

HR Heather Ridge

Metro Matters

VOLUME 4

NOVEMBER 2014

NUMBER 11



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



17th Annual Punkin Chunkin Colorado

A 2-Day event was held at the Arapahoe Park Horse Track, 26000 E Quincy Ave. October 11 and 12. Addison tries to decide which punkin to choose from the Punkin Chunkin patch. Additional fall pictures on page 16.

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**HEATHER RIDGE METRO MATTERS
MAGAZINE**

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HR *Heather Ridge*

PUBLISHER'S NOTE

Our November issue is full of fall events including the Heather Ridge Men's Golf Club's 2014 Banquet. There are still some great golf days in November so get out and enjoy the beautiful Colorado weather and your (and my) favorite sport — golf!



We have had a great response to our new "Wednesday Only" coupon pages — so we have added more in the November issue. Support our advertisers and visit their place of business and tell them you saw their ad in the *Heather Ridge Metro Matters* magazine.

Happy Thanksgiving!

Barry McConnell
Publisher

Attention Metro Matters Readers

Tell our advertisers "I saw your Ad in Heather Ridge Metro Matters Magazine!"

Our magazine is supported in large part by our advertisers. Please do your part to support our community and our magazine by letting our advertisers know that you saw their ad in *Metro Matters Magazine*. Several advertisers are featuring great coupons this month!

On the Cover
Outside Nick's Garden Center
& Farm Market
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Heather Ridge Metropolitan District

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Assistant Secretary Joan Beldock
Assistant Secretary Jane Klein

Heather Ridge Metropolitan District

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HeatherRidgeColorado.org

Heather Ridge Golf Club

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www.golfclubatheatherridge.com

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PAR Officer Mark Lowisz
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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*.



Due Diligence for Sellers and Their HOAs

Many buyers and sellers are “under-informed” about living in HOA communities. This includes a working knowledge of controlling documents, board discussions (Minutes and newsletters), and policies and resolutions. All Colorado HOA communities are subject to increasingly stringent state and federal laws focused on transparency issues. More transparency means better knowledge and decision making for buyers and sellers.

HOAs provide many community services funded by monthly fees or assessments. Buyers, seller, and mortgage lenders need to know those costs along with

contemplated “big ticket” capital projects and proposed funding by assessment, and increase in HOA fees, or existing Reserves.

The partial list below contains common and “not so common” due diligence items sellers might face. Most sellers use title insurance and HOA management companies to collect official documents, budgets, and records for buyers. However, some management companies by policy will not directly answer buyer, lender, or agent questions. When this happens, the property owner/seller must get involved.

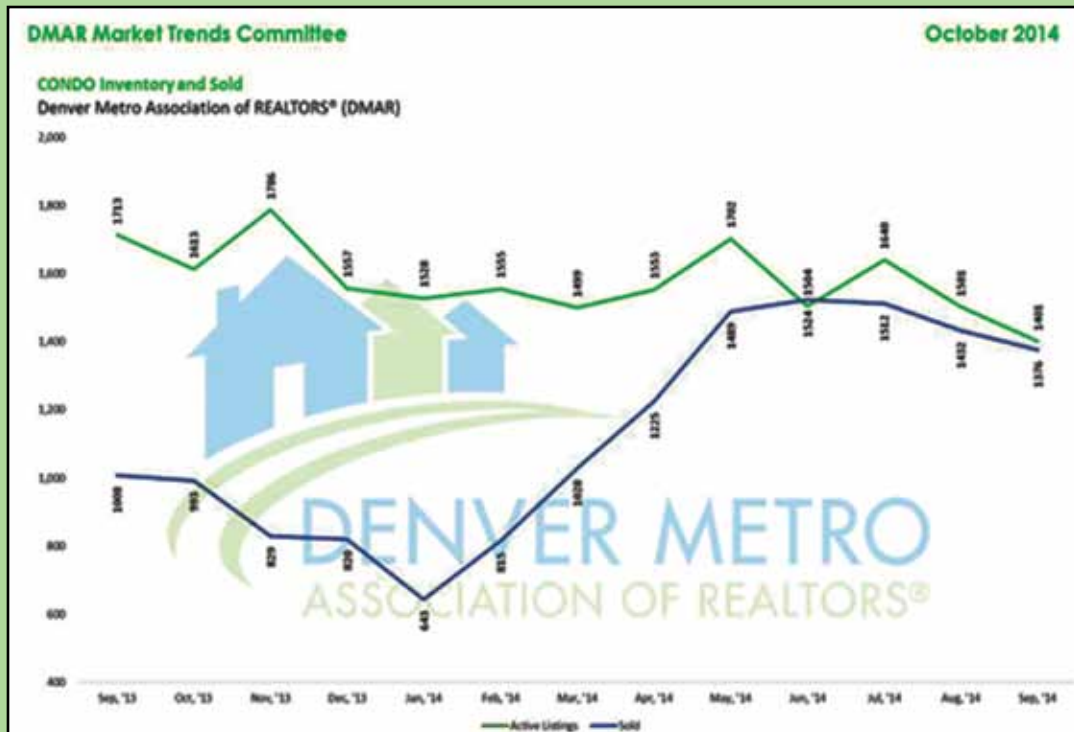
Understand Your HOA

Frequently asked Questions for HOA/Common Interest Communities

1. HOA board Minutes for the past year or more depending on frequency of board meetings;
2. HOA budget for current and past two years; any proposed budget;
3. Special assessments pending or discussed for community projects (roofs, asphalt, siding, etc.);
4. HOA's procedure for assessments and monthly ownership fees and costs (controlling documents, board policies, Reserves, transparency, notice, budget, etc.);
5. How are monthly HOA fees applied for different unit styles – square footage, main level footprint, roof sizes, etc.??;
6. Get a Status Letter from the HOA to determine any and all specific or general obligations to be paid at closing;
7. Know HOA costs when selling/buying: status letter, transfer of account, working capital, etc.;
8. Community newsletters for past year or more given its publication rate; if published in Metro Matters, visit its website for past issues (www.Heatherridgecolorado.org);
9. History of HOA payments to show frequency and amounts of changes;
10. Reserve Study: a gold mine of info about capital projects, budget needs, assessments, future costs, etc.
11. HOA's Rules and Regulations along with Board Resolutions;

