

# Heather Ridge Metro Matters

VOLUME 2

MAY 2012

NUMBER 11

**Preserving the Heather Ridge open space –**

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



## Happy Mother's Day!



## Sunday, May 13

# Neighborhood Watch

## *Heather Ridge needs your help because crime is escalating*

To: HR Presidents

It's that time of the year again — and with this economy, the crime rate is on the rise. Bev Brown, Strawberry ([brownbe\\_nwatch@comcast.net](mailto:brownbe_nwatch@comcast.net), 303-872-3154), is the leader of the Heather Ridge Neighborhood Watch program (HR-NW). She is asking for your help to get all the HR HOAs represented in HR-NW. To date, several crime attempts have been prevented because of the watchful vigilance of the residents of the HOAs involved with Bev's group.

Only 4 of the 10 communities are active and have assigned representatives with HR-NW:

- Burgundy – Pam Bjerke
- Cobblestone – Phyllis Wilk
- Sausalito – Carol McCormick
- Strawberry – Amy Jones

The HOAs who do not have a HR-NW representative are: Cobblestone Crossing, Chimney Hill, Country Club Ridge, Double Tree, Fairway 16, and Heather Ridge South.

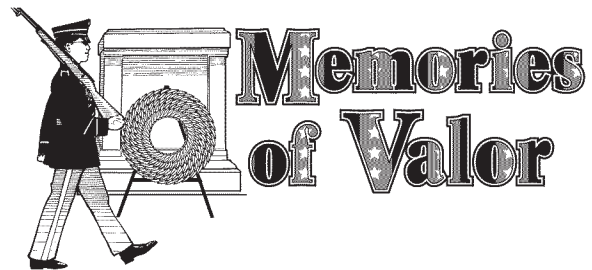
Just in the last week, several thousands of dollars of materials were reported stolen from Fairway 16. Break-ins have been reported in Burgundy, Fairway 16 and

Heather Ridge South during the week of April 7.

The city of Aurora has said Heather Ridge is developing one of the best and most active NW programs in town. Please contact Bev Brown with any questions. Then let her know the contact person you have appointed for your HOA, to help with this vigilance effort against crime. Bev will be happy to discuss how easy it is. If you would like Bev to talk at your board meeting, she will be happy to attend, providing she has no other commitments.

Please act on this soon. The results will help keep everyone safe. Thank you.

– Errol Rowland



## Memorial Day • Monday, May 28 Federal Holiday

**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)

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### **HOAs in the United Association of Heather Ridge:**

President Josie Spencer (Heather Ridge South)  
Vice President Pam Bjerke (Burgundy)  
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

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

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([cindycrockett5@gmail.com](mailto:cindycrockett5@gmail.com))

# Heather Ridge Community Affairs: Townhome or condo?

*What are you: a condo or a townhouse?*

Some Heather Ridge communities struggle with this question, especially in a climate of changing mortgage programs — in particular FHA. It is important to know because it may affect how you can sell your property.

In Colorado, there are generally three types of communities: cooperative, condominium or townhome/single family home.

A cooperative is a form of ownership that is rare, but does exist here in Colorado. A homeowners' association owns the common elements while the owners have right to the exclusive possession of a unit by virtue of their ownership interest in the corporation.

The second community type is a condominium. Owners typically own an air space unit, starting from the interior walls and not its exterior building surface, as defined in the governing documents. Ownership doesn't include the land beneath it. The common elements are owned by all the owners of the various units. In most cases, the legal description is

described as "unit and building" and may include an undivided interest in common area, based on the number of total units.

The last is a Planned Community where the owner owns a "lot" consisting of dirt and home, while the community association owns the common elements. This would include a single family home community, an attached or detached townhouse and other similar arrangements. The legal description is described as a "lot and block." The common area is owned by the Homeowners Association (HOA), not by the property owners as an undivided interest. Lastly, the HOA's property maintenance responsibility normally starts from the exterior, not the interior walls of the dwellings.

Although your community may look like townhouses, it might be legally described as a condo. Heather Ridge South is a perfect example — it looks like attached townhouses, but its legal description is unit-building including air space rights. In past years, FHA has certified it as a condo. Any community questioning its "community status"

should seek a legal opinion.

When EDI developed Heather Ridge in the early 1970s, it used a variety of legal descriptions for condos and townhomes. There are nine original EDI communities in the Heather Ridge Metropolitan District. Many of them have a legal description using "Heather Ridge South." This is confusing to owners, buyers, agents, and lenders seeing "Heather Ridge South" in the legal description for Cobblestone Crossing, Strawberry, Burgundy, etc. There is a Heather Ridge South community, but its name is also used in the legal description for other Heather Ridge communities.

When marketing your home for sale, please make sure the listing agent has your correct community name. The MLS used by Realtors automatically populates condo names and subdivisions using a property's legal description. What happens more times than not in the MLS — a property located in Burgundy, Cobblestone Crossing or other HR communities may appear as "Heather Ridge South."

– Van Lewis

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## ***Alert! Dangerous Situation!***

Children were observed at several golfing times on the following holes during the weekend of March 31: Hole 10, 11, 12, 13, 16, 17, and 18. There were at least four children walking, running, on skate boards and on bicycles — always in a group. They told a golfer that they lived in Sausalito and that their mother said it was OK. They interrupted golf during a Saturday tournament and regular golf play on Sunday.

On numerous occasions, adults have been observed walking the golf paths pushing baby strollers, walking with children or walking dogs during active golfing times.

The last week of March, it was reported that a woman was walking down the path during play. The golfers were waving at her trying to get her attention, but to no avail. When she got to the tee box, the golfers explained that she could get hurt walking on the course

and her response was, "I have a right to walk on the course any time I want to."

