

Heather Ridge Metro Matters

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

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CONSERVE
Pages 3-7

HRMD

History of the Heather Ridge Metro District (HRMD)

When Ed Farkas of Environmental Developers, Inc. (EDI) created Heather Ridge in the very early 1970s, he envisioned a mixed-use community of residential condos, apartments and office buildings all wrapped inside of a golf course-country club lifestyle. For almost 30 years thereafter, Friday and Saturday nights at Heather Ridge Country Club were legendary with national singing groups, gourmet dining and thirsty celebrants three-rows deep at the bar. It was the place to be in metro Denver.

Now 40 years later, the Heather Ridge Metropolitan District (HRMD) owns the country club, buying it on Dec. 1, 2009 after foreclosure. In November 2006, almost 85 percent of Heather Ridge residents voted to create the metropolitan district. In 2009, a similar percent of voters approved \$3.1 million in bonds to buy it. Those voters saved 90+ acres of prime land from development, a fact abundantly clear now with a light rail station at Iliff and I-225 in 2014.

In 2016, HRMD will refinance its two bond obligations, as agreed upon when they were originated. Presently, all property owners pay 42.5 mils in their property taxes to fund the bonds and administrative costs. This 42.5 mil rate has not changed since 2009. Property tax dollars cannot be used to fund the golf course operation (known as the "Enterprise" in budget-speak). However, itemized tax dollars are applied to the grounds and building costs separate from golf operations.

If you are interested in learning more about the HRMD, volunteering, or being an United Association of Heather Ridge (UAHR) representative, please contact your HOA board or the HRMD. (See contact information at right.)

– Van Lewis

HRCA

Heather Ridge Community Affairs – HRCA!

Created by a Heather Ridge Metropolitan District (HRMD) Board Resolution in March 2011, HRCA oversees Heather Ridge *Metro Matters* — the monthly magazine created in 2010 to inform residents about HRMD and HOA matters. By sharing common interests, exploring new topics, and creating leaders for HOA and HRMD positions, the goal is to perpetuate what makes Heather Ridge a good place to live.

What makes Heather Ridge a good place to live? It starts with real estate — home ownership and its quiet and peaceful enjoyment. Most HOA declarations promote real estate equal to or greater than the proper management and accounting of HOA common area assets. When the HRMD was created, it was based on three goals, one of which is the protection of real estate. Without real estate, there would be no HOAs or HRMD.

Heather Ridge *Metro Matters* publishes timely information about HOAs and HRMD, community notices, and ads by local businesses eager for your business. By educating readers on the important issues of the day, homeowners and boards will have more and better information for making decisions. To participate in Heather Ridge *Metro Matters*, please contact its editor, Barry McConnell, bmconn202@aol.com.

– Van Lewis

Heather Ridge Metropolitan District

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Heather Ridge Golf Club

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United Associations of Heather Ridge (UAHR)

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Heather Ridge *Metro Matters* welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2013, Donaldsons, Inc. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publishers do not necessarily endorse the companies, products or services advertised in Heather Ridge *Metro Matters*. Printed by Publication Printers Corp. 2001 S. Platte River Dr.

Water Conservation in the Heather Ridge Metro District

The single highest recurring monthly expense with each Heather Ridge (HR) Homeowner Association (HOA) is water. The water bill for the combined 10 HOAs in HRMD is approaching a million dollars a year. When the Heather Ridge community bought the open space, perhaps even more valuable than the 90+ acres, was the water that was included with the property. Most golf courses must buy water for irrigation, including those owned and operated by the city of Aurora. Water is the highest expense item for these golf courses. HRMD is fortunate; it does not have that recurring expense. However, it must prudently manage this resource.

The majority of the capital expenditures after buying the open space were investments in water. HRMD drilled a 1,600-foot well on the HR Hole 16, and installed a new irrigation system on the property north of Iliff. Both of these projects were necessary to improve the effectiveness and integrity of the asset, previously neglected for over 30 years. The investment in 2010 was about half of the requirement. HRMD must now finish installing the irrigation system to the south of Iliff. Next it must dredge, expand, aerate and clean up the five ponds on the property and increase their storage capacity.

See *HRMD Conservation...page 7*

We are in a DROUGHT

Everyone in Aurora received the flyer from Aurora Water recently stating that, "We've experienced hot and dry weather for the past year, and our water levels are dropping."

Now everyone is limited to watering two days a week, and you are thinking your lawn and flower bed will never survive. There are options as noted by Diana Denwood, Water Conservation Specialists with the city of Aurora. Diana's responsibilities with Aurora include managing the adult outreach programs for the Office of Water Conservation, as well as the 10-acre xeriscape demonstration garden at the Aurora Municipal Center, and acting as the city's community garden liaison. Diana earned a Master's degree from the University of Colorado's (Denver) Urban and Regional Planning program in 2010 with major coursework in environmental planning. Her specialty is xeriscape design and maintenance.

"A lot of people still think of xeriscaping, as zero-scape, meaning a rocky yard devoid of plant material," Diana says. "We run up against this misconception all the time. Xeriscape (pronounced zeer-eh-scape) simply means a low-water landscape. There are hundreds of trees, shrubs, flowers, and grasses that are low-water and work in our climate. With a large palette of rocks and wood mulches, it's easy to add color and help your soil retain more moisture for your plants. Because of its reduced watering needs and drought tolerance, xeriscape is a great option for our climate. When compared to grass, which requires about 28 inches of supplemental water each season, xeriscape can perform well on 15 inches of water or less. It can also be designed to require little maintenance."

Diana notes that homeowner associations have a hard time getting their boards to embrace xeriscaping techniques. "A committee typically (landscape, community

improvement, etc.) gets excited about the idea and collects the information. They present it to the board and then the wheels start to slowly move. Heather Ridge South started indoors and then worked their way to outside conservation, ending with a large xeriscape retrofit. Replacement of dated toilets, etc., can generally deliver results faster than a landscape retrofit. Other Heather Ridge associations, which are moving towards xeriscaping, include Chimney Hill, which has applied and received a grant for a water conservation project, and Strawberry. Following HRS, Strawberry is starting indoors and then moving to the exterior.

"The process of converting an existing landscape to a low-water landscape is not easy. Assuming the association does the work, it requires planning, several good shovels, and a willingness to invest time into being educated," Diana says. "Aurora Water offers assistance in the planning and education department, with free design consultations and classes introducing the concept of xeriscape. On the administrative side, there is paperwork to fill out and submit, and program parameters to follow in order to receive Aurora Water's rebates. In 2012, we had 33 applicants, of which four were large properties and 29 were residential properties."