12. Websites for community and its management company;
13. Present and past management companies;
14. Parking policies: Does the HOA “own” the parking area and assigns spaces to qualified owners by address? Is there a list and map of qualified owners and their spaces? Is a parking space, carport, or garage described in unit legal description? Is parking allowed outside and/or in front of garages? If there is a driveway in front of a garage, is its usage and maintenance defining in governing documents and records;
15. HOA General Insurance coverage: The provider’s name and copy of the general policy. Is an HO-6 owner’s policy required or recommended by the HOA? Compare the general policy to the HOA’s controlling documents for proper coverage. What are the risks to unit owners for the HOA’s general insurance delectable, water damage, acts of God; along with damage assessment limits by the HOA;
16. Owner maintenance responsibilities: sewer lines inside and outside of units, water turn-off valve(s), water pressure control valves, sump pumps, freeze damage policy, window wells and covers, fences, interior sidewalks, gardens, landscaping, porch maintenance responsibilities for settling-cracks-heaving, skylight ownership, radon mitigation, foundation repairs including basements, crawl spaces, and concrete slabs, etc.;
17. Electricity: copper or aluminum wiring; responsibility for circuit breaker boxes;
18. Is the community a condo or PUD (Planned Unit Development) and its significance on financing, insurance, maintenance issues, etc.;
19. Understanding common vs. limited common areas, property footprints or boundary lines relative to HOA land and golf course property;
20. Submit questions in writing, and expect answers in writing. HOAs and management companies are sometimes hesitant to give written responses without board approval.

Condo Sales Tighter Than Detached Home Market



Notice how the sold and for sale inventory lines cross each other if only for a week or two! That’s not happening in detached home sales. Attached housing includes condos and townhome styled PUDs are in great demand because of their lower price points and lack of new construction. Builders are constructing luxury apartments to avoid construction litigation. This is good for Heather Ridge owners.

Van Lewis

Our next Neighborhood Watch meeting will be held on November 13 at 6:30 pm. at the Strawberry Clubhouse, 2638 S. Xanadu Way. As always, I urge you to attend these meetings. They are very informative, in that, they let you know what is going on around you. It is only one hour of your time. Keep in mind how many hours the volunteers in your community are putting in to help keep you informed and safe.

In the last newsletter from our Par Officer, we were told there were seven residential burglaries in Area 10 (not necessarily Heather Ridge). Four of these burglaries involved entry through open and/or unlocked doors or windows. One was an obvious forced entry and two were probable forced entry.

This means that over half of September's residential burglaries may have been prevented by closing/locking probable entry points to our homes. Please be vigilant about keeping your homes secure.

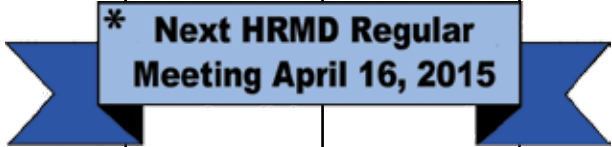

Please remember you can go to Crimereports.com to see what is going on in your neighborhood.

Come to the next meeting, outlined above, and I can give you much more information on Crimereports.com.

Bev Brown
Head Area Coordinator for Heather Ridge and Area 10

P.S. We are always looking for additional volunteers. However much time you can spare is always appreciated. Thank you

November 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	4	5	6 6 pm Fairway 16 Board Mtg Fairway Clubhouse	7	8
9	10 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	11	12 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	13 6 pm Burgundy Board Mtg Burgundy Clubhouse	14 Metro Matters Deadline	15
16	17 7 pm Country Club Ridge Board Mtg Noonan's Ballroom	18 6 pm Strawberry I & II Board Mtg Strawberry Clubhouse	19 6:30 pm Chimney Hill Board Mtg Noonan's 19th-Hole	20* 6:30 pm Ward IV Harvest Christian Center 14100 E Jewell Ave	21	22
23/30	24	25 6 pm Cobblestone Board Mtg Noonan's 19th Hole 6:30 pm - HRS Board Mtg HRS Clubhouse	26	27 	28	29

We had some great speakers at the October 1st Presidents Council. Fire Inspector John Casessa with the Aurora Fire Department and Richard Ahrenkiel with American Family Insurance brought a wealth of information with them.

John spoke on several topics from what Fire Inspectors do, how fire codes are created, inspections to charcoal grills and parking illegally in fire lanes. He also explained that City Council approves the adoption or omission of the fire codes and that it is actually the city that owns the fire hydrants.

Richard presented the history of insurance, the importance of HOA coverage and special issues and needs of the individual homeowner and the HOA as an entity such as the buyback policies for hail and wind damage. The knowledge of John and Richard entwined on many different subjects. It is surprising how the fire codes and policies effect the insurance industry and vice versa.

One thing we do need to remember with the winter season almost upon us is the placement of snow when being

removed, as not to cover the fire hydrants. Do not park in fire lanes at any time. Parking in fire lanes can trigger hefty fines or possibly getting a car damaged and that will lead you to talking with your insurance agent.

The next gathering of the Presidents Council will be at the annual dinner in January, 2015.

See you there!

Amanda Milstead
President



October Presidents Council meeting with guest speakers John Casessa and Richard Ahrenkiel.

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HOA Inspection Issues



Pete Traynor
Double Tree
303-877-9538

PeteTraynor@ReMax.net

More and more, Pete and I are challenged to resolve home inspection issues that fall under HOA jurisdiction. In almost all home sales, professional inspectors determine a home's condition. Unresolved inspection problems can kill the sale refunding all earnest money. So before a property is listed, or a buyer's purchase contract is written, examples of unresolved inspection problems should be discussed with a "game plan."

Pete and I not only specialize in HOA properties, but we have served on Heather Ridge boards over the past decades. Those experiences are crucial in resolving HOA inspection issues, for each HOA operates separately and differently in Heather Ridge.

Recurring HOA inspection problems include: exterior roofs, skylights, drainage, siding, paint, gutters, deferred maintenance, etc. Interior concerns include: water pressure valves, sewer line responsibility, sump pumps, crawl space moisture-mold-insulation, electrical boxes, aluminum vs. copper outlets, interior leaks from exterior sources (skylights, chimney, and windows), radon, etc. HOAs that publish monthly articles in *Metro Matters* seem to have the fewest resale problems. Called transparency, everyone benefits when policies are clearly and repeatedly published.

In many cases, a *Rules and Regulations* publication may be more important than governing documents. Referred to as R&Rs, such publications may represent decades of maintenance and operational experiences. Declarations may be the legal framework for a community, but *Rules and Regulations* provide daily "rules and guidelines" from taking out the trash to replacing windows.

Please contact your management company to see if there are "written guidelines" to help sellers and buyers. If none, then think about joining your board to help. You could be part of the solution!

