

# Heather Ridge Metro Matters

VOLUME 2

DECEMBER 2011

NUMBER 6

**Preserving the Heather Ridge open space –**

- **Maintained best as a Golf Course**
- **Protecting real estate values**
- **Promoting a positive way of life**



## Happy Holidays

### White Christmas

*I'm dreaming of a white Christmas  
Just like the ones I used to know  
Where the treetops glisten,  
and children listen  
To hear sleigh bells in the snow*

*I'm dreaming of a white Christmas  
With every Christmas card I write  
May your days be merry and bright  
And may all your Christmases be  
white*

*I'm dreaming of a white Christmas  
With every Christmas card I write  
May your days be merry and bright  
And may all your Christmases be  
white.*

*– Irving Berlin*



# Heather Ridge Community Affairs

I received the following emails concerning solutions to golf ball damage at Heather Ridge:

Dear Bette,

I was glad to see your articles on golf ball damage. It is my understanding, by Colorado Law, golfers are responsible for any damage done by their golf ball. The problem is enforcing it. I had a ball shoot through my living room window and land in front of the fire place. Glass everywhere. It was quite startling.

I approached the man outside who was walking around my yard area, looking for his ball. I had his Nike in my hand and pointed to the window it went through. He was apologetic and said his insurance would take care of it. I asked him to write down his name and number for me. He did. This was last Friday, Oct. 21.

After several days of not hearing from him or his insurance company, I called the number he had given me and asked for Kevin Burn. I was told I had the wrong number.

I called the Pro Shop and told them what happened then asked for Kevin Burn's phone number. He checked the sign-in sheet for renting golf carts. Kevin Burn's name was there, but no phone number. Is there any way to get the Pro Shop to get phone numbers when carts are rented?

Would appreciate any tips from people with similar experiences. Thanks.

Barb Wehmiller

•••

Hi Bette,

The people I know, including myself, have had to put gates (kind of like barbed wire) in a frame over the window. I had to do another window recently (a few months ago) in my upstairs loft. The window was broken, including part of the blind.

Luckily I wasn't in the living room where all the glass came flying. It was 5 pm on a Saturday. I ran out on the golf course and found the person who hit the golf ball. He gave me an incorrect phone number, but I tracked him down with Mike Ritter.

This young man had told Mike that he worked for Advantage Security. Mike tracked down his correct phone number.

When I called the young man he said he was told that the Homeowners' Associations pay for broken windows, and he would not be paying for mine.

Mike told me that at the beginning of the course it simply says that players are responsible for broken windows. I have heard that a few of my neighbors have had

see HRCA...page 15

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

## Metro District Board Members

(Visit [HRMDco.org](http://HRMDco.org), HRMD button) Contact Vinny Roith for questions: 303-755-3660; 720-246-0306  
[info@hrmdco.org](mailto:info@hrmdco.org); [HeatherRidgeColorado.org](http://HeatherRidgeColorado.org)

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

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

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

©2011, 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.

## HOAs in the United Association of Heather Ridge:

President Josie Spencer (Heather Ridge South)  
Vice President Scott Dunham (Chimney Hill)  
Burgundy, [burghoa.com](http://burghoa.com)  
Chimney Hill  
Cobblestone  
Cobblestone Crossing  
Double Tree  
Fairway 16  
Heather Ridge South, [Heatherridgesouth.com](http://Heatherridgesouth.com)  
Sausalito, [sausalitohoa.com](http://sausalitohoa.com)  
Strawberry, [strawberryhoa.com](http://strawberryhoa.com)  
website: [www.uahr.org](http://www.uahr.org)

## Managers, Golf Club at Heather Ridge

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

Joanie Ott (Fairway 16), President  
Board: Vic Evans (Men's Club), Larry Ransford (Cobblestone Crossing), Larry Ricketts (Men's Club) and Loren Janulewicz (Men's Club)  
website: [www.golfclubatheatheridge.com](http://www.golfclubatheatheridge.com)

Publisher: Donaldsons, Inc.  
Editor: Lynn Donaldson, 303-766-8649  
([LynnNeu@comcast.net](mailto:LynnNeu@comcast.net))  
Advertising: Cindy Crockett, 303-690-7702  
([cindycrockett5@gmail.com](mailto:cindycrockett5@gmail.com))

# Heather Ridge Metropolitan District: Report to the community

At its Nov. 17 monthly meeting, the Heather Ridge Metro District (HRMD) Board approved two specific actions recommended by its golf operations contractor, the Golf Club at Heather Ridge, Inc. (GCatHR). An operations report by GCat Director Larry Ransford outlined golf and clubhouse costs along with recommendations for profitability and cash flow oversight. These changes will enable continuing golf operations without the need to raise taxes or borrow money.

## 1. \$150,000 sales goal for December 2011.

Under HRMD ownership since December 2009, the golf course sells golf play packages for the following year in December. This is important to the golf course and generates between 15–20 percent of gross revenue. For the golf course to remain solvent and operational for 2012, this December's sales from Premium and Annual Passes need to be \$150,000. Both the men's and the women's groups have pledged to accomplish this goal.

**2. Reduction in Fixed Costs.** Actions addressing two fixed costs areas began Nov. 1:

**a. Fixed expenses.** Golf operations have been cut by more than \$10,000 per month. These reductions have been accomplished by reducing wages and operational costs. These changes will have no detrimental affect on the services offered to the customers.

**b. Re-allocate utility costs that are not golf related.** Prior to the November regular meeting, the clubhouse utilities and maintenance were paid by golf operations. These costs have been reassigned and will now be covered by HRMD because, if there were no golf course, the district would be responsible for them.

Ransford stated that these two fixes should eliminate losses experienced for the last two years. Detail financial information is available on [www.HRMDco.org](http://www.HRMDco.org). Click the left HRMD green block. Next, click on red colored "link to HRMD01 Meeting Minutes/Financials." Listed chronologically are all monthly meetings and financials since February 2007.