### ***Golf Swing Facts***

According to figures from Tom Wishon, one of the most knowledgeable club designers in the game, the swing speed of an average woman golfer is 62 mph. That compares with 84 mph for an average male golfer. An average LPGA professional has a swing speed of 96 mph, and an average PGA player has a swing speed of 108 mph.

At the top of the range are the long hitters on the PGA Tour, such as Tiger Woods and Bubba Watson, with swings speeds of around 130 mph. The highest swings speeds of all, in the 148–152 mph range, are those of the national long-driving champions.

*See Golf Alert...page 15*



**Pete Traynor**  
 Double Tree  
 303-877-9538

PeteTraynor@ReMax.net

## We're your neighbors: active and involved

Along with crocuses and daffodils, metro Denver's real estate market is coming to life. Listed now as the nation's most vibrant rebounding real estate market, Denver, is ahead of the other contenders: Raleigh, NC (#2); Austin, TX (#3); Seattle, WA (#4); and San Francisco, CA (#5).

Why this is happening is important: job growth, population growth, desirable weather and lifestyle, large number of first-time buyers, an over-built real estate market for growth, vibrant social and economic downtown area, educated workforce, and early foreclosures now diminishing.

The early foreclosure factor is important to understand: Denver's foreclosures started in 2007 versus the rest of the nation (2009), making it the national poster child for distressed real estate. However, others soon followed. Economists and Realtors now say Denver "went to the foreclosure dance first, and is leaving it first as others continue to struggle."



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

What does this mean for Heather Ridge property owners? Are the good times back and prices rising 12 percent annually? Yes, there will be better times; but no, prices won't inflate above 3-5 percent annually if we are lucky. Denver's recovery is from the bottom up, led by an economically stable and young first-time buyers market.

Pete and Van not only live in Heather Ridge with their families, they carefully monitor home sales and values to "optimize" market pricing. With a changing market come new demands to price correctly — over pricing can be as bad as under pricing. So how do sellers know what to do? Pete and Van know their numbers and market conditions, so give them a call for more details. Remember, this isn't their first rodeo. They have over 70 years of combined full-time real estate practice.

### (The Following Properties May Have Been Listed or Sold by Other Companies) Homes for Sale in Heather Ridge, New Listings Feb. 1- March 10

| HOA                  | Price     | No.   | Street         | Be/Ba | SqFt  | Gar/Spaces        | Style     |
|----------------------|-----------|-------|----------------|-------|-------|-------------------|-----------|
| Burgundy             | \$88,000  | 2623  | S Xanadu Way F | 2 - 2 | 1,315 | 2-Garage,Det,Resv | 2 Story   |
| Cobblestone          | \$90,000  | 2101  | S Victor St A  | 2 - 2 | 1,208 | 1-Garage,Det      | 2 Story   |
| Cobblestone          | \$110,000 | 2121  | S Victor St    | 2 - 2 | 1,208 | None              | 1.5 Story |
| Cobblestone          | \$106,500 | 2152  | S Victor St E  | 2 - 2 | 1,392 | 1-Off Street,Resv | 2 Story   |
| Cobblestone Crossing | \$80,000  | 13346 | E Asbury Dr    | 2 - 2 | 1,392 | Reserved          | 2 Story   |
| Fairway 16           | \$159,900 | 2610  | S Vaughn Way   | 4 - 4 | 1,650 | 2-Garage,Att      | 2 Story   |
| Fairway 16           | \$169,800 | 2568  | S Vaughn Way C | 4 - 4 | 1,650 | 2-Garage,Att      | 2 Story   |
| Sausalito            | \$111,000 | 2468  | S Victor St E  | 2 - 2 | 1,025 | 2-Garage,Att      | Ranch     |
| Sausalito            | \$149,900 | 2457  | S Victor St C  | 2 - 3 | 1,230 | 2-Garage,Att      | Ranch     |
| Strawberry I         | \$39,000  | 2602  | S Xanadu Way A | 1 - 1 | 856   | Off Street        | Loft      |
| Strawberry I         | \$57,000  | 13619 | E Yale Ave D   | 2 - 2 | 1,098 | Off Street        | Ranch     |
| Strawberry I         | \$59,000  | 2664  | S Xanadu Way A | 2 - 2 | 1,144 | 1-Reserved        | 2 Story   |
| Strawberry I         | \$60,000  | 2622  | S Xanadu Way B | 2 - 2 | 1,144 | Off Street        | 2 Story   |

Sold in Heather Ridge  
 Feb. 15-March 31,  
 2012

| HOA                  | Sold \$   | No.   | Street          | SqFt  | Style     | Type Sale | Seller Concession |
|----------------------|-----------|-------|-----------------|-------|-----------|-----------|-------------------|
| Burgundy             | \$108,500 | 2667  | S Xanadu Way A  | 1,315 | 2 Story   | Bank      | \$3,300           |
| Chimney Hill         | \$121,700 | 13500 | E Evans Ave     | 1,344 | 1.5 Story | Bank      | \$0               |
| Chimney Hill         | \$125,000 | 2021  | S Worchester St | 1,344 | 2 Story   | --        | \$5,000           |
| Cobblestone          | \$129,000 | 2161  | S Victor St B   | 1,392 | 2 Story   | Fix-Flip  | \$3,300           |
| Cobblestone Crossing | \$119,900 | 13446 | E Asbury Ave    | 1,208 | 2 Story   | Estate    | \$3,000           |
| Heather Ridge South  | \$168,000 | 2810  | S Wheeling Way  | 1,633 | 2 Story   | Normal    | \$5,000           |
| Sausalito            | \$81,500  | 2500  | S Victor St F   | 1,273 | 2 Story   | SS        | \$0               |
| Sausalito            | \$110,000 | 2447  | S Victor St C   | 1,300 | 2 Story   | Normal    | \$0               |

