

HR Heather Ridge



Metro Matters

Volume 6

December 2016

Number 12



*Happy
Holidays*



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*There is something magical about walking through a canopy of lights on a cold winter's eve. See pages 14-16 for information on where you can find that perfect magic evening.
Photo Chatfield Farms Trail of Lights.*

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BMCCONN202@AOL.COM

Heather Ridge PUBLISHER'S NOTE

This is the last magazine for the year, and we hope you have enjoyed reading the pages as much as we have enjoyed creating each issue for you. When you are out and about and see an advertiser from this publication, please let them know you saw their ad in *Heather Ridge Metro Matters*, we have some advertisers who have been with us since the very beginning and we appreciate their support of our publication.



Are you concerned about your HOA fees rising? Van Lewis has some very insightful information about how and why HOA fees are on the rise. See page 6 for details.

It is the Christmas Season and we have featured several fun activities for you and your family to enjoy and perhaps create some new Family Traditions.

Hope you and your family have a wonderful Holiday Season

Barry McConnell
Publisher

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4:00 pm, 3rd Thursday each month at
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there is business to conduct.

Heather Ridge Metropolitan District

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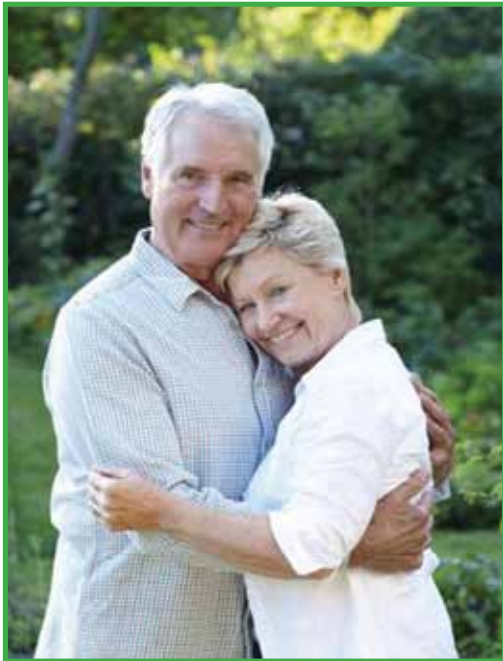
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Heather Ridge *Metro Matters* is published monthly for the residents of Heather Ridge. Publisher: HomeoRx Publishing, Barry McConnell. metromatters1@aol.com

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



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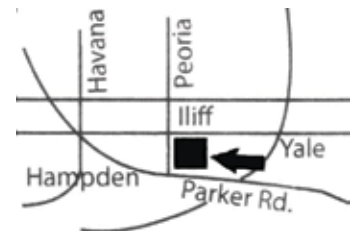
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HR Heather Ridge

COMMUNITY AFFAIRS

HOA Fees Approaching \$300!?!

All HOAs throughout the metro area are concerned about their operating costs, especially communities where the monthly HOA fees are approaching \$300. This is true for many of Heather Ridge's ten HOAs.

I recently had a call from a Heather Ridge homeowner concerned that increasing HOA fees would push our buyers away and home values would fall. Those buyers would seek other areas with cheaper or no HOA fees. He has a valid question worth discussing, so let's walk through the HOA budgetary process to its conclusion.

For 23 years I've had first-hand experiences creating and managing HOA budgets. When my HOA board creates its budget, two thoughts are foremost: a balanced and realistic budget, and its impact on home ownership. Because all HOA board members must be property owners, whatever fees, rules, or regulations created falls equally upon all owners – including board members.

All HOAs are experiencing similar increasing costs. The "usual suspects" include: water, sewer, insurance and aging infrastructure. Older HOAs are especially prone to infrastructure problems including tile sewers, siding/paint, roadways, irrigation, etc. Paying for these costs is problematic and best expressed in the 1972 Fram Oil Filter commercial: "Pay me now or pay me later." Either way, someone will pay.

Colorado HOAs are required by law to periodically perform a Reserve Study by a qualified engineering concern. Under CCIOA, the Colorado Common Interest Ownership Act, HOAs must ascertain the physical well-being of

their community in order to create budgets and adequately fund reserves. This is a very important issue, and if any HOA's Reserve Study is more than five years old it's time for a new one.