## Sale of the clubhouse and its 4+acre grounds.

Due to operational and maintenance costs, the HRMD directors considered selling the clubhouse and grounds before purchasing the asset in 2009. At the October 2011 regular meeting of HRMD, a task force, including Directors Joan Beldock, Mary Lou Braun, Jim Bruce and

volunteer resident Margo Plemone of Cobblestone, was formed to consider and present recommendations at the November meeting. Chairwoman Beldock reported what the committee learned about selling the clubhouse. She presented several parameters that the task force had compiled that would be conditions of such a sale. In addition, she noted there are issues to be considered regarding the bondholder that will need to be resolved before proceeding. Finally, hearings conducted by the UAHR will be scheduled. After community input, various issues are resolved and recommendations regarding the sale of the clubhouse from the task force, the HRMD Board will discuss selling the clubhouse at its next regular meeting.

Closing down the clubhouse has never been an option. The clubhouse will remain open as will Noonan's Tavern. Any changes in clubhouse ownership will have no affect on the restaurant lease or operation.

**In conclusion.** The men's and woman's clubs are enthusiastically supporting the \$150,000 goal to be completed by Jan. 2, 2012. Sales in past years have exceeded this goal, so expectations are high for a successful month. With expenses firmly under control and no construction projects, all the golf course needs now are golfers.

Community support is important to the success of the Golf Club at Heather Ridge. Word-of-mouth marketing is the most effective of all advertising mediums — so please spread the word to golfers and non-golfers. For the holidays, please consider gift certificates for golf and dining.

Our high-tech TV sign along Iliff Avenue will help too! Seeing a high-definition color screen with rotating messages, the thousands of daily drivers will remember Heather Ridge! When the Yale Avenue bridge closes for six months while a larger one is built, traffic diverted to Iliff Avenue will further increase the clubhouse exposure.

Lastly, the golf course is public property — your property. Even if you don't play golf, please visit Noonan's Tavern or make reservations for banquets or business meetings. After golfing hours, please take time to walk the course and enjoy its serenity. Your property taxes helped to preserve the open space best maintained as a golf course.

– Errol Rowland and Van Lewis

---

## Neighborhood Watch

Well, readers, *Here is the newest — the Neighborhood Watch Community is "up and running."* Strawberry I and Strawberry II have 14 Block Captains in place!

I am proud of the hard work, long hours and effort

put forth by ALL of the volunteer Area Coordinators. Burgundy, Cobblestone and Strawberry solicited the "finest residents" for their Block Captains. I am equally proud of all of the Block Captains who will carry out the duties

See Security...page 14



**Pete Traynor**  
 Double Tree  
 303-877-9538  
 Ptofcolo@aol.com

# Heather Ridge Market Report



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

**Market Report:** For sale inventory in Heather Ridge continues to decline. Yes, there are still foreclosures and short sales, but the overall message is an improving real estate market. Overpriced homes continue to struggle for buyers, but usually these properties have high loan balances and are not distressed sales. As home prices increase, overpriced homes will become reasonable values. As President Kennedy once said in a speech about the economy, "A rising tide lifts all boats." So be it with real estate.

**Mortgages and Rates:** Buyers are getting loans closed albeit with greater qualification standards. These

new standards are not new — 15 years ago, lenders used similar guidelines before public policy mandated easier standards. Mortgage interest rates continue to hold steady in the 4.5 percent range, fluctuating up and down with the bond market. People are getting loans and closing on homes, so please don't believe otherwise.

**Foreclosures:** The latest report shows 2011 year-to-date foreclosures dropping to 2006 levels, and is down 24 percent from this time in 2010. Foreclosures are not going away, but they are diminishing for now. At this time, in greater Heather Ridge, there more than two dozen foreclosures in the "foreclosure pipeline." Many lenders delayed Public Trustee sales due to state and federal home retention programs, but those programs are ending soon. Expect increased Public Trustee sales in 2012 resulting from this delay.

Pete and Van have helped Heather Ridge residents for more than two decades. Please call "the home team" for your real estate needs. Along with their wives, they have lived here since the 1980s, helping people to buy and sell real estate. Also, they have been very active in their HOAs and community activities, further adding to their knowledge of what makes Heather Ridge unique. Thanks!

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

Sold in HR Oct. 2011	HOA	Price	No.	Street	Bed.Ba	SqFt	Garage	Style
	Sausalito	\$146,500	2512	S Worchester Ct E	2 – 3	1,282	2-Garage, Att	2 Story

**Homes for Sale in Heather Ridge, New Listings Sept. 1– Oct. 10**

HOA	Price	No.	Street	Baths	Beds	SqFt	Gar/Spaces	Style
Chimney Hill	\$119,900	13520	E Evans Ave	2	2	1,344	1-Garage,Att	2 Story
Chimney Hill	\$135,000	2052	S Worchester St	3	2	1,337	2-Garage,Att,Oversized	2 Story
Cobblestone	\$129,900	2161	S Victor St B	2	2	1,392	2-Garage,Det,Resv	2 Story
Cobblestone Crossing	\$124,900	13446	E Asbury Dr	2	2	1,208	2-Garage,Det,Resv	2 Story
Cobblestone Crossing	\$139,000	13314	E Asbury Dr	2	2	1,208	1-Garage,Det,Off Street	2 Story
Country Club Ridge	\$205,000	2270	S Vaughn Way 102	2	3	1,722	2-Garage,Att	Ranch
Country Club Ridge	\$223,000	2240	S Vaughn Way 202	2	3	1,806	2-Garage,Att,Oversized	Ranch
Fairway 16	\$155,000	2610	S Vaughn Way C	4	4	1,650	2-Garage,Att	2 Story
Fairway 16	\$169,900	2568	S Vaughn Way C	2	2	1,650	2-Garage	2 Story
Sausalito	\$159,450	2511	S Worchester Ct A	4	4	1,273	2-Garage,Att	2 Story
Strawberry I	\$59,900	13657	E Yale Ave C	1	1	856	1-Carport	2 Story