## Sold in Heather Ridge Feb. 15–March 31, 2012 (cont'd)

| HOA          | Sold \$  | No.   | Street         | SqFt  | Style   | Type Sale | Seller Concession |
|--------------|----------|-------|----------------|-------|---------|-----------|-------------------|
| Strawberry I | \$59,000 | 13657 | E Yale Ave C   | 856   | 2 Story | Estate    | \$1,800           |
| Strawberry I | \$60,000 | 2658  | S Xanadu Way D | 856   | 2 Story | Normal    | \$4,000           |
| Strawberry I | \$91,500 | 2475  | S Xanadu Way A | 1,091 | 2 Story | Normal    | \$1,500           |

## Homes Under Contract in March–April

| HOA                  | Price     | No.   | Street           | Bed/Ba | SqFt  | Gar/Spaces             | Style   |
|----------------------|-----------|-------|------------------|--------|-------|------------------------|---------|
| Chimney Hill         | \$137,000 | 2052  | S Worchester St  | 3 - 2  | 1,337 | 2-Garage,Att,Oversized | 2-Story |
| Cobblestone          | \$115,000 | 2101  | S Victor St C    | 2 - 2  | 1,208 | 1-Reserved             | 2-Story |
| Cobblestone Crossing | \$129,900 | 13384 | E Asbury Ave     | 2 - 2  | 1,392 | Reserved               | 2-Story |
| Cobblestone Crossing | \$135,000 | 13256 | E Asbury Ave     | 2 - 2  | 1,208 | 1-Garage,Det           | 2-Story |
| Country Club Ridge   | \$209,900 | 2270  | S Vaughn Way 102 | 2 - 3  | 1,722 | 2-Garage,Att           | Ranch   |
| Country Club Ridge   | \$219,000 | 2240  | S Vaughn Way 202 | 2 - 3  | 1,806 | 2-Garage,Att,Oversized | Ranch   |
| Heather Ridge South  | \$129,500 | 2870  | S Wheeling Way   | 4 - 3  | 1,633 | 2-Garage,Att           | 2-Story |
| Heather Ridge South  | \$169,000 | 2792  | S Wheeling Way   | 3 - 3  | 1,633 | 2-Garage,Att,Oversized | 2-Story |
| Heather Ridge South  | \$169,950 | 2728  | S Xanadu Way     | 3 - 2  | 1,462 | 2-Garage,Att           | 2-Story |
| Strawberry I         | \$80,000  | 2419  | S Xanadu Way B   | 2 - 2  | 1,091 | 2-Carport,Resv         | 2-Story |
| Strawberry I         | \$84,999  | 13613 | E Yale Ave B     | 2 - 2  | 1,144 | Carport,Resv           | 2-Story |

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

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# Heather Ridge Community Affairs: HOA information updated

| Community            | Mgmt Co.                                           | #Units | HOA Fee   | Transfer Fee | Capital Contribution                | Website Email                                       | Board Meets                                            | Condo or Townhouse | FHA Cert | Renewal Date      | # on Board | # Filled | Annual Meeting                                  |
|----------------------|----------------------------------------------------|--------|-----------|--------------|-------------------------------------|-----------------------------------------------------|--------------------------------------------------------|--------------------|----------|-------------------|------------|----------|-------------------------------------------------|
| Heather Ridge South  | Westwind Mgmt Co.<br>Sue Daigle, 303-369-1800      | 176    | \$262-267 | \$175        | \$228                               | westwindmanagement.com<br>www.heatherridgesouth.com | 4th Tuesday<br>6:30 pm<br>2811 SXW                     | condo              | No       | expired<br>2/2012 | 9          | 8        | Dec. 1st<br>Tuesday<br>7 pm                     |
| Burgundy             | McKinney Realty<br>Bill or Cheryl,<br>303-783-0394 | 120    | \$145-245 | \$200        | \$200-360                           | burghoa.com<br>BCM/MC@aol.com                       | 2nd Thursday<br>7 pm<br>Clubhouse                      | TH                 | n/a      | n/a               | 9          | 9        | Oct. 2nd<br>Tuesday<br>7 pm                     |
| Strawberry I & II    | Capital Management<br>Co. John, 303-832-2971 x316  | 328    | \$190-220 | \$295        |                                     | capmanagement.com<br>johnk@capmanagement.com        | 3rd Monday<br>7 pm<br>Strawberry<br>Clubhouse          | condo              | Yes      | 10/17/13          | 5          | 4        | April, 3rd<br>Monday<br>Strawberry<br>Clubhouse |
| Fairway 16           | Hammersmith<br>Cassie Thomas,<br>303-980-0700      | 116    | \$239-258 | \$265        |                                     | www.ehammersmith.com<br>www.fairway16.com           | 3rd Thurs 6 pm<br>Fairway 16<br>Clubhouse              | condo              | Yes      | 6/17/13           | 5          | 5        | April, 3rd<br>Thur, 7 pm<br>Clubhouse           |
| Double Tree          | Alethia,<br>303-337-6510                           | 24     | \$225     | \$150        | \$1,200                             | no website<br>alethaz@comcast.net                   | 1st Monday<br>bi-monthly                               | TH                 | n/a      | n/a               | 5          | 5        | Nov, 2nd or<br>3rd Sun                          |
| Sausalito            | McKinney Realty<br>Bill or Cheryl, 303-783-0394    | 159    | \$204-255 | \$200        | \$372-557                           | sausalitohoa.com<br>BCM/MC@aol.com                  | 2nd Wednesday<br>6:30 pm<br>Heather Ridge<br>Clubhouse | TH                 | n/a      | n/a               | 7          | 7        | Aug, 2nd<br>Monday,<br>7 pm, HR<br>Clubhouse    |
| Country Club Ridge   | Custom Mgmt<br>303-752-9644                        | 64     | \$210 +/- | \$100        |                                     | customGRP1@msn.com                                  | ?                                                      | condo              | no       | exp<br>9/30/2011  | ?          | ?        | ?                                               |
| Cobblestone          | Capital Mgmt<br>John, 303-752-9644                 | 74     | \$186-204 | \$150        |                                     | capmanagement.com<br>johnk@capmanagement.com        | 4th Tuesday,<br>6 pm, Heather<br>Ridge<br>Clubhouse    | TH                 | n/a      | n/a               | 5          | 5        | Heather<br>Ridge CC                             |
| Cobblestone Crossing | Accord Property<br>Mgmt,<br>303-358-5568           | 150    | \$220 +/- | \$275        |                                     | accordhoa.com<br>info@accordhoa.com                 | 2nd Monday<br>6:30 pm<br>3033 S Parker<br>Rd #320      | TH                 | n/a      | n/a               | 5          | 5        | 2nd Monday<br>Aug? TBD<br>HRCC                  |
| Chimney Hill         | ACCU, 303-733-1121<br>Tom, 303-339-9717            | 116    | \$227-255 | \$200        | est \$1,410<br>6 mos x ave<br>\$235 | accuinc.com<br>thomaswestling@accuinc.com           | 3rd Tuesday<br>6 pm Heather<br>Ridge<br>Clubhouse      | TH                 | n/a      | n/a               | 9          | 5        | Nov, 3rd<br>Tuesday,<br>6 pm<br>HRCC            |