Market Report for Heather Ridge

Along with the greater metro-Denver market, Heather Ridge home sales and prices are leveling off...but not as much as other communities. Pete and I constantly hear from agents selling our listings why Heather Ridge outshines other communities: a golf course with club house and restaurant, a community magazine (*Metro Matters*), and close proximity to light rail, hospitals, major roadways, shopping, job centers, Cherry Creek Park, etc.

In Heather Ridge, the highest home values result from updating or remodeling the interior. Along with a good location, especially on the golf course, the most important upgrades are: kitchens, windows, floors, and bathrooms. This also presumes the carpet and paint are newer and older features have been replaced. For a personalized review of your home's marketing strengths, please call Pete or Van. They know how to increase your home's value without breaking your budget. Remember, "Please don't leave home without them!"



Van Lewis
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Pete Traynor: Re/Max Masters —
303-877-9538, PeteTraynor@ReMax.net

PLEASE REMEMBER
DON'T LEAVE HOME WITHOUT THEM.

Homes For Sale through October 16, 2014

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$140,000	13611	E Yale Ave A	2 - 2	1,098	1-Space	2 Story
Cobblestone Crossing	\$159,000	13302	E Asbury Ave	2 - 2	1,208	2-Spaces	2 Story
Cobblestone	\$187,000	2182	S Victor St D	2 - 2	1,392	2-Att Gar	2 Story
Strawberry I*	\$1,100,000	2688	S Xanadu Way A	2 - 2	1,144	1-Space	2 Story

* Part of 11 properties for \$1.1M that includes 2610 SXW too.

Homes Sold From September 16 through October 16, 2014

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$120,000	2666	S Xanadu Way	2 - 2	1,153	FHA	\$0	Individual
Strawberry II	\$125,000	2463	S Xanadu Way	2 - 2	1,091	Conventional	\$2,500	Individual
Cobblestone Crossing	\$163,000	1957	S Xanadu Way	2 - 2	1,392	FHA	\$0	Individual
Cobblestone Crossing	\$165,000	13422	E Asbury Ave	2 - 2	1,208	VA	\$0	Individual
Cobblestone Crossing	\$170,000	13264	E Asbury Ave	2 - 2	1,392	Conventional	\$500	Individual
Sausalito	\$171,500	2512	S Worchester St B	3 - 2	1,282	Conventional	\$4,000	Individual

Homes Under Contract as of October 16, 2014

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$61,000	2608	S Xanadu Way E	1 - 1	856	1-Space	2 Story
Strawberry I	\$82,900	13623	E Yale Ave A	1 - 1	843	1-Space	2 Story
Strawberry I	\$123,000	2658	S Xanadu Way C	2 - 2	1,098	1-Space	2 Story
Strawberry II	\$124,900	2455	S Xanadu Way A	2 - 2	1,150	1-Space	2 Story
Cobblestone Crossing	\$134,900	13376	E Asbury Ave	2 - 2	1,208	1-Space	2 Story
Chimney Hill	\$144,900	13642	E Evans Ave	2 - 3	1,392	2-Gar, Att	2 Story
Burgundy	\$153,000	2655	S Xanadu Way C	2 - 3	1,314	2-Gar, Att	2 Story
Burgundy	\$157,000	2623	S Xanadu Way A	2 - 2	1,314	2-Gar, Att	2 Story
Chimney Hill	\$160,000	2073	S Worchester St	2 - 3	1,344	1-Gar, Att	2 Story
Sausalito	\$169,000	2503	S Victor St F	3 - 2	1,273	2-Gar, Att	Ranch
Chimney Hill	\$189,000	13642	E Evans Ave	2 - 2	1,512	1-Gar, Att	2 Story
Cobblestone	\$194,900	2181	S Victor St A	2 - 2	1,392	1-Space	2 Story
Country Club Ridge	\$200,000	2220	S Vaughn Way 203	3 - 2	1,693	2-Gar, Att	2 Story
Heather Ridge South	\$200,000	2834	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story
Country Club Ridge	\$202,000	2230	S Vaughn Way 101	2 - 2	1,196	1-Gar, Att	2 Story
Fairway 16	\$209,000	2578	S Vaughn Way A	4 - 4	1,650	2-Gar, Att	2 Story
Country Club Ridge	\$209,500	2210	S Vaughn Way 203	3 - 2	1,693	1-Gar, Att	2 Story
Country Club Ridge	\$225,000	2230	S Vaughn Way 203	3 - 2	1,709	2-Gar, Att	2 Story
Fairway 16	\$235,000	2620	S Vaughn Way C	3 - 4	1,650	2-Gar, Att	2 Story



Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

Heather Ridge Men's Club 2014

The Heather Ridge Men's Club closed out the 2014 season with a banquet on Friday evening September 26 at the Summit restaurant (see photos on pages 12 and 13) and a Two Man Scramble held on Saturday September 27. The Summit entrée selection was the famous Summit Roasted Prime Rib, Tilapia Picatta, or Béarnaise Chicken and a lengthy happy hour. The staff did a great job of serving drinks and the dinner to 75 people in a very timely matter and received applause from the group for their efforts. There were a lot of good stories being bantered about at all tables, some true some not so true. The awards were presented to all winners with the Bob Knutson reigning as the Club Champion for 2014, and Roy Dietz was the Tournament of Champions winner.

This year the Men's Club started a new tradition by having a Special Guest of Honor and the first GOH was Babe Parilli, Babe has been a long time golfer at Heather Ridge and is our resident football hero. Thanks Babe.

The Two Man Scramble was a new event this year, and was recommended by Terry Bade and Dick Hinson. The event was well accepted by the membership, going forward this may be the format of choice for our year-end tournament.

We had three openings on the board this year; both Terry Bade and Bob Ore ran unopposed for a second term. Larry Ricketts will join the board as a Financial Adviser. The application form for the 2015 season will be sent out in December and we look forward to having another good group in 2015. We are always looking for new

members, so if you know of someone that is interested have them contact me or the golf shop for information.

Still plenty of golfing days left in 2014 so I hope to see you around the club.

Thanks for your participation in the 2014 Men's Club.

Note: A special thanks to Metro Matters Publisher/Editor Barry McConnell and his staff for taking all the pictures at the banquets and the tournament this year...Job well done.