**Homes under Contract in  
Heather Ridge**

HOA	Price	No.	Street	Bed.Ba	SqFt	Gar/Spaces	Style
Burgundy	\$51,000	2445	S Xanadu Way C	2 - 2	1,091	None	2 Story
Chimney Hill	\$125,000	13645	E Evans Ave	3 - 2	1,344	1-Garage,Att	2 Story
Chimney Hill	\$129,500	2021	S Worchester St	3 - 2	1,344	1-Garage,Att	2 Story
Cobblestone	\$85,000	2122	S Victor St C	2 - 2	1,208	1-Garage,Det	Bi-Level
Cobblestone	\$89,900	2142	S Victor St A	2 - 2	1,208	1-Reserved	2 Story
Cobblestone	\$80,000	2101	S Victor St A	2 - 2	1,208	1-Garage,Det	2 Story
Cobblestone Crossing	\$79,900	13274	E Asbury Dr	2 - 2	1,208	2-Garage,Det,Resv	2 Story
Cobblestone Crossing	\$129,950	13392	E Asbury Dr	2 - 2	1,392	1-Garage,Det	2 Story
Fairway 16	\$146,200	2680	S Vaughn Way	4 - 4	1,650	2-Garage	2 Story
Sausalito	\$80,000	2500	S Victor St F	2 - 3	1,273	2-Garage	2 Story
Sausalito	\$95,000	2458	S Victor St F	2 - 3	1,273	1-Garage,Att	2 Story
Sausalito	\$109,900	2417	S Victor St C	2 - 3	1,300	2-Garage,Att	2 Story
Sausalito	\$154,900	2437	S Victor St	2 - 3	1,302	2-Garage,Att	2 Story
Strawberry I	\$59,900	13619	E Yale Ave D	2 - 2	1,098	1-Carport	Ranch
Strawberry I	\$66,000	2664	S Xanadu Way A	2 - 2	1,144	1-Carport	Ranch
Strawberry I	\$34,900	13651	E Yale Ave A	1 - 1	896	1-Reserved	2 Story
Strawberry I	\$39,900	2608	S Xanadu Way B	1 - 1	856	1-Carport	Ranch
Strawberry I	\$59,900	2690	S Xanadu Way C	2 - 2	1,144	Carport	2 Story

**For more information,  
call Pete or Van!**

**Van Lewis: Re/Max Alliance, 303-550-1362; [van@vanlewis.com](mailto:van@vanlewis.com)  
Pete Traynor: Re/Max Masters, 303-877-9538, [Ptofcolo@aol.com](mailto:Ptofcolo@aol.com)**




**Brenda Parker  
CEO**

**Services Provided:**

- Transportation
- Home or Office Management and Organization
- Bookkeeping, Bill Paying and Data Entry
- Grocery Shopping and Other Errands
- Gift Shopping, Wrapping and Shipping
- Party, Wedding, Reunion and Event Planning
- House Sitting and Pet Care

*Need help with something else? Just ask!*

**303-957-7149**  
Experienced, Professional  
– Bonded and Insured –  
**Just Be Personal Assistants, LLC**  
2422 S Worchester Ct., Aurora  
[www.JustBeAssistants.com](http://www.JustBeAssistants.com)

**SHORTLINE**

**SUBARU • SUZUKI • HYUNDAI • KIA**



**ROBERT "BOB" TARTLER**  
Sales & Leasing Consultant  
**Cell (303) 903-0803**  
580 S. Havana  
Aurora, CO 80012

Present this Ad to **Bob Tartler** at Shortline  
Auto and Receive a **Free**  
3M Clear Mask with Purchase.

[www.btartler@shortlineauto.com](http://www.btartler@shortlineauto.com)  
We're building our reputation by being a better dealer

**SUBARU • SUZUKI • HYUNDAI • KIA**

**SUBARU • SUZUKI • HYUNDAI • KIA**

# A word to Homeowners Associations Boards and aspiring board members

Have you ever had board members disagree with each other? Silly question, I know. But how do you deal with disagreement? I am not talking about occasional disagreements in which some members disagree with the majority on varied issues, some relevant and some not. What I address in this article is persistent disagreement on issues central to the board. If these disagreements are not addressed wisely, you will end up with factions, poor service to the community, personal attacks, and emotional decisions. If you have ever been on such a board, you are well aware how unpleasant an experience it can be! When you encounter such a situation, here are some suggestions.

**First**, have the board agree on a goal or mission statement. Some members may think the goal is to run the board smoothly. Some members join to be informed. Some join to have their pet issues attended to. Others may join the board on a mission to help run the community as efficiently as possible for the benefit of the entire community.

These objectives are not mutually exclusive, but they can be. For the member who puts smooth functioning first, loyalty to the board is the priority. If mishaps occur that cost the community, loyalty requires a cover up.

For the member who puts community first, loyalty to the board is a non issue. Every misstep by the board hurts because it is costing everyone in the community. Therefore, spending some time to agree on the goals or mission of the board is important in getting everyone focused on a common vision.

**Second**, every member of an HOA board must abide by basic procedures and protocol. It is why Henry M. Robert wrote his *Robert's Rules of Order* back in 1876. Every member must be shown respect. No personal insults or put-downs should be allowed at meetings or in any formal communication.

