

HR Heather Ridge

Metro Matters

Volume 5

August 2015

Number 8



**"Friends of the Fairway"
Winner — Jeff & Debbie Jones
of Cobblestone Crossing.
Full story pages 14-18**

Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito



**"Friends of the Fairways"
2nd Place Winner
Rose Dippolito
2675 S Xanadu Way B
13th Fairway Burgundy**

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**HEATHER RIDGE METRO MATTERS
MAGAZINE**

350 OSWEGO COURT
AURORA, CO 80010

BMCCONN202@AOL.COM

HR Heather Ridge

PUBLISHER'S NOTE

Real estate values at Heather Ridge continue to outperform similar non-golf course neighborhoods around the metro area. The only thing better than living at Heather Ridge is joining one of the Men's or Women's Clubs that call Heather Ridge golf course home. See pictures from the recent Couples golf Tournament on page 10.

The "Friends of the Fairway" competition sponsored by our golf course management team was a great success. The most difficult part was trying to pick the winners. The best part was meeting all of the gardeners and experiencing their passion for gardening. One evening after the golfers are gone, take a stroll around the golf course and enjoy the view. Please see pictures on pages 14-18.

The development around the Iliff light rail station is beginning to take shape. Construction of the 600 space park and ride structure at Blackhawk is well underway and recently plans were unveiled for a new 435 unit housing development just south of the light rail station. Preliminary traffic studies are underway to assist developers and the city planners with managing the increase in traffic volume on both Iliff and Yale that will follow the opening of the station next year. We will have more on this story in Sept issue.



Barry McConnell
Publisher

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Heather Ridge Metropolitan District

Vinny Roith 720-246-0303
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13521 E Iliff Ave Aurora, CO 80014
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www.golfclubatheatherridge.com

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Heather Ridge

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Non-emergency 303-627-3100

Heather Ridge Metro Matters

Editor/Publisher

Barry McConnell

720-324-0242

bmccconn202@aol.com

Heather Ridge Metro Matters

Coordinator/Advertising

Cherryl Greenman

303-886-1693

cherryl.greenman@gmail.com

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Heather Ridge Values Out Performing Neighbors

As metro-Denver real estate goes, so follows Heather Ridge values. Yet, Heather Ridge is out-performing similar neighborhoods and areas because of its superior location, affordable home prices, proximity to hospitals-jobs-shopping-light rail, its own golf course, and well run HOAs.

Last month \$2.15 billion worth of homes and condos were purchase in the metro area, but the pace seems to be slacking somewhat. Multiple offers are now fewer and “above asking price” amounts smaller.

The 5,695 homes sold in June was a 10 percent increase from the number sold in May; and the number of active listings at the end of June was up 10 percent to 6,197 since May.

As for days-on-market, the average number of days a single-family detached home spent for sale fell to 25 in June from 28 in May. The number of days on market for condos fell to 18 from 20.

The average sold price for a single-family home increased almost one percent to \$424,609 month-over-month, while the median price dropped 0.84 percent to \$362,000.

For condos, the average price declined 0.21 percent to \$260,243, while the median price increased 1.28 percent to \$217,999.

The Denver Metro Association of Realtors announced, “There is a general feeling that things are cooling from the frenzied pace year-to-date. A slowdown is noticeable.” The hottest part of the metro Denver market is homes priced between \$150,000 and \$350,000. Until April and May of this year, sellers might get four or five strong offers above the list price, but that has cooled down to where one or two offers come in.

Higher home prices combined with slightly higher mortgage rates may also be pushing some buyers to the sidelines, reducing demand. Another theory is the market

has been too busy and getting tired. This happens in hyper-markets such as metro-Denver, so a breather of sorts is in order.

The home price index for metro Denver rose 1.7 percent between the first and second quarters. That remained the fastest increase out of 30 closed watched nationwide metro areas and nearly three times the national average.

But the index was down from the 3.3 percent increase between the fourth and first quarters meaning metro Denver home prices will increase a slower 3.1 percent in the second half of the year.

Comparing metro Denver price increases to its closest competitors San Francisco and San Jose, projections call for their home values to decline in the second half of 2015, but not Denver’s. However, this could this be a warning for metro Denver.

If so, the metro Denver job and business environment is considered one of the strongest in the nation right now. Credit is given to area governments and leaders who set the trend 5-7 years ago when metro Denver led the nation downhill to the Great Recession.

Metro Denver leaders back then promoted innovative job and business growth programs in technology, creating a “gig economy” utilizing part-time and freelance employment, jobs in the expanded use of “cloud services and data, labor unions morphing to meet business changes, educational needs, along with ready access to capital.”

All these things combined with, “Denver is a great place to live and raise a family.” have created the bustling if not crowded town that used to roll up its sidewalks at 5 p.m. Metro-Denver is a nationally ranked city now, like it or not.

Van Lewis

Gloria J. Bromfield

Gloria Bromfield (original Heather Ridge South resident), died recently, she was 87. She was well known all over town. It is thought that Gloria was the entrepreneur that started the "Snob 'Shoppe" originally in Cherry Creek. She drove a two-seater Mercedes convertible 290 SL around with a designer license plate "SNOB". She was quite the character and never was reluctant to speak her mind. She owned a golf cart with Molly Mayfield (Strawberry) and they had a TV in the cart so they could watch the Bronco's, baseball or a golf match on TV as they played golf. She went to high school here in Denver with Bill Secord, who died this year in March. Gloria always had a jar of candy on her patio for the golfers. Gloria is survived by her son Mark, three step children LuAnn, Buffie and Chip, three grandchildren, and one great grandchild. She is preceded by her two sons Van and Pete. She was born in Denver, Colorado and lived there all her life. She shared a love for live through travel, golf, dance, friends, and family. In honoring Gloria's wishes there will be no services. Charitable donations may be made to New Century Hospice, 412 Jerry Street, Castlerock, Colorado 80104, or the Heather Ridge Open Space Foundation in her memory.

"Save the last dance for me."

