

# *HR* Heather Ridge

Metro Matters

Volume 7

March 2017

Number 3



**NOONAN'S**  
EVENT CENTER

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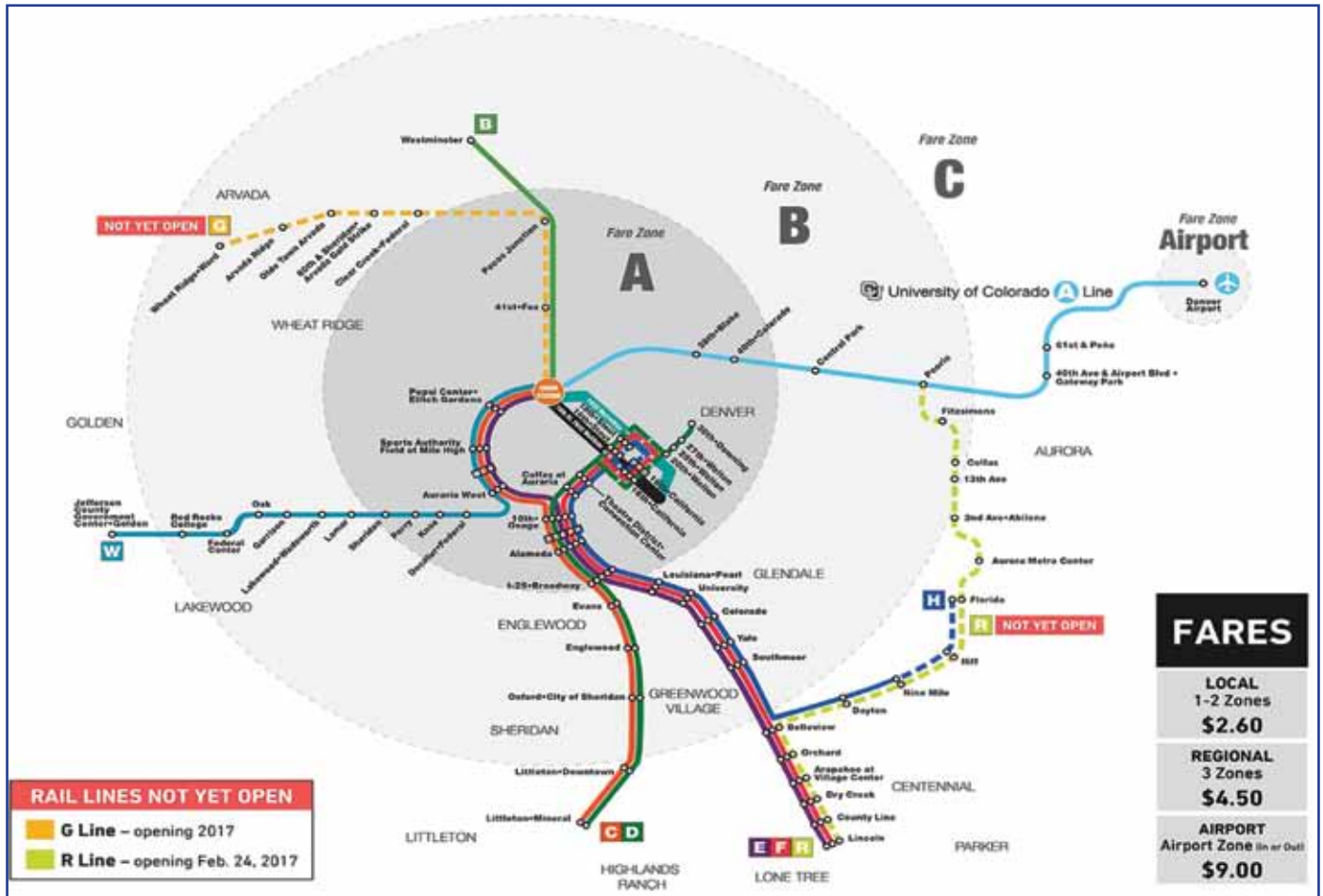


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## R Line Opened February 24, 2017

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HEATHER RIDGE  
METRO MATTERS MAGAZINE  
350 OSWEGO COURT  
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# **HR** Heather Ridge

**PUBLISHER'S NOTE**

Do you understand or know what your HOA working capital is? It is money usually collected by builders to fund newly established HOA budgets when liquidity is needed; or, later on, by the HOA board if it needs more money in its general operating fund. If you plan to sell or buy soon, then the issue of working capital is important. See page 6 for a detailed explanation of this important issue for all homeowners.



Now that the R Line is up and running will you ride on it instead of driving to work or shopping? Will this light rail increase your home value? These are important questions that you, as a homeowner, need to evaluate. See details about this light rail on page 7.

Noonan's Event Center has been very busy since owner Milchell Marina took over the reins. Along with staff Jerred Soderstrom, General Manager; Brent Schroeder, Chef; and Anna Woody, Events Coordinator, Noonan's offers the Heather Ridge community a great option for all special events. See details on pages 16-17.

**Barry McConnell**  
**Publisher**

## **About the Cover**

**Noonan's is a great wedding venue, Chef Brent Schroeder will provide just the right menu to make the day special for the wedding couple.**

## **Attention Metro Matters Readers**

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### **Heather Ridge Metropolitan District**

President Errol Rowland  
Vice President Van Lewis  
Treasurer Mary Lou Braun  
Secretary Joan Beldock  
Jane Klein Director

Jim Bruce Director

Regular Meeting Schedule: HRMD  
4:00 pm, 3rd Thursday each month at  
Heather Ridge Clubhouse, providing  
there is business to conduct.

### **Heather Ridge Metropolitan District**

303-755-3550 ext. 5  
[info@HRColo.org](mailto:info@HRColo.org)

[heatherridgecolorado.org](http://heatherridgecolorado.org)

### **Heather Ridge Golf Club**

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

[www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com)

### **Presidents Council**

President, Amanda Milstead

[amandamilstead@comcast.net](mailto:amandamilstead@comcast.net)

### **Heather Ridge Neighborhood Watch**

Robert Laviolette, 303-750-9134

[Bobbysplace@comcast.net](mailto:Bobbysplace@comcast.net)

Aurora Police,

PAR Officer Patty Southwick

303-739-1826

[psouthwi@auroragov.org](mailto:psouthwi@auroragov.org)

Non-emergency 303-627-3100

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



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# Heather Ridge

## COMMUNITY AFFAIRS

### Clubhouse Site for Sale

As mentioned in the January 2017 issue of Metro Matters, the Heather Ridge Metro District Board voted to sell a portion of the five acre parcel where the clubhouse sits at the northwest intersection of East Iliff Avenue and South Xanadu Way. This includes the clubhouse building but none of the golf course land. The final site size will be determined prior to executing a contract.

At a special meeting last December, the Metro District Board heard from two real estate brokers their estimates of value and marketing concepts for the land. The Board voted to list with the Sessions Group with Jim Dignan as the listing agent.

The two acres is listed with the Sessions Group for sale at an asking price of \$1.7 million. The sale could

be more than two acres given a buyer's development plan that also meets the needs of the golf course; and, of course, the final sales price could vary given the amount of land sold.

For any real estate questions, please contact Jim Dignan at [jdignan@sessionsllc.com](mailto:jdignan@sessionsllc.com).

**Van Lewis**

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## Your HOA's Working Capital

It is said that "money never sleeps," so what's the story with an HOA's working capital? Is it working, sleeping, or just plain forgotten?

First off, what is working capital? It is money usually collected by builders to fund newly established HOA budgets when liquidity is needed; or, later on, by the HOA board if it needs more money in its general operating fund. The concern for buyers and sellers is to know if their HOA requires working capital; and if so, how is it tracked and addressed in subsequent real estate sales.

