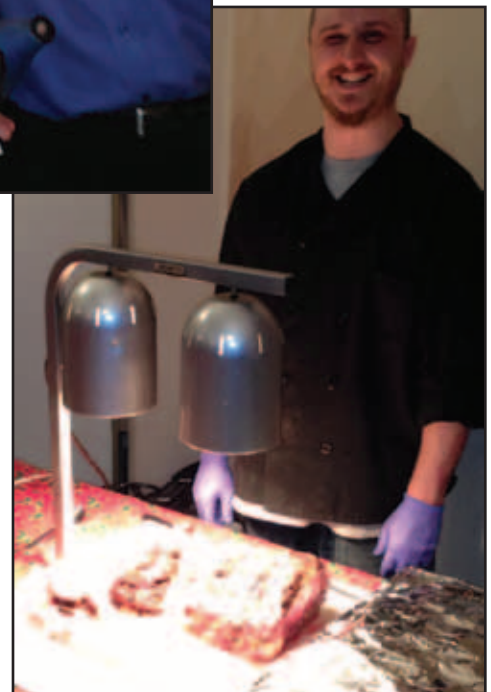
Photos by JoAnn Oswald

Photo Album



Heather Ridge South had its annual Holiday Party on Dec. 8. Photos clockwise from above: Anxious diners line up for their turn at the buffet table; Cocktail hour — time to renew friendships; Richard Strong served up the mixed drinks; Plenty of prime rib for all; Ginny Lewis (left) posed with friends Ed and Kathy Whitney.

Left: HOA President Van Lewis presented Josie Spencer with an award as thanks for her many years of service to the community.



January 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>Note: Regular Heather Ridge board or committee meetings will be held on the dates below, providing there is business to be conducted.</i>		1 New Year's Day	2	3 6 pm FWY 16 Board Meeting – FWY 16 Clubhouse	4	5
6	7	8	9	10 Metro Matters Deadline	11	12
13	14	15	16 5:30 pm HOA Presidents Dinner – HR South Clubhouse	17 4 pm HRMD Board Meeting – GC at HR 6 pm Chimney Hill Board Meeting – GC at HR	18	19
20	21 Martin Luther King, Jr. Day	22	23	24 6:30 pm Ward IV Meeting Fire Station 11, 2291 S. Joliet St. at E. Iliff Ave.	25	26
27	28	29	30	31		



Out To Lunch Bunch

The next gathering will be Thursday, Jan. 17, noon @ The French Press, 15290 E Iliff Ave (SW corner of Iliff and Chambers). Please contact Ginny Lewis to RSVP —

ginny.lewis@comcast.net or 303-337-6118



HRMD, UAHR and HRCA meetings are open to residents!

Metro Matters readers:

In an effort to reduce mailing costs, HRMD residents, off-site owners and Golf Course members can opt to get a copy via email. If you would prefer to receive this magazine as a low resolution pdf file by email, send your email to metro.matters@comcast.net (with your current mailing address). Advantages, besides saving on postage, include: 1) you'll get the magazine earlier; 2) you can print any page you want to read or share; and 3) you can more easily share it with friends with whom you correspond on email.

Be A Guest Writer: Metro Matters accepts guest writers. You are invited to submit an article, 500 words or less, for acceptance in the next publication. Send to Bette Secord, Fairway 16, bettesecord@gmail.com; or Lynn Donaldson, LynnNeu@comcast.net or 13731 E. Hamilton Drive, Aurora, CO 80014.

Effective January 1, 2013...

Real Estate Sales Tax - does it affect you?



INDUSTRY RESOURCES



In 2012, the Supreme Court of the United States upheld the Affordable Care Act.

What does exist is an additional capital gains tax included within the Affordable Care Act. There is a new tax on investment income which covers interest income earned, dividends, rents as well as capital gains. However, this new tax is not a transfer tax on real estate sales.

The only time a principal residence sale can be subject to this tax is when the following criteria come together:

1. If a married couple makes more than \$250,000 or an individual makes more than \$200,000 per year during the year their principal residence is sold, the seller's gain will be subject to this surtax, if the \$250,000/\$500,000 exemption rule is exceeded.
2. If the seller is in the higher income bracket, the seller may still not be subject to this tax if the seller's gain is less than \$500,000 for a couple or \$250,000 for an individual.

It is a tax on a household with combined income of \$250,000 or an individual earning more than \$200,000 with a gain over the \$250,000/\$500,000 exclusion rule. The exclusion rule was passed during the Clinton Administration as codified in 26 USC 121 which simply means gain on the principal residence under \$250,000/\$500,000 is not subject to taxation. This exemption from taxation on gain under \$250,000/\$500,000 on the principal residence still remains in place at this time and therefore not subject to capital gains tax (currently at 15%).