*Note: This chart is a guide to property management companies. ALL information must be verified by contacting them!*

# Homeowners' Association News

## Heather Ridge South by Van Lewis

*Spring has sprung, and with it, fair-weather issues.*

**Garden beds.** Planting outside your allotted "limited common" area exposes your plantings to HRS's general lawn care and maintenance, and accidents do happen. The landscape company, JBK, will respond to damage claims, but the HOA is not responsible for losses.

**Window screens.** Torn or damaged screens detract from the community. Inspect your windows and doors for damages, and if you have any political signs or posters left over, please remove them.

**Cobwebs, leaves, dust and debris.** Clean the cobwebs from garage and porch lamps, doorframes and patio covers — anywhere spiders spin their webs. Try to sweep first versus hosing.

**Window well covers.** Owners are responsible for installing and maintaining window well covers. If water from rain or sprinklers enters a basement via a window well BECAUSE there's no cover or a broken one — owners will be primarily responsible for damages.

**Concrete driveway project done.** Started in September 2011, the project ended April 30. All asphalt driveways were replaced with concrete. Plans and specifications for asphalt replacement have begun for this year. A proposed project is to mill and overlay new asphalt before the snow flies next fall.

The concrete driveway project budget has not been finalized as of this article, but is expected to meet or be close to budget. Funding for the concrete and asphalt projects is by Reserves only. There are no plans or needs for a special assessment or increased HOA fees.

**Water issues.** Please check your commodes for

leaks. Costly bathroom leaks are the primary culprits that cost your HOA hundreds of dollars or more! At fault are defective flappers and valves in commode water tanks, regardless of how new your commode might be. Test your commodes for leaks by using dye tablets in the water tank or water movement in the bowl. If you suspect commode leakage, please call Westwind for a free inspections.

**Summer is here, so be safe.** Please don't leave your home without closing and locking all doors and windows. However, if you leave windows open for ventilation, make sure the windows or doors are "blocked" to prevent access. Already this year there have been two reported burglaries in HRS. Furthermore, don't leave valuables visible on counters or near windows and doors. The same goes for parked vehicles, so please park in your garage. Our private security company is readily available to report suspicious activities. Be vigilant, and be pro-active!

**Garage Sale.** May 18–20, 8 am–3 pm. Call Josie to participate, 303-671-5634.

**HO-6 Insurance issues.** If you don't have it, PLEASE call your insurance agent NOW. The HRS HOA general insurance policy covers only so much. Owners need to supplement coverage at their own cost. Renters need their own insurance, too.

**Pool Opens.** Saturday, May 19, 8 am.



## Chimney Hill by Scott Shaeffer and Lana Gutnik

**Security Reminders.** As always, security of residents is a priority. Please be aware of what's going on around you.

1. Make sure your garage door is closed. Don't be afraid to remind your neighbors to close their garage door, especially in the evening.

2. Leave your back porch light on all night or get a motion sensor light for your back porch.

**Architectural Approval and Common Area Improvements.** All improvements to the exterior of your home must be approved by the HOA. All storm doors and metal window bars must be white. Light fixtures must be black and colonial in style. Please request an Architectural Approval form from Tom Westing, [thomaswesting@accuinc.com](mailto:thomaswesting@accuinc.com).

Residents wishing to make any enhancements to the common areas must seek necessary board permis-

sion/approvals before starting the changes.

**Plumbing Concerns.** Our sewer system is 30 years old. Please do not flush

tampons, and/or adult or infant wet wipes down your toilet. Chimney Hill has spent thousands of dollars on cleaning out backups from these issues.