With the exception of Country Club Ridge, nine of the ten HOAs in Heather Ridge were built in the 1970s by EDI Developers, Inc. All our HOAs here act independently but with similar rules and requirements... such as working capital. When units were initially sold by the builder(s), working capital *may or may not* have been collected. The only way to

know is getting a Status Letter from your HOA's property management company. There may be an issuing cost, so be prepared.

If you plan to sell or buy soon, then the issue of working capital is important. As a seller you are entitled to its refund by the HOA or a credit from the buyer at closing; and, as a buyer, you need to know your closing costs and what it comprises...such as working capital.

So how much money are we talking about? In Heather Ridge working capital varies greatly from zero to \$1250. The legal justification and reference for working capital is found in a community's controlling documents, usually its *Declarations*. The Declarations can specify collecting so many months of HOA fees to remain with the HOA...forever. Yes, that's a long time. The working capital amount is transferred again and again from sellers to buyers as

an obligation of ownership.

Over the decades, it is not uncommon that HOAs have lost records of who paid what working capital amounts. If an HOA's Status Letter demands a working capital payment but doesn't show the owner/seller has paid it, then the seller(s) may prove a payment was made by providing their Settlement Statement and/or the Status Letter when they purchased. Remember, each HOA operates differently from others; and, HOAs may change their policies over time.

Ask your HOA to publish costs to transfer ownership. Common items include Status Letter, Transfer Fee, and Working Capital. There could also be general assessments, unfunded obligations, or Architectural Control lien issues.

**Van Lewis**





## R Line Opened February 24, 2017

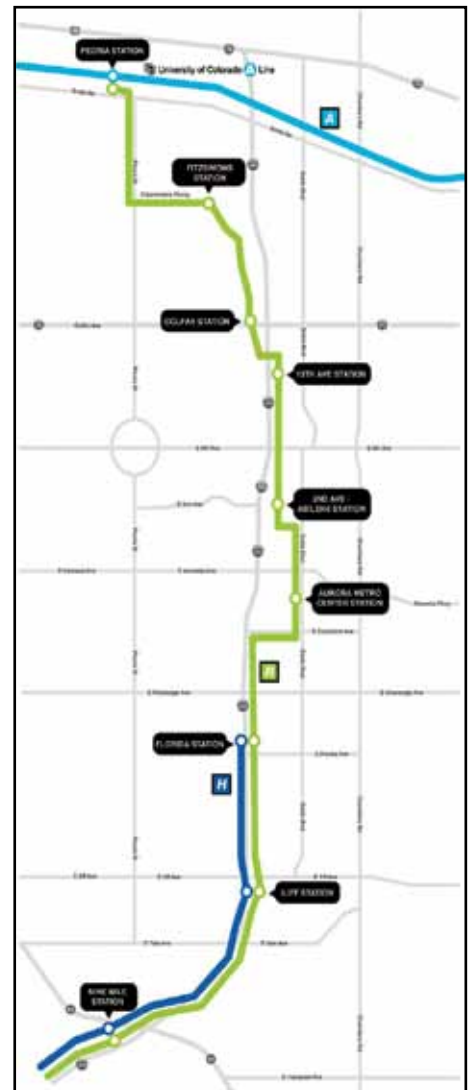
RTD's newest light rail line, the R Line, brings light rail service through the heart of Aurora. The 10.5 miles of new light rail connects the existing track at Nine Mile Station up I-225 to the Peoria Station on the University of Colorado A Line. The new R Line provides easy connections to the University of Colorado A Line and the H Line, making it easier than ever to get to the airport, the Denver Tech Center or downtown Denver. The H Line service will be extended from Nine Mile Station to Florida Station with the opening of the R Line. This

extension adds a walk up station and a new Park-n-Ride for H Line riders. The H Line allows for convenient connections to downtown Denver.

RTD and other special guests commemorated the opening of the R Line with a day of riding the light rail and stopping off at the 16 stations for fun and refreshments. The Aurora Metro Center Station offered riders who stopped off carnival games, refreshments, and RTD booths. Iliff Station also offered fun activities with hot chocolate and information.

### R Line Stations

- **Peoria Station:** This station currently provides service to the University of Colorado A Line and has parking.
- **Fitzsimons Station:** This station serves the Anschutz Medical Campus. A free bus shuttle (operated by CU) will circulate passengers throughout the campus.
- **Colfax Station**
- **13th Ave. Station**
- **2nd Ave. – Abilene Station**
- **Aurora Metro Center Station:** This existing bus transfer facility (Centrepont and Sable will receive a parking lot and a name change with the opening of the R Line.
- **Florida Station:** This station has a pedestrian bridge that provides access across I-225 to the Aurora Medical Center.
- **Iliff Station:** This station is operated by the City of Aurora. Parking at this location is available for \$3 per day and \$50/month parking passes are available. For more information please contact Park Aurora at [parking@auroragov.org](mailto:parking@auroragov.org) or call 303-739-7338.



# March 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Double Tree Board Meeting at Wendy Traynor's home	7	8 6:30 pm Sausalito Board Meeting HR Golf Club	9 6:30 pm Fairway 16 Board Meeting Clubhouse	10	11
12	13 6 pm Cobblestone Crossing Board Mtg 3033 S. Parker Road, Suite 320, Aurora	14 6:30 pm Burgundy Board Mtg, Burgundy Clubhouse	15 6:30 pm Chimney Hill Board Mtg Accord Property Management of- fice, 3033 S. Parker Road, Tower 1 Suite #320	16  METRO MATTERS DEADLINE	17 	18
19	20 6 pm Country Club Ridge HOA Board Mtg Noonan's	21 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	22	23	24	25
26	27 6 pm Cobblestone Board Mtg HR Golf Club	28 6:30 pm HRS Board Mtg HRS Clubhouse	29	30	31	



## Don't Puff: Keep Warm with Your Car

It may be warm now, but chilly temperatures are just around the corner. While warming your car up in the morning may seem like a good idea, leaving your vehicle "puffing" (running unattended) makes it an easy target for opportunistic thieves. Reports of stolen puffer vehicles in parts of Arapahoe County have increased dramatically from 2015 to 2016.

Colorado's Unattended Vehicle Law (C.R.S. 42-4-1206, page 45) strives to keep owners' vehicles from the hands of opportunistic thieves by making it illegal to leave a vehicle running with the keys in it. You may know it as the "Puffer Law." Those who have a car with a remote ignition switch are allowed to warm their car, provided the driver keeps

the keyless start fob far enough away from the car that it cannot be moved.

Local law enforcement agencies vary on how they enforce the state "Puffer Law." Your best bet is to get familiar with your local city ordinances and state laws – and to not leave your car running unattended. Warm up with your car instead.

Remember, it's much easier (and comfortable!) to warm up with your car, than to stand outside in the cold waiting for ACSO to come take a car theft report!

See just how quick a puffer car can be stolen in our newest YouTube video: <http://bit.ly/2llfAoP> (copy and paste into your browser).

Don't forget to subscribe for crime tips, scam alerts, and more!

**Communication Specialist Audry LaCrone  
Arapahoe County Sheriff's Office**



## Behind The City Scene

“Why aren’t there any condominiums being built – just apartments? The answer involves the Construction Defects Litigation (CDL) conundrum. Builders assert that building condominiums exposes them to unreasonable liabilities for premises lawsuits. I know what many of you are already saying: if they built a good product in the first place they wouldn’t need to worry about lawsuits! It is asserted that there are law firms that specialize in CDL. It is apparently a very lucrative endeavor. It is also said they possess strong political power at the Legislature when it comes to amending the current law which allows for civil litigation in lieu of mediation (can reject the mediator finding) or arbitration (must accept arbitrator finding). Builders assert they cannot obtain reasonably priced insurance in Colorado to cover CDL.