Think of a Reserve Fund as an HOA's savings account. Monthly HOA fees also include reserve funding for

Think of a Reserve Fund as an HOA's savings account. Monthly HOA fees also include reserve funding for planned and unexpected expenses.

planned and unexpected expenses. Planned expenses have already been mentioned, but unexpected expenses range from insurance losses to recessions (loss of operating income due to foreclosures). The worst time for an HOA to borrow money for repairs is when it's out of funds.

An alternative to incrementally raising HOA fee is owner assessments. This policy sounds good in theory, but history proves it is short-sighted and dangerous. What happens if owners vote no for any non-casualty related assessment? The answer is chaos. This happened decades ago in Heather Ridge with disastrous results still visible today.

Heather Ridge HOAs are not alone in dealing with costs. Across the metro area and the nation, HOA fees are rising. Owners who pay these fees

need to know and understand the why's and how's of HOA operations, and the best way is in writing. Heather Ridge is lucky to have Metro Matters magazine, but not all HOAs use this monthly magazine to inform their owners. This is a free publication service, so the question is why wouldn't an HOA use Metro Matters?

Going back to my caller's concerned about HOA costs and falling home values, my first recommendation was to get involved in the HOA. If that's not practical, then request more written info before budgets are approved. Understanding the budgetary process goes a long way in understanding HOA fees.

Secondly, I recommended comparing surrounding home values and costs to Heather Ridge. I know of no other HOAs not raising their fees to keep their homes affordable. If that happens it's shortsighted at best and will ultimately compound maintenance and fee costs. It is the road to Perdition.

Lastly, I asked my caller why some HOAs have experienced financial and maintenances success and others not? The question was not just for Heather Ridge, but for all HOAs. I believe the answer lies within each and every HOA board of directors. These are the unsung heroes who care, join, and make their communities better. It's not easy, and sometime the greatest challenges come not from its homeowners but from fellow board members. Board leadership, continuity, and effectiveness can make or break HOA fees, affect home values, and fill or drain its Reserve Fund.

Van Lewis



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December 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 7 pm Annual HRS Board Mtg HRS Clubhouse	7	8 6:30 pm Fairway 16 Board Meeting Clubhouse	9	10
11	12 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	13	14 6:30 pm Sausalito Board Meeting HR Golf Club	15 Regular Meeting Council Member Charlie Richardson Town Meeting EcoTech Institute 1400 S Abilene	16 METRO MATTERS DEADLINE	17
18	19 6 pm Country Club Ridge Annual HOA Board Mtg Noonan's	20	21 6:30 pm CH at APM 3033 S Parker Rd, Aurora	22 	23	24 
25 	26 6 pm Cobblestone Board Mtg HR Golf Club	27	28	29	30	31



Crime Prevention Tips

- If you are attacked on the street, make as much noise as possible by calling for help or blowing a whistle. Do not pursue your attacker. Call 911 and report the crime as soon as possible.
- Avoid walking alone at night. Try to have a friend accompany you in high risk areas...even during the daytime.
- Avoid carrying weapons...they may be used against you.

- Always plan your route and stay alert to your surroundings. Walk confidently.
- Have a companion accompany you.
- Stay away from buildings and doorways; walk in well-lighted areas.
- Have your key ready when approaching your front door.
- Don't dangle your purse away from your body. (12% of all crimes are purse snatchings and street robberies.)
- Don't carry large, bulky shoulder bags; carry only what you need. Better yet, sew a small pocket inside your jacket or coat. If you don't have a purse, no one will try to snatch it.

**From Desk of
Officer Patty Southwick
PAR Officer for Areas 10 & 11.**

Behind The City Scene



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

When I was growing up in the 1950's the terms describing homeless individuals were: "vagrants," "tramps," "hobos" and the like. These pejorative descriptions have been thankfully replaced with terms such as "urban travelers" or just "homeless". However the phenomenon remains and has exhibited itself in Ward 4 especially along and around South Havana.

Of course there is a fierce debate as to the causes, ranging from unexpected and unanticipated events to a free choice. In my opinion there are a spectrum of causes in relation to each individual. Mental illness, illegal drugs, alcohol, domestic violence, loss of employment and aversion to living in main stream society. Some have suggested that marijuana legalization has contributed. With several states including California now voting to legalize marijuana it will be interesting to see if there is a decrease.