**Looking for a New UAHR Representative.** Scott Dunham has been the United Association of Heather Ridge representative from Chimney Hill for the last two years, but has now stepped down. Anyone interested in becoming the new representative, please contact Josie Spenser, [AmiPep@aol.com](mailto:AmiPep@aol.com). The UAHR board meets the first Tuesday of every month at the 19th Hole room



See *Chimney Hill*...page 13



# Heather Ridge

Long-time avid golfers Lee Kinnie (left) and Don Clarke (right) passed away in mid March. They were frequently seen playing with each other over the last 40 years. Heather Ridge Men's Golf will miss them both.

Leland (Lee) D. Kinnie passed away March 18, 2012. A complete obituary may be found:

<http://www.ellisfamilyservices.com/?menuitem=2342&siteid=168&action=1&value=12&obituaries=2&obituaryid=117598>



Donald Clarke passed away March 16, 2012. A complete obituary can be viewed at: <http://www.legacy.com/obituaries/denverpost/obituary.aspx?n=donald-s-clarke&pid=156590138>

## Neighborhood Watch

On March 21, the 3rd Neighborhood Watch (NW) meeting was held. It was a "Special Meeting," because so many NW start-ups go by the wayside at this time! The Heather Ridge (HR) group is determined to not let this happen to the UAHR communities. BUT, the rest of the HR communities NEED to step up and get on board. BECAUSE, HR had some serious crime since the last report.

Heather Ridge South on South Wheeling Way had a home invasion, where household and personal items were stolen. Fairway 16 had back flow devices of the sprinkler system stolen. These are costly items of several thousand dollars. Burgundy had cars ransacked, but nothing was reported stolen in these break-ins.

HR could eliminate all of these kinds of incidents! Two of the communities with incidents have not joined NW yet. I really feel they will join the effort soon.

NW could have more residents attending meetings. I have scheduled some good speakers. In March, Detective Steven Cox of the Fraud Unit spoke. Those who did attend enjoyed the back and forth discussion with Detective Cox. All speakers welcome such interaction. I'm not sure when, but I



will have Chief Oates of the Aurora Police Department at a future meeting. Please plan on attending the next meeting. It is SO WORTH a couple hours of your time!

– Bev Brown

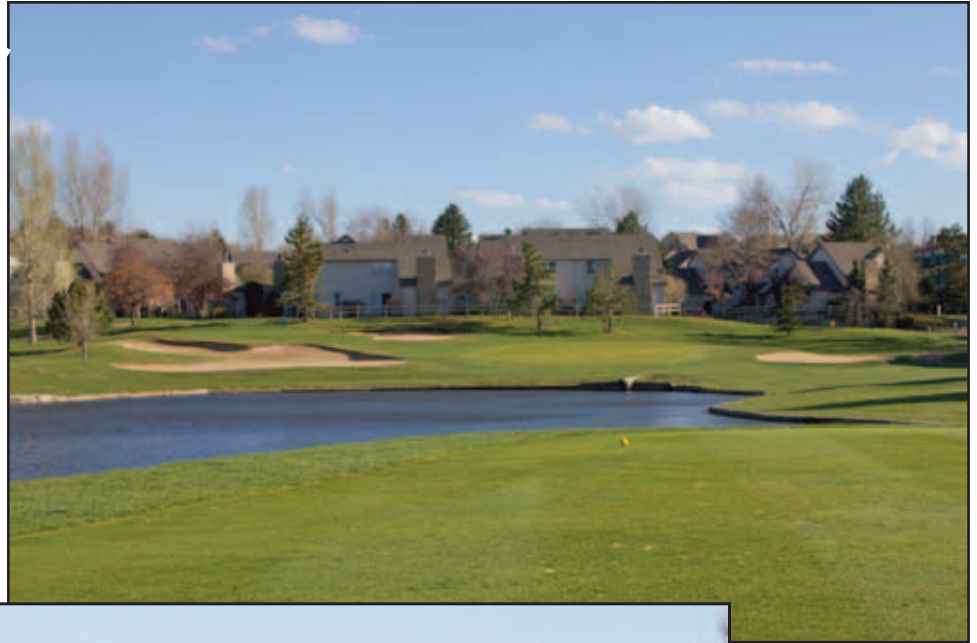
Head NW Area Coordinator for UAHR

Neighborhood Watch teams from Cobblestone (above) and Sausalito (left) were inadvertently not included in the last issue of Metro Matters. Photos were taken on Feb. 15.





# Photo Album



*Above and left: The Heather Ridge Golf Course in spring. (Photos by Sharon Berkowitz.)*

*Daffodils in Fairway 16 looked wonderful while the weather was warm. Did they survive the April snows?*



*Left: Ladies 18 Hole Club Meeting in the 1980s. (Note cigarette machine in the 19th Hole Meeting Room.)*

# May 2012

| Sunday                    | Monday                                    | Tuesday                                                                        | Wednesday | Thursday                                                                          | Friday                                                                                                                                       | Saturday                                 |
|---------------------------|-------------------------------------------|--------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|                           |                                           | 1<br>Ladies 9-Hole Golf<br>6 pm <b>UAHR Board Meeting</b> – 19th Hole GC at HR | 2         | 3                                                                                 | 4                                                                                                                                            | 5<br><b>Cinco de Mayo Kentucky Derby</b> |
| 6                         | 7                                         | 8<br>9-Hole Ladies Golf                                                        | 9         | 10<br><b>Metro Matters Deadline</b>                                               | 11                                                                                                                                           | 12                                       |
| 13<br><b>Mother's Day</b> | 14                                        | 15<br>9-Hole Ladies Golf                                                       | 16        | 17<br>Lunch Bunch at Noonan's Tavern<br>4 pm <b>HRMD Board Meeting</b> – GC at HR | 18                                                                                                                                           | 19                                       |
| 20                        | 21                                        | 22<br>9-Hole Ladies Golf                                                       | 23        | 24<br>6:30 pm <b>Ward IV Meeting</b> – Medical Ctr of Aurora, 1501 S Potomac St.  | 25                                                                                                                                           | 26                                       |
| 27                        | 28<br><b>Memorial Day Federal Holiday</b> | 29<br>9-Hole Ladies Golf                                                       | 30        | 31                                                                                | <i>Note: Regular Heather Ridge board or committee meetings will be held on the dates above, providing there is business to be conducted.</i> |                                          |