**Charles "Charlie"  
Richardson  
Council Member  
Ward IV**

[crichard@auroragov.org](mailto:crichard@auroragov.org)

The City adopted an ordinance before I was on City Council implementing what is thought to be a middle ground solution: City Code 22-701 to 711. It includes a duty to repair by the builder upon notice. If repairs are made no litigation can be brought. Before an HOA can sue it must send an outline of the potential litigation with the pluses and minuses to all the owners. An HOA cannot alter the existing declarations and covenants to delete a mandatory mediation provision. Before a lawsuit can be brought a majority of the owners must authorize the CDL, not just the Board. This was similar to the State Legislation that went down in flames last year.

If I had been on Council I would have voted against this ordinance. The ability to secure insurance is a State issue, not a City issue. It is also thought by many legal scholars that only the State can legislate in this area. Even with our ordinance and other cities similar ordinances, the building of condominiums remain very rare. The builders are unwilling to rely upon a City ordinance. When I was campaigning and knocking on doors I met a person whose son was trapped in a shoddily built condo. It made me cringe to hear how awful the situation was and the many years long effort to fix it. The substantial legal fees come off the top of the settlement.

Three bills have been introduced in the current session of the General Assembly dealing with construction defects. Last year the “grand compromise” bill died in the last hours of the session. Hopefully this year we will have a better outcome which fairly addresses the concerns of both sides.

An advertisement for MorningStar Assisted Living &amp; Memory Care at Jordan. The background is a warm, golden-brown color with a close-up of a golden key on the right side. The text is arranged in several sections. At the top, it says 'Make A Wise Move IN THE NEW YEAR'. Below that, a red banner contains the text 'Receive your 2nd month FREE' and '&amp; Move in by March 31: \$2500 Community Fee Waived' and 'Move in by April 30: 1/2 Off Community Fee'. The MorningStar logo, which consists of a stylized flower or star shape, is positioned to the left of the word 'MorningStar'. Below the logo and name, it says 'ASSISTED LIVING &amp; MEMORY CARE at JORDAN'. At the bottom, the phone number '303.321.3277' and the address '14301 East Arapahoe Road' are listed, along with the website 'MorningStarSeniorLiving.com'.



**Pete Traynor**  
Double Tree  
303-877-9538  
PeteTraynor@ReMax.net

## Getting to the Closing Table

A home inspection by buyers is a necessary and good thing in general. In fact, the mandated Colorado Contract to Buy-Sell for agents stipulates an inspection unless removed by a buyer. With home buyers paying top dollar or more nowadays, home inspection issues are sometimes used for a “the second bite at the apple.”

A “second bite” means renegotiating contract price and terms to resolve inspection issues; and if not mutually resolved the buyer can terminate the sale with a full refund of earnest money. Then the house goes back on the market with the next buyer having the right to ask why the first sale failed.



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

If it failed for inspection issues the seller is obligated to disclose the facts under full disclose. This means providing a copy of any received inspection report and/or written Inspection Objection. Facts do not go away and could have consequences.

Usually the best solution is to resolve inspection problems and close the sale. This is where experienced agents like Pete and Van shine in today’s fast paced and complex market. They know how to anticipate problems before they happen, know how to address and correct them, and know what it takes to get to the closing table. It’s an orchestration with many moving parts, and what may appear simple is not. Call Pete and Van today for all your real estate needs.

*Remember, don’t leave home without them.*

**Van Lewis**



**Van Lewis**  
303-550-1362  
van@vanlewis.com



**Pete Traynor**  
303-877-9538  
PeteTraynor@ReMax.net

***Remember Don’t Leave Home Without Them***



## Homes For Sale through February 17, 2017

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$147,000	13651	E Yale Ave E	1 - 1	856	1 Carport	2 Story
Strawberry I	\$167,500	13623	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$169,900	2411	S Xanadu Way D	2 - 2	1,091	1 Gar, 1 Space	2 Story
Burgundy	\$177,000	2697	S Xanadu Way D	1 - 2	942	1 Garage	2 Story

## Homes Sold January 16 through February 17, 2017

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$146,500	2608	S Xanadu Way F	1 - 1	856	Conventional	None	Individual
Strawberry II	\$160,000	2453	S Xanadu Way	2 - 2	1,091	Cash	None	Individual
Strawberry I	\$173,000	2469	S Xanadu Way C	2 - 2	1,091	Conventional	None	Individual
Chimney Hill	\$233,000	13625	E Evans Avenue	2 - 2	1,344	FHA	None	Individual
Cobblestone Crossing	\$236,500	13282	E Asbury Dr	2 - 2	1,208	Conventional	None	Individual
Cobblestone Crossing	\$253,900	1955	S Xanadu Way	2 - 2	1,208	Conventional	None	Individual
Sausalito	\$259,900	2418	S Victor St F	3 - 2	1,273	Conventional	Other	Corp/Trust
Fairway 16	\$279,900	2528	S Vaughn Way E	4 - 4	1,650	Cash	None	Individual

## Homes Under Contract as of February 17, 2017

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$139,000	2640	S Xanadu Way C	1 - 1	843	1 Carport	2 Story
Strawberry I	\$145,000	13629	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry II	\$171,990	2499	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry I	\$179,900	2616	S Xanadu Way A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$179,900	2465	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Sausalito	\$199,000	2459	S Worchester Ct B	2 - 2	1,282	2 Gar, Att	2 Story
Burgundy	\$220,000	2665	S Xanadu Way A	2 - 2	1,162	1 Gar, 1 Sp	2 Story
Sausalito	\$235,000	2418	S Victor St B	2 - 2	1,282	2 Gar, Att	2 Story
Chimney Hill	\$255,000	13684	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Heather Ridge South	\$265,000	2835	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story
Chimney Hill	\$269,900	13532	E Evans Ave	3 - 3	1,512	1 Gar, Att	2 Story
Sausalito	\$270,000	2447	S Victor St E	3 - 2	1,282	2 Gar, Att	2 Story
Fairway 16	\$249,900	2528	S Vaughn Way F	4 - 4	1,650	2 Gar, Att	2 Story

*Pete and Van are offering an exclusive program that could fund your home improvements for resale.*

## Heather Ridge Men's Golf Club

The 2017 Men's Club will kick off the 2017 season with a Spring Banquet to be held on Thursday, March 30 at the Fresh Fish Company. The evening will consist of a short rules meeting followed by a large selection of the Fresh Fish Company's outstanding appetizers to include: Fresh Suckled Oyster, Cocktail Crab Claws, Stuffed Mushrooms, Coconut Shrimp and Pork and Beef sliders.

Due to the big turn out last year, we are moving the banquet to the Proof Room, which will give us a lot more elbow room. The following Saturday, April 1 will be the first Men's Club Tournament which is always a big success.

If you have not joined up for the 2017 Men's Club the board encourages you do so as we have a great group of guys that enjoy playing the game of golf at Heather Ridge.