When the tax is applied, it is a surtax of 3.8% of the gain over the \$250,000/\$500,000. **This is surtax on profit over the \$250,000/\$500,000 level but not a tax on the total sales price.** Here is an example:

Mr. and Mrs. Smith sell their principal residence and realize a gain of \$525,000. They have an adjusted gross income of \$325,000 as it relates to this new tax.

Adjusted gross income (before adding the taxable gain of \$25,000)	\$325,000
Tax gain once the \$250,000/\$500,000 rule is applied	\$25,000
New adjusted income (adding the \$25,000 of gain)	\$350,000
Excess over the adjusted gross income of \$250,000 for a couple	\$100,000
The tax on the lesser amount of \$25,000 ($\$25,000 \times .038$)	\$950

If Mr. and Mrs. Smith had a gain of less than \$500,000 on the sale of their principal residence, none of the gain under \$500,000 would be subject to the surtax of 3.8%. Whether they pay a 3.8% tax on excess gain over \$500,000 (\$25,000) will depend on other components which affect their adjusted gross income.

This surtax would be handled as an element of the client's federal income tax return.... FIRPTA or the Colorado withholding does not have any effect.... the clients will be subject to the current tax law in the year they sell a principal residence.



11.25.2012
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should always be obtained from a competent professional.

Provided by Clay Fell, Fidelity National Title

Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



Hole-in-One at HR

Here are the golfers who have recorded a hole-in-one shot since HRMD bought the golf course:

Date	Name	Hole	Yards
2010			
6/17	Randi McKnight	5	100
6/17	Jim Daum	5	100
7/10	Henderson Colley	8	161
9/17	Sue Scott	8	85
10/6	Joseph Tirone	5	110
10/23	Sae D Lee	5	105
10/29	Marlilyn May	8	85
11/16	Duard Robinson	8	85
11/20	Brandon Daum	5	110
12/10	Don Copeland	5	110
12/25	Michael Geppner	14	215
2011			
3/20	Carla Roden	8	85
3/31	Diane White	8	85
5/16	Bob Motyka	5	110

Date	Name	Hole	Yards
5/19	Eric May	14	161
6/14	David Wilson	5	100
9/8	Donald Schultz	8	161
9/11	Jim Daum	10	180
9/14	Joanne Oswald	8	73
9/20	Larry Taylor	10	190
9/30	Babe Parilli	5	120
11/25	Don Schroeder	5	105
2012			
3/13	George Zoetewey	8	165
5/24	Art Helfrich	10	188
6/14	Jean Duffy	5	99
7/14	Brian Hornstra	5	105
7/24	David Oakland	5	110
7/25	Babe Parilli	5	110
7/27	Howard Evans	10	188
8/2	Donne Chapman	5	99
8/7	Arnold Ullevig	8	165
8/13	Jerry Webb	8	161
8/17	Joanie Ott	5	100
10/14	Errol Rowland	5	105

Wondering about the construction along Peña Boulevard on the way to DIA?

Find out in the FasTracks Commuter Rail Project Newsletter. The Regional Transportation District (RTD) and its contractor, Denver Transit Partners (DTP), are in full construction on the East Rail Line, Gold Line, Northwest Rail Westminster Segment and the Commuter Rail Maintenance Facility. www.rtd-fas-tracks.com

The newsletter contains information on:

- Overview of the project
- How to Do Business with DTP
- WIN: Career Training and Employment Program
- Project Progress Photos ...and more!

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Greater Metropolitan Denver Month End Inventory November 1990–2012



Inventory continues to shrink. Metrolist reports a total of 8,847 residential properties for sale at month's end, down from 9,719 units available at the end of October. By larger comparison, there were 12,634 properties on the market at this time last year, nearly 30 percent more than last month.

"Compared with prior month-end figures for November, we hit an all-time low for inventory with less than 9,000 homes on the market this past month," Metrolist Inc. President and CEO Kirby Slunaker said. "This, combined with sales volume that has climbed back up to November 2005 figures, should keep pricing stable. We're seeing some remarkable activity in the metro Denver market this year."

REcolorado.com gives consumers direct access to the most current housing information available today. With the ability to find homes, search for open houses, and easily calculate home values, this website, powered by the MLS, gives home buyers and sellers the most comprehensive information online for the metro Denver housing market.

– from Metrolist.com

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Letters

Metro Matters

Good Deals from MM advertisers

While reading the December Issue of *Metro Matters*, I noticed an ad placed by the Donut House - 3124 S Parker Road. It is next door to the UPS store, which also placed an ad at the same address.

A friend and I decided to stop in at both places of business to thank them for buying ad space in our magazine.

Once in the bakery, we were not able to resist the chocolate doughnuts. They were delicious.

The owner was quite friendly and several patrons came in to buy while we were there. The UPS store was quite busy due to the holidays and a 20% off, holiday coupon from the magazine.

We stuck our heads in the door just to say thank you, as they were too busy to chat.