Loren J. Janulewicz

Golf Club at Heather Ridge Men's Club Tournament Two Man Scramble Computer Draw September 27, 2014

First Place **Low Gross** **68**

Team total \$144 in golf shop certificates
Darrel Vanhooser
Don Copeland

First Place **Net** **51**

Team total \$144 in golf shop certificates
Dean Weber
Tom Knaub

Second Place **Low Net** **52**

Team total \$120 in golf shop certificates
Bruce Larson
Cameron Hoffman

Third Place **Low Net** **54**

Team total \$72 in golf shop certificates
Don Blosser
Bob Ore

Closest to the Pin

Hole #5	Team Janulewicz and Wallace
Hole #8	Team Weber and Knaub
Hole #10	Team Larson and Hoffman
Hole #14	Team Larson and Hoffman

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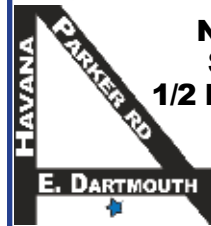
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Heather Ridge Men's Club 2014 Season Banquet



Bob Knutson (left) – Club Champion and Chris Watts



Roy Dietz (left) – Tournament of Champions winner and Chris Watts.



Left to right: Bruce Larson – First Low Net in Championship flight with Chris Watts and Loren Janulewicz



Judy and Rush Lash



Left to right: Terry Bade, Chris Watts and Loren Janulewicz



Left to right: Andy Schmidt, Chris Watts and Loren Janulewicz



Jim Carpenter, Greg Burghart, and Bob Knutson



Larry Ricketts and Jim Carpenter



Bob Knutson, George Wehbeh, Russ Barrett, Dallas Matthews, Jerry Hensen



Mr & Mrs Copeland, Bobbie Janulewicz and Laurel Knaub



Mr & Mrs Sumberg, Mr & Mrs Scott, and Mike Harden



Terry and Mary Bede, Ben and Diane Barnes, Mike and Peggy Coppens, Rush and Judy Lash



Ray and Barb Johnston, Don Schroeder, Mr & Mrs Brothis



Guest of Honor Babe Parilli, Harold and Mary Wallace, Brandon Caldwell and guest.



Brandon Caldwell and guest.



Mr & Mrs Fortune with Mr & Mrs Ore



George Wehbeh, Russ Barrett, Jerry Hensen, Dick Hinson

Heather Ridge 18-Hole Ladies Golf Association

The 18-Hole Women's Golf Association held its final tournament of the season on October 11; it was a beautiful fall morning, and was followed with a luncheon prepared by Noonan's which included our annual meeting. The Club's membership totaled 51 this season, the most we've had in several years, and we hope to have even more next season.

Teresa Anderson

Heather Ridge 18-Hole 2014-2015 Officers/Committee Chairs

President	Patti Enright-Harris
Vice President	Teresa Anderson
Secretary	Sally Simon
Treasurer	Irene Young
Directors	Marcy Greene and Joyce Scott
Ringers	Marcy Greene
Handicap	Joanie Ott
Social	Stacey Visentin
Tournaments:	
Wednesday	Ginny Lewis
Saturday	Teresa Anderson
B-Team	Liz Clancy, Bobbie Janulewicz, Sue Smith
C-Team	Marcy Greene and Patsy Hyde

Heather Ridge 9-Hole Women's Golf Club

The 9-Hole Women's Golf Club held its year-end awards luncheon at Legends Sport Bar on October 7. Awards, prizes and acknowledgements on jobs well done were given out. The club also honored long-time member, Ruth Mellinger, with a cake to celebrate her 90th birthday.

The group is looking forward to its holiday tea and game day on Tuesday, December 9, 2014.

Sharon Gunderson
Vice President



Left to right: M.C. Riaski, Joyce Scott, Sharon Warembourg, and Sally Simon.



At Right: Ruth Mellinger who celebrated her 90th birthday at the luncheon.



Left to right: Stacey Visentin, Marge Sumberg, Joyce Scott, Sharon Warembourg, Rena McCulloch, and Cindy Walters.



Enjoying the pizza buffet: Rena McCulloch, Marge Sumberg, and Joyce Scott.

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Fall Festivities

Aurora community enjoys fall from craft fairs held at Overland High School to sitting in pumpkin patches, or learning about medieval times at the 17th Annual Punkin Chunkin Colorado Festivities, our community loves everything fall.



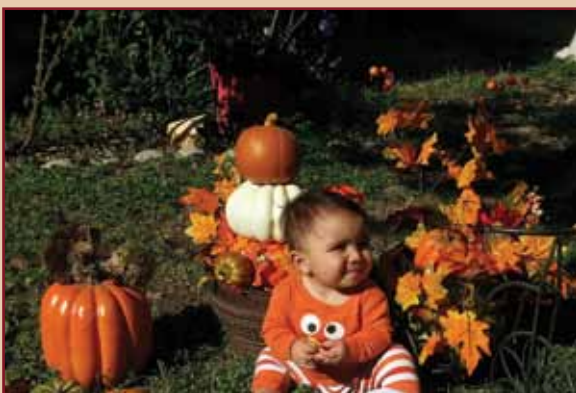
Bonnie petting the Clydesdale horses at the Punkin Chunkin festival.



Punkin Chunkin attendees enjoyed several medieval demonstrations during the festival.



Jamison enjoys painting his pumpkin at the festival.



Gracie sits in a special pumpkin patch.



Overland High School cheerleaders sold baked goods at the annual Fall Craft Fair.



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UPCOMING SHOWS

Friday: NOVEMBER 21st

Doors Open at 7:30pm

Show Starts at 8:30pm

21+ w/I.D.



H A P P Y
Thanksgiving

JOIN US FOR DINNER!

We will be serving plated Thanksgiving dinners 11/16 & 11/27

HR Heather Ridge

ASSOCIATION NEWS

Heather Ridge South



Dates to Remember

HOA Board Meetings: Monthly HOA board meetings are the fourth Tuesday, 6:30 pm, at our HRS clubhouse. Open to the public except during Executive Session, please drop by to observe. To address the board, please contact Janelle at Westwind to be on the agenda. There is no monthly meeting in December, and the board will be formed the following new year at January's meeting.

HRS Annual Meeting: The Annual Meeting is the first Tuesday of December, at 7 pm, at our clubhouse. The agenda and any attachments (new budget, announcements, resolutions, proxy, etc.) will be mailed to HRS property owners in November.

Holiday Party: The Holiday Season Party is Saturday, December 6, once again at our clubhouse. Notice will be mailed along with the Annual Meeting announcement listing cocktail and serving times. Party goers will be asked to bring side dishes (appetizers, salads, covered dishes), so check the party announcement for an alphabetized list of who brings what. Please RSVP for planning. The cost is \$8 per person at the door, and free for children under age twelve. Festivities include wine and cocktails, prime rib, dessert and door prizes. HRS's two community parties are a good way to join old friends and neighbors and meet new ones.