Ruth Mellinger

Ruth Elizabeth Spohr Mellinger, born October 11, 1924, passed away on March 8, 2015. Ruth was born in Cincinnati, Ohio. She graduated from Walnut Hills High School and attended college at Depauw University. Ruth married Jack C. Mellinger, deceased, and in 1960 moved to Colorado where she had been a resident for 50 years. Ruth enjoyed skiing, tennis, hiking and was an avid golfer. But her passion was her love of travel. Over her lifetime Ruth visited over 40 countries. She volunteered at Swedish Hospital for 10 years and was a personal secretary and bookkeeper for Darcy and Ruth Brown for 15 years. For the last 20 years Ruth volunteered at the Polton Elementary School where she worked the 4th and 2nd grade classrooms. Ruth's zest for life is her greatest legacy and she will be deeply missed by all. She is survived by her three daughters, Leslie Heatherman and husband Pat; Lynn Lindeman and husband Dave; and Diane Zavitz and husband John and her six granddaughters. The family wishes to especially acknowledge the staff at Polton Elementary for making Ruth feel valued and giving her a sense of purpose over the last 20 years. In lieu of flowers you may remember Ruth with a donation to the Polton Elementary School, 2985 S. Oakland Street, Aurora, CO 80014.



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Aurora, CO 80014**

August 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	 <p>* Next HRMD Regular Meeting September 17, 2015 4 pm, HR Clubhouse</p>					1
2	3 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	4 6:00 pm America's Night Out Against Crime, Mount Olivet Lutheran Church, 11500 E. Iliff Ave.	5	6	7	8
9	10 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320 7 pm Sausalito Annual Mtg, HR Golf Club	11	12 6:30 pm Sausalito Mo. Board Mtg Heather Ridge Golf Club	13 6 pm Burgundy Board Mtg Clbhs 6:30 pm Fairway 16 Brd Mtg-Clubhouse	14	15
16 Metro Matters Deadline	17 7 pm Country Club Ridge Board Mtg Noonan's	18	19 6:30 pm - CH Brd Mtg @ Noonan's 19th-Hole 6:30 pm Strawberry I & II Board Mtg Strawberry Clbhs	20 	21	22
23/30	24/31 6 pm Cobblestone Board Mtg Noonan's	25 6:30 pm HRS Board Mtg HRS Clubhouse	26	27 6:30 p.m. Ward IV Village Green Recreation Center, 1300 S. Chambers Circle	28	29



Stay Alert!

Residents of Heather Ridge: Just a reminder to always be alert to what is going on around you. Always keep your windows and doors locked when you are not at home. Call 911 if you see anything suspicious. Let us keep our communities crime free this summer! Thanks

**Bev Brown, Head Area Coordinator
for Heather Ridge and Area 10**

DON'T FORGET



**“America’s Night Out Against Crime”
Tuesday, August 4, 6:00 to 8:00 p.m. at
Mount Olivet Lutheran Church
11500 E. Iliff Ave.**

Food, Door Prizes, Police Officers, Firefighters and More
Come spend a fun evening out with your neighbors.
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Squeezing Value Out Of A Hot Sellers' Market



Pete Traynor
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Older homes that haven't been updated suffer "value loss" even in today's hot sellers' market. This is especially true for communities/homes built in the 1970s – such as Heather Ridge. Heather Ridge homes sell from \$125,000 to \$275,000 to buyers with smaller cash reserves for post-closing updates or remodel. However, those buyers are willing to pay top dollar for "move-in ready" homes not needing remodel or immediate updating!

As a property owner in Heather Ridge, how does your home compare to others inside or outside of the community? Pete and Van see dozens if not hundreds of homes each month. Working with buyers and seller inside or outside of Heather Ridge gives them an invaluable perspective to answer the question, "What is your property worth?"



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

What are the basics of home value? First, the home must be clean, well maintained, and free of clutter! Next, the heat and cooling systems should not be more than 15 years old, paint-carpet-appliances not more than 7-10 years old, and no deferred maintenance. Decorating is important, too; but over-decorating with strong personal accents may actually lessen value. Also be aware of pet and cooking smells.

Adding value is simple, replacing everything from windows to kitchen/bathrooms to floors making your home a "new home" in an older home area. However, that might not be cost effective or affordable. Pete and Van can analyze your home and document which repairs and upgrades create the "biggest bang for the buck" for resale.

The two hottest issues in older home sales are: kitchens and bathrooms closely followed by windows. Original cabinets in Heather Ridge could be 40 years old now, and regardless of how well maintained, updated or laminated, it is time to for replacement – especially painted cabinets! By the time original dark cabinets are repainted inside and out and with new hardware, their cost almost equals new cabinets. And once old cabinets are paint, you still have 40-year old cabinets – but with fresh paint. Buyers are not fooled.

Original bathrooms in Heather Ridge should be updated too. The old wall tiles, original vanity cabinets, mirrors and lights should be brought into the 21st Century before selling. The same goes for commodes, sinks, faucets, and flooring.

It's All About Dollars

Reality sometimes gets in the way when considering updating or remodeling costs. Your money supply, your lifestyle needs, and the pure hassle factor of all this work while living there might be too much to handle. Just because remodeling some things or everything might make you more money doesn't mean it should be done. Also, vacant homes are easier to remodel than occupied ones, so does an owner move out? Is that practical?

The answer is "No" and the needed work to improve value must be balanced against the factors mentioned. Pete and Van can help answer these questions and others, so please call them for a personal and professional visit. Remember, please don't leave home without them.

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Van Lewis
303-550-1362

van@vanlewis.com

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Homes Sold June 15 through July 16, 2015

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$145,000	2610	S Xanadu Way A	2 - 2	1,098	VA	\$0	Individual
Strawberry I	\$165,000	13609	E Yale Ave B	2 - 2	1,153	FHA	\$0	Individual
Burgundy	\$176,900	2635	S Xanadu Way E	2 - 2	1,314	VA	\$0	Individual
Chimney Hill	\$244,900	13695	E Evans Ave	3 - 3	1,512	FHA	\$0	Individual