Water conservation and rebate programs available from the city of Aurora include:

- *Outdoor programs* — free xeriscape designs, xeriscape rebates, free sprinkler system audits, watering schedules, community gardens
- *Indoor programs* — toilet rebates, free indoor audits, low-income water efficiency program, water smart reader device and large property water efficiency program

For additional information, please call Diana, 303-739-7195.

– Barry McConnell



Pete Traynor
Double Tree
303-877-9538

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Heather Ridge Sales of Note

Four recent closed sales and one under contract spells the return of pre-recession prices to Heather Ridge. Pete and Van were involved in three of the recent sales, helping to bring prices back to the 2006–7 levels. If you are considering the sale of your home, Pete and Van can tell you the whys and hows of recent record sales and prices.

The four sales, pivotal to this year's pricing strategy, are listed below. Three of the record sales were in good to excellent condition. The fourth sale was in average or better condition, but offered a lifestyle design that is in great demand!

Sausalito Neighborhood: 2447-A South Victor St, \$161,900, 2-story, 1273 sq ft, 2-car attached garage, electric heat, no basement, good condition and good golf course location.

Burgundy Neighborhood: 2671-B South Xanadu Way, \$165,900, 2-story, 1315 sq ft, 1-car garage detached and one exterior parking space, no basement, and a fantastic golf course location overlooking the 16th tee pond and the Front Range.

Heather Ridge South Neighborhood: 2771 S Xanadu Way, \$170,000, patio-ranch style, 1365 sq ft, 2-car attached garage, no basement, backs to park adjacent to golf course.

Heather Ridge South Neighborhood: 2871 S Xanadu Way, \$177,500, 2-story, 1633 sq ft, full basement, a total remodel including removal of kitchen-dining room wall, and a short walking distance to the golf course.



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

See facing page

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- Indoor Growing Supplies
- Mulches & Decorative Rock
- Statuary & Pottery
- Pond Supplies
- Pest & Weed Control
- Garden Decor
- Fertilizers & Soils
- Farmer's Market (June — October)
- Fall Pumpkins & Festival
- Christmas Trees & Wreaths

Now under contract and pending closing is 2657 S Vaughn Way — a remodeled 2-story in the Double Tree neighborhood. With 1,919 sq ft on its first and second levels. It is an expanded model of a similar but smaller 2-story (1633-1650 sq ft) in Fairway 16 and Heather Ridge South.

The under contract unit reflects the benefits of updating or remodeling before selling. Pending its closing, the unit was priced at \$219,900. In 2007, Pete and Van listed and sold the same model in Double Tree for \$229,500 — a reflection of how prices have fallen and recovered in five painful years.

Please call Pete or Van to determine your home's value in comparison to others. As your Neighborhood Realtors, they will help you analyze values, weigh marketing options, and devise a plan best for you. Please don't leave home without them!

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

Homes Sold from March 12 thru April 12, 2013

HOA	Sold \$	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$60,723	2485	S Xanadu Way A	2 - 2	1,091	None	2 Story
Strawberry I	\$70,000	13621	E Yale Ave B	1 - 1	856	2-Carport, Resv	2 Story
Chimney Hill	\$150,000	13623	E Evans Ave	3 - 2	1,344	2-Garage, Att	2 Story
Fairway 16	\$150,100	2518	S Vaughn Way B	3 - 3	1,650	2-Garage, Att	2 Story

Homes for Sale in Heather Ridge, as of April 12, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$59,995	13645	E Yale Ave A	1 - 1	856	1-Carport, OS, Resv	2 Story
Country Club Ridge	\$179,000	2210	S Vaughn Way 204	2 - 2	1,124	1-Garage, Att,Ovrsz	Loft

Homes Under Contract & Pending in Heather Ridge

HOA	Price	No.	Street	Bed/Ba	SqFt	Gar/Space	Style
Strawberry I	\$59,900	13615	E Yale Ave A	1 - 1	856	Off Street	2 Story
Strawberry I	\$63,900	13625	E Yale Ave A	1 - 1	856	1-Carport, Det	1.5 Story
Strawberry II	\$79,000	2419	S Xanadu Way D	2 - 2	1,091	1-Reserved	2 Story
Strawberry I	\$87,000	13613	E Yale Ave B	2 - 2	1,144	Carport, Resv	2 Story
Cobblestone Crossing	\$89,900	1963	S Xanadu Way	2 - 2	1,208	2-Garage, Att	1.5 Story
Strawberry I	\$95,000	2666	S Xanadu Way	2 - 2	1,144	1-Carport	2 Story
Cobblestone Crossing	\$99,900	13272	E Asbury Ave	2 - 2	1,208	None	Ranch
Strawberry II	\$106,900	2481	S Xanadu Way D	2 - 2	1,091	None	2 Story
Sausalito	\$148,900	2488	S Victor St A	2 - 3	1,273	2-Garage	2 Story
Sausalito	\$150,000	2459	S Worchester St D	2 - 3	1,230	2-Garage, Att	Ranch
Fairway 16	\$151,000	2416	S Vaughn Way A	2 - 2	1,365	2-Garage, Att	Ranch
Country Club Ridge	\$159,500	2280	S Vaughn Way 101	2 - 2	1,196	1-Garage, Att	Ranch
Sausalito	\$159,900	2407	S Victor St D	2-3	1,230	2-Garage, Att	Ranch
Fairway 16	\$165,000	2496	S Vaughn Way D	4-3	1,650	2-Garage, Att	2 Story
Country Club Ridge	\$215,000	2240	S Vaughn Way 102	2-3	1,722	2-Garage, Att	Ranch
Double Tree	\$219,900	2657	S Vaughn Way	4-4	1,919	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

Strawberry Water Conservation Projects

Heather Ridge Metro Matters editor Barry McConnell discusses Strawberry's water conservation projects with Strawberry President Jan Lucas

Q: As president of the largest Heather Ridge homeowners association, what priorities have you set for controlling costs at Strawberry for 2013?

A: Priority one is to conserve water and reduce the cost. The assistance from John Krajewski with CAP Management, our property manager, has been invaluable. So far, board members have interviewed four landscaping companies, attended two planning meetings and a xeriscaping class at city of Aurora, set up indoor audits for owners, and an irrigation audit was performed for the common areas in both phases in Strawberry.