Drainage: The triangle drainage project was completed this year. Located next to Yale and I-225, this triangle-shaped area in the northeast corner of HRS now has new underground drainage and

xeriscaping to reduce flooding. Last year's rains flooded some basements in the area causing damages in excess of \$28,000. In response, the HRS board had it professionally engineered for construction bids. *Reconstruction Experts* won the bid for \$34,000 installing drainage lines, ground cover protecting drain lines, and decks and fences lost to construction.

Landscaping: Final landscaping for this project was done by JBK for \$14,000. JBK is our landscaping company of record having served HRS for decades. (JBK also worked on other triangle landscaping projects this year. They replaced older ground cover with stones, installed new border trim and redesigned areas for better usage.)

Projects/Issues Under Discussion:

October's Hail Storm Damages: Initial reports indicate substantial damages to our newer roofs and siding. The Board heard reports at its October meeting. At this time all costs should be covered by our single-pay per incident deductible of \$10,000.

American Family is our general insurance company.

HRS's 2015 Annual Budget: It was presented to the Board at its October monthly meeting for discussion.

HRS's Rules and Regulations: Presently being updated, the Board plans to complete it for publication in December 2014. It will be printed and sent to all property owners as well as posted on HRS and Westwind websites.

Clubhouse Football Games and Movies: Watch for notices posted on the clubhouse bulletin board for planned get-togethers. Many a Super Bowl party has been held at the clubhouse along with classic and current movies. These are fun and very casual events, so make a point to read the bulletin board or check HRS's website (heatherridgesouth.com). Board member Ronni does a great job managing our website, so surprise yourself by visiting it soon.

Van Lewis

Out to Lunch Bunch
Come join us for lunch!
Bring your friends and neighbors too!
Contact Josie Spencer for information
on the restaurant and date.
303-671-5634 or amipep@aol.com



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710284

Burgundy



Note: Hope you took advantage of the great opportunity to VOTE. It's a choice that is not available to all citizens in this world. We have the unique chance to influence not only the leaders in our state but also the issues. The important thing to remember – regardless of how you vote – is that your individual vote really does count!

HOA Board: It was good to see you at the annual meeting in October. It was a dark and damp night (sounds like the start to a good book) so not many of our neighbors actually came. Unfortunately, there were not enough homeowners present to

make the required quorum, so those in attendance were tasked with knocking on doors to collect proxies. We said goodbye to a couple of board members (thanks Todd and Katie for your dedication and hard work) and elected Malcolm and Errol. Both of these men bring a wealth of experience and prior community involvement to your board of directors. Welcome to both of you. We are looking forward to working with you.

Snow Management: Snow is comin' although we have already had "weather" we know that the snow will be with us at any time. Metro will be shifting their focus from summer landscaping to winter snow management. One of their biggest issues is where to pile the snow. They always try to dump it on the west (downward) side of our property so that it melts onto the golf course and drains into the ponds. We can help by providing easier access and leaving

the parking spaces open. Not all of them, of course, just the ones in front of the open grass areas.

Roofing: Do you remember the hail of September? As you might imagine, there was extensive damage done to homes in this area, but our decision to upgrade the shingles for our new roofs last summer really paid off! We did incur some minor damage but not enough to warrant repair or replacement. We were really holding our breath on this, waiting for the adjuster reports (fingers were crossed as well).

Holiday Party: Has your December calendar filled up yet? The Burgundy holiday/winter party will be held on Saturday, December 6 at 6:30 pm in the Clubhouse. Join your neighbors for a celebration sure to fill your tummy; renew old friendships and meet new friends. We'll provide the main course and you can bring

the extras (side dishes, appetizers or desserts). Feel free to bring your favorite beverage to share.

Clubhouse Rental: The Burgundy Clubhouse is for **RENT!** This makes the perfect place to host your family dinners, seasonal parties and larger than home size football games. To check on availability and to rent this space, call Amanda at 303-908-9574.

Emergencies: For any emergency – weather, water, etc – call Hammersmith at 303-980-0700. Help is available 24/7

HOA Meetings: The Burgundy HOA meetings are held on the 2nd Thursday of the month at 6 pm in the Burgundy Clubhouse. Homeowners are always welcome, just give us a call so we can save a chair for you.

Jaynie Basch

Chimney Hill



November reminder for Chimney Hill Residents – CH Annual HOA meeting is scheduled for Wednesday, November 19th at 6:30 pm. Please make sure that you reserve the time to attend.

CH board would like to welcome new residents. All new residents should have received information containing CH rules and regulations. Please remember to contact Alec at Accord Management (720-230-7321) if you have maintenance, parking, or nuisance concerns.

On Wednesday, October 1st, a group of HOA presidents and some board members met with one of Aurora's Fire Inspectors and an insurance agent. Grilling was one of the issues discussed. Please remember that the use of charcoal and briquettes is

prohibited. Additional information about the meeting could be found in the article by Amanda Milstead on page 7.

Please keep your dog on the leash, pick up after your dog, and do not

leave bags with dog waste outside on the property.

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11/18 Mexican
11/25 French

Friday Nights

11/7 Asian
11/14 Fish & Chips
11/21 Italian
11/28 Prime Rib*



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Welcome New Homeowners.

Landscape Maintenance: We are busy with fall landscaping maintenance which includes clearing up debris from the frequent rain, hail and wind storms. All gutters and downspouts have been or are scheduled for cleaning. If you want your interior patio gutters cleaned, please call Bill McKinney at 303-783-2917 to arrange for access to your patio. Winter is fast upon us so it is time to winterize for the cold weather.

Preparing for Winter: Please remember to disconnect all exterior water hoses. Check outdoor and indoor faucets for leaks.

Owners, not the HOA, are responsible for freeze damages. If you don't have anti-freezing exterior faucets, turn them off at their interior control valves. It is always wise in very cold weather to open cabinet doors and let faucets drip to prevent frozen lines. When snow is forecast or falling, please leave our visitor parking spots empty so the snow plows and manual snow removal team can clear our complex as quickly as possible.

Hail Damage Claim: We again continue to await a final decision from our insurance company. Once received, we are poised to begin

our reroofing based upon our ever changing weather.

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

Property Management Company: Bill McKinney, President, McKinney Management

Company, Inc., 3576 S Logan Street, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398.

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

Make a note to vote on election day which is November 4th. All our votes count.

Carol McCormick

Country Club Ridge



Thanks to all of you who participated in the HOA annual meeting last month. We hope your questions and concerns were answered. The Board of Directors appreciated your interest in our community and your input on the day-to-day issues we face.