**Loren J. Janulewicz**  
 President HR Men's Club



### 2017 Heather Ridge Men's Club Schedule

Thursday, March 30	Men's Club Spring Banquet
Saturday, April 1	Four Man Shamble A, B, C, D Players 8:00 am Shot Gun (Computer Draw)
Saturday, April 15	Individual Gross/Net, T-times start at 8:00 am
Saturday, April 29	Pending, T-times start at 8:00 am; possible 6-6-6
Saturday, May 13	Point Par, T-times start at 8:00 am
Saturday, May 20	Two Man Best Ball, Pick Your Partner within 10 strokes. T-times start at 8:00 am
Saturday, June 3	Mixer, Men's Club & Women's Club 8:00 am Shot Gun Start
Saturday, June 17	Point Par, T-times start at 8:00 am
Saturday, July 8	Individual Gross/Net, T-times start at 8:00 am
July 21, 22, 23 Friday, Saturday, Sunday	Member/Member and Member/Guest T-times start at 8:00 am Sat & Sun Horse Race Friday starts at 5:00 pm Players must be within 10 strokes of each other
Saturday, August 5	Point Par, T-times start at 8:00 am
Saturday, August 12	Pending T-times start at 8:00 am Must be within 10 strokes
August 26, 27 Saturday, Sunday	Club Championship, T-times start at 8:00 am
Saturday, September 9	Tournament of Champion, T-times start at 8:00 am Non Winners Tournament to follow same day
Thursday, September 21	Men's Club Fall Banquet
Saturday, September 23	Year End Tournament, 8:30 Shot Gun Two Man Scramble Computer Draw

(Red indicates tentative dates)



# Golf Club at Heather Ridge Men's Golf Association 2017 Membership Application

This year the GCHRMGA will continue a schedule of 14 tournaments to include a Member/Member, in addition to a Match Play Tournament. Kick-Off banquet is March 30, 2017, first tournament is April 1, 2017. Membership is open to all male golfers who are 18 years or older. The nominal membership fee includes:

- USGA maintained GHIN handicap
- Access to GCHRMGA website <http://hrmga.ghinclub.com> (address/phone numbers)
- Two complimentary banquets: Spring (stag) and Fall
- Tournament access. Each tournament will have a \$20 per day fee which is paid out to the winners.

Name \_\_\_\_\_ Wife's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Date of Birth (for age related events) \_\_\_\_\_

Work Phone ( ) \_\_\_\_\_ Cell Phone ( ) \_\_\_\_\_

**Email address PLEASE** \_\_\_\_\_

**New Members Only:**

**List the name of the person that recommended you join HRMC** \_\_\_\_\_

Do you have a recent or current USGA handicap? Yes \_\_\_\_\_ No \_\_\_\_\_ GHIN # \_\_\_\_\_

If not, you need to post 5 scores to establish a handicap prior to playing in the HRMC

USGA handicap index \_\_\_\_\_ Name of previous club \_\_\_\_\_

**You must have an active handicap in order to play in any tournaments**

**YES**, I want to be part of the Match Play Tournament (Flighted)

All flights will be net. Players will use their handicap on the day of the Match.

Attached is my check payable to **HEATHER RIDGE MEN'S GOLF ASSOCIATION** for \$ \_\_\_\_\_

<b>Membership</b>	<b>\$135.00</b>	( )
<b>Hole-in-One Pool (optional)</b>	<b>\$5.00</b>	( )
<b>Match Play</b>	<b>\$25.00</b>	( )

\* GCHRMGA memberships are non-refundable

\* Hole-in-One pool eligibility is for tournament play only, and the pool will be shared by all who get a Hole-in-One during the 2017 season. If no one makes a Hole-in-One in 2017, it will be carried over at a maximum payout of \$500.00.

Return this application with your check to the Heather Ridge Golf Shop or mail to:

Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014



## HR 18-Hole Ladies' Golf Club

The Heather Ridge 18-Hole Ladies' Club Board adopted a new Local Rule for the 2017 season (Local Rule #5). This local rule is sanctioned by the USGA and relates to balls accidentally moving on the putting green. It modifies Rules 18-2, 18-3 and 20-1 of the Rules of Golf and is as follows:

When a player's ball lies on the putting green, there is no penalty if the ball or ball-marker is accidentally moved by the player, his partner, his opponent, or any of their caddies or equipment. The moved ball or ball-marker must be replaced as provided in Rules 18-2, 18-3 and 20-1. This Local Rule applies only when the player's ball or ball-marker lies on the putting green and any movement is accidental. Note: If it is determined that a player's ball on the

putting green was moved as a result of wind, water or some other natural cause such as the effects of gravity, the ball must be played as it lies from its new location. A ball-marker moved in such circumstances is replaced."

For more information about the new Local Rule, including explanatory diagrams, videos and a detailed question-and-answer document, please visit [usga.org/2017localrule](http://usga.org/2017localrule).

Spring Luncheon Reminder: A sign-up sheet is up on the bulletin board outside the Pro Shop to sign up for the Spring Luncheon and Tournament being held on Saturday, April 8. The cut-off date to sign-up is April 5.

**Teresa Anderson  
Publicity/Rules**

## HR Ladies 9-Hole Golf

Golf will spring into action starting April 4, 2017. The Heather Ridge Ladies 9-Hole Spring Breakfast will be held on April 11, 2017 at 9:00 am, with golf after breakfast. During the month of April, we will have tee times available every Tuesday, with the Tournament beginning in May.



The Ladies 9-Hole 2017 Golf application is on the facing page, be sure to fill it out and mail it to Judy Straayer by the March 25 deadline (March 15, if you wish to be included in the directory).

Cathy Carter  
Vice President

Please come and see for yourself this is the best 9-hole league in the area. Early tee times, and if you don't have a Handicap you can join, and develop one as you play.

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# NOONAN'S EVENT CENTER

**Noonan's Event Center has been very busy since owner Milchell Marina took over the reins. Along with staff Jerred Soderstrom, General Manager; Brent Schroeder, Chef; and Anna Woody, Events Coordinator, Noonan's offers the Heather Ridge community a great option for all special events. Metro Matters Publisher Barry McConnell recently talked with Anna about the plans for 2017 at the Center.**

*Recently, I have noticed several contractors working in the event center; what changes have been made to the event center?*

While we did get a brand new bar in early 2014, we haven't done much remodeling since then. The event center bar can accommodate a higher volume of guests and includes 6 draft beer lines via two large keggerator units. The bar is great because people can really feel as if they have their own private bar and private room, whereas before it was just a small draw to the space.

The Garden Room has been

resealed to provide a more pleasant, unobstructed view of the golf course.

One of our final modifications was the addition of multiple televisions throughout the individual rooms. During events, these TV's are used to display photos or collages for the clients, as well as, for mass viewing of major sporting events.

Needless to say, we are excited that these changes were completed. We have had several clients make remarks about the changes.

*How long have you worked in the*

*event planning industry, and how did you first become interested in event planning?*

I started working at Noonan's Sports Bar & Grill in April of 2015. Back then I was a server and still in school. I went to school for Marketing at MSU Denver and never really planned on being an event coordinator. When I graduated in December of 2015, I was wondering what my next step would be. I loved working at Noonan's, but knew I didn't want to be a server for too much longer, but really wanted to stay in the service industry as I have been in the industry for almost 10 years. This position opened





conveniently right when I was going through this time and it sparked my interest. I've always been a planner, and combining that with still working with people and using the marketing knowledge I have this was the perfect position for me.

*I assume the cover picture is a wedding reception, what other special events are booked for this summer?*

As we discussed before we have a lot of different types of events coming up. In February we held the 5th Annual Nebraska Wine Tasting, hosted by Coloradans for Nebraska, featuring wine from James Arthur Vineyards and four courses of small entrees created by Noonan's Chef Brent. We feature a comedy show almost every month with host Terri Barton Gregg called Noonan's Nice & Naughty Comedy Show. As far as other events coming up I'm starting to plan events from small luncheons to large tournaments to baby showers and Quinceaneras. Every day is a new adventure for a different type of event. We have inquires for holiday parties continuously and try to work all into our calendar.

*What is the smallest/largest group that the event center can accommodate?*

Typically, due to the costs involved with renting the event center, we recommend groups of 20 people or more for private events; however, we won't turn away anyone and our rates are very reasonable. We can handle



groups of up to 300 when we open up the complete hall (250 or less if the dance floor is open).

*What are my menu options for special events?*

I work very closely with Noonan's Chef Brent Schroeder, to create a diverse menu for any occasion. We have a catering menu which gives clients an idea of the most popular options, but the possibilities from our kitchen are endless.