Putting emotion aside, members should focus on the issues presented, not on the personality or the manner of the presenter. Each issue should be heard, considered, put to a motion if agreed upon, and voted on with ALL members' votes being recorded. This way, irrelevant or purely personal disagreements can be dismissed. Suggestions for the good of the community can lead to improved board effectiveness. When every member is assured of being heard and considered, every member will be invested in the board. When everyone knows and abides by the rules, meetings run smoothly. "The majority rules, but the rights of the minority are always protected by assuring them the right to speak and vote." (*Robert's Rules*, p. xix)

I have never been a lover of rules, but I have certainly seen the havoc that arises when there is no set procedure or standards of behavior during meetings and official communication. When one board member belittles, insults or runs over another board member's attempt to be heard, the result is either frustration or apathy. Like water dammed, the person who is refused a hearing will seek other outlets for being heard. They may stop participating or just resign. In either case, the board, and the community, loses.

**Third**, the roles of each of the

board members must be clear to all. The roles of the officers are spelled out in *Robert's Rules* and in the HOA's Declarations and Bylaws. Every new member should be informed of his/her role when taking an office.

The president especially must understand his/her roles and be an active committed leader. It is the president who must enforce procedures and rules of conduct, be available to members for vital discussions, and be present at all meetings. He or she should show, by example, that the work of the board should be done well regardless of the time and effort required. If not, the board is a ship without a rudder and charted for rough waters. The president must enforce only the will of the board, as determined through voted decisions. The president oversees the functioning of the board and should not shift too much responsibility to the management company because the management company is using the community's money, not its own. HOA bylaws state that the board is still responsible for any problems that arise. Such problems may be a bone of contention.

**Other roles.** It helps a board if members who are not officers have assigned roles, such as landscape, water conservation, social functions, contract evaluation, or architectural review. That way, each board member is recognized for his/her work in at least one area and every aspect of the board's work is researched by at least one member.

**Fourth**, a member or faction that is in disagreement should be engaged in discussion in or out of meetings to allow for common

*See Advice to boards...page 15*

## DID YOU KNOW?

This is what Cobblestone looked like in 1979. The Heather Ridge back 9 was the



first area to be developed and the front 9 followed.

# Homeowners' Association News

## Cobblestone by Kay Griffiths

In the month of October, Cobblestone at Heather Ridge had two homeowners meetings. The monthly meeting was held on Oct. 13, in the 19th Hole at the Heather Ridge Clubhouse. The annual meeting was held on Oct. 27, in the ballroom at the same venue. The annual meeting was well attended — 29 residents present.

**Annual Meeting.** After a welcome from President Jim Conrad, Van Lewis and Errol Rowland addressed the concerns that residents had about the sale of the golf course clubhouse. These included: what height a new building might be, whether or not all issues with the clubhouse still exist, how much of the existing landscaping might be involved and zoning of that land.

Much of what was discussed by Van and Errol was in the informative article that appeared in the last issue of *Metro Matters*. In general, concerns about continuing to keep the golf course open and options available to that end were discussed.

Resident's concerns were addressed. Mary Lou Braun and Margo Plemone are two of the four people on the United Associations of Heather Ridge (UAHR) Board who will help with Cobblestone concerns about any building on the site. The City of Aurora has zoned the site of the clubhouse commercial and/or residential. Residents were invited to tour the clubhouse with Van Lewis to help them understand the problems that still exist.

Cobblestone residents are encouraged to attend UAHR meetings, HOA meetings and any public hearings to show the needed support and concerns of Heather Ridge Metropolitan District (HRMD).

One resident expressed appreciation to Van and Errol for their passion to keep the golf course. Their knowledge and time spent to that end was lauded.

Two Cobblestone Board members who have served Cobblestone well for several years resigned, Mary Lou Braun and Gretchen Everhart. Thank you for all your time and effort in serving this community.

Two new board members were nominated, Margo Plemone and Don Huber. These members were approved by acclamation. Your willingness to serve your community in this volunteer position that is so important is appreciated.

**Security.** The new security company has been doing a much better job than the previous company. They are more visible, here more often and have followed through with warning and towing cars.

Remember, the security number is 303-552-9027, which is on the magnet you were sent some weeks ago. If you do not have one, please contact REL at 303-337-0963 or [Daniel@relmanagement.com](mailto:Daniel@relmanagement.com). Other numbers on

the magnet are Maxx Towing, 303-295-6353 and Non-emergency Police, 303-627-3100.

Neighborhood Watch is in full swing. Green pamphlets were given out to the community by block captains. These pamphlets let you know when to call the police and what to remember when identifying suspects. Phyllis Wilk is the area coordinator for Cobblestone and will contact the seven volunteer block captains when safety concerns need to be shared with residents.

**Cobblestone signs.** Concerns about the signs in our complex were expressed. They have needed to be redone for several years. Daniel said that he would have new ones up by Friday, Oct. 30.

**Insurance for golf ball damage.** Golf ball damage to condo siding is an ongoing problem. Some of the damage will be repaired in the near future. The rest will be done in the spring.

Windows broken by golf balls are presently replaced by the HOA because Cobblestone is self-insured. REL is looking into the cost of insurance as this is becoming a significant expense to the community.

**Communication.** In order for Cobblestone to function smoothly communication is very important.

President Jim Conrad stressed at the beginning of the annual meeting and then emphasized again at the end how important it is to attend meetings. Board meetings are the third Thursday of every other month and are publicized by a signboard at the entrance to the community. The next meeting will be Thursday, Jan. 19, 6 pm, in the 19th Hole at the clubhouse.

Be sure to continue to read the *Metro Matters* to keep abreast of the news, fun and concerns in the entire Heather Ridge Community.