Are you ready for cold weather?

Fall is the time to prepare for winter — cold, wet conditions can make you miserable and damage your home. Be assured that the exterior issues are being taken care of by our

maintenance team. The sprinkler system has already been shut down for the winter. The landscaping crew will take care of the fall clean-up as soon as the majority of the leaves have fallen. Gutter and downspout cleaning for all buildings has been approved and will be accomplished as soon as the majority of the trees are bare. A new snow removal service has

been contracted to take care of the snow and ice that is soon to come.

You can take care of your individual homes by examining doors and replacing weather stripping as needed; examine windows and caulk and reseal if necessary; clean vents (especially dryer vents that build up

dryer lint and can cause fires); keep furniture and other items away from heat vents; place non-skid runners or door mats near entrances to help keep slush and sand out of the house.

Judie Maurelli

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Strawberry

TV Disposal: Landfills in the state of Colorado no longer accept televisions. This is why when you put one next to the dumpster, it just sits there. The trash collector will not take it. Goodwill and ARC no longer accept donations of televisions, even if they work. If you need to dispose of an old television, you can take it to Best Buy. They will accept flat screens under 50 inches and other televisions under 32 inches. Televisions must be intact, with no cracks or openings. Wheeled carts are available to transport the TV from your car to the store.

Donate Old Books: Don't Throw Away Those Books! If you have a box or stack of books that you no longer want, don't put them in the dumpster! Donate them to the Friends of the Aurora Public Library. Their store is just down the street at 2243 S. Peoria, behind Walgreen's. If you haven't visited this local treasure,

make it a point to stop by on Wednesday, Friday, or Saturday. These are the only days the store is open, but it is worth it to check it out. The store sells not only books, but DVDs, cassettes, CDs, and even VHS tapes. Prices are rock bottom, lower than thrift stores. The store is run by volunteers and



gladly accepts donations. Receipts can be provided for tax purposes.

Elizabeth Watts

Fairway 16

Fall Reminders:

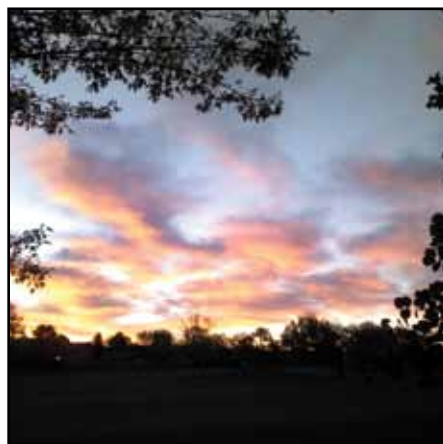
- Unhook hoses and drain any exterior pipes.
- Report any outside faucets that don't completely turn off to Hammersmith, 303-980-0700.
- Change the filter on the furnace for cleaner air and cost savings.
- Put rose collars around rose bushes.
- Take in your trash barrel and recycle bins promptly so they won't be an obstacle for the snow plows.
- Orange ice melt buckets and reflector signs will be distributed soon. Only north facing driveways receive the ice melt buckets.



New Board Member: Loretta Eggleston resigned at the October meeting as Jack and she are moving to Arizona. She was a very wonderful board member and will be missed. Rena McCulloch has volunteered and was voted onto the board at our October meeting. She purchased her home at 2698E in 2006, rented it for a while and moved back in last spring. Thanks for volunteering to serve.

Clubhouse Rental: Schedule your holiday party using our wonderful clubhouse soon. Don't be disappointed if date you wanted is already booked. The two people who are handling reservations are listed on a sign on the front door of the clubhouse.

Lights: Xcel Energy owns the 11 tall lights throughout our community. Ten are working and the one by the clubhouse parking lot has been



Sunset – submitted by Susan Bruce

reported to Xcel as needed repairs. Currently 53 of our 116 homeowners have turned on either garage and/or porch exterior lights. This is 41% of own homeowners. Extra lighting helps deter crime and helps people

locate your home. Let's see if we can make 50% next month.

Directory: If you would like to be included in the Fairway 16 directory, please contact Karla Banks at Hammersmith, 303-980-0700. Written permission is required to be included.

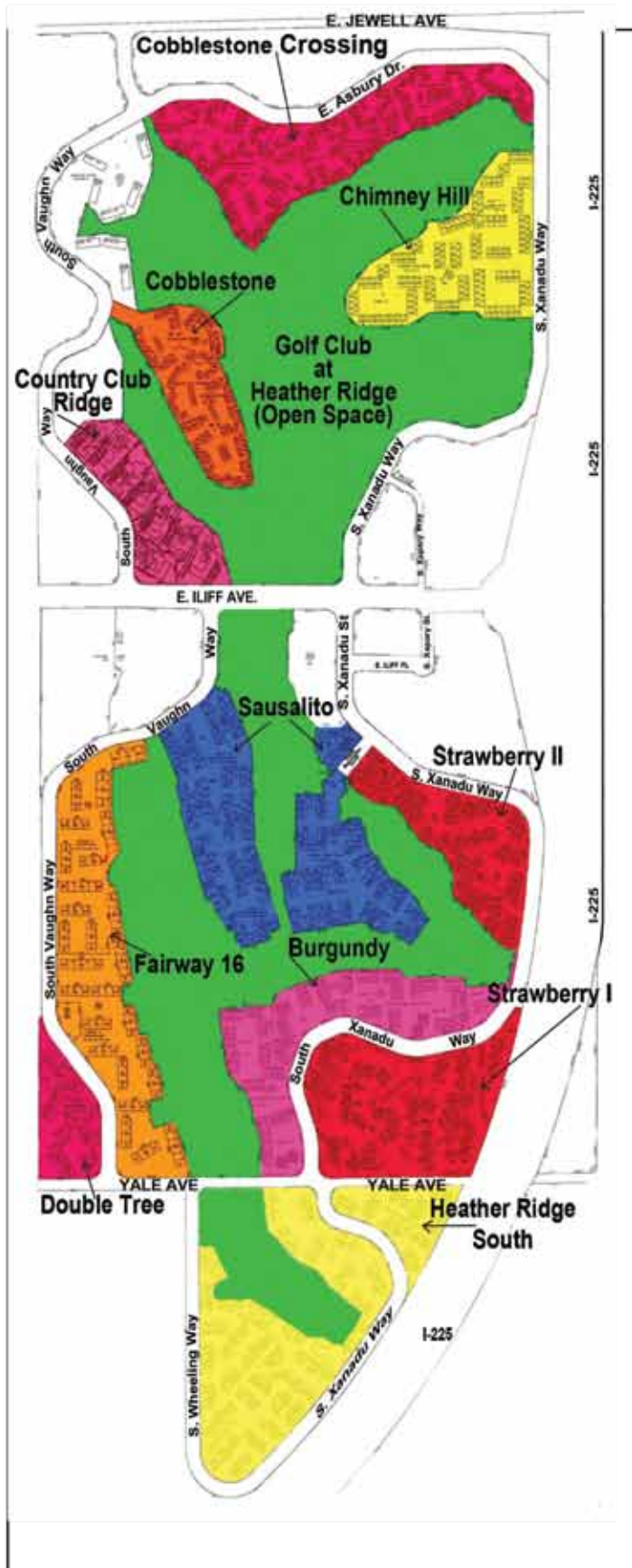
No Shoveling: If you don't want your courtyard walk shoveled, please post a sign on the front of your gate. Susan Bruce can provide a laminated all-weather sign if you need one.