*How much lead time do you need to reserve the event center space?*

While we have rushed and put together events for clients within one week,

we prefer to have "planning time." Usually two weeks is the minimum lead time that we request. Obviously, the further out you plan the event, the easier the planning is and typically results in a better event for the client.

*Who do I contact for reservations and information?*

Anna Woody, Event Coordinator,  
720-246-0304,  
AnnaW@noonanssportsbar.com







# Coyote Country

Your neighborhood is experiencing an increase in coyote sightings and activity. Human behavior plays an important role in shaping urban coyote behavior. For you and your pet's safety, it is important to keep your local coyotes wild.

- Never feed coyotes, either purposefully or indirectly:
- Never feed a coyote – a fed coyote is an aggressive or dead coyote. If you observe or suspect someone is feeding coyotes, immediately contact Open Space and Natural Resources staff at 303-326-8435.
- Do not leave pet food outside, day or night. Period.
- Do not leave trash uncovered or out on the curb overnight.
- Bird feeders, nuts and fruits can attract coyotes into your backyard. In areas where coyotes have been seen, it is best to remove these attractants.

Remember, if you live in Aurora – or any Front Range community – you probably have these wild neighbors. They are highly adapted to our urban landscape, which means they may travel through your subdivision.

## ***How To Effectively Haze a Coyote***

- Coyotes may follow humans if they have been fed by humans or if there is an active den in the area. Coyotes associate with and protect dens in the spring

and early summer when pups are likely to be present.

- Discourage coyotes from following you and your pet or from entering your yard:
- Be a BIG and LOUD as possible.
- In a loud and forceful voice, command the coyote to go away.
- Use arm gestures or stomp your feet to exaggerate your size.
- Keep small children near you; do not let them run away.
- ALWAYS keep your pets on leash.
- Collect small pets into your arms.
- Keep larger pet close to you.
- Never allow your pet to play with coyotes.
- Throw objects (not food) adjacent to the coyote.
- Facing the coyote, slowing move toward a busy, populated area. There is no need to run.
- Consider adjusting your walking route for a few weeks if you think there is a den in the area.
- Expect results to improve as you continue to haze:

If it is the first time a coyote has ever been hazed, it may be slow to respond. Expect to use more exaggerated, aggressive and consistent hazing the first couple of times you try it. Individual response will be faster as the coyote experiences multiple hazing from multiple people.

Request a hazing clinic for your community by calling 303-326-8435 or emailing [nature@auroragov.org](mailto:nature@auroragov.org)

For non-emergency wildlife related questions or concerns, please contact: Colorado Parks & Wildlife, 303-297-1192 (Monday through Friday, regular business hours). Aurora Park Rangers, 303-326-8430 (seven days a week, regular business hours). Aurora Animal Care Division, 303-326-8288 (Monday through Saturday, regular business hours).

Information provided by the City of Aurora Parks, Recreation & Open Space (PROS)

### **Quick Facts**

1. Hazing is a Smart way to reduce coyote conflict in your community.
2. Every time you see a coyote in your community:
3. Stop
4. Make yourself as big as possible by raising your arms and widening your stance.
5. Announce yourself. Tell the animal loudly and firmly to, "Leave me alone!" or "Get out of here!"
6. Repeat or Reinforce. The coyote might stop after a distance and look back at you. Do Not Stop the hazing activity until the coyote completely leaves the area. If the coyote does not react initially, you may need to reinforce your hazing with more noise, stomping, lunging or exaggeration.
7. Teach a neighbor or friend how to haze. Hazing works best when the whole community participates.



# Happy St. Patrick's Day



Dr. Nick D'Amico

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Dr. Matt Mauck

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# Heather Ridge **ASSOCIATION NEWS**

## Fairway 16

**Dates to Remember:**

- 1 – Ash Wednesday
- 12 – Daylight Savings Time
- 17 – St. Patrick's Day
- 20 – First Day of Spring

**Daylight Savings Time:** Don't forget to "spring forward" and set your clocks one hour ahead on Sunday, March 12.

**Sewage Drains:** All Fairway 16 buildings that don't have drain clean-

outs on the outside are scheduled to have their interior drains cleaned every 6 months. This is a preventative maintenance plan that the Board has set up with 1st Quality Plumbing. The drains in the following buildings were cleaned during February.

- |           |            |
|-----------|------------|
| 1) 2406-D | 1) 2670-D  |
| 2) 2620-A | 2) 2650-D  |
| 3) 2630-A | 3) 2518-A  |
| 4) 2548-D | 4) 2680-D  |
| 5) 2610-A | 5) 2660-A  |
| 6) 2416-A | 6) 2680-A  |
| 7) 2630-A | 7) 2446-A  |
| 8) 2690-A | 8) 2426-A  |
| 9) 2548-A | 9) 2698-F  |
|           | 10) 2578-B |

**Vacancies:** The board is currently looking for two individuals to fill these vacancies:

The *Clubhouse Manager* would be in charge of reserving rentals; collecting deposit and rental fees; assuring the facility is clean for the renter; and checking that the space had been cleaned and free of damage before refunding deposits.

The *Cleaning Person* would be in charge of vacuuming the carpet, cleaning the men and women's bathrooms and wiping down all surfaces (chairs, tables, counters,

sinks etc.) once a week when the pool is open and before a rental during the remainder of the year.

If you are interested please contact: Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net).

**Ash Trees:** The Emerald Ash Borer was found in Boulder, Co. in 2013. As a non-native insect, EAB lacks



predators to keep it in check. It is the most destructive insect to inhabit North America ever. The Denver Metro area has an estimated 1.45

million ash trees. Because the insect is so difficult to detect, it may be in the tree 3-4 years before it is discovered. By then, the solution is to remove the tree and bury the debris. Protection is necessary to prevent infestation.

The Fairway 16 Board will conduct a walk-through with an arborist in the spring to determine the location of ash trees on our property. They will then put in place an annual treatment schedule as a preventative measure.

**Monthly Board Meetings:** The Fairway 16 Board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be held on Thursday, March 9.

**Website for Fairway 16:** [www.fairway16.com](http://www.fairway16.com).

**Contact Information:** Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net).

**Bette Secord**





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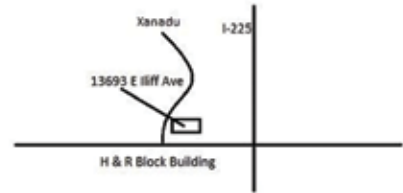
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# Chimney Hill



**Too early to start spring cleaning!** This past month gave us signs of Spring but then the ground is still frozen in some areas as we had cold days as well. Somehow, there are signs of Spring in the air with warm temperatures.

**Parking:** We have all received the revised Parking Rules & Regulations and they are available online. These are the guidelines that make our community a safe and enjoyable neighborhood. Take the time to read them, understand their purpose and act upon them. If there are concerns or needed explanations, please contact Accord Property Management. Our community manager is Alec and

can be reached at 720-230-7303. The website is [www.accordhoa.com](http://www.accordhoa.com); go to Associations, click on Chimney Hill and enter password: *Chimney2012*.

**On Site Vehicle Maintenance:** Our declarations state vehicle maintenance on our property is prohibited. Such as major mechanical maintenance, painting of vehicles or the drainage of automobile fluids (oil changes). Exceptions are limited to repairing a flat tire or changing a dead battery.

**Neighborhood Watch:** Be observant of our community when walking and/or driving through. Watch out for our property and be alert to people walking throughout our community. Report any irregularities and abnormal activity to Accord Property Management at above listed phone number and email address. No crime is too small! There have been reports of damaged

sprinkler heads; golf course property along our borders was damaged; and patio trespassing and re-arranging of landscape decor. The pool bathrooms, which are closed for the winter, were vandalized and have been for numerous years. This time, both doors were removed by unscrewing each screw. This is costly!