**HAPPY THANKSGIVING!**

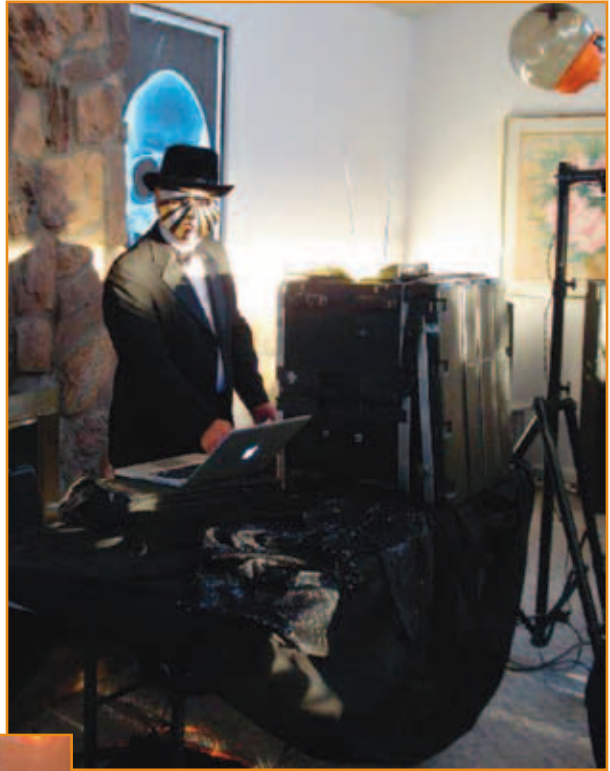
**Please remember to drive slowly through the community.**

*More HOA news on page 11*

**Pearl Harbor  
Attacked  
Dec. 7,  
1941**



# Heather Ridge



*At the Strawberry Halloween Party, on Oct. 29. DJ Sean Lynch provided the music (above) —seasonally appropriate, of course. Amy Jones (above left) did the face painting. There was food, pumpkin carving, dancing — all in fun!*





# Photo Album



*The Halloween Party held at Strawberry I was enjoyed by young and old, as these photos illustrate. (Photos by various residents, from website, [www.StrawberryHOA.com](http://www.StrawberryHOA.com).)*





**“OUT-TO-LUNCH-BUNCH”** The October lunch was a huge success, with 15 people gathering to meet old and new friends. A good time was had by all. The group will not meet in December. Join us again on Thursday, Jan. 3, noon at Noonan’s Tavern. Please contact Ginny Lewis, if you have questions, [ginny.lewis@comcast.net](mailto:ginny.lewis@comcast.net), 303-337-6118

## December 2011

Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3
	FIRST QUARTER: 2 FULL MOON: 10 LAST QUARTER: 18 NEW MOON: 24				
4	5	6 6 pm UAHR Board Meeting – 19th Hole GC at HR Heather Ridge South Annual Meeting	7 <b>Pearl Harbor Day</b> <small>PEARL HARBOR DAY, 1941 (USA)</small>	8	9
10	11	12	13 6 pm HRCA Board Meeting – GC at HR	14 6:30 pm Sausalito Board Meeting – GC at HR	15 4 pm HRMD Board Meeting – GC at HR
16	17	18	19	20	21 <b>Hanukkah</b>
22	23	24	25 <b>Christmas Day</b>	26	27
28	29	30	31 <b>New Year’s Eve</b>		

### FYI

#### Five Measures of Well-being

The Organization for Economic Cooperation and Development (OECD) assesses factors linked to satisfaction for its 34-member countries and generates a global ranking. Here’s how the United States rates in a selection of areas. (See [oecdbetterlifeindex.org](http://oecdbetterlifeindex.org) for details.)

- **Income:** 2nd The U.S. has the highest income level in the OECD after Luxembourg, both in terms of disposable income and assets such as home ownership.

- **Governance:** 3rd However angry Americans sometimes get at their politicians, 58 percent of them report

having trust in their public institutions.

- **Education:** 6th 89 percent of U.S. adults have at least a high school diploma; the OECD average is 73 percent.

- **Work-Life Balance:** Tie 19th A high percentage of employed mothers is seen as a positive; the ranking is pulled down by long work hours.

- **Community/Civic Participation:** Tie for 20th A full 92 percent of Americans say they have someone they can rely on, but the percentage is even higher elsewhere.

- **Safety:** 29th The reason: The United States has the fourth-highest homicide rate.

{Compiled by Leigh Montgomery and Geoff Johnson, *Christian Science Monitor*, Oct. 24, 2011.}

#### City of Aurora

The Aurora City Council has refined and simplified its goals and objectives for 2012. These goals and objectives serve as the foundation for what it does as a city.

- Provide a well-managed and financially strong city
- Assure a safe community for people

- Ensure excellent infrastructure that is well maintained and operated
- Be a great place to locate, expand and operate a business and provide for well-planned growth and development

- Create a superior quality of life for residents making the city a desirable place to live and visit

- Serve as leaders and partner with other governments and jurisdictions

[www.auroragov.org](http://www.auroragov.org)

# Strawberry by Jan Lucas

**Halloween Party.** It was a huge success! Wow! It was just plain fun for kids of all ages — and believe me, there were some adult kids there. I won't tell. The turnout was great. Everyone was delighted that the party was scheduled. What talented neighbors. Who knew? (See photos, pages 8-9).

Sean Lynch, a resident DJ, proved great mood atmosphere music. If you are having a party and need some music, Sean is the guy to call, 303-912-6305 (after 4:30 pm).

Amy Jones, resident artist, provided the face painting that the kids were soooo crazy about. Need some flair for your next party? Think of your neighbor, Amy. She can do murals, sign painting and environmental design consultation, 720-350-0283 or. [amy-j-jones@msn.com](mailto:amy-j-jones@msn.com).

The kids loved Amy and Sean!

**Door to Door Solicitation.** Several complaints have been made about door to door solicitations. Of particular concern were sales people from ADT who used scare tactics, talking about the soaring crime rate in this area. If successful, they got entry to your home to sell their services. *This is not acceptable.*

If Brownstone is on duty, call them, 720-879-4568.

If Brownstone is not on duty, call Aurora Police, non-emergency, 303-627-3100.

If sales people won't get off your door step and refuse to leave, close the door.