Xeriscaping is planned for some of the large turf areas. Irrigation repairs may involve moving sprinkler heads and changing to new sprinkler heads that offer more efficient coverage. Drip systems may be added in some areas. There are five large flower beds, which will be landscaped with attractive, low maintenance, water conserving plants. The board is encouraging owners to update fixtures in their units. All this to conserve water, use it more efficiently, reduce the water bill, and take advantage of the city's rebate program.

Q: Water is the biggest expense item in most associations operating budget. What percent of your operating budget goes to water?

A: In 2012, 32 percent was actually spent on water. For the 2013 budget, the goal is to reduce that expenditure, shooting for 20 percent. Funds saved can be spent on capital improvements instead.

Q: I ran into one of your new landscaping contractors on the property the other day. They said they were testing your sprinkler system in preparation for a city of Aurora outside water audit. What made you decide to change irrigation contractors?

A: Actually, there are two new contractors. Universal Lawn Maintenance is the contractor for Phase II and the golf course area, and Arrowhead Landscaping is the new contractor for Phase I, bordered on the south by Yale Ave. Strawberry's irrigation problems — mainly age — needed two irrigation techs. Now, with two companies, there will be double attention to the problems.

The previous contractor did nothing wrong; they were just spread too thin and did not have the crew to dedicate to the property as I would have liked. I wish them well.

With four contractors bidding, our base contract cost is the lowest it has ever been since I joined the board four years ago. Both new contractors are eager to work for us and with the city on the audit and recommendations. We are beginning a whole new adventure.

Q: What has your overall experience with Aurora Water?

A: Everyone at the city we have been in contact with has been fantastic! They are organized and ready to help with everything — maps, suggestions, clear communications, rebate information — you name it. The city staff is going to help us educate the community on water conservation. It is my hope that most residents will get on board and implement the needed changes. The return for all of us will be huge in many ways. Everyone has to toss those habits that are wasting water and costing the HOA, which means money to all of us.

Q: I understand Aurora Water did an audit on your clubhouse as well. Did they have any specific recommendations that you plan to implement?

A: The clubhouse has a kitchen with sink; three restrooms with two showers, two urinals, two toilets and five lavatories; and a laundry room with four washers and a utility sink. There are plans to use the clubhouse as a demo area to illustrate changes that are available and simple to implement. A May/June open house on a Saturday is planned, date TBD, with staff from the city present to answer questions and offer suggestions. We want to open this event to anyone interested in the Heather Ridge community.

I will let you know when there is a firm date for the clubhouse open house.

Q: In addition to landscaping efficiency, one of the best ways to reduce water expense is switching to water-saver toilets. How successful has Strawberry been in getting homeowners to replace their old 3-gallon toilets with newer models?

A: We have no idea how many 40 year-old toilets are still in place; there are probably many. Even new water saver toilets may need a new flapper. New low-flow aerators would improve kitchen and bathroom faucets. And let's not forget those low-flow shower heads. The best part is the city's rebate program for materials and supplies for those improvements. Because of the size of our community, we see this as a program that will be on-going for a couple of years and allow Strawberry to take full advantage of the Aurora Water rebate programs. We're excited!



Golf course pond fed by wells into an underground aquifer.

Water Conservation at HR

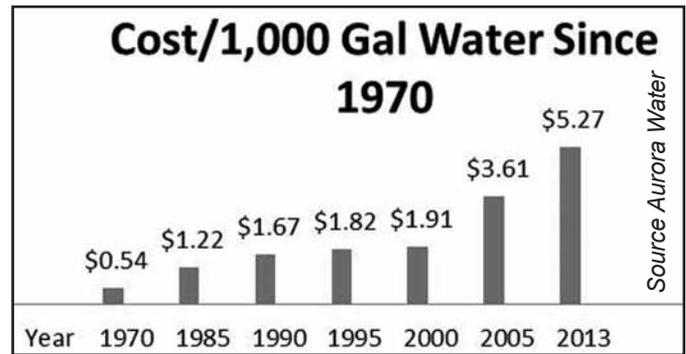
1 of Every 4 HOA Dollars Pays for Water!

In a tough economy, homeowner associations face financial challenges just like every other business. There are roads to pave, street lights to maintain, buildings to keep up, and grounds that need maintenance. One of the least addressed areas in controlling operating cost is reducing water consumption from old or outdated sprinkler systems, toilets, and faucets.

A recent review of several Heather Ridge homeowner associations revealed that approximately 1 in every 4 annual budget dollars is spent on water and sewer expense. In fact, for two associations that number was closer to 1 in every 3 dollars.

Much has changed since the 10 communities that make up the Heather Ridge Metropolitan District were built. In 1970, when Heather Ridge was being developed, water only cost \$0.54 per 1,000 gallons and, as a result developers planted trees and Kentucky Blue grass everywhere. Today water costs \$5.27 per 1,000 gallons. Many homeowner associations are being forced to find creative ways to reduce their largest operating expense. Xeriscaping; installing low-flow toilets and shower heads; and upgrading old leaky sprinkler systems can make a significant difference.

Heather Ridge HOAs and residents can participate in Aurora Water's many water conservation classes, including those listed here. For information and a complete class schedule, go to aurorawater.org or call 720-859-4407. No registration necessary.



Xeriscape Basics

Learn how simple it is to convert your water-guzzling lawn into an incredible low-water landscape without spending a fortune.

May 11, 10–11:30 am

Central Library, Community Room
14949 E. Alameda Parkway

Xeriscape Start to Finish

Learn how to convert your lawn into xeriscape with this hands-on class, including turf removal, irrigation and how to pick plants. Also site layout and planting techniques.

May 11, 9–11 am or May 28, 5:30–7:30 pm

Aurora Municipal Center, Xeriscape Demonstration Garden
15151 E. Alameda Parkway

Turf Efficiency & Alternatives

Learn how to water efficiently while making your bluegrass healthy and explore low-water alternatives like

See Conservation at HR...page 16

HRMD Conservation...from page 3

These projects are "Number 1 on the TO DO list," for the next few years. The intent is to fund these projects with surplus revenue from golf operations.

Here are some brief facts:

Included in the purchase of the 90-acre open space were 810 acre feet (af) of water — 4 wells. The source of the water is sub-surface Denver Basin from two aquifers: Arapahoe and Fox-Hill. It takes about 150 af to irrigate the HR open space each year

The aquifers HRMD draws from are being depleted due to urban development at an ever increasing rate. Every year HRMD is able to capture less and less. Pressure from real estate developers influenced judges to approve more and more straws (wells) into the aquifers. To offset this reduction in water from the wells, HRMD needs to increase the capacity and quality of the 5 ponds. Dredging and expanding the ponds will increase their

storage capacity and enable HRMD to capture water now being lost during rain storms. It also needs to install aeration systems to improve water quality and reduce pond contamination. The Golf Course at HR (GCat) and HRMD continue to recognize the need to be frugal, yet remain open to new technology and conservation methods.