**Bylaws & Declarations:** Much of the information in these newsletters comes directly from our Bylaws and Declarations. If you need a refresher on your obligations upon living in Chimney Hill at Heather Ridge properties or have questions about these informational resources, our governing documents can be found on our website listed above.

**Board Meetings:** Our Board meetings are held on the third Wednesday of each month at 6:30 pm at APM office located at 3033 S.

Parker Road, Suite 320, Aurora, CO 80014.

**Architectural Improvement Request:** So you want to change from Comcast to a satellite dish, want a roofline security camera or you found a decorative garden wall art to be affixed to the patio wall. Thinking of home improvements, please don't waste your time and money. Management company inspections and Board walk throughs will not overlook your modifications. Get HOA Board approval for any and all exterior building modifications. Follow our community's protocol and download the form, readily available on our website listed above. Why take the chance?

**HOA Board-Representing your interest and protecting your investment.**



***Out To Lunch Bunch***

***Don't forget to make plans now for the next Out To Lunch Bunch Event to be held in 2017***

***Call or email Josie Spencer for details amipep@aol.com, 303-671-5634***

# Cobblestone Crossing

**Owners and Renters:** If you are renting your unit, it is the owner's responsibility to keep you informed of activities and processes for the complex. Please ensure your owner/management company has your contact information.

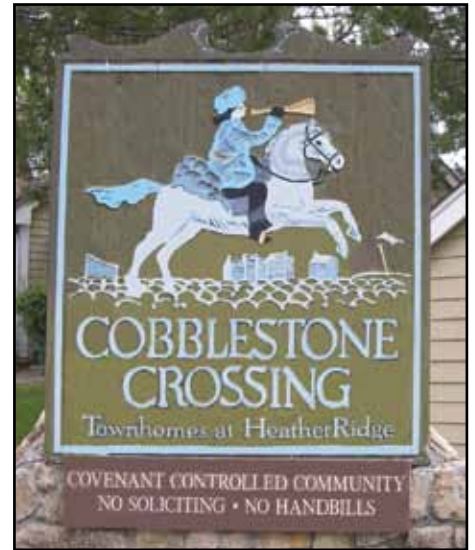
**Reminders:** Remember pets must be on a leash and please pick up pet waste and dispose of appropriately. There are coyotes roaming the area which is another reason to keep an eye on your pets! Large items that do not fit in dumpsters must be removed by resident calling for special removal. The HOA

incurs additional costs for large items left by the dumpsters.

**Parking Regulations:** The Resident Sub-Committee presented suggestions at February's Board Meeting and the recommendations are under review. One change will go into effect immediately: No towing will take place between 6 am and 6 pm daily. Also, please note oversized vehicles that infringe on multiple

parking places must be parked on the street.

**Onsite Maintenance:** The Board is seeking an onsite maintenance person. This is an independent contractor position responsible for plowing snow, repairing sprinkler heads, tracing electrical issues, etc. If you know anyone who is qualified and interested, please submit a resume to Alec Hrynevich ([alec@accordhoa.com](mailto:alec@accordhoa.com)).



**Board Meetings:** The Board meets at Accord's Office, 3033 S. Parker Road Suite 320 Aurora, CO 80014, the second Monday of the month at 6 pm and all residents are welcome.

**Midge Miller**

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# Heather Ridge South

**A Great Super Bowl Party at Our Clubhouse:** Thanks, again, to board members Dave Elgin and Linda Hull for putting together another wonderful community event at our own clubhouse. Last season saw two football parties there bringing friends and neighbors together with lots of food and good cheer! Our large screen HD TV has more than paid for itself for meetings, private parties, and community football games. The 2017 Super Bowl party had almost 30 people bringing salads, wings, hams, spreads and a thousand sauces and dips. There was no lack of chips; and, of course, “a good time was had by everyone...even Atlanta fans.”



**New “Welcome to the Community” Letter for New Residents:** It will be mailed to all new owners as well as posted for reference on our website, [www.heatherridgesouth.org](http://www.heatherridgesouth.org). Hopefully it will allow them to settle in quickly knowing basic rules and regulations. Last year our *Rules and Regulations* were updated; however, it is lengthy and perhaps too much for a new resident to absorb initially. The new “Welcome” letter outlines nine important issues to know when living here: Parking, Garages and Snow Plowing; Garbage and Recycling; Exterior Work and Repairs; HRS is a Condominium; Property Insurance; Pool and Clubhouse Usage; Sewer Usage; Official HRS Plumber; HRS and HRMD References. Living in a small, tightly constructed community governed by rules and regulations can

be challenging, so hopefully our new “Welcome” letter will help new and established residents alike.

**Back Patio Fence Program:** The Board will soon mail to *all* HRS owners new policies concerning back patio and privacy fences. In particular, the Board wants all non-vinyl fences to be removed and/or replaced with vinyl ones. This includes wood privacy screens between units. Also, owners without fencing may participate to have fencing installed. To fund this program an interest-free loan for four years will be available to *all* residents. This program mirrors the garage door replacement financing that was very successful and well received. Please evaluate your fencing needs and be ready to respond to the Board’s letter. As part of this financing program, the Board will be condemning all

non-vinyl patio and privacy fencing in 2017 for architectural and safety concerns.

**Our Sidewalks Being Repaired by the City of Aurora:** As you might have noticed in February, Aurora replaced curbs and sidewalks in HRS to allow greater handicapped access. Many residents called to see what was up with all the orange spray paint and writings. A number of residents asked if the work was related to light rail opening soon. Whatever the reasons, Aurora did a great job for much needed work. Thank you, City of Aurora. Also, the City will seal our Wheeling and Xanadu streets later this year.

Van Lewis

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## Sausalito

**Pools: Important Advance Notice to all Homeowners.** The Board has decided it is time to replace our very old locks and keys for both of our swimming pools. Our pools are for Sausalito residents only so we need to establish a new security system. Only homeowners are eligible to receive a pool key. If a unit is rented the homeowner is responsible for giving the tenant a pool key and obtaining the key when renters leave. The latter does not always happen. The plan is to replace the locks, schedule two days at designated pools and times where a key can be picked up and signed for by homeowners, or renters if the HOA has received approval from homeowner. A copy of the Sausalito Pool Rules and Regulations will also be given to each person who is given a pool key. If you pick up



your key on one of the two scheduled days, the key is free. Thereafter there will be a charge for your pool key. We will announce the pickup times

over the next two months via our monthly newsletter. Not everyone reads the newsletter so please pass this important information along to your neighbors.

**Neighborhood Watch:** There have been some complaints about young children running around our community knocking on doors and



playing on the golf course, which is prohibited due to the danger of getting hit by an errant golf ball traveling at high speeds. Parents please supervise your children. There has been an increase in home thefts. Thieves are entering homes through open garage doors. Please keep your garage door closed at all times.

**Landscaping and Snow Removal:** Although we are experiencing what feels like an early spring, winter weather tends to return to Colorado during March and April. Please do not park in the visitor parking areas so snow cats have a place to put snow.

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

garage no later than 8 pm on Friday night. New homeowners may buy large trash containers and recycling bins from Alpine Waste Removal and Recycling at 303-744-9881. Thanks to

Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Rick Wilhelm, Landscaping, 505-412-1190 and Member-at-Large, Teresa Anderson, 303-755-5970.



everyone who adheres to the proper time frames.

**Board Members:** Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick,

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

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

**Carol McCormick**

# EXPERT AGENT IN THE KNOW

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# Double Tree

**Board of Directors:** President Wendy Traynor; Vice President Bev Nosewicz; Treasurer, Aletha Zens; Secretary Patt Dodd; Member-at-Large Bob Buehler. Board meetings are held every other month, with the next meeting will be March 6 at Wendy Traynor's home.