Homes Under Contract as of July 16, 2015

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$110,000	13655	E Yale Ave A	1 - 1	856	1-Space	2 Story
Strawberry I	\$126,900	13645	E Yale Ave A	1 - 1	856	1-Space	2 Story
Strawberry I	\$135,000	2618	S Xanadu Way B	1 - 1	856	1-Space	2 Story
Strawberry I	\$136,250	2688	S Xanadu Way A	2 - 2	1,144	1 Space	2 Story
Strawberry I	\$139,900	13625	E Yale Ave B	2 - 2	1,153	1 Space	2 Story
Strawberry I	\$149,000	13645	E Yale Ave C	2 - 2	1,098	1 Space	2 Story
Burgundy	\$167,500	2661	S Xanadu Way A	2 - 2	1,162	1 Space	2 Story
Strawberry II	\$169,900	2439	S Xanadu Way A	2 - 2	1,091	2 Spaces	2 Story
Cobblestone	\$179,900	2101	S Victor St B	2 - 2	1,208	1 Space	2 Story
Sausalito	\$189,900	2504	S Victor St B	2 - 2	1,025	2-Gar, Att	2 Story
Burgundy	\$192,500	2651	S Xanadu Way D	2 - 2	1,314	1 Space	2 Story
Chimney Hill	\$220,000	13676	E Evans Ave	3 - 3	1,344	1-Gar, Att	2 Story
Fairway 16	\$229,900	2670	S Vaughn Way C	3 - 4	1,650	2-Gar, Att	2 Story
Heather Ridge south	\$239,900	2854	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story
Chimney Hill	\$249,000	13641	E Evans Ave	3 - 3	1,512	1-Gar, Att	2 Story

Homes For Sale as of July 16, 2015

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$163,000	2469	S Xanadu Way D	2 - 2	1,091	1-Space	2 Story
Cobblestone	\$175,000	13202	E Asbury Ave	2 - 2	1,208	1-Gar, 1 Space	2 Story
Heather Ridge South	\$235,000	2884	S Wheeling Way	3 - 3	1,633	2-Gar, Att	2 Story
Heather Ridge South	\$257,500	2892	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story

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Heather Ridge 9-Hole Ladies Golf

The annual Couples Tournament, followed by a potluck dinner, was enjoyed by all who played.

1st Place: Diane & Ben Barnes; Sally & Richard Simon
 2nd Place: Ginny & Van Lewis; Joann & Ed Oswald
 3rd Place: Joyce & Art Scott; Karla & Kent Strong

Sharon Gunderson
 Vice President/Publicity



Art Scott, Karla and Kent Strong, Joyce Scott



Cathy Carter, Bill Bloom, Marilyn May, Don May



Van and Ginny Lewis; Ed & Joann Oswald



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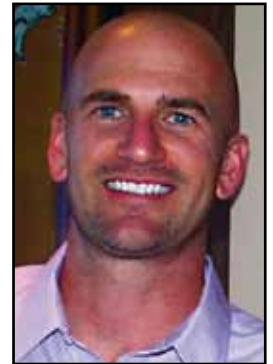
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Heather Ridge Women's Golf Association 18-Hole Ladies' Club

The weather has been great! Thanks to all the hard work by Bob and his crew, the course is in wonderful shape. We've had lots of participation for both Wednesday and Saturday tournaments so far this year.

Our Member/Guest Tournament was held on June 15 with a great success. We had 10 teams, a beautiful day for golf, and Noonan's provided us with a wonderful lunch. Thanks to the committee for all of its hard work and great ideas for a fun tournament.

Our next event is the Club Championship which will be Saturday and Sunday, August 22 and 23.

**Teresa Anderson
Publicity**

Heather Ridge Men's Golf Club

The last two Heather Ridge Men's Club tournaments were very successful. The June 27 event was a Point Par and on July 11 we had an Individual Gross/Net Tournament. Both of these formats are very popular with the membership as indicated with the number that played. It is good to see the camaraderie between the new and old Men's Club members, as that is what the board has been striving to achieve. Hats off to you guys as you make this club a success.

The Member/Member Tournament was held on July 24-26, because of cut off dates for Metro Matters the results will be announced in the September issue.

The August events will include a Point Par on August 1 and a Two Man Beat Ball PICK YOUR PARTNER (within 10 strokes) event on August 15.

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

Golf Club at Heather Ridge Men's Club

Individual Gross/Net Tournament July 11, 2015

First Flight		Gross/Net	
1st Gross	John Lohmeyer	Gross 77	\$98 in Men's Club Premium Card
1st Net	Terry Bade	Net 67	\$98 in Men's Club Premium Card
2ndNet	John Lay	Net 68	\$56 in Men's Club Premium Card
3rd Net	Don Blosser	Net 68	\$28 in Men's Club Premium Card

Second Flight		Gross/Net	
1st Gross	Loren Janulewicz	Gross 88	\$88 in Men's Club Premium Card
1st Net	Matt Huntington	Net 67	\$88 in Men's Club Premium Card
2nd Net	Pinky Gonzales	Net 70	\$44 in Men's Club Premium Card

Third Flight		Gross/Net	
1st Gross	Troy Faulkner	Gross 92	\$98 in Men's Club Premium Card
1st Net	Dumitri Palea	Net 70	\$98 in Men's Club Premium Card
2nd Net	Russ Barrett	Net 70	\$56 in Men's Club Premium Card
3rd Net	Berry Rice	Net 72	\$28 in Men's Club Premium Card

Closest to the Pin
Hole # 5: John Lohmeyer
Hole #8: Mike Coppens
Hole #10: Mike Coppens
Hole #14: Bob Ore

Point Par Tournament June 27, 2015

First Flight		Points	
1st Place	John Lohmeyer	47	\$112 on his Men's Club Premium Card
2nd Place	Ray Jonston	44	\$84 on his Men's Club Premium Card
3rd Place	Jim Murray	40	\$56 on his Men's Club Premium Card
4th Place	Steve Meyer	39	\$28 on his Men's Club Premium Card

Second Flight		Points	
1st Place	Harold Wallace	40	\$104 on his Men's Club Premium Card
2nd Place	Joe Klein	38	\$78 on his Men's Club Premium Card
3rd Place	Terry Bade	36	\$52 on his Men's Club Premium Card
4th Place	Bob Ore	34	\$26 on his Men's Club Premium Card

Third Flight		Points	
1st Place	Cameron Hoffman	46	\$112 on his Men's Club Premium Card
2nd Place	Arlis White	43	\$84 on his Men's Club Premium Card
3rd Place	Troy Faulkner	42	\$56 on his Men's Club Premium Card
4th Place	Moris Hoole	37	\$28 on his Men's Club Premium Card

Closest to the Pin
Hole #5: Terry Bade
Hole #8: Dick Hinson
Hole #10: Don Blosser
Hole #14: John Lohmeyer



Richardson

4 WARD 4

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— Aurora City Council Member Brad Pierce


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— Vinny Roith, Heather Ridge Metro District Board Member

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“Friends of the Fairways” Competition

Wow, I’m not sure who had more fun with the “Friends of the Fairway” competition, the gardeners or me. During the first week of July I wandered around the 10 HOA communities that surround Heather Ridge golf course taking pictures and meeting a bunch of great neighbors and creative gardeners. We discussed everything from politics to Black-Eyed-Susans and Springer Spaniels to Clematis vines. And I learned that there are more Gnomes around Heather Ridge than golfers. The most difficult task was trying to pick the winners out of the many nominees. Special thanks to Larry Ransford and the golf course management team for sponsoring this community wide event.