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

## 2012 U.S. Amateur Championship: August 11–19

*Tournament Volunteers Needed*

*Host Course: Cherry Hills Country Club*

*Companion Course: CommonGround Golf Course*

The 112th U.S. Amateur Golf Championship comes to town this summer! Practice rounds tee off from both courses on Saturday and Sunday, Aug. 11, 12. The first two rounds of stroke play take place at both courses on Monday and Tuesday, Aug. 13, 14. Five days of Match Play take place at Cherry Hills Country Club, Aug. 15-19.

Volunteer opportunities include: Course Marshals, Clubhouse Marshals, Status Board, Walking Scorers, Admissions and Will Call, Operations, Parking, Transportation, Merchandise Sales

All volunteers are required to purchase volunteer uniforms for \$100. This charge will cover the cost of one logo embroidered volunteer shirt, a jacket, a cap or visor, and volunteer credentials for the week of the championship. You may also purchase a second shirt for \$25. Volunteers will receive lunch in the volunteer tent on the days you volunteer. You will also be given a permit for parking throughout the week at Kent Denver. In appreciation for your service to the 2012 U.S. Amateur, you will receive a gift certificate for a complementary round of golf at CommonGround. Volunteers will be expected to work a minimum of three shifts, but also need to remain flexible since some shifts can run across the am/pm designation or may be affected by weather.

For all the details, including volunteer registration form and ticket pricing, go to: <http://2012usamateur.com/index.php>

### Out To Lunch Bunch

The next gathering will be Thursday May 17, noon @ Noonan's Tavern. Please contact Ginny Lewis to RSVP — [ginnylewis@comcast.net](mailto:ginnylewis@comcast.net) or 303-337-6118



# Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



**George Zoetwey** had a hole in one on Hole #8, Heather Ridge Golf Course, on March 23, 165 yards from the white tee with a 7 wood. *Congratulations!*

## 9-Hole Ladies League

The Heather Ridge Ladies 9-Hole Golf Association, 13521 E. Iliff Ave, Aurora, plays Tuesday mornings April through September. New members are encouraged to join and are not required to have a GHIN # for application to join. However, they must establish a handicap by mid to late May. All abilities are welcome.

We are also planning on a couples tournament, which is always fun, on Sunday, June 24! For further information, please contact Ginny Lewis, 303-946-6118, or [ginnylewis@comcast.com](mailto:ginnylewis@comcast.com).

## 18-Hole Ladies League

Our Spring Luncheon, held on April 7, was well attended. Welcome to our new members. We were fortunate to have Robin, from the CWGA, review with us the 2012 changes to the Rule of Golf. I want to remind everyone that Wednesday sign-up sheets are taken down on Saturday afternoon and Saturday sign-up sheets are taken down on Wednesday afternoon. Please be sure to sign up in a timely manner for the days you want to play. Tournament chairs are Ginny Lewis for Wednesday and Karen Johnston for Saturday. We are always looking for new members, so tell your friends what a great course and ladies' club we have. Remember that Monday, June 25, is our Member-Guest Tournament.

— **Teresa Anderson**  
Vice President/Publicity

## Heather Ridge Golf Photos — from the scrap books of Heather Ridge Country Club

### Ladies 9-Hole Guest Day

The Ladies Nine Hole Golf Club had a wonderful Guest Day on July 17th. It was well attended with 50 ladies playing golf and staying for lunch and entertainment. Prizes were awarded at lunch. M. Jordan, M. Cowan, E. Reidel, and P. Cookin won 1st place.

After lunch there was a drawing and everyone received a gift. The highlight of the day was a magic show by Sally Simon's husband, Richard. Our thanks to him, it was a real treat.

On Wednesday, July 25th, several of our members attended the Aloha Opening, a ladies 9-Hole Invitational at the Colorado Springs Country Club. Our own M.C. Kiaski won the event.



L-R: M. Cowan, M. Jordan, E. Reidel, and P. Cookin

*From the 1980s: Spectators watched the play during a golf tournament (right).*



*Congratulations to this year's American Classic Golf Tournament Winners!*  
**Jim Daum, Jim Goodwyn, Dave Adair, and Bob Peterson.**



*The Driving Range did not have mature trees and bushes in that early decade (left).*



*Above: Heather Ridge Gold Cup Winners in 1985.*

# Molly Markert's Newsletter for Ward IV

## Two New Projects Approved.

The Planning and Zoning Commission recently approved a site plan for 10 townhome-style apartments and 217 apartments/flats on the east side of the Gardens on Havana. They also approved a site plan to convert the former city building, 1470 S. Havana St., into 84 senior living units for lease.

**Sprouts and Sunflower Markets to Merge.** I am excited to announce that Sprouts and Sunflower Farmers Market are planning to merge, under the majority ownership and sponsorship of Apollo Management, LP, one of the world's leading private equity firms. The combined company, which will eventually operate under the single name Sprouts Farmers Market, will have 142 stores and about 10,000 employees at the time



the transaction closes, which is expected to be in mid-Spring. That will make us one of the largest grocery retailers specializing in fresh and natural foods in the region. We also plan to open several additional new stores later in the year.