**Gigantic Jewelry Sale.** It is just in time for Christmas. Linda Olson will be hosting a jewelry sale at the Strawberry Clubhouse on Dec. 9 and 10. For complete details, visit website, [StrawberryHOA.com](http://StrawberryHOA.com), *Upcoming Events*.

**Neighborhood Watch Meeting.** Next one is 6-8 pm Wednesday, Nov. 16, in the Strawberry Clubhouse. Find out the latest happenings in the community. Learn how you can benefit and your participation will help!

## Count Your Blessings

(by Irving Berlin)

When I am worried and I can't sleep  
I count my blessings instead of sheep

## Kirch and Rounds, P.C.

Attorneys at Law

*Specializing in the following practices of law:*

**Wills • Trusts • Powers of Attorney  
Estate Planning and Administration,  
Elder Law Issues • Real Estate**

**303-671-7726**

Cherry Creek Place I

3131 S. Vaughn Way, Suite 200 Aurora, CO 80014  
**Over 30 years experience – Home visits available**

And I fall asleep counting  
my blessings.

When my bankroll is get-  
ting small

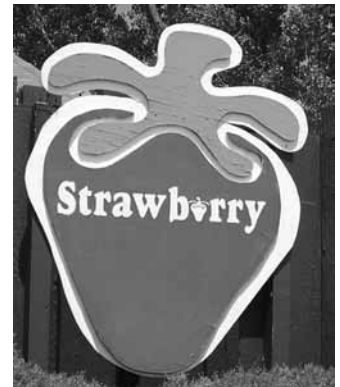
I think of when I had none  
at all

And I fall asleep counting  
my blessings.

I think about a nursery  
and I picture curly heads

And one by one I count them as they slumber in their  
beds

If you're worried and you can't sleep  
Just count your blessings instead of sheep  
And you'll fall asleep counting your blessings.



**Strawberry Board.** President Jan Lucas; Vice President/Treasurer Alan Stitelman; Secretary Bev Brown; Director Marcy Ballew. Victoria Torok does the newsletter.

### Important phone numbers:

CAP: 303-832-2971, x2, x3

CAP Emergency: 303-215-3323

Brownstone Security: 720-879-4568

Police (non-emergency): 303-627-3100

**Next HOA Meeting** is 6 pm Monday, Nov. 21, in the Strawberry Clubhouse. All Strawberry homeowners and renters are welcome to come.

From your Strawberry BOD to all Strawberry residents,  
Count Your Blessings!

**HRMD, UAHR and  
HRCA meetings are  
open to residents!**

## PANORAMA DENTAL - 303-755-8388

[www.panoramadental.net](http://www.panoramadental.net)

- Years of experience – reasonable fees  
– personal touch
- Mention ad for 10% courtesy discount
- Brand new office @ Dartmouth & Parker Rd  
(in Bank of Choice)

**Drs. Barry Wohlgemuth and Steve Rush**

3095 S. Parker Rd, Aurora 80014

# Sausalito

by Carol McCormick

**Landscaping.** The first...and second snowstorm has come and gone. As usual, the sun comes out, the snow piles melt quickly and golfers are out enjoying the golf course. Only in Colorado! The trees held up well with the heavy wet snowfall thanks to having been trimmed recently.

**Snow Removal.** It is time for the annual reminder regarding snow removal. During and after a snow storm, please do not park your cars in visitor parking or around the mail boxes. The snow removal crew needs to pile the excess snow in these areas. The snow is removed first from all main streets, secondly from the auto courts and lastly, the sidewalks are shoveled.

**Winterize your home.** Every homeowner received a "How to Winterize Your Home" flyer with their November HOA statement. If you are an absentee landlord, *PLEASE* pass the information along to your renter(s). It is in your best interest.

**Security.** Please park only in designated areas. Sausalito rules state that if you have a visitor/guest who will be parking overnight in visitor parking, you must call security in advance so the patrol can be notified. Covenant's phone/fax number is 303-552-9027.

**Neighborhood Watch.** Sausalito needs more Block Captains to be part of the UAHR community Neighborhood Watch committee. Please contact Carol McCormick if you are interested, [carol\\_mccormick@comcast.net](mailto:carol_mccormick@comcast.net). It will not take much of your volunteer time. More information is available in the October *Metro Matters*.

**Swimming Pools.** The pools are closed and covered for the winter season.

**Trash Removal Days.** The regular trash removal days are every Tuesday. Recycling days are every other Tuesday.

**Architecture.** Notifications have been mailed to those homeowners who must replace their garage doors.

**Neighborhood Reminders.** Drivers continue to speed through the community. *SLOW DOWN IF YOU ARE A RESIDENT. IF YOUR GUESTS ARE SPEEDING, PLEASE REMIND THEM TO SLOW DOWN.*

**Monthly Meetings.** The board meets at 6:30 pm on the 2nd Wednesday of every month at the Golf Club at Heather Ridge. Guests are welcome.

**Board Members.** President Vincent Roith, 303-745-9805; Vice President/Landscaping Tony Carniglia, 720-535-9705; Secretary/Newsletter Carol McCormick, 720-747-0836; Treasurer Pat Horton (Pools/UAHR representative), 303-695-6181; Debbie Martinez, Board Member at Large, 720-298-8323; Tom Scally (Board Member at Large), 303-750-8772; and Sherri Cooper (Board Member at Large).

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



# Chimney Hill

by Melissa Miller

**Contract Review and Update.** The board recently accepted bids for two major contracts: Landscaping and Snow Removal. After reviewing the bids and interviewing contractors, it was decided to renew the contract with A Perfect Landscape for both contracts. The board will continue to review other major contracts such as pool main-

tenance and painting as they come due each year.