Now that HRMD has controls in place, and the golf course is maintaining a positive position, the priorities are expanding. Without a doubt there are areas around the golf course where xeriscape landscaping could be appropriate. GCat and HRMD are aware that some open space areas are being irrigated by HOAs, and some HOA areas are being irrigated by open space. These issues are being monitored and addressed as needed.

Heather Ridge Water Issues are addressed on the www.HRcolo.org web site: Organizations tab; HRMD.

– Errol Rowland

HR Women's 18-Hole League Spring Luncheon/Tournament



Counter-clockwise: Sher Berkowitz. Kathy Chandler. Sue Smith. Bottom center photo (from left) Joyce Scott, Sharon Warembourg, and Peggy Coppens. Colleen Ripe. Far Right (from left) Kathy Chandler and Bobbie Janulewicz; Joannie Ott. (Center from left): Mabel Jordan, Sandy Finney, Randi McKnight, Sonya Mathews and Judy Straayer.



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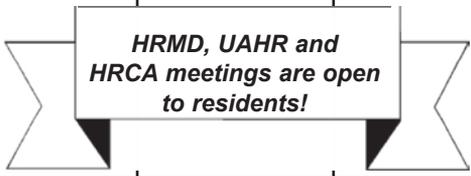
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May 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 6 pm Fairway Board Meeting Fairway 16 Clubhouse	3	4 Pottery & Quilt Sale Aurora Center 9 am-4 pm
5 <i>Cinco de Mayo</i>	6 May 6 (and 20) 7:30 pm City Council Mtg 15151 E. Alameda Pkwy	7	8 6:30 pm Sausalito Board HR Clubhouse	9	10 <i>Metro Matters</i> Last Day to Submit Ads/ Articles	11 Pet Vaccination Clinic Aurora Animal Shelter 9 am-1 pm
12 <i>Mother's Day</i>	13	14 HR Ladies 9-Hole Spring Pot Luck Danbury Clubhouse 2490 S. Toledo Way	15	16 6 pm Chimney Hill Board Mtg, Golf Course Card Room	17 <i>HR Community</i> Garage Sale 8 am-4 pm	18 <i>HR Community</i> Garage Sale 8 am-4 pm
19 <i>HR Community</i> Garage Sale 8 am-4 pm	20 7 pm Country Club Ridge Board Mtg 2950 S Jamaica Court	21 7 pm Strawberry Board Mtg, Strawberry Clubhouse	22	23 6:30 pm Ward IV Meeting – Mountain View United Church 10700 E. Evans Ave	24	25
26	27 <i>Memorial Day</i>	28 6:30 pm Heather Ridge South Board Mtg HRS Clubhouse	29 <i>John F Kennedy</i> <i>Birthday</i>	30	31	

Getting to Know Your Neighbors Outside HRMD

One of the goals for the Heather Ridge Metropolitan District (HRMD) is to create a stronger sense of community. It is important in real estate marketing to brand a community by its greater name, e.g. Heather Ridge versus its 10 separate HOAs. In order to know Heather Ridge better, residents should know adjacent communities and their features and prices.

Dam East: Located south along E. Yale Avenue from South Peoria to South Ursula, developed by Writer Corporation in the early 1970s. With 425 homes in a 96-acre community, it boasts four large parks (24 acres inclusive), four tennis courts, trails, a pool and clubhouse. Served by Cherry Creek schools, it is one mile from the 9-Mile Light Rail Station and Regatta Plaza. Home values range from \$200,000 to \$300,000.

See Neighbors...page 16



Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



Greg's Golf Tips

Spring has arrived!

Most of us have not picked up a golf club since last fall. If this is you, start small, chipping and putting. Touch and feel are two parts of the game that are the slowest to come back, by working on them first your game will come back quicker. If you need more help with your game, give me a call at the Pro Golf Shop.

Greg Burghart
303-755-3550

HR Men's Golf Club

The Heather Ridge Men's Club held its Spring banquet at The Summit on Friday, April 5 and its Spring Four-Man Samble Golf Tournament on Saturday, April 6. Thirteen four-man teams participated in the event for a total of 52 golfers. Tournament results were:

First place team (net score 99): Mike Coppens, Jim Murray, John Kytile, and Randy Taylor.

Second place team (net score 105, won by card playoff): Dan Apodaca, Brian Hornstra, Dick Henderson, and Dumitri Palea.

Third place team (net score 105, lost by card playoff): Kirk Jamison, Don Blosser, Tom Knaub, and Errol Rowland.

Fourth place team (net score 106): Andy Schmidt, Harold Wallace, Mike Harden, and Jim Gunderson.



HR Men's Club Spring banquet at The Summit.

HR 18-Hole Women's Golf Association

Opening day for the HR 18-Hole Women's Golf Association was Wednesday, April 3, a day hampered by the weather. However, the Saturday, April 6, tournament was a success, not only because the weather was much nicer, but it was also the Spring Luncheon, with 23 members in attendance. As of April 6, HR 18-Hole has 42 members and anticipates additional members as the weather improves and more gals come out to play. The application form is on the course's website www.golfclubatheatherridge.com. The 2013 Member/Guest tournament is scheduled for Monday, June 17. Save the date!

HR Ladies 9-Hole Golf League

The Spring Kick-off Luncheon, held on April 16 at Noonan's, was enjoyed by all. Tuesday mornings (when weather permits) casual rounds of golf are also enjoyed by every participating member. Beginning the first Tuesday in May the official tournament play begins. Sign-up sheets are located on the bulletin board in the hall outside the Pro Golf Shop.

The Spring Pot Luck will be held May 14 at Danbury Clubhouse, 2490 S. Toledo Way, after golf. The sign-up sheet will be on the board in the 19th hole.

For additional information, please contact Sharon Gunderson, 303-755-1600; sgrug1@gmail.com.

Teresa Anderson
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2013 HEATHER RIDGE COMMUNITY GARAGE SALE

Friday May 17, 8 am–4 pm
Saturday May 18, 8 am–4 pm
Sunday May 19, 8 am–4 pm

So far, firm commitments to participate in the annual community garage sale have been received from Heather Ridge South, Fairway 16, and Country Club Ridge. As of mid-April, Cobblestone Crossing and Sausalito have indicated they may participate. Communities may elect to participate on 1, 2, or all 3 days.