**February Recycling:** Waste Management continues to be our service provider for both trash and recycling. Trash pick-up is every Thursday but will be delayed by a day if there is a holiday during the early part of the week. Recycling days are

March 9 and 23. Remember to set your recycling out the night before, as they have been coming before 8 am.

**Parking:** With reference to snow removal, driveways with cars parked in them will not be cleared. Please utilize your garage as your primary parking spot, and remember that the Visitor Parking is for visitors, not overflow parking for residents with more than one vehicle. While it may be a short walk to your home, you can always park curbside on S. Vaughn Way.

**Architectural Control Committee:** Please remember to get the approval of the Architectural Control Committee before proceeding with any cosmetic changes to your townhome; i.e.,

windows, doors, or patios/decks. We have another installation of the approved replacement front door at 2655, bringing the total up to three. Garnet Red seems to be the preferred color, although the board did approve a Colonial Blue and a Hunter Green. If you need information on those paint colors, please get in touch with a board member. We also have information on the board-approved grey and white paint colors for the exterior.

**Great Resource:** *Nextdoor.com* is the private social network for you, your neighbors, and your community. It's the easiest way to connect online, and it's free to join. Please visit *nextdoor.com* to see how Next Door uses the power of technology to build stronger

and safer neighborhoods. The City of Aurora is represented, keeping you up to date on City matters. It's also a great site to sell items you no longer need. Some items are even free if you come and pick them up!

**Volunteer Opportunity:** The City of Aurora is looking for volunteers for this year's High Line Canal Cleanup. The cleanup, which will involve removing trash from the 11-mile stretch of the canal that runs through Aurora, is a great team building opportunity for scouting, youth, or church groups. To register or for more details, call 303-839-7372 or go to [www.aurorawater.org](http://www.aurorawater.org).

**Patt Dodd**



# Strawberry

**Board Meeting Reminder:** Strawberry's Board Meetings will be held on the Third Tuesday of every month. Our upcoming meeting is March 21, 2017 at 6:30 pm in the Clubhouse. Board meetings are a great way to stay informed. We hope to see you there.

**Annual Meeting/Board Positions Available:** Our Annual Board Meeting will be held on May 3, 2017 at 6:30 pm in the Strawberry Clubhouse. Strawberry will have 3 Board positions open that will be voted upon at the Annual Meeting. The term for Board Members is three (3) years. Serving as a Board

Member is a huge undertaking that requires a commitment of time and community involvement.

Board Members impact the community both short and long-term. As a homeowner and Board

Member, we are faced with difficult decisions and at times, the decisions may be unpopular.





Becoming a Board Member is a great way to learn the HOA experience. If you are interested in becoming a candidate for the Board, please contact ACM for a letter of intent and information form. Your information will provide homeowners a point of reference when deciding upon their vote.

**Board Expanded:** In an effort to provide more input from the community at many levels, Beverly Earley, Jason Walker and Alan Stitleman thought long and hard and made the decision to expand the Board from 5 members to 7 members. We feel that it will provide more input from the community at many levels. Asking questions and providing input from the members gives the Board a broader spectrum when making decisions. With the additional members, the Board's obligations, such as events and projects can be

shared among all instead of one person carrying the load for these events.

**Sound System:** We have ordered a sound system for our Board Meetings. Many homeowners commented that they are missing some of the Board discussion because they were unable to hear the conversations. It will arrive shortly; and hopefully, for our next Board Meeting.

**Vandalism:** We have had a significant number of mailboxes vandalized over the past few months. The vandalism has occurred not only in our development, but throughout the Heather Ridge community. We ask for your diligence to report any suspect activity. If your mailbox has been damaged, go to the Abilene Station – Gateway Post Office, 2500 S. Abilene Street, Aurora. Make sure you tell them it

was vandalized because if not, you will be charged \$40 and you will also be required to present your deed, which delays the repair not to mention a tedious process.

**No, Dog Waste Does Not Melt:** We have had an increasing amount of dog waste left throughout the development. Please be a responsible pet owner and clean up after your dogs. Dog waste is a health issue because not only humans can get sick, your pets can contract diseases as well.

**Thank You:** We would like to thank our new homeowners, for helping make our community presentable. When they moved in, they cleaned up a badly neglected homeowner garden and it looks wonderful. We appreciate all that you have done to improve the aesthetics of our property. Nice Job!!!!

**Christine Nicklas**

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# Burgundy

*"Then you should say what you mean," the March Hare went on. "I do," Alice hastily replied; "at least – at least I mean what I say – that's the same thing, you know."*  
– Lewis Carroll

**Board Meeting:** The HOA meeting held on Tuesday, February 14 was attended by all board members, our community manager, and one homeowner who sacrificed the holiday eve to contribute to the discussions. The board values input from the community so a big thanks to Jerry Sheppard for joining us. Homeowners please mark your calendar for the next meeting on Tuesday, March 14 general meeting begins at 6:30 pm.

*"Spring is when you feel like whistling even with a shoe full of slush."*  
– Doug Larson

**Outdoor Spigots:** Our dry weather has many of you utilizing the outdoor spigots for watering flowerbeds and grass areas. Several hoses have been noticed in the lawn areas or left attached to the spigot following usage. This is a reminder to return your hose to proper storage, and any damages or broken pipes caused by leaving a hose attached will be billed to the offending homeowner.

*"I love Spring anywhere, but if I could choose I would always greet it in a garden."*  
– Ruth Stout

**Landscaping:** There are landscaping deals to be had this time of the year so you will notice several trees marked for removal. The tree maintenance company will also walk through with board members to look at overgrown and dying Pfitzer Juniper bushes needing to be pulled. We will continue to remove these bushes, replacing those areas with rocks and low water tolerant plants in the summer. There will be a more complete board walk through on March 4 to review some projects before the board. If you have a concern please contact CMS so the item can be added to our walk. The start on two french drains has been delayed because of the frozen ground

but we hope to have them begin in late March.

*"Winter is on my head, but eternal Spring is in my heart."* – Victor Hugo

**Pet Guidelines:** Violation notices have been going out to owners who have been reported as allowing their pets to run freely in the common areas and not picking up after their dogs. There are several areas where pet parents have been viewed ignoring the City laws, which guide our own pet guidelines and regulations. Your patio areas are also Burgundy semi-common areas, and if damage occurs due to repeated exposure to urine, the homeowner will be responsible in cleaning/repairing the cement and any exterior building materials damaged.

*"Spring is nature's way of saying, 'Let's party!'"*  
– Robin Williams

**Clubhouse Rental:** Renting the clubhouse for your event is an easy task. If you are considering a gathering for social or business needs please contact the management company for a tour of the facilities and questions on fees and contract. The building includes a kitchenette,



separate bathrooms, ping-pong and air hockey, 2 large open rooms and the refreshed front patio.

*"Indoors or out, no one relaxes in March, that month of wind and taxes, the wind will presently disappear, the taxes last us all the year."*  
– Ogden Nash

**Board Meeting:** If you'd like to have items added to the next meeting agenda please contact our community manager Jack Higgins, [Jack@cmsincorp.net](mailto:Jack@cmsincorp.net). He is assisted by KatiJo Jordan, [KatiJo@cmsincorp.net](mailto:KatiJo@cmsincorp.net) and Julie Salinas, [Julie@cmsincorp.net](mailto:Julie@cmsincorp.net).

**Management Information:** The CMS office number is 720-377-0100 and to access ACC request forms and other important documents please visit [www.cms-hoa.com](http://www.cms-hoa.com). Contact the management office for questions and login information.