**Snow Removal Guidelines.** Last

winter, the board reviewed the guidelines for snow removal. In previous years, the contractor was to remove snow accumulation of two inches or greater. However, given the mild climate and sun exposure, two inches of snow often melts on its own the next day. The board has agreed to use a snow accumulation of 3–4 inches as a new guideline for snow removal. Before and during winter storms, Melissa Miller, the HOA president, tries to stay in close contact with Marc LaDue at A Perfect Landscape to make decisions about snow removal. This helps to ensure our driveways get adequately plowed while looking out for the HOA budget.

**Holiday Decorations.** Holiday decorations may be put up starting in mid-November and should be removed



## Glorious Loving Hands

Excellent, Affordable Skin Care and Waxing  
Results Using Glo Therapeutics

Cathryn Ocken

Esthetician/ RN, BSN

720-937-3246

Salon Platinum (SW corner of Iliff near I-225)

See facing page

# Chimney Hill...from page 12

by mid-January.

## Rule Review.

1. **Car Repair.** All cars must be drivable and operable within Chimney Hill. If you need to do minor repairs, these will be tolerated. As much as possible, try to contain all car repairs to your garage.
2. **Open Garage Doors.** Garage doors are to remain closed at all times except when in use. This is both for your security and the general appearance of the community. If you see someone who consistently leaves their garage open, please report it to the management company.
3. **Dog Waste.** All dog waste must be picked up daily.

If you are aware of a dog owner who does not pick up after their pet, please report it to the management company.

4. **Tethering Dogs To Your Home.** Dogs may not be tethered outside to your property unless you are present. We are starting to get more complaints about dogs that are not supervised and being left outside for long periods unattended.

## September Financial Information.

Operating Funds .....	\$4,393.95
Reserve Funds .....	\$105,603.66
Outstanding Receivables...	\$10,294.69
Outstanding Payables .....	\$2355.63
Reserves Not Funded .....	\$7,156.00

# Heather Ridge South by Van Lewis

**Holiday Party, December 10.** Please mark your calendar to join friends and neighbors for the traditional holiday season party. Menu includes prime rib, turkey, adult beverages, and lots of fun. Invitations have been sent to all residents and owners. If you didn't receive one, or to make your reservation, please contact Sue Daigle: 303-369-1800, Ext. 123, or email [Sue@westwindmanagement.com](mailto:Sue@westwindmanagement.com). If you live in HRS or own property here, this is your party! This includes tenants, too! If you make reservations, the cost is \$7 per person; otherwise, it's

\$10 per person at the door.

**Annual Meeting HRS, Dec. 6, at 7 pm.** This meeting is for property owners whether living on or off site. The board reports to owners about budget and operational issues for 2011 and 2012, elects new directors as required, and answers questions and concerns. Notice was mailed in November. Please contact Sue Daigle (as noted above) for additional information.

**HOA fee to increase \$5 a month.** The board unanimously approved the 2012 budget, including a \$5 increase to monthly fees. After two years of no increases, the board's decision to raise fees was due to rising property insurance premiums, water and sewer costs, and future reserve needs. Using the results of a recently submitted engineering study of the physical facility, the board discovered that the \$5 increase barely covered budget expenses for 2012.

**Concrete driveway project.** As promised, work on repairing HRS driveways is subject to weather. Work will progress though the winter as Mother Nature allows, so

*See Heather Ridge South...page 14*



## Lowest Prices in Aurora!

- Delivery available
- Inquire about *Frequent Shopper Card*
- Watch for Big Savings on Specials in Thursday's *Denver Post*



Hours: Monday-Thursday  
9 am-10 pm  
Friday and Saturday  
9 am-11 pm

**303-751-6935**

**Chambers Wine & Liquor**  
15260 E. Iliff



## Johnson's Automotive Repair, Inc.

Scott Johnson **303-360-6111**  
West of Airport RD at 6th and Olathe,  
Aurora, CO 80011

*For all Your Automotive Needs*

**10% Senior Discount** -excluding other specials

# Security...from page 3

of dispensing the information necessary to the residents in their group. Along with their Area Coordinators, they are the "backbone" in keeping our communities a safer place to live!

*Thanks to all volunteers!*

I look forward to hearing from more communities who will get their program in place before the next issue of *Metro Matters* comes out!

...

**URGENT MESSAGE!** It has come to my attention (and I have personally seen) more and more dogs running loose on the golf course. I have also received calls from area residents who are fearful of their safety from some very large dogs.

Generally, these wayward dogs deposit large amounts of feces that are not being picked up by their owners. This creates an additional obstacle for golfers to avoid!

I have been in touch with Aurora Animal Control and am reminding these dog owners that it is unlawful in the City of Aurora to let your animals run loose ANYWHERE in the communities. There can be stiff penalties assigned if a case goes before a Judge.

So Listen Up, You Dog Owners!  
You Know Who You Are!

...

**Online Crime Maps.** The Arapahoe County Sheriff's Office has partnered with *CrimeReports.com* to provide online crime mapping services for the citizens of Arapahoe County. The technology enables law enforcement agencies to share with the public, where and when crimes are being committed in their jurisdictions via interactive online maps.

Over 700 law enforcement agencies across the nation have implemented the CrimeReports system. CrimeReports is the largest online resource for up-to-date crime information. In addition to current crime data, the CrimeReports system also allows law enforcement professionals to access information on crime trends and patterns, which is a critical element in effective crime prevention and intervention programs.

Community members can access the CrimeReports system through the Arapahoe County Sheriff's Office website, [www.arapahoesherriff.org](http://www.arapahoesherriff.org) or directly at [www.CrimeReports.com](http://www.CrimeReports.com). CrimeReports also has an iPhone application that features crime data from 700 other law enforcement agencies across North America. The iPhone application is a free download from [www.CrimeReports.com](http://www.CrimeReports.com).