All communities planning to participate should provide a point of contact to Josie Spencer no later than Wednesday, May 8, to coordinate their effort.

Looking forward to hearing from you!

Josie Spencer
AmiPep@aol.com



Out To Lunch Bunch

The May luncheon will be noon,
Thursday, May 16, at
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Come join the fun and meet
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Graduation Photos

Heather Ridge *Metro Matters* would like to congratulate all 2013 graduates — Pre-K through College in our June issue.

Do you know, or are you, a 2013 graduate? Please send your graduation photo, along with your name and school, to Heather Ridge *Metro Matters* editor Barry McConnell, bmconn202@aol.com or Cheryl Greenman, cheryll.greenman@gmail.com. Deadline is Wednesday, May 10 at 5 p.m.



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FRIDAY: \$1.75 Fish Tacos ALL DAY! \$3 Jagers / Deep Eddy Vodkas & Beer Pong at 9pm!

WEEKENDS: BYO Bloody Bar 'till 5 pm & Bottomless Mimosas 'till \$3pm & \$4 Mojitos ALL DAY!

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SUNDAY: \$2.50 Coors Light, Batch 19, Colorado Native ALL DAY



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Homeowners' Association News

Fairway 16 by Susan Bruce

Annual Meeting: 45 homeowners attended the annual meeting and elected two new board members: re-elected Harold Eagen, whose term had expired; and Karen Peters. Karen is a manager of Special Projects at



the Denver Botanic Gardens. She lives in 2698F. The financial report was presented and discussed. Fairway 16 is behind in funding its reserves. Susan Bruce reported the progress this past year in many areas: the pay-off of the roof loan; and money

moved from expiring CDs into an account with better interest. Fairway 16 has saved significantly by hiring a new law firm, and using the free visits they make to Hammersmith. A \$98 savings per month will occur by removing the dumpster. Minor repairs are being done by Harold Eagen and Pinky Gonzales, again saving many dollars. Working closely with the new landscaper, Land

Tech, will help reduce water usage and improve the looks of Fairway 16 property.

Sewer Lines: Fairway 16 Board has approved a proposal from Plumbing Logics to run a camera through all the sewer lines to identify where the lines are and what are the problems. Expect this to take 5 days or more. They will provide a map of all the lines and a DVD of the camera work. The worst areas will be repaired first. Since this has been neglected for so long, it may be a major expense for several years.

Garage Sale: Plan to sell your "treasures" on May 17-18. Many items from the clubhouse will be in the parking lot for sale, including tables, end tables and lamps.

Clubhouse: Your elected board and Pidg Gonzales worked for four days to spruce up the clubhouse. The walls were painted by Harold Eagen and Pinky Gonzales.

See Fairway 16...page 22



Chimney Hill

Water Concerns: Water is Chimney Hill's most valuable resource! One of the educational displays at Barr Lake State Park states the following:

"Water is a limited natural resource — the water we have now is all the water we will ever have. You can be a caretaker of this precious resource."

Every year there is less water available for personal use and landscaping. Some residents do not realize that over 25 percent of CH HOA dues may be used to pay for water/sewer. Water is not free, YOU pay for it! In order to save water, the CH Board is installing dual-flush devices in older toilets. Installation is free for all residents. The person who is installing the dual flush devices is also checking for leaking toilets in your units.

All CH residents are strongly advised to allow the board-appointed licensed professionals check the toilets in your unit, even if you have the new low-flow toilets. This will allow the board to eliminate one area where water loss could be significant. Please call Scott Shaeffer, 720-207-4324, to schedule an appointment.

In comparison to last year, CH water usage significantly increased during the first two months of 2013: January: over 36 percent; February: about 23 percent. Sewer charges for the community are based on water usage.

Therefore sewer charges will go up if the water usage increases. An increase in water usage will prompt an increase in dues or a special assessment.

This and That: Reminder — don't forget to pick up the monthly copy of Heather Ridge *Metro Matters* magazine from the white real estate boxes on the CH property.

Chimney Hill has hired a new landscape company, Metro MCM, Inc., for the 2013 summer season. The new company started to work on April 1 and they have already completed an initial spring cleaning. The CH Board will be working with Aurora Water and the new landscaper to create new colorful xeriscape areas and improve the sprinkler system.

It looks like CH has some new loud residents — woodpeckers. Please be patient: they will move out as soon as the mating season is over.

Please remember to place bagged garbage into the green garbage containers and only recycled materials

See Chimney Hill...page 22

Heather Ridge Metro Matters, May 2013



Sausalito

by Carol McCormick

New Water Restrictions: Effective immediately Aurora has imposed new watering restrictions. Sausalito's watering days are Tuesday and Friday. *No one is allowed to water between 10 am and 6 pm daily.* The grass may look brown but it will bounce back. Water usage will be monitored by the city of Aurora. Rates for usage are on a tiered basis. Needless to say Sausalito wants to stay in the lower, less expensive tier. Water usage is one of the largest budget line items. Even though the HOA pays for water usage for individuals, as well as irrigation in common areas, the reality is that it is your dollars in the form of monthly HOA dues that pay all expenses. Everyone is always hearing about the severe lack of water shed, so here are a few ways you can help keep water usage down. Check all faucets for dripping water and make any repairs needed. You can purchase flow-restricting aerators for all faucets at home improvement stores. If you see broken irrigation heads or water bubbling from irrigation heads, please notify Bill McKinney so repairs can quickly be made to these problem areas. Fix leaking toilets. Limit water usage. And finally, *absolutely no car washing is allowed in the community.*

Be a Good Neighbor: As you know, the Sausalito Board posts Heather Ridge *Metro Matters*, informational notices and Neighborhood Watch flyers on the clips attached

to the wall next to your garage doors. The Board is requesting that if you know your neighbor is not home or has moved; or a flyer has been on the clip for three days, please take it down and throw it away. There is no need to advertise an empty home to thieves. Also please keep garage doors closed at all times. If you see a neighbor's garage door open, please check with them.

Security: Brownstone Security continues to patrol Sausalito on foot and on a random basis. Homeowners and tenants are expected to park cars in their garages, not in visitor parking spaces, during the day. Please review the Sausalito Rules and Regulations regarding ticketing and towing in the community. If you have a guest who will need to park a car overnight in the visitor parking, please call Brownstone Security at 720-879-4568.