- Edie Reidel
Burgundy

Letters to the Editor: Send your letters for Metro Matters to Bette Secord, Fairway 16, bettesecord@gmail.com; or Publisher Lynn Donaldson, 13731 E Hamilton Dr, Aurora, CO 80014; LynnNeu@comcast.net by the tenth of each month. Letters must be signed, dated and include the writer's address and phone number. Letters may be edited for clarity or space.

Free Days for January, February

Denver Children's Museum	Tuesday, Jan. 1
303-433-7444, 4-8 pm	Tuesday, Feb. 5
www.mychildsmuseum.org	
2121 Children's Museum Dr.	
Denver Botanic Gardens @Chatfield	Friday, Jan. 4
303-973-3705, 9 am-5 pm	Friday, Feb. 1
www.botanicgardens.org	
8500 Deer Creek Canyon Rd, Littleton	
Denver Art Museum	Saturday, Jan. 5
720-865-5000, 10 am-5 pm	Friday, Feb. 1
www.denverartmuseum.org	
100 W 14th Ave Parkway	
Denver Museum of Miniatures, Dolls and Toys	Sunday, Jan. 6
	Sunday, Feb. 3
303-322-1053, www.dmmtd.org , 1-4 pm	
1880 Gaylord Street, Denver	
Denver Botanic Gardens	Monday, Jan. 21
720-865-3500, 9 am-5 pm	Monday, Feb. 18
1005 York St., www.botanicgardens.org	
Denver Museum of Nature and Science	
303-322-7009, www.dmns.org	Monday, Jan. 28
2001 Colorado Blvd	Monday, Feb. 11
(Fee for IMAX films, Planetarium)	9 am-5 pm
Denver Center for Performing Arts	303-547-3410,
www.denvercenter.org , 1101 13th St. Each Tuesday	
at 10 am, DCPA will release a limited number of \$10 tickets. Ten seats for every DCTC performance in the coming week will qualify (up to 25 shows per week). Use code SCFD.	

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Marina Thorson 303-363-8011

Molly Markert's Newsletter for Ward IV

Wise Recycling is your best source for recycling scrap metals. They are located at 2601 North Chambers Road in Aurora. Call 303-367-0822, www.wiserecycling.com.

Access Aurora is the city's customer service and information center. If you have questions regarding the city or any other needs, you can call, 303-739-7000 or email access@auroragov.org.

All Things YALE Avenue. The concrete retaining wall requested by the Strawberry HOA 2-3 years ago is going as planned. It is complex work, at a steep angle, so the work can only be done on the street side. That requires closing one lane on Yale Avenue.

The work could not be done while the bridge was closed because the bridge was completed two months early. There are few contractors who do that complex angle work. The current contractor was available now, not sooner. Aurora had to literally scrape the bottom of the barrel to find money to do the project as it was not top priority. It should be completed by the time you are reading this story.

The acceleration lanes on Yale Avenue and Xanadu Drive are not an approved traffic movement and technically violates the Uniform Municipal Traffic Code. The "island" in the middle of Yale, which is not a traffic lane nor an acceleration/deceleration lane, but literally an island, has served as a refuge for drivers leery to turn into fast moving traffic.

When the bridge was completed and the street restriped to include bike lanes on each side of the street, there was not enough width on the asphalt surface left for that "island." It was decided to remove it. Some drivers complained that turning onto the street was unsafe.



Mayor Steve Hogan and I met with staff to relay the concerns of residents. A compromise was reached to return the island "for now" to give drivers ample time to learn how to turn safely into moving traffic. All of Yale Avenue will be repaved when needed, in 3-5 years. At that time, when I am off council, there will be a public participation process for bike riders who want striped lanes for safety, and the drivers who want a turn island for safety. Both groups

can lobby the engineers and elected officials at that time. Meanwhile, traffic will also add some signage for bikers, indicating that the bike lane ends after the bridge on westbound Yale Avenue.

As to completing the sidewalk on the east side of the bridge, south side of Yale Avenue, the city will engineer it. Then Ward V and staff will work with Heather Gardens residents on extending the sidewalk.

Nine Mile. The City's Comp Plan has a recommended amendment to eliminate exterior stairs for residential buildings (no three-story walk-ups) and to locate the pedestrian bridge more directly between the Nine Mile station and the retail area at Regatta Plaza (planned). This area is not in my Ward yet, but I expect it to be approved by the first of the year!

The January Ward IV meeting will discuss Regatta, Nine Mile and Light Rail. (Join me at 6:30 pm Thursday, Jan. 24, at Fire Station 11.)

Join The Snow Busters Team. The Aurora Volunteer Center pairs Snow Busters volunteers with people who live near them, have limited financial resources, and are elderly or have disabilities. Apply online at www.aurora.gov/volunteer. Call 303-739-7759.

Classified Ads

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