Publisher/Editor Barry McConnell

Friends of Fairway Winners

1st Place

\$200.00
Jeff and Debbie Jones
13332 E. Asbury Drive
7th Fairway Cobblestone Crossing

2nd Place

\$100.00
Rose Dippolito
2675 B Xanadu Way
13th Fairway Burgundy

3rd Place

\$50.00
Greg and Liz Van Dell
13576 E. Evans Avenue
4th Fairway Chimney Hill



**Friends Off of
The Fairway Winners**

\$50.00
Elfie Ingram
2699 S. Xanadu Way
Burgundy

\$50.00
Kirt Chiles
2691 C S. Xanadu Way
Burgundy





Chimney Hill



Chimney Hill



Heather Ridge South



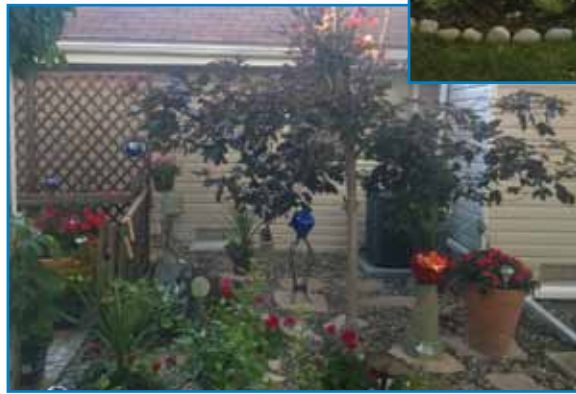
Strawberry



(Top) Cobblestone Crossing



*(Above) Heather Ridge South
(Below) Cobblestone*



(Left) Strawberry

(Below) Fairway 16





2ND ANNUAL GOLF TOURNAMENT

Saturday, August 29th

Deadline August 1st

1:30pm SHOTGUN START - 2 Person Scramble - \$125.00 Per Person

All players are welcome to sign up. Registration is non-refundable

CASH PAYOUTS!!

Based on a 72 Player Field - Payouts are Team Payouts



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PIG ROAST 6PM HULA DANCERS LIVE BAND



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FRIDAY AUGUST 14TH 2015

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Heather Ridge Community Garage Sale was a huge success for both the sellers and the buyers! Clockwise from top right: (left to right) Country Club Ridge, Mike Davis and Don Furnish. Sausalito, Margie and Richard Messer. HRS, Sarah Waldman, MySharona (dog) and Monica Bowen. (Center) Strawberry, Caroline Deegan. Bottom right: HRS shoppers/sellers. Fairway, Carlean Davis, Carmen, Taya and Cynthia. HRS, Robin and Roger Bottomley and guest. HRS, Abdullah Raouf.

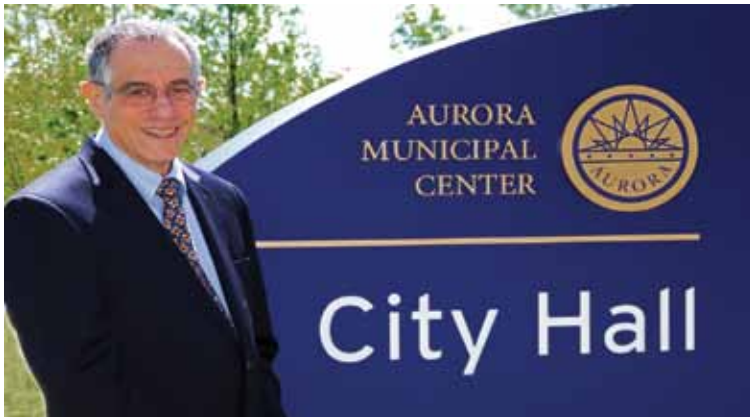


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— Sonia Skakich-Scrima, President of Village Green Neighbors

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HR Heather Ridge

ASSOCIATION NEWS

Sausalito

Retiring Management Co.: Bill McKinney has retired and sold his company. McKinney Management has served us well for over 20 years. We wish the best for Bill and Cheryl in their well deserved retirement. We will miss you and your dedication to our community!

New HOA Co: HOA Simple is the new Management Company for Sausalito starting July 1. McKinney Management has teamed with HOA Simple for a smooth transition going forward. HOA Simple is a team of professionals

founded 11 years ago by *Craig Supplee*. Craig is a former HOA Board President, who created HOA Simple to make the HOA management process easier for all to understand. He has an engineering background, completing many construction projects in the energy business before starting HOA Simple. His email address is csupplee@hoasimple.com and can be reached by phone at 303-260-7177 x3.

Emily Bresina will be the Manager for Sausalito, with Craig assisting her through the transition and with projects and assignments as needed. Emily has been with HOA Simple for 5 years and has a background in accounting and finance. Her email is ebresina@hoasimple.com and can be reached by phone at 303-260-7177 x5. Please contact her with Sausalito concerns.

HOA Simple utilizes an Autopay system, if you were signed up for EPS with McKinney this will be automatically transferred to the HOA Simple system for August. If you were not signed up with McKinney and would like to sign up for Autopay, please contact Emily. You can also send checks each month to: HOA of Sausalito c/o HOA Simple, LLC, PO Box 13823, Denver, CO 80201.

New Roofs: Our new roofs look great! Daily rain storms have slowed the project a bit. Our residents have been very happy with Jake Williams, LR Contracting Production Manager, and his crew. Jake has worked hard to ensure we are informed of each step of the project unit by unit. Please

continue to follow his instructions to help make the timely flow of the roofing project successful. Roofing is noisy and disruptive not only for residents but also for pets. Our community continues to be filled with numerous types of workmen, trucks of various sizes and types, large trash containers, and more materials. The crew deserves kudos for their daily clean up, helpfulness, politeness and quality of work.

The project which started at the entrance of Vaughn Way and South Victor will end at the Martin Units at South Zanadu. The steps in the project will be done in waves, beginning with stocking materials, removing old roofing, stocking new roofing materials on roofs, re-roofing and removing gutters, daily clean up. Installing new gutters and painting will be the last steps in the project. FYI: the silver anchors on the top of each roof are to facilitate OSHA Safety Compliance. The anchors will remain a permanent fixture.