**Save the Date.** Join us for the Aurora Symphony Orchestra's biggest fundraising event of the year! Enjoy wine tasting, food and live music. Help support the ASO in live and silent auctions during the event. Saturday, May 5, 5-8 pm. Admission \$20, Noonan's Tavern, 13521 East Liff Ave. For more information, please

visit [www.AuroraSymphony.org](http://www.AuroraSymphony.org), or call 303-873-6622.

## Fourth of July Spectacular.

Aurora's 10th annual Independence Day celebration, featuring the metro area's largest fireworks display, and a live performance of patriotic music, will be held at the Aurora Municipal Center, Great Lawn. Bring a blanket, a picnic or sample from a food vendors.

Offering food for purchase will round out this event in 2012. VIP event will also be offered.

Concert begins at 6 pm, with fireworks at 9:30. Free admission and parking.

## Yum: A Guide To Ethnic And Locally Owned Restaurants.

Independent Eats in Aurora can be found on Aurora's website, [tinyurl.com/AuroraYUM](http://tinyurl.com/AuroraYUM)

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## Is Reverse Mortgage right for me?

Reverse mortgages are unique loans that are insured by the Federal Housing Administration (FHA), allowing senior homeowners aged 62 and older to access part of the available equity in their primary residence without having to sell their house, give up the title or take on a new monthly mortgage payment. It can be a great option to help achieve your financial goals and security.

Reverse mortgages are all about achieving financial independence and peace of mind, while maintaining or improving your quality of life. Here are a few reverse mortgage features that you may not have heard about that can make a great impact on your finances and on your life:

- No monthly mortgage payments
- Fixed or adjustable interest rate loan options
- Choice of how you access loan proceeds
- Generally tax-free proceeds
- Can be used to purchase a new home
- No debt for heirs or assets
- Currently no income or credit qualification (may change in the future)

Most people don't realize they can use the money they receive from their reverse mortgage in many ways that best fit their needs. For instance, the following is just a few examples of how you can use your reverse mortgage proceeds:

- Supplement Social Security or other pensions
- Delay accessing Social Security or other pension funds

- Cover medical expenses or in-home health care expenses
- Purchase long-term health care insurance
- Make home improvements
- Eliminate debt
- Purchase your dream home
- Take your dream vacation
- Have funds available for emergencies
- Valuable financial planning tool

When does a reverse mortgage loan become due and payable? The reverse mortgage becomes due and payable when the home is no longer the last surviving borrower's primary residence.

An annual occupancy certification is performed by the lender to ensure that the home is still the borrower's primary residence. If the borrower cannot prove that the home is still the primary residence, the loan becomes due and payable. Additionally, a filing of bankruptcy by the borrower may cause the loan to be suspended or called due and payable.

Is it possible for a home with a reverse mortgage to be foreclosed? Yes, foreclosure may occur if the borrower fails to pay homeowners association dues, property taxes or homeowners insurance. Ultimately, reverse mortgage is a U.S. Federal Government insured loan, and failure to comply with the requirements of the deed of trust, note and loan agreement could result in foreclosure and enforcement of penalties.

– Sandy Clements

# Chimney Hill...from page 7

at the Heather Ridge Clubhouse. The UAHR representative must be able to relate the information about UAHR monthly meetings to the Chimney Hill board in person or via email.

**Looking for a Neighborhood Watch Representative.** The Heather Ridge Neighborhood Watch is looking for someone who could represent Chimney Hill. Currently, several associations have a representative. Please contact Bev Brown, [brownbe\\_nwatch@comcast.net](mailto:brownbe_nwatch@comcast.net), if you are interested.

## Capital Projects 2012.

1. Painting and wooden boards were replaced in 20 percent of the property. Painting was completed and approved by the Chimney Hill board.
2. Pool re-plastering is in progress.
3. Minor concrete drain pan repairs are planned.

**2012 Monthly Meeting Location.** Chimney Hill HOA monthly board meetings are held at the 19th Hole in the basement at the Heather Ridge Clubhouse on the third Tuesday of each month at 6 pm. All members are welcome to attend.

**Water Saving Project.** In an attempt to save where it counts to keep rates low and the community as lovely as ever, Chimney Hill HOA is asking its residents to participate in an interior water revamp! The project is free to Chimney Hill residents, and is estimated to save thou-

sands of gallons of water per unit every year.

There are two things residents can do to help:

- Get a FREE interior water audit from Aurora Water. Simply call 303-739-7351 to make an appointment. A water audit will help locate water leaks, pinpoint high water usage areas in your home, and give you the necessary information to maximize the water efficiency potential in your home. A more water-efficient home saves the community (and you) money. It helps Aurora conserve its water resources.

- Arrange to have a dual-flush gizmo installed in each of your standard toilets. This is only done to toilets that are not low-flow or factory dual-flush. The dual-flush gizmo does not require a whole new toilet! That means you won't have to worry about breaking tile or the risk of leaking. The gizmo will be installed by a licensed plumber hired by the HOA. Up to 100 of these units will be installed this year — so it's a first-come, first-serve sort of thing. Reserve your appointment by emailing Scott at [SkotyBob@yahoo.com](mailto:SkotyBob@yahoo.com).

*Remember* — It's not just about the environment. It isn't just about conserving our local resources. It's about spending HOA dollars as efficiently as possible to keep water rates down. Please do your part.