Neighborhood Watch: Look for more information in this issue of Heather Ridge *Metro Matters*. Please contact Carol McCormick, the Sausalito Area Coordinator, at neighborhoodwatch@comcast.net if you have questions

See Sausalito...page 22



Country Club Ridge

by Judie Maurelli

Thanks: Thanks to all CCR residents for making the switch from Waste Management Co. to Alpine Waste and Recycling go so smoothly. The new trash pick-up day is Tuesday of every week. Recycling is collected the second and fourth Tuesdays of the month. In May the recycling dates are May 7 and May 21. Any containers marked with the recycling symbol are usable, so you may use containers you already own. You do not need to sign up to recycle, just put your items out on collection day in a recycling bin. There are three sizes of recycling containers available from Alpine: 14 gallon tote boxes, 68 gallon and 98 gallon totes. If you wish to purchase any recycling containers, call the office at 303-744-9881.

Additional "thanks" to the residents who checked for water leaks in their toilets/faucets and made the necessary repairs. If current readings continue throughout the month, CCR will have saved more than 30,000 gallons of water in *one month!* The savings is about \$620.

Water Conservation: Country Club Ridge is currently working on many water projects. The buildings had low-flow toilets installed at the time they were built. However, the industry standard is now 1.28 gpf or as low as 1.0 gpf — CCR's are 1.6. CCR has found that leaks occur over time with this technology and uses lots of water

without any signal to the homeowner that the toilet is leaking. CCR has also learned what the "average" water usage should be per resident and how to complete internal water audits from the city of Aurora. In one building, water usage decreased almost 50 percent since residents were made aware of the problem.

CCR has been approved by the city of Aurora for rebates on xeriscaping and have submitted an application to proceed this spring with a large xeriscaping project. A meeting with the city's landscape architect has been scheduled to create a xeriscape plan. Last July CCR had a Level 1 Irrigation Audit completed by the city, and has applied to participate in their irrigation program.

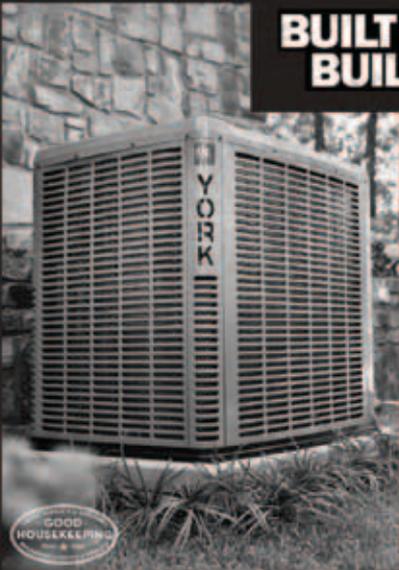
CCR's 2012 water/sewer cost was 29.76 percent of its budget. It is anticipated this percentage will be lowered considerably by monitoring internal water usage/waste; xeriscaping several areas in landscaping; installing a more efficient irrigation system; and setting up an ongoing monitoring system to insure CCR keeps on track. The latter could be the key to success.

Aurora Water has an amazing program to help individual

See Country Club Ridge...page 18



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Conservation at HR...from page 7

blue-grama and buffalo grass.
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Irrigation 101
Find out everything you need to know about your automatic sprinkler system.
May 21, 5:30–7 pm
Aurora Municipal Center, Aurora Room
15151 E. Alameda Parkway

Barry McConnell

Neighbors...from page 10

It has an HOA, restrictive covenants, and a monthly HOA fee of \$90.

Danbury Park: Located north along East Yale Avenue from South Ursula to South Troy, developed by Village Homes in the late 1990s. With 400 homes in a 90-acre community, it has multiple parks and walking paths and a community clubhouse and pool. A Planned Unit Development, it has attached and unattached homes — all with attached garages and basements. Homes range in value from \$200,000 to \$325,000 with a \$240 HOA fee.

Turnberry Apartments: Located north of East Iliff Avenue at 2038 South Vaughn Way, it was developed by EDI in 1973 as part of the greater Heather Ridge community. It is privately owned and separate from HRMD. Located between Cobblestone and Cobblestone Crossing, Turnberry has 268 units (one- and two-bedroom units in three-story buildings) located on both sides of South Vaughn Way. Rents range from \$605 to \$885.

– Van Lewis



Thursday May 9, 2013
10 am - 2 pm
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Dr. Nick D'Amico

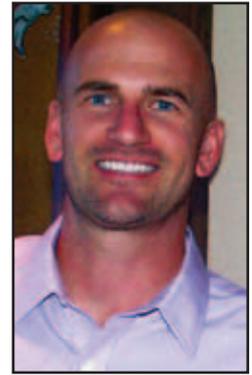
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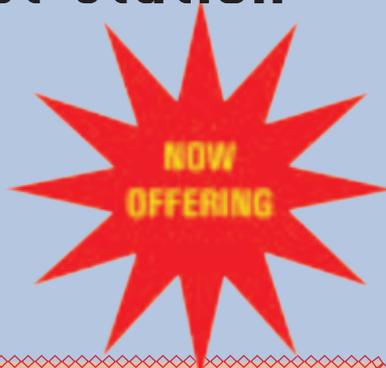
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Heather Ridge South

by Van Lewis



Congratulations to HRS's very own Ruth Fountain: Longtime HRS resident and city volunteer, Ruth Fountain, will be inducted into Aurora Colorado Women's Hall of Fame on Saturday, May 4, 2 pm. Ruth, along with Rhonda Fields and Ellin Mrachek, will be honored for their many decades of helping Aurora to become the *All-American City* winner in recent years. If you would like to attend, the event will be held at the Fine Arts Building of the Community College of Aurora, 16000 E Centre Tech Parkway.

HRS and HRMD Community Garage Sale: If you are anxious to see who might buy all the stuff you bought years ago, the annual HRMD and HRS garage sale will be held May 17-19, 8 am-4 pm. For additional information, see the calendar on page 15.

For information, please call Ruth Chizum, 720-747-4963, or Josie Spencer, 303-671-5634. The number of participants needs to be determined for marketing purposes. You may participate on any or all of the days.

Revised Rules and Regulations: At the HRS April board meeting, the revisions for the community's Rules and Regulations were approved. All HOA owners will be issued the newest version in time for the June semi-annual community meeting. If you are a landlord, please make sure your tenants have a copy.