Landscaping: Good news. Many of the shrubs and bushes, which looked dead, have rejuvenated themselves.

Painting: We are aware that some of our baseboard and trash enclosure wood is in need of touch-up painting. Once our roofing project is finished, the painting will be done.

Neighborhood Watch: The Neighborhood Watch Community event, "America's Night Out Against Crime", will be held on Tuesday, August 4, 6:00 to 8:00 p.m. at Mount



Olivet Lutheran Church 11500 E. Illiff Ave. Come and spend a fun evening out with your neighbors.

Security: Brownstone Security continues to patrol Sausalito on foot and on a random basis. Open garage doors are an open invitation to theft. Please keep your garage doors closed, windows and patio doors locked at all times.

Noise Levels: Please be considerate of your neighbors!!! Do not play loud music on your patio or have loud parties. We have a Nuisance Clause in our HOA Declarations. Fines can be levied.

Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-747-0836; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large, Rick Wilhelm, 505-412-7190 and Katie Avery, 303-506.2917.

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

Annual Meeting: Our annual meeting will be held Monday, August 10, 7 p.m. in the ballroom at the Heather Ridge Golf Club. The meeting is open to homeowners only.

Carol McCormick

Fairway 16

New Sub-Committees: The Board has formed three sub-committees: Landscape – chaired by Walt Kirkwood; Finance – chaired by CJ Baar; and Rules & Regulations – chaired by Karen Peters. If you have input for any of these committees, please contact the committee chair, or contact Tara at Westwind, who will forward your message. The Landscape Committee has walked the property and taken some notes of items which need attention. CJ will convene the Finance Committee as necessary. The R&R Committee will review the present Rules & Regulations and present their recommendations for changes, likely in September.



Thanks: Many thanks to Norm and Sheryl Pitts, Bill Yeager and Mark Covian, and Susan Bruce, for your continued “eyes and observation” of the pool area and clubhouse, especially during these summer months. We appreciate your willingness to be proactive in keeping Fairway 16 property safe and pleasant for all our residents. Thanks also to Norm and Sheryl for their professional management of our clubhouse rentals – always so nicely handled.

Aging Sewer: Please keep in mind that we have an aging sewer system (as do all the HOA’s in the area), with periodic problems; please do not flush the following items down the toilets: diapers, feminine personal products, dog “wee pads”, or hand-wipes (they really are not flushable despite what the boxes say).

Wild Life: Oh, those cute rabbits! Here’s a way to keep them from under your porch or deck: A granular product called “Shake-Away” which contains dried fox and coyote urine (and other ingredients); sprinkle it around the area you want rabbits to

avoid – twice a week for 2 weeks, and then twice a month for maintenance. Buy it at Murdoch’s in Parker, 9853 S. Parker Road, phone 720-956-6868, the cost is about \$15.50 per bottle. This is not a poison, only a repellent.

Repairs: The board is continuing the process of obtaining bids for the repair or replacement of the courtyard fences, asphalt repair or replacement, and repair of the sewer problems, with bi-yearly maintenance of the entire system. Please know that this process takes longer than you might think, to obtain proper bids and then determine what our priorities must be, and what our fiscal capabilities will allow.

Homeowner Insurance: A reminder to check your home insurance policies to see if you have “loss assessment coverage”. This coverage can be very important in the event of “Acts of God” for which you or the HOA may not have comprehensive coverage.

Safety/Security: With regard to your continued safety and the

security of your home, here are some summertime security reminders.

- Keep your garage door closed at night. Even if opened only a little, it still provides the opportunity for people to look in and take inventory, for a later possible entry.
- Windows and screen doors should be locked at all times, even if you are in the residence.
- Vehicles locked even in the garage. If parked outside, take the garage door opener inside.
- Interior door from garage to residence locked at night.
- Valuables should be taken inside if vehicles must be left outside.
- Watch out for each other. If suspicious people or activities are observed, call the police.

Board Meetings: Our board meetings are the second Thursdays of each month, at 6:30 p.m. in the clubhouse. Your contacts at Westwind Management are: Tara at 303-369-1800, x125, and her assistant Sarah at 303-369-1800, ext. 118.

Karen Peters

7th Annual District Ice Cream Social — Aurora Symphony Brass Quintet

When: Tuesday, August 25

Time: 6-8 p.m.

Cost: Free

Where: In the Rose Garden Plaza at The Gardens on Havana, located just south Maurice’s and Dick’s Sporting Goods, 1350 S Ironton, Aurora

Bring a lawn chair or blanket to sit on and something nonalcoholic to drink. This is a free family event – no smoking of any kind at the concert.

Door Prizes: Everyone at the concert will receive a ticket for the free door prize drawing (no purchase necessary). We will do the door prize drawing at 7 p.m.

7th Annual Ice Cream Social: Free ice cream, frozen yogurt or frozen custard for the first 400+ in attendance from Baskin Robbins, Menchie’s Frozen Yogurt, Freddy’s Frozen Custard & Steakhurgers, and Good Times Burgers & Frozen Custard.

The winner of the Art 2C on Havana People’s Choice balloting will be announced and will receive a check for \$1,000 at the concert!

The 2015 concert series is brought to you by On Havana Street with the City of Aurora Show Wagon rental charge off-set by a generous donation by Medicine Man Aurora.

Chimney Hill

It is August and summer is winding down. This year has been a strange year for weather. Not only was it a longer snowier winter, the rains that we've had don't seem to ever want to end! This has had a direct impact on our property, damaging trees and shrubs. This damage affects where we have to spend our money in order to maintain our property. The more occasions that we have severe weather, the more it affects our pocketbook. Another expense that we had budgeted for this summer was to fix the asphalt in the back of our property. We approved the work to be done and communicated with everyone that they would have to park on the street during this project. Then to our surprise we were informed by the company the week the work was to be done that they could not do the work for the price that



was agreed upon. We are very sorry for any inconvenience this may have caused anyone. We still have this as a goal and will let you know when we will have this done. We have to start this process from scratch so please be patient with us.

Reminders:

Umbrellas: Chimney Hill is a 35-year old community. We are a community of 116 units and we all need to work together to keep our property maintained. We are fortunate to have a beautiful pool that is heated and we have furniture for our use. In order to not spend any more money on our pool it is important to take care of what we do have when utilizing the pool area. Please pay attention when

using our umbrellas. They seem to break the easiest since we've had 3 break in a year's time. Be mindful of what's around them to avoid anymore being broken.