Upcoming Agenda Items: At our November meeting we will review the proposed 2015 budget; choose a snow removal firm; choose a gutter cleaning firm; and listen to homeowners (always first on the agenda).

Susan Bruce

Heather Ridge HOA Communities

www.heatherridgecolorado.org



BURGUNDY

- Hammersmith — 303-980-0700x511
- # Units: 120
- HOA Meeting: 2nd Thurs, 7 pm (monthly)
- Burgundy Clubhouse
- www.burghoa.com

CHIMNEY HILL

- Accord Property Management, Alec — 720-230-7321
- # Units: 116
- HOA Meeting: 3rd Wed. 6:30 pm
- Noonan's 19th Hole

COBBLESTONE

- Capital Management Co., John — 303-832-2971x316
- # Units: 74
- HOA Meeting: 4th Tues, 6 pm (monthly)
- Heather Ridge Community Center

COBBLESTONE CROSSING

- Accord Property Management — 720-230-7303
- # Units: 150
- HOA Meeting: 2nd Mon, 6 pm
- 3033 S. Parker Road, Ste 320

COUNTRY CLUB RIDGE

- Custom Management — 303-752-9644
- # Units: 64
- HOA Meeting: 3rd Mon, 7 pm (monthly)
- Noonan's 19th-Hole

DOUBLE TREE

- Self Managed, Salvador Varela — 303-750-8394
- # Units: 24
- HOA Meeting: 1st Mon, add'l info contact Alethia (bi-monthly)

FAIRWAY 16

- Hammersmith, Jean Ronald — 303-980-0700x444
- jronald@ehammersmith.com
- # Units: 116
- HOA Meeting: 1st Thurs, 6 pm (monthly)
- Clubhouse, 2600 S. Vaughn Way
- www.fairway16.com

HEATHER RIDGE SOUTH

- Westwind Mgt Co., Janelle Maninger — 303-369-1800
- Janelle@windmanagement.com
- 21 Inverness Drive, Englewood, CO 80122
- # Units: 176
- HOA Meeting: 4th Tues, 6:30 pm (monthly)
- HRS Clubhouse, 2811 S. Xanadu Way
- www.heatherridgesouth.com

SAUSALITO

- McKinney Realty, Bill/Cheryl — 303-783-0394
- # Units: 159
- HOA Meeting: 2nd Wed, 6:30 pm
- Heather Ridge Community Center
- www.sausalito.com

STRAWBERRY I AND II

- Capital Management Co., John — 303-832-2971x316
- # Units: 328
- HOA Meeting: 3rd Tues, 7 pm
- Strawberry Clubhouse, 2638 S. Xanadu Way

Molly Markert



**Molly Markert –
Ward IV**
15151 E. Alameda
Parkway
303-739-7516 (Council
Office)
[mmarkert@
auroragov.org](mailto:mmarkert@auroragov.org)

The City is Updating the Zoning Code & Needs Your Feedback!

The city of Aurora is launching a project to update the city's zoning code. The code is more than 50 years old, and has been updated on a patchwork basis, making it overly complex, internally inconsistent and difficult to administer. It also is not designed to respond to several new challenges facing the city, such as the expansion of RTD's FasTracks project with the Aurora Line/I-225 Rail, and outdated infrastructure and redevelopment opportunities along Aurora's older commercial corridors. The city of Aurora retained Clarion Associates and Winter & Company to assist with developing a Needs Assessment document. A public draft of the Needs Assessment is now available on the city's website. The major recommendations discussed in the Needs Assessment are organized in the following themes or categories:

- Create a more user-friendly code
- Update zoning districts and permitted land uses
- Improve the development standards
- Modernize the development review procedures

A formal public comment period will open early in 2015, but city staff will take comments any time. Since the

Zoning Code contains more than 600 pages of regulations, you may want to start by reviewing the Needs Assessment, which in addition to the themes listed above, includes a draft outline of what the new Code might include. For more information or to provide comments, contact Karen Hancock, Planning Supervisor, at (303) 739-7107 or khancock@auroragov.org

Get festive with the sights and sounds of the holiday season!

Tasty Treats

Enjoy sipping hot cocoa, munching on holiday pastries and don't forget to pick up your candy cane from Santa.

Visitors from the North Pole

Santa makes a grand entrance and greets families after a long trek from up north.

Musical Performances

Listen as talented local students perform seasonal tunes and carolers sing classic holiday favorites.

Holiday Tree and Lights

Check out the twinkling holiday tree and, of course, a fantastic holiday lights display at Aurora City Hall!

Festival of Wreaths

The Aurora History Museum's annual Festival of Wreaths event helps to raise funds for upcoming exhibits and for education and school programs. Check out the wreaths during the event and participate in the silent auction to buy your favorite!

For more information about this event contact Chip Scott at 303-739-7756 or email bscott@auroragov.org.

The Aurora Fox

9900 East Colfax Avenue
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foxbox@auroragov.org

Box Office Hours: Monday – Friday 9 am – 4 m and 1 hour before performances

Red Ranger Came Calling by Berkeley Breathed November 28 – December 21

A musical tale based on the true story of cartoonist, Berkeley Breathed's father who, at age nine, insisted on being addressed as the "Red Ranger of Mars." One Christmas during the Depression, the moody young boy meets a crotchety old man named Saunder Clös. Through their encounter, they manage to restore each other's faith in the magic of Christmas and leave an indelible mark on the landscape still visible today! The surprise ending will melt the heart of even the most stubborn Scrooge and grinchy Grinch.