**-Bev Brown**

**UAHR Head Area Coordinator**

# HR South...from page 13

be watchful for scheduling notices that notify you when your unit driveway will be replaced. Last month it was stated that a schedule for work would be published, but given weather issues, scheduling can only be done one or two weeks at a time. Accordingly, driveways planned for replacement within a two-week period will be given advance written notice.

**Quick review of 2011.** HRS ended up the year with \$850,000 in Reserves after completing a \$1.450 million roofing project. That allowed the board to start on a \$228,000 concrete driveway project to be completed in 2012. Once completed, an asphalt project for approximately \$150,000 to \$175,000 will start, also to be done in 2012. These accomplishments have been done with no special assessments of homeowners, and no funds were borrowed as other HOAs have done.



## Service Directory

**Home Decor Inc** Free In-home Estimates • Custom Window Treatments, Cleaning & Repair • Blinds, Shades, Verticals (Vinyl or Fabric) • New Sales & Installation • Pick-up and Delivery  
Email: [HomeDecor@comcast.net](mailto:HomeDecor@comcast.net) **303-696-2015**  
**Terry and Ted Gent 303-719-2642**

**Window and Door Replacement & Repair**  
Custom sizes, energy-efficient installation, Free estimate and service calls since 1978  
**Don's Installations 303-907-2186**

### Wall Coverings by David

Hardwood, Laminate and Tile Flooring • Bathroom Remodeling-Painting-Carpentry • Wallpaper. 30 years experience/local refs

**David 303-547-4280**

### Hardra Plumbing

Master Plumber since 1976  
Facets • Disposals • Toilets • Remodel  
Lowest price on Water Heater Replacement  
No trip charge to Heather Ridge

**303-621-5574 Harry**

### Carpet Cleaning • Carpet Stretching

Carpet Repairs by

### Tri-R Carpet Care Inc.

**Kevin Stewart 303-898-1329**

# HRCA...from page 2

reimbursement from the players, but only if they catch them, which didn't do me any good.

These gates are usually built by the owners from what I understand. My ex-husband built mine and some of my neighbors built their own. I did look at Mary Lou's gate, but when I called the company, they were hesitant to climb a ladder to my top level.

I hope this has helped.

Susan Clark

...

I contacted the Heather Ridge Pro Shop and the GCat president concerning these emails. A golfer must sign for a cart rental and record the cart number. If the

Pro Shop is particularly busy, phone numbers are not always checked.

If you are home when your window is broken by a golf ball, confront the golfer and write down his/her name, address, phone number and cart number. You could ask to see some identification. If you are unable to obtain this information, get the cart number and contact the Pro Shop, 303-755-3550, stating the time of the incident. They will then try to obtain a name and a valid phone number for you.

HRCA would like to hear from anyone who has found solutions to your own situation concerning golf ball damage. I will publish these solutions in the hope that it will help others in the community. Please email your responses to [bettesecord@gmail.com](mailto:bettesecord@gmail.com).

- Bette Secord

## Metro Matters readers:

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

## Advice to boards...from page 6

ground. If all members really put the community first, there is a common ground. Each member may be able to see the other's view of the same goal. You may remember the children's story of the 10 blind men and the elephant. Each man felt a different part of the elephant and gave a different description, but all were correct. When a disagreeing member or faction is cut off, people resort to "we're right — they're wrong" thinking and become entrenched in their viewpoints, widening the gap.

Sometimes the members who most disagree with the old guard are the ones who have the ideas that are needed to make the board proactive. They may be motivated to do the work needed to turn that big ship fast enough to avoid hitting the iceberg.

In my mind, Terry Moran was a board president who embodied all of these principles. He always carried the HOA documents to meetings for reference. Every member had a role. *Robert's Rules* were followed. He was a strong, committed, indefatigable leader. Unreasonable issues were discarded. Motions were made and voting was clear. Disagreements were worked out. He did research on contractors, looked for the best materials, thought long term, which is why the community fought to keep the golf course, even though he knew he didn't have much time left.

Long live disagreement — it makes me see things I wouldn't otherwise see!

- Pam Akiri  
Chimney Hill

# Classified Ads

### For Rent

**Spacious, Two-Level Heather Gardens Townhome.** Newly remodeled. 3 bedrooms, 2 1/2 baths, 1650 sq. ft., cathedral ceiling, skylights, fireplace, new windows, doors, appliances. 2-car large garage, full basement, large pantry, closets. Patio facing green belt, and golf course, pri-

vate front yard. \$1,350/mo.+ deposit. Small, neutered pet OK. Call 720-222-1424.

### For Sale

**Personalized luggage straps** make a thoughtful, individualized gift for that special person at an incredibly low price! Call Errol 303-337-3458 or [www.IDmyBag.com](http://www.IDmyBag.com).

### SERVICES

**Clutter Busters.** Are you ready to get decluttered and organized? Professional organizer available. Reasonable prices. Please call Rhonda, 303-680-6794.

**Knives, Scissors, Yard Tools Sharpened.** Cash or check accepted. Call Paul Burns, 303-750-8750.

### Your Local Pet Sitter.

Professional pet services by Veterinary Technician with over 20 years experience. I will provide personalized care and attention to your beloved pets. Nail trims, dog walking, whatever your needs. Call Diana, 720-343-0383. References.

**Classified advertising:** 30¢ per word. Minimum of \$6 (20 words). Deadline is the 5th of each month. Write your ad and deliver with a check payable to Donaldsons, Inc., 13731 E Hamilton Dr., Aurora, CO

80014. Keep ads short (50 word maximum). Publication does not imply endorsement. Information, call Mary, 303-368-7559, [MHafka@comcast.net](mailto:MHafka@comcast.net).

# Heather Ridge Metropolitan District *Metro Matters*

13521 E Iliff Ave  
Aurora, CO 80014

*Postmaster: Please Deliver Nov. 29, 30*

Presorted Standard  
U.S. POSTAGE

**PAID**

Aurora, CO  
Permit No. 757