HOA Assessments: Assessments happen in HOA communities when there is major work to be done and the money from the current dues does not cover the exorbitant expense(s). The money has to be generated by the owners so an assessment occurs. We are working hard not to have this happen so we need everyone to watch on our property and report any problems to Accord Management or the police depending on the infraction/problem.

Rules & Regulations and By-Laws: The board will uphold our Chimney Hill Declaration, Rules & Regulations, as well as our By Laws in order to maintain order, consistency and safety. If you receive a violation notice you are not being singled out. A rule that has been established was broken and someone in our community has reported it the board to enforce. Following the rules will keep this from happening to you.

The summer pool party will be on Saturday, August 8 with a back up rain date of Saturday, August 15 in the late afternoon.

Laura Leveroos



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Heather Ridge South



HOA General Insurance: HRS's General Insurance change is now a reality. Effective July 15, HRS's new insurance policy for wind and hail claims will require HRS to pay a 2 percent deductible of our \$30M replacement cost - i.e. \$600,000 per claim!; but other claims will remain at the present \$10,000 deductible.

The new insurance policy will significantly affect HRS homeowners for wind and hail claims. Each property in Heather Ridge South would be liable for damage assessment liens up to \$5,000 as the board of directors might vote. Assessments greater than \$5,000 would call for a community vote. This assessment would be due and payable almost immediately; and property owners unable to pay would face serious legal and financial challenges.

To protect yourselves from assessment loss and other claims not covered in the General Insurance policy provided by HOA, please consult your own insurance agent. Almost all major insurance carriers offer "Assessment Coverage" for wind and hail assessments by HOAs. HO-6 coverage may be part of normal

coverage, or it may "added as a rider" given your carrier's policy. Costs vary for this coverage, but given Colorado's weather and two roof replacements for HRS in the past four years, can owners afford not to be covered?

Garage Sale: This year's community garage sale proved to be great for HRS residents and others. Board member Ronni Jones did a wonderful job again organizing and managing this annual event. Other Heather Ridge communities joined in too under the leadership of Amanda Milstead, president of Burgundy and the Metro District's Presidents Council. This annual event allows residents to sell their unwanted items, gain a little cash, and spend three days in their garages meeting old and

new friends. Again, thanks to Ronni for all her work. Visit our website www.heatherridgesouth.com for more details about HRS, our monthly calendar, and historical documents and policies.

Annual Luau Party: Held on July 18, this year's party again centered on our guest of honor - Mr. Porky Pig. Smoked for over 12 hours or more, the roasted pig arrives annually to join the celebration of summer fun and friends at our clubhouse pool. No one left hungry or thirsty, just like past years.

Van Lewis

HRS Annual Luau Pool Party



Clockwise from top left (left to right): A long line of hungry residents lined up for "good eats!" The guest of honor, Mr. Pig! HRS's Grande Dame Ruth Law with Mary Henry and family. Long-time residents Josie, Gloria, Ed, Carlyne and Dewey. Two of the three hosts Dave Elgin and Linda Hall (Ronnie Jones busy making everyone clean their plates). After the big storm blew thru an hour before the dinner.

Strawberry

Board Meeting: Strawberry holds their regularly scheduled board meeting on the third Wednesday of each month at 6:30 p.m. in the Clubhouse. Our meetings are a good way to stay abreast of our activities and meet your fellow neighbors. Board members: Beverly Earley, President; Chris Nicklas, Vice President; Brent Weynand, Secretary; Alan Stittleman, Treasurer; Lee Madere, Board Member.

Property Management Company: ACM is Strawberry's management company. They can be reached at (303) 233-4646 with any questions or concerns.

Correction: Brent Weynand's name was misspelled. Brent is Strawberry Homeowners Board Secretary. We apologize for this error.

Recycling: Strawberry is preparing a site where residents can drop off usable unwanted items that will be donated to the thrift stores. There will be an upcoming flyer posted in the kiosks regarding details within the next few weeks. In the meantime, please don't put your unwanted items at the dumpsters. Items left at the dumpsters are unsightly and Waste Management will charge additional fees to the HOA. We appreciate your consideration. With new electronics always changing and people wanting to have the latest gadgets, many are unsure what to do with their old stuff.

- Best Buy Store at 13801 E. Mississippi, Aurora, CO, takes many old electronic items and accessories.
- Goodwill will not pickup, but they do accept drop off donations. 15509

E Iliff Ave. and Chambers Rd behind Walgreen Drugs. (303) 745-4481.

- ARC picks up in our area on Mondays and are currently scheduling for 2/3 weeks out. 800-283-2721.
- Salvation Army will pickup regardless of who donates, but needs a contact number. 800-728-7825
- Disabled American Veterans will need contact number, need to know what is being picked up (number of boxes/bags, number of and what furniture pieces). 303-922-7121.

Shredding: Why wait until tax season to securely discard all your outdated confidential files. We will be holding a shredding party at the clubhouse sometime in September. A professional shredding company will discard your materials onsite while you watch. We will keep you posted and provide details soon.

Landscaping: Emerald Isle has completed the pruning project and



will begin work on the evergreens. Also, Tree Generations will be trimming and clearing the broken branches from the last storm.

Roofing Project: Strawberry is now in the interviewing stage of our roofing project. The Board will be interviewing prospective roofing contractors.

Food Bank: We are forming a committee of volunteers to help facilitate our food collection. If you are interested, please contact Chris Nicklas at strawberryhoa12@gmail.com

Thanks: A special thanks goes out to Sharon Lewis and Amy Ringo who have spent endless hours to facilitate our recycling efforts. Also a special thanks goes out to Robert Glasker, a contributor to the articles for Strawberry.

Chris Nicklas

Cobblestone

Landscaping: Can you believe the spring we had?! Some of the trees and a few shrubs in our community took a pretty good hit with the May snow storm and it took a little time to get the majority of the broken branches cleaned up and carted away but it finally happened! There's still work remaining which is mostly on branches that are higher and requires special equipment will be occurring in August. We will also be removing trees and shrubs that are a safety issue, as well as those that are dead or dying and that the tree company has identified as having

little potential to come back from the weather damage that has occurred.

Summer is Here and the Pool is Open! Please be respectful of your friends and neighbors and follow the posted rules. The pool is open at 6 a.m., closes at 10 p.m. and requires that users have a wrist band to show

that they are allowed to be there. Security Patrols are increased in the summer and includes pool checks to ensure that only residents and their guests are those that are enjoying this luxury so don't forget your wrist band.