Water Conservation (by Skip Cunningham): Heather Ridge South HOA has completed four major water conservation projects between 2008 and 2012.

- Xeriscaped 100,000 sq ft of grass areas
- Installed a new Rainbird sprinkler system
- Replaced 70 percent of toilets with 1.3 gal water savers
- Installed readers on all 7 main water meters to detect

any unusual water usage.

These four items have reduced overall water cost by 32 percent. HRS has no new plans for 2013. The city of Aurora Water Department was very helpful in all four areas.

Water Issues Concerning Everyone: There will be city watering restrictions this year, so please start thinking water conservation. (See water conservation information throughout this issue of *Metro Matters*.) Water and sewer cost is HRS' number one HOA expense, so thank you in advance for your cooperation.

Planting Old and New Gardens: Please don't plant outside of your patio areas on common area grounds without written permission from the HRS HOA. Flowers brighten entrances and patios, but please use planting pots and do not dig into the ground. Over the decades, permission has been given to plant common area flower gardens; however, experience has proven this is a poor idea. Why? The requesting homeowner must maintain the flower beds in an attractive manner, but if that person loses interest or moves, then the HOA must step in and sod the abandoned garden.

Pool Season Begins on Memorial Day Weekend: Get ready for another great pool season. As in past years, each summer month HRS will hosts a *Last Friday of the Month* *BYO-BBQ* party. Notices will be posted on the clubhouse's front door bulletin board, so stop by and read the notices. The Friday night parties have been fun, relaxing and a great way to meet old and new friends.

Country Club Ridge...from page 15

homeowners and condo HOAs use water efficiently. They have programs, classes, a xeriscape demonstration garden, and rebate programs to help institute water efficient landscaping. They also sent someone out to monitor interior water usage, and who taught CCR how to conduct water audits. All this education and help is FREE. That is an important fact which needs to be emphasized over and over again. CCR has been very happy with the support the city offers and is looking forward to receiving big fat rebates on its landscaping/irrigation projects.

Report Problems: As the weather warms up and you are out in the community more, please report items that need attention to the management office. These issues may include damaged or non-working lights; sprinkler malfunctions; gutter and downspout problems; cars parked in unauthorized areas; but hopefully *not* ice on the walkways and driveways! Custom Management

Group's phone number is 303-752-9644.

Water/Sewer Costs: CCR water and sewer costs in 2012 were 29.76 percent of its budget. With internal water savings and completion of the planned xeriscape and irrigation projects, it should be on track for a sizable reduction in water expenses.

Board Meetings: The Country Club Ridge Board meetings are held at 7 pm on the third Monday of the month in the lower level conference room at 2950 S Jamaica Court. The next meeting will be held on May 20. You are invited to attend a board meeting at any time. The first item of business is always Owners Forum. If you have concerns you wish to address or suggestions for the Board, this is your time to present them.

Garage Sale: Country Club Ridge will be participating in the community garage sale to be held on May 17, 18 and 19. (There is additional information on page 10 of this issue.) Please participate on any or all days if you have been looking forward to a sale. CCR will not be conducting its own garage sale this year.

Molly Markert Ward IV

15151 E. Alameda Parkway
303-739-7516 (Council Office)
303-941-2244 (Mobile)
mmarkert@auroragov.org



Wines Gone Wild

Benefiting the Aurora Symphony Orchestra
Saturday, May 4, 5:30–8:30 pm
Noonan's Tavern at Heather Ridge Country Club
13521 E Iliff Ave

Support the Aurora Symphony Orchestra at one of the most popular fund raising events. Sip and learn about fine wine with our own Sommelier during the event. Bid on both live and silent auction items including fine wines donated by local celebrities, and much more. Once again, the inimitable former state representative, Debbie Stafford, serves as live auctioneer!

Some auction items include:

- A day with the Aurora Police Department SWAT team
- Original art work by local artists
- Golf packages
- Wine selections from all over the world
- Entertainment packages — Tickets for local sporting events

Music provided by musicians of the Aurora Symphony. RSVP and buy your \$25 tickets early at www.AuroraSymphony.org

Water Restrictions vs Fracking Water

From a Ward IV constituent to me:

Dear Molly, We have been hearing that we will have watering restrictions this year. Let me say that I have no problems with this, but I do have a problem with the city of Aurora selling water to be used in "fracking." If the citizens have to be restricted, then we should not be putting water into these wells, when doing so permanently uses this water. It cannot be recovered for future use. To call this "waste" water is illogical, as there should be no wasted water in a drought. I would be pleased to hear your comments on this matter.

My response:

I'll ask the water staff to send you the official reply. Just for the record, I am not a fan of fracking and generally not a fan of selling things we are still using or need to use in the future. However, it is hard to tell from a quick look, but the product we sell for industrial use is not the same water you drink, or the water used for your lawn.

Ward IV Meeting

Thursday, May 23, 6:30–8:30 pm
Mountain View United Church, Fellowship Hall
10700 E. Evans Ave.

Heather Ridge Metro Matters, May 2013

Neighborhood Watch

National Night Out, August 6

Hey, everyone! It's not too early to mark your calendars. For what, you say? Well, Tuesday, August 6, is right around the corner (or almost) — it is National Night Out or NNO as you may see it referred to. It will be held from 6–8 pm at Mount Olive Lutheran Church, 11500 East Iliff Avenue.

NNO is for all residents in Areas 9, 10, and 11, and is open to the entire family! Everyone had so much fun last year. Par officers with their squad cars, Aurora fire trucks, and Aurora Mayor Hogan all joined the activities last year.

National Night Out includes a variety of food, donations, and gift certificates galore! You will not go away hungry! Your hosts, the Head Area Coordinators of Neighborhood Watch in areas 9, 10 and 11, are already making plans and getting the word out.

So mark that calendar. And see you, Tuesday, August 6.

New Community Joined NW: Ptarmigan Park has recently joined Neighborhood Watch and is headed by AC Estelle Matus. Anyone from Ptarmigan Park who is interested in assisting Estelle, please call 303-750-1811; it is a large community. She could use some help.

— **Bev E. Brown**
Head Area Coordinator
UAHR and Area 10

Tell Us Your Story!