**Neighboring HOAs.** If you'd like to conduct this project in your own neighborhood, Chimney Hill will work with you to qualify for bulk purchasing discounts! Please email Scott, [SkotyBob@Yahoo.com](mailto:SkotyBob@Yahoo.com), to be a part of this awesome project!



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# Letters

## Metro Matters

Information for Heather Ridge residents.

When you are in need of a new air conditioner, furnace, hot water heater or just repairs or maintenance, I have found that Guardian Heating and Air Conditioning (see ad in this issue) is very reliable, does excellent work at reasonable rates

and has the highest integrity.

Kurt has replaced both furnaces, and a hot water heater. He has done several smaller jobs quickly and with professionalism.

My wife and I are residents of Chimney Hill. We are very impressed with Kurt and his company, and can highly recommend Guardian Heating and Air Conditioning.

**Tom Bentz  
Chimney Hill**

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

# FYI

## Home Security – Burglary Prevention

Home security is an important aspect of crime prevention. Burglaries frequently occur during work days and at night, when there is little activity in neighborhoods. Every home can be a target; however, there are several steps you can take to prevent a burglary, secure your belongings, and yourself.

### Home Security and Burglary Prevention Tips:

- Always lock doors and windows (even on the second floor.)
- Install motion-sensitive lights to increase your home's visibility, and limiting hiding places.
- Do not leave valuables in open view of the street.
- Trim bushes and trees to light up

dark spaces and minimize the areas in which a burglar could hide.

- Barking dogs can bring unwanted attention to burglars.
- Do not leave spare keys in an easy place to find. If you can, have a combination or code lock to get to the spare key instead.
- Timers on outdoor lamps, and indoors on radios and televisions, can create the impression that someone is at home, especially when you are on vacation or out of town.
- Photograph your valuables, especially jewelry and electronics .
- Prepare a list of important items in your home with makes, models, serial numbers and values of the property.
- Be alert for anyone or anything that is suspicious.
- If you see suspicious activity, report it immediately.
- Talk to your community about

starting a neighborhood watch program.

Help reduce crime by securing your home. If your home is burglarized, and even if only one item is stolen, report it immediately to the Arapahoe County Sheriff's Office. For more prevention tips, go to the Burglary Prevention Council website at [www.burglaryprevention.org](http://www.burglaryprevention.org).

If you have any questions, or you would like a security survey completed for your home, contact Deputy Scott Sickafoose, at (720) 874-4040, e-mail [ssickafoose@co.arapahoe.co.us](mailto:ssickafoose@co.arapahoe.co.us), or Deputy Brian McKnight, at (720) 874-3750, e-mail [bmcknight@co.arapahoe.co.us](mailto:bmcknight@co.arapahoe.co.us).

**- J. Grayson Robinson  
Arapahoe County Sheriff**



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**Harry**

## In-Home Technology Assistance

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**Scott Winder**

**720-244-4166**

## Golf Alert...from page 3

Canadian long drive champion, Jason Zuback, broke the world ball speed record on an episode of *Sports Science* with a golf ball speed of 328 km/h (204 mph)

A golf ball flies on average 10 percent farther in Colorado than other states because of the altitude.

Head injuries are uncommon in golfers. Most injuries are the result of being struck by either a stray golf ball or getting struck by the club head of a fellow golfer during their swing. ([www.ncbi.nlm.nih.gov/pubmed/16464124](http://www.ncbi.nlm.nih.gov/pubmed/16464124))

These mishaps have the potential to cause serious injuries. Due to the size of the ball and the potential

speed, damage to the region it hits can be quite large.

If you see an at risk situation occurring, please call the pro shop, 303-755-3550. A marshal will be told about the situation.

Please do not expose yourself, your child or your pet to a potentially dangerous situation. Avoid walking the golf course during golfing hours.

— Bette Secord

### Free Days for May

**Denver Children's Museum** Tuesday, May 1  
303-433-7444, [www.mychildsmuseum.org](http://www.mychildsmuseum.org) 4–8 pm  
2121 Children's Museum Dr.

**Denver Art Museum** Saturday, May 5  
720-865-5000, [www.denverartmuseum.org](http://www.denverartmuseum.org)  
100 W 14th Ave Parkway 10 am–5 pm

**Colorado Railroad Museum** Saturday, May 5  
303-279-4591, [www.coloradorailroadmuseum.org](http://www.coloradorailroadmuseum.org)  
17155 W. 44th Ave, Golden 9 am–5 pm

**Denver Museum of Nature and Science**  
303-322-7009, [www.dmns.org](http://www.dmns.org) Sunday, May 6  
2001 Colorado Blvd 9 am–5 pm  
(Fee for IMAX films, Planetarium)

**Denver Museum of Miniatures,  
Dolls and Toys** Sunday, May 6  
303-322-1053, [www.dmmddt.org](http://www.dmmddt.org)  
1880 Gaylord Street, Denver 1–4 pm

**Mizel Museum** Wednesday May 30  
303-394-9993 9 am–4:30 pm  
400 S Kearney St [mizelmuseum.org](http://mizelmuseum.org)

**Denver Center for Performing Arts** 303-547-3410,  
[www.denvercenter.org](http://www.denvercenter.org), 1101 13th St. Each Tuesday  
at 10 am, DCPA will release a limited number of \$10  
tickets. Ten seats for every DCTC performance in the  
coming week will qualify (up to 25 shows per week).  
Use code SCFD

### 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.*

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

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**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.

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

**In-Home Massage.** Table or chair – offering a range of techniques to address issues of circulation, fatigue, soreness, and flexibility. Call Chris, 720-302-3807. LMT #8834

**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).

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