Speaking of Security: Please make



sure that you are doing your part to help keep our community secure by reporting any suspicious activity or individuals. We are a Neighborhood Watch community, but it takes active

Cobblestone

Continued on page 30

Burgundy

The calendar shows summer is quickly winding down, but those who have lived in Colorado for more than a few months know that we usually have a few more weeks to play during the remaining warm days and really relish the cooler evenings. But, then again, this is Colorado and anything can happen and still be considered “normal”.

Mailboxes: Before the snow flies there are some projects yet to be completed. Mailbox locations are still being negotiated with the Post Office

for some reason they are claiming that it's very difficult to move a house number (A thru D) to a different drive, but we are talking.

Landscape: Some dead trees and bushes have been removed in areas where they were a danger to residents and/or homes. This has been a huge drain on your landscaping budget, so please be patient with bushes and trees you want removed or replaced.

Asphalt Drives: Asphalt work has begun in all drives (really didn't need to tell you that did I). The final phase will be completed August 3, 4, 5, 6. Weather permitting, of course. This requires that all vehicles are removed from parking spaces and garages (driveways are inaccessible during the work) before 9 a.m. each day. Any vehicles remaining will be towed at owner's expense. Parking will be available in the Club House parking area – as well as on the street

– during the daytime hours. Vehicles should be removed by 7 p.m. each evening. If you have any questions or concerns, call CMS.

Club House: Still working on the repair/replacement of the cement deck on the front of our Club House. This should be completed by September. The landscaping just below the deck will reuse perennials being thinned from other community gardens.

Animal Lovers: A reminder to all animal lovers it is against the law to feed wild animals! We have seen an increase in the number of rabbits, squirrels and even noticed some raccoons. As cute as they are, these are still wild animals, who cause damage and have the potential to carry disease. Please discourage their fearlessness of humans by not feeding, nor making food available to them.



Home Insurance: As the fall season approaches, take the time to review your home insurance policy to make sure you are covered for everything that is important to you. If someone else owns the home where you live, their insurance generally covers only the “construction” parts for replacement and not your personal property.

Board Meetings: Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. These meetings are held on the 2nd Thursday of every month at 6 p.m. in the Clubhouse. The meeting sign is posted in the parking area during the week prior to the meeting.

HOA Management: Contact info for CMS: www.cms-hoa.com, Beth Wagoner, manager, 720-377-0100 X1304, beth@cmsincorp.net

Jaynie Basch

Aurora Special Events

Aurora

Aug 25, 6-8 p.m.