Heather Ridge *Metro Matters* (HRMM) would love to hear from you! Whether it's a letter to the editor, an article about someone special in your neighborhood, or about an upcoming Heather Ridge organization event, HRMM wants to hear from you. Got a good news story about an advertiser, an extra special anniversary, or birthday. Share it with the community through Heather Ridge *Metro Matters*. Are you a member of, or interested in starting a Heather Ridge writers club, bridge club, needle point club, cooking club, wine tasters club, investors club, chess club, or book club? Heather Ridge *Metro Matters* will help you spread the word. Please keep your articles to less than 500 words and submit them by the 10th of the month to Heather Ridge *Metro Matters* editor Barry McConnell, bmconn202@aol.com 303-366-1505 or publishing coordinator Cheryl Greenman, cheryl.greenman@gmail.com 303-886-1693. By the way — small business owners may find the service directory and classified advertising a great low cost tool for reaching new customers!

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Letters

Heather Ridge Metro Matters

After the yearly homeowner's meeting, held on April 6, we felt the need to write a short letter to thank all of those individuals who helped paint and refurbish the Fairway 16 clubhouse. The interior is well coordinated and looks great.

It should be noted that Susan Bruce (president), has accomplished and organized so much since being elected to office. The board should also be complimented, and others who volunteered their time. It is appreciated and deserves a, "Thank You!"

**Barbara Rupp
Audrey Beals
Fairway 16**

Letters to the Editor: Send your letters for Metro Matters to Barry McConnell, bmconn202@aol.com, Fairway 16,; or Cherryl Greenman, cherryl.greenman@gmail.com; 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 May/June

- | | |
|--|-------------------------------------|
| Denver Children's Museum
303-433-7444, 4-8 pm
www.mychildsmuseum.org
2121 Children's Museum Dr. | Tuesday, May 7
Tuesday, June 4 |
| Denver Botanic Gardens @Chatfield
303-973-3705, 9 am-5 pm
www.botanicgardens.org
8500 Deer Creek Canyon Rd, Littleton | Friday, May 3
Friday, June 7 |
| Denver Art Museum
720-865-5000, 10 am-5 pm
www.denverartmuseum.org
100 W 14th Ave Parkway | Saturday, May 4
Saturday, June 1 |
| Denver Museum of Miniatures,
Dolls and Toys
303-322-1053, www.dmmtdt.org , 1-4 pm
1880 Gaylord Street, Denver | Sunday, May 5
Sunday, June 2 |
| Denver Museum of Nature and Science
303-322-7009, www.dmns.org
2001 Colorado Blvd, 9 am-5 pm
(Fee for IMAX films, Planetarium) | Sunday, May 12
Sunday, June 2 |
| Denver Center for Performing Arts
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. | 303-547-3410 |

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Fairway 16...from page 14

The mini-blinds were all removed, washed and re-hung by Susan Bruce. The unwanted furniture was removed by Loretta Eggleston and Pinky Gonzales. New light fixtures and four glass-topped tables were purchased and assembled. Thankfully, the 18 new chairs came already assembled. The kitchen cabinets were cleaned by Loretta Eggleston prior to remodeling that area. It was a major project. The board saved thousands of dollars by doing it themselves. If you want to see it, call a board member to give you a tour.

Rentals: The two groups who rented the clubhouse since recent updates were happy with the facility. The board urges you to consider having your next party at the clubhouse. To date, it has only been rented twice this year; 13 times in 2012; 9 times in 2011; 7 times in 2010; 1 time in 2009; and 6 times in 2008.

New Contacts: To rent the clubhouse, contact Sheryl and Norm Pitts, 2620B; Walt Kirkwood, 2508A; or Sue

Smith, 2508F. Sheryl and Norm work; call them in the evenings or weekends. Walt and Sue are retired.

Pool: The pool will be serviced by the same firm which did such an excellent job last year. It will open May 25. If you have lost your key, contact Susan Bruce for a new one. The cost is \$50.

Committees: Fairway 16 needs help with the following projects:

- **Garage Sale:** May 17–18, set up, selling and clean-up
- **Handy Persons:** Help with minor repairs and assist with kitchen remodeling in the clubhouse
- **Publicity:** Assist in writing Heather Ridge *Metro Matters* articles and letters to homeowners
- **Social:** Plan a summer BBQ and any other Fairway 16 group activities, and welcome new owners
- **Landscape:** Meet with the landscapers; work on xeriscaping plans; and check sprinkler heads after each mowing

Call any board member to volunteer — many hands make light work!

Chimney Hill...from page 14

into the bin labeled Recycled Materials.

Board and Management News: As always, safety of CH residents is the board's first priority. Please contact Alec at Accord Property Management with any questions and concerns, and report all parking violations. Alec's phone number is 720-230-7321, email alec@accordhoa.com. Do not call subcontractors directly with any issues related to grounds or building maintenance.

For after-hours property threatening, non-criminal, emergency-only issues, please call 720-259-8019. Leaking sprinkler and/or flooding in your home are some examples of non-criminal property emergencies. Call 911 for all life threatening emergencies.

Monthly HOA Meetings: CH monthly HOA Board meetings are on the third Thursday of every month in the card room on the lower level in the golf course clubhouse. (Enter through the men's locker room.) The next monthly meeting will be on Thursday, May 16, 6 pm. All Chimney Hill residents are welcome to attend.

Sausalito...from page 15

or would like to join Neighborhood Watch as a Block Captain.

Board and Management News: The Sausalito Board meets at 6:30 pm on the second Wednesday of every month at the Golf Club at Heather Ridge. Guests are welcome. Sausalito Board members are: President Vincent Roith, 303-745-9805; open position, vice president/landscaping; Secretary Carol McCormick (newsletter/Neighborhood Watch coordinator), 720-747-0836; Treasurer Pat Horton (pools/UAHR representative), 303-695-6181; Debbie Martinez, board member at-large, 720-298-8323; Tom Scally, architecture, 303-750-8772; and Sherri Cooper, board member at-large. Please contact Vinny Roith if you are interested in serving on the Sausalito board.

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.



The **Special District Association of Colorado** (SDA) and the SDA Board of Directors are working to benefit Colorado residents and special districts throughout Colorado. Please Join us

for this complimentary afternoon with:

- Water Expert - Supreme Court Justice Greg Hobbs as keynote speaker
 - A panel discussion with John Stulp, Governor's Office; Eric Hecox, Executive Director, South Metro
 - Water Supply Authority – Taryn Finnessey, Colorado Water Conservation Board
 - Jim Lochhead, Denver Water Executive Director as closing speaker
 - Mark Shively, Executive Director of Douglas County Water Resource Authority will serve as facilitator
- Space is limited for this complimentary event. Register today at www.sdaco.org

May 30, 1–5, The Summit Conference and Event Center, 411 Sable Blvd. North, Aurora

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