Fully Committed (in the Studio Theatre) by Becky Mode November 21 – December 28

Guys like Bobby Flay usually get all the glory in the world of haute cuisine, but what about the poor saps behind the scenes like Sam Peliczowski – an out-of-work actor who mans the phones for a swanky 5-star NY restaurant? From his basement "office", he gets to deal with a slew of desperate callers (socialites, glitterati, pushy tourists, whiny senior citizens and the occasional Mafioso) who will stop at nothing to land a prime reservation. The twist? – a single actor plays poor put-upon Sam and his non-stop parade of callers plus the maitre d'hotel, the chef, and assorted others.



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303-751-0166

November Activities in Aurora

Veterans Salute

Date/Time: Wednesday, November 5
11 am

Location: Wings Over the Rockies Museum
7711 E. Academy Blvd.

Contact: Sheila Anthony, 303-326-7943

Join us for the 20th Annual Veterans Salute. Hosted by Wings Over the Rockies Air & Space Museum and proudly presented by the Aurora Parks, Recreation & Open Space (PROS) Department.

Star K Kids

Date/Time: Thursday, November 6, 13, 20
9:30 & 11 am

Location: Morrison Nature Center
16002 E. Smith Road

Contact: Liz, 303-326-8445

Ages 5 and under can discover Aurora's wild side with puppets, stories, activities, and outdoor exploration. Free. Star K Kids occurs every Thursday at 9:30 am and 11 am.

Bird Walk

Date/Time: Saturday, November 8
8:30 am

Location: Quincy Reservoir
18350 E. Quincy Avenue

Contact: Liz, 303-326-8445

Enjoy a morning bird walk at Quincy Reservoir with a knowledgeable Naturalist. Ages 8 and older are welcome for this FREE program, but registration is required. Call 303-326-8650.

Pet License and Vaccination Clinic

Date/Time: Saturday, November 8
9 am to 1 pm

Location: Animal Shelter
15750 E. 32nd Avenue

Contact: Kim Pope-Zukowski, 303-326-8282

Protect your pets from deadly diseases. Dogs must be leashed and cats in a carrier in order to participate. Owners should come prepared to purchase a new animal license for their pet or to renew its license tag.

America Recycles Day

Date/Time: Friday, November 14
8 am to 1 pm.

Location: Central Facilities Recycling Center
13646 E. Ellsworth Ave.

Contact: 303-739-7173

Residents may drop off devices containing liquid mercury, barometers, jars and containers (excluding CFLs and fluorescent tubes) and alkaline batteries for proper disposal. Free.

Exploring Aurora's Past

Date/Time: Saturday, November 15
10 am

Location: Morrison Nature Center
16002 E. Smith Road

Contact: Liz, 303-326-8445

Join the Aurora History Museum staff to discover Aurora's long and storied past and learn about the efforts the city is making to preserve pieces of it for future generations. Ages 8 and older are welcome at this FREE program, but registration is required.

Finance Assistance Seminars for Homeowners

Date/Time: Saturday, November 15
10 am

Location: MLK
9898 E. Colfax Ave.

Contact: Community Development Division

Seminars are required when applying for financial assistance with down payment and closing costs. They are free and available once a month. Registration is required in advance as there is limited seating. Please do not bring children as these seminars are for educational purposes.

4th Saturday at the CFM

Date/Time: Saturday, November 22
9 to 11 am

Location: Colorado Freedom Memorial
756 Telluride Street

Contact: 303-248-3990

Veterans, families of the fallen, military groups and service organizations, Scout troops and others are invited to this monthly guided tour of the Colorado Freedom Memorial, including stories of veterans honored on the memorial, future plans for the site, a description of the unique design features and more. Special guests and activities also will be included in the spring and summer months. A selection of shirts and hats will be available for purchase each month. Sponsored by Visit Aurora, KEZW-AM 1430 and the city of Aurora. More information at www.cfmf.net

Turkey Talk

Date/Time: Saturday, November 29
10 am to 4 pm

Location: Fire Station No. 9
17200 E. Mexico Ave.

Contact: 303-739-7173

This free event, presented by the Rocky Mountain Sustainable Enterprises, allows Aurora residents and non-residents to drop off used cooking oil from turkey fryers for proper disposal to divert the oil from municipal water systems and landfills. Oil must be kept indoors and warm so that it can be easily poured.

Xeriscape Class - Prepare for Your Design Consultation

Date/Time: Tuesday, December 2
5:30 pm

Location: AMC Aurora Room
15151 E. Alameda Pkwy

Contact: Diana Denwood, 720-859-4407

This class is required for Aurora Water customers participating in our free design consultation service. Participants must bring their site map packet materials. Registration required.

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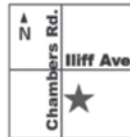
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Slow-Cooker Beef Stew

Here's comfort food at its most comforting: a slow-cooker stew made with veggies, red potatoes and chunks of beef chuck roast. This recipe is low fat and a good source of vitamin A and C. Plus this low-calorie stew can warm you up on a cold night. Best of all, it provides an excellent source of vitamin A from the carrots.

Ingredients:

2-1/2lb. boneless beef chuck roast, cut into 1-inch chunks
1/4 cup A1. Dry Rubs Garlic and Classic Herb
2 lb. red potatoes (about 6), cut into 1-inch chunks
8 large carrots, cut into 1-inch-thick slices
4 cloves garlic, minced
1 can (14-1/2 oz.) fat-free reduced-sodium beef broth
1/2 cup Kraft Zesty Italian Dressing
1/3 cup flour
1/3 cup water



Preparation:

TOSS meat with dry rubs; place in slow cooker. Add all remaining ingredients except flour and water; stir gently. Cover with lid.

COOK on low 8 to 9 hours (or on high 4 to 5 hours).

MIX flour and water until blended. Add to slow cooker; mix well. Cook, covered, on high 15 min. or until sauce is slightly thickened.

Cool any leftovers, then place in airtight container. Freeze up to 3 months. Thaw overnight in refrigerator before reheating to serve.

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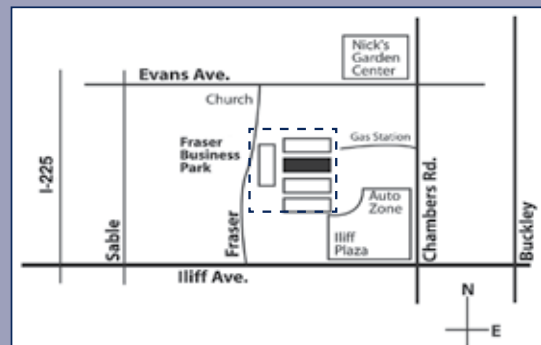


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