Gardens on Havana

Aurora Symphony Orchestra Brass Quintet and Ice Cream Social

Southlands Shopping Area, Center Court

Movies

Aug 5, 7:30 p.m., *Finding Nemo*

Aug 12, 7:30 p.m., *Penguins of Madagascar*

Concerts

Aug 6, 6 p.m., *Under a Blood Red Sky*

Aug 13, 6 p.m., *Rock 'n Roll All Star Jam*

Farmers Market

8 a.m.-1 p.m., Saturdays through September

Oktoberfest

Aug 28-30

Free Days in Metro Denver

Denver Firefighters, Aug 2

1326 Tremont Pl, Denver, CO

Denver Botanic Gardens at Chatfield, Aug 4

8500 West Deer Creek Canyon Rd, Littleton, CO

Museum of Nature & Science, Aug 12

2001 Colorado Blvd, Denver, CO

Golden Fine Arts Festival, Aug 15-16

11th Street/Arapahoe Street, Golden

Comedy Festival, Aug 20-22

Paramount Theater, Downtown Denver

Clifford Still Museum, Aug 28

1250 Bannock Street, Denver, CO

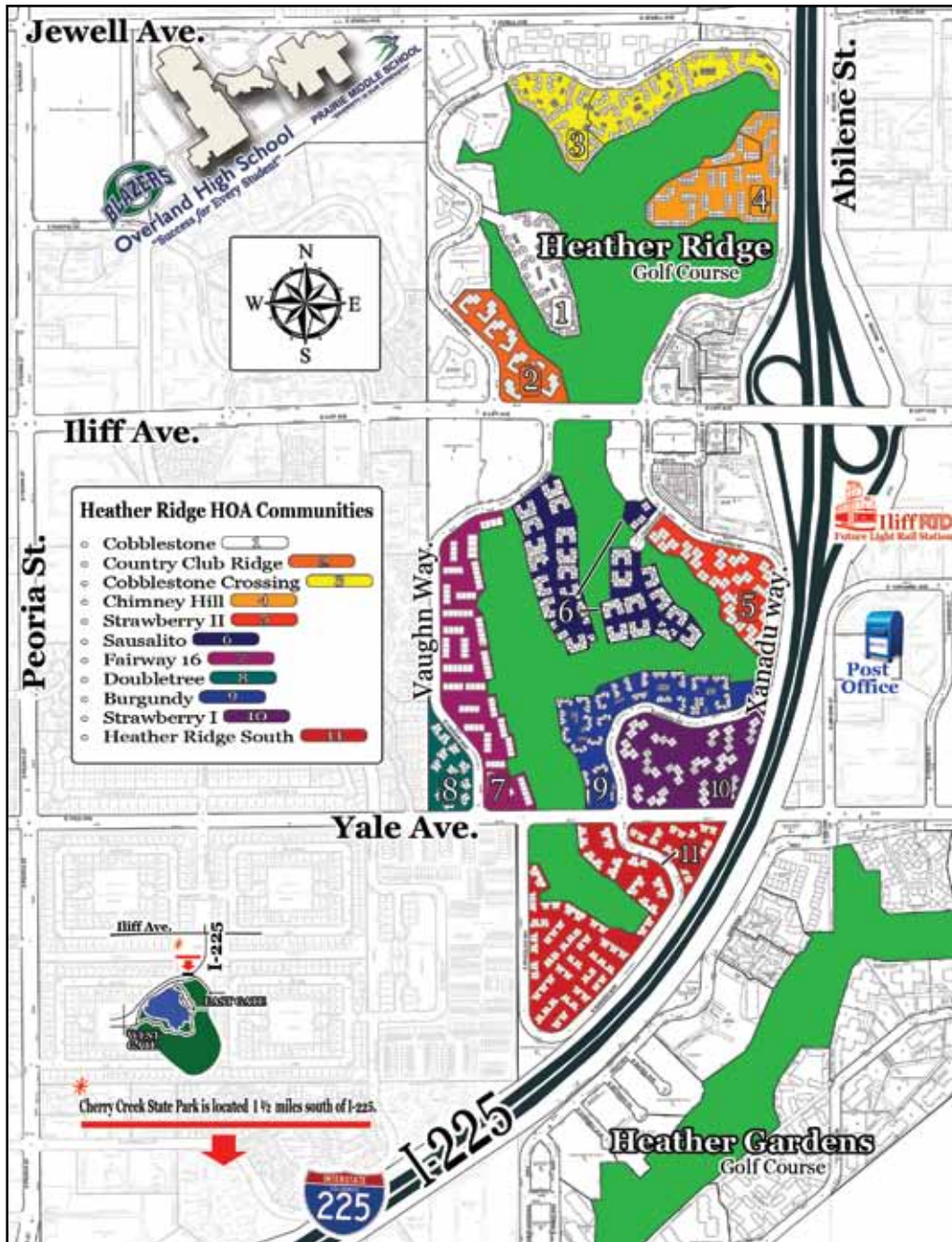
Denver Botanic Garden, Aug 31, Sept 9

1007 York St, Denver, CO

Taste of Colorado, Sept 4-7

1600 Broadway St #610, Denver, CO

Heather Ridge Community Map



720-230-7393
 # Units: 150
 HOA Meeting: 2nd Mon. 6 pm
 3033 S Parker Road, Ste 720

Country Club Ridge
 Custom Management
 303-752-9644
 # Units: 64
 HOA Meeting: 3rd Mon. 7 pm
 Noonan's 19th Hole

Double Tree
 Self Managed
 Salvador Varela – 303-750-8394
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha for additional information

Fairway 16
 Westwind Management
 Tara – 303-369-1800 x125
 # Units: 116
 HOA Meeting: 2nd Thurs. 6:30 pm
 Clubhouse, 2600 S Vaughn Way
 www.fairway16.com

Heather Ridge South
 Westwind Management Co
 Janelle Maninger – 303-369-1800
 Janelle@windmanagment.com
 21 Inverness Drive, Englewood, CO 80122
 # Units: 176
 HOA Meeting: 4th Tues, 6:30 pm
 HRS Clubhouse, 2811 S Xanadu Way
 www.heatherridgesouth.com

Sausalito
 HOA Simple - Craig Supplee owner
 Emily Bresina, manager
 ebresina@hoasimple.com
 303-260-7177 x5
 # Units: 159 HOA Meeting: 2nd Wed. 6:30 pm
 Heather Ridge Golf Club
 www.sausalito.com

Strawberry I & II
 Association & Community Management
 # Units: 328
 HOA Meeting: 3rd Wed. 6:30 pm
 Strawberry Clubhouse, 2638 S Xanadu Way

Burgundy
 Community Management Services
 Beth Wagoner – 720-377-0100 x1304
 beth@cmsincorp.net
 # Units: 120
 HOA Meeting: 2nd Thurs. 6 pm
 Burgundy Clubhouse
 www.burghoa.com

Chimney Hill
 Accord Property Management
 Alex – 720-230-7321

Units: 116
 HOA Meeting: 3rd Wed. 6:30 pm
 Noonan's 19th Hole

Cobblestone
 Capital Management Co
 Chris – 303-832-2971 x303
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Heather Ridge Golf Club

Cobblestone Crossing
 Accord Property Management

Cobblestone

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homeowners keeping an eye out and reporting anything that may be of concern to make a difference. Our security service is Brownstone and they can be contacted by calling 720-879-4568. Our dues cover the security service, but don't forget that if you see a crime happening or are concerned about your safety or the safety of your belongings, that's what our local police are for! If the situation warrants, call 911 and if it doesn't but the police are needed, the non-emergency number for the Aurora Police is 303-627-3100.

Trash Talk: All trash must be placed completely within the trash receptacles in order for it to be picked up under our trash agreement. We've had a recent rash of trash/household items sitting next to the bins and while those doing this may think you are being green with someone else possibly wanting what you are setting out; but what you are doing is giving the trash company the opportunity to charge the HOA additional fees for an "individual pickup"! Please make

sure that if you are having work done within your unit that any companies that may be using our trash know about this as well. It may not seem like much, but it can add up with trash pickups occurring twice a week. The other problem we are having is electrical items being left next to the trash or even placed in the trash. The law requires that electronics be recycled and if the trash company notices electronics in the trash, they will not pick them up. We, as homeowners, are required to take the electronics to a facility for recycling. Please do your part in keeping our dues low and our community clean, and if you rent out your unit please make sure that your renters are aware of these rules.

Community Standards: Our declarations require that our community maintain a uniform appearance which includes such things as the siding, fencing, windows, and even the shared green spaces around our buildings. Alterations impacting the external appearance of your home require the approval of the Board via an Architectural Request Committee (ARC) form which is available on

our website at hoacobblestone.org. This includes changes to such things as exterior lighting, windows, doors, and includes landscaping changes such as the addition or removal of ground stone, shrubs and plants. Maintaining a similar appearance among all individual units adds to the attractiveness of the community, in addition to taking into account such factors as the impact to the required upkeep with mowing and trimming and includes factors that impact our ability to maintain insurance on our property. The board currently approves ARC forms but is looking to establish an Architecture Committee to help document current standards and to help establish new ones. Our website includes documentation of an approved door option, approved replacement for exterior lights, but needs a lot more added. If you as a homeowner are interested please attend the next HOA meeting and let us know!

Board Meeting: The next Board meeting is Monday, August 24 at 6:00 p.m. at Noonan's 19th Hole.

Marla Ritter

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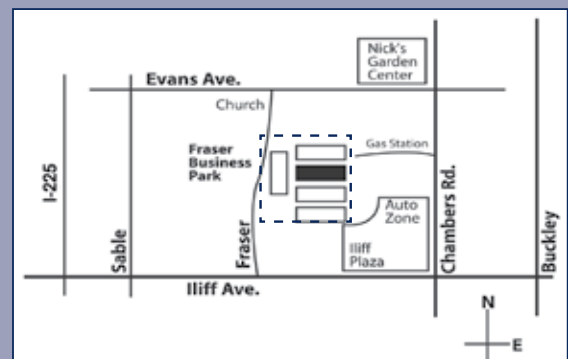
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