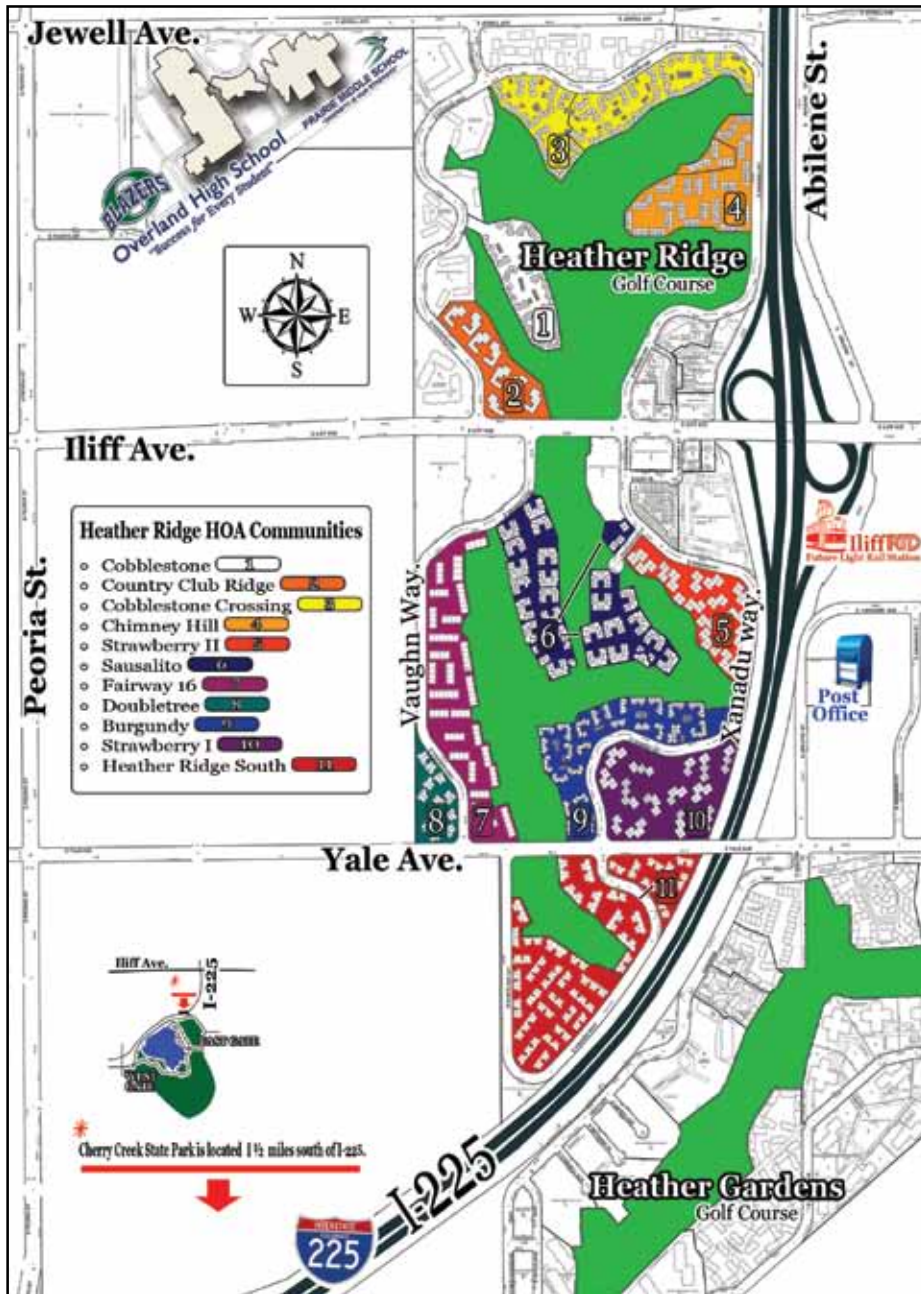
*"March is a tomboy with tousled hair, a mischievous smile, mud on her shoes and a laugh in her voice."*  
– Hal Borland

**Thank You,**  
**Rebecca McDonald**  
**HOA President**

## Happy St. Patrick's Day



# Heather Ridge Community Map



**Cobblestone Crossing**  
 Accord Property Management  
 720-230-7393  
 # Units: 150  
 HOA Meeting: 2nd Mon. 6 pm  
 3033 S Parker Road, Ste 320

**Country Club Ridge**  
 Custom Management Group  
 303-752-9644  
 customgrp1@msn.com  
 # Units: 64  
 HOA Meeting: 3rd Mon. 6 pm  
 Noonan's 19th Hole

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

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

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Janelle Maninger – 303-369-1800 x115  
 Janelle@westwindmanagment.com  
 # Units: 176  
 HOA Meeting: 4th Tues, 6:30 pm  
 HRS Clubhouse, 2811 S Xanadu Way  
 www.Heatherridgesouth.org

**Sausalito**  
 H.O.A. Simple LLC  
 Emily Bresina, manager  
 ebresina@hoasimple.com  
 303-260-7177 x5; # Units: 159  
 HOA Meeting: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com

**Strawberry I & II**  
 Association & Community  
 Management, 303-233-4646  
 # Units: 328  
 HOA Meeting: 3rd Tues. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xanadu Way

**Burgundy**  
 Community Management  
 Specialists, Inc  
 Jack Higgins, jack@cmsincorp.net  
 720-377-0100 x 1315  
 # Units: 120  
 HOA Meeting: 2nd Tues. 6 pm  
 Burgundy Clubhouse  
 www.cms-hoa.com

**Chimney Hill**  
 Accord Property Management  
 Alec – 720-230-7303

alec@accordhoa.com  
 # Units: 116  
 HOA Meeting: 3rd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.accordhoa.com

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

## Free Days in March

### Denver Art Museum

March 4, April 1  
100 W 14th Avenue Parkway, Denver,  
720-865-5000  
denverartmuseum.org

### Denver Museum of Miniatures, Dolls & Toys

March 5, April 2  
1880 N Gaylord St, Denver  
303-322-1053

### Children's Museum of Denver

March 7, 4-8 pm  
2121 Children's Museum Drive, Denver  
303-433-7444

### Botanic Gardens, Chatfield Farms

March 7, April 4  
8500 W Deer Creek Canyon Road, Littleton  
720-865-4346  
botanicgardens.org/chatfield-farms

### Denver Museum of Nature & Science

March 13, April 10 (Earth Day)  
2001 Colorado Blvd., Denver  
303-370-6000  
dmns.org

### Fine Arts Center Museum, Colorado Springs

March 17  
30 West Dale Street, Colorado Springs  
719-634-5581  
csfineartscenter.org

### Denver Botanic Gardens

March 22, April 2  
1007 York Street, Denver  
720-865-3500  
botanicgardens.org

### Hudson Gardens Free Garden Admission

Every Day  
6115 South Santa Fe Drive, Littleton  
303-797-8565  
info@hudsongardens.org

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**303-912-4999**



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Gardens Way. 720-937-9919

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Dani at 303 859-5002 Email [xanadu80014@gmail.com](mailto:xanadu80014@gmail.com).  
or visit our web site at [massageinstinct.com](http://massageinstinct.com).

### For Sale

Two Stair Chairs for two-story unit on Fairway 16. Will  
sell for 50% of what I paid for them (Morning Star  
Chairs). Have been used less than 6 months. Nothing  
wrong with them. Going to Boston. Call 303-750-9920

### House Cleaning

Cinderella's Professional House Cleaning Daily, Weekly,  
or Monthly, "We do the Hard work for you" Call  
Esmeralda 720.318.2100 or 720.427.2386

### Handyman Services

If you need to fix it, I can do it. Home improvement and  
repairs, plumbing, light electrical, carpentry, painting,  
and flooring. HRMD resident. Call Leo, 720-838-8072.

### Notary Public

Notary Public — Lives at Fairway 16. Reasonable rates.  
Can make house call, if necessary. Call 303-639-5946  
and leave message.

### Public Accountant

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

### Tax Return Preparer

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303-881-3066, [ensley53@aol.com](mailto:ensley53@aol.com)

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