This column is not intended to address causation. The City of Aurora has initially committed to spending approximately 1.5 million dollars each year for 3 years from the marijuana revenues. The City Council has authorized the refurbishing and opening of a day resource center up on the old Fitzsimmons campus. The Center will provide a wide range of services including counseling of all sorts and activities. In addition there will be 2 "HOT" vans put into operation. These vans will be utilized to contact homeless individuals and offer transportation to the Center. The homeless person will obviously need to voluntarily get on the van.

I was the ONLY Council Member to vote against the above. Here is why. The Center closes at 5 pm. Furthermore I have just received confirmation that the "HOT" vans will, upon request, return individuals to their original location. I recently spoke to an owner of an auto dealership on S. Havana who has experienced homeless people sleeping behind the dealership. Let's be clear I am not criticizing this activity per se because when the Center closes it has to be empty. Simply put I voted NO to make a statement. We need to provide places for people to sleep at night even if it is a hostel or dormitory arrangement. I understand the noble hope that the provision of counseling will get the homeless back into society. And I am sure it will for some.

Those wishing more information on this subject and my position on the need for housing are invited to visit www.liveaffordablycolorado.org



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How Goes the Real Estate Market?



Pete Traynor
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Van Lewis
Heather Ridge South
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van@vanlewis.com

Here's a report on the 10-county metro Denver market at the end of October:

- Buyers closed on 4,294 homes and condos in Oct., a decline of 17.5 percent from September and 11.4 percent fewer sales than in October 2015. Sellers listed 4,874 homes in October, down by nearly a tenth from the number of new listings in September.

- October ended with 11.4 percent fewer homes available for sale than in September vs. a typical 5.8 percent decline across those two months. The decline was the largest in 30 years and puts the inventory at a record low for October.

- October's ending median single-family SOLD price was \$380,000 – flat with September's and 9.5 percent higher than a year ago. The average price was \$440,184 – up 0.15 percent from September and up 9.3 percent from a year earlier.

- October's median condo-townhome SOLD price was \$245,000 – the same as September's; but was up a robust 15 percent from a year earlier. The average price was \$293,678, up 2.5 percent month-over-month and 11.8 percent year-over-year.

- Listings spent an average of 32 days on the market in October and September, which was the same as October 2015.

The metro market, including Heather Ridge somewhat, is undergoing a market adjustment...it's not drastic but it is measurable. And, it is spotty with some areas slowing down more and others less so or not. What is measurable is price decreases from initial listing prices to last asking price to the sold price. The conclusion is obvious: home prices are slowing down. Also, older homes vs. newer ones suffer from dated features. Remodeled or updated homes benefit greatly from repairs, while others sold "as-is" suffer lower prices.

Other economic signs remain strong or steady:

- Unemployment rate steady at 3 percent or less for past year;
- Huge demand for construction laborers, workers in general and high-tech people;
- Foreclosures: Colorado ranks 41 nationally for fewest foreclosures – down from 39 earlier this year.
- Rental rates remain strong but softening in some metro areas. Zillow reports almost 30 percent of all tenants are from out-of-state helping to push rental costs up 3.3 percent from last year. It also reports the average monthly rental rate is \$2,008 and forecasted to increase 5.9 percent by end of 2017.

Heather Ridge's resale market remains strong but mixed given older homes sold as-is, remodeled sales which push prices up, and locational differences. Because Heather Ridge's price average is below \$300,000, demand is strong given affordability (interest rates, HOA fees). For a better understanding of your home's value, call your local experts and fellow residents Pete and Van. They know Heather Ridge, so don't leave home without them.

Van Lewis

Homes For Sale Through November 16, 2016

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$169,990	2499	S Xanadu Way C	2 - 2	1,091	1 Resv Space	2 Story
Strawberry I	\$176,900	2616	S Xanadu Way A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$184,700	2672	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Cobblestone Crossing	\$249,000	13282	S Xanadu Way	2 - 2	1,208	1 Gar, 1 Space	2 Story
Cobblestone Crossing	\$259,000	1955	S Xanadu Way	2 - 2	1,208	1 Gar, 1 Space	2 Story
Heather Ridge South	\$265,000	2835	S Xanadu Way	4 - 4	1,633	2 Gar, Att	2 Story

Homes Sold October 15 through November 16, 2016

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$129,900	13655	E Yale Ave E	1 - 1	856	Conventional	None	Individual
Strawberry I	\$132,400	2614	S Xanadu Way B	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$134,000	2688	S Xanadu Way B	1 - 1	856	Conventional	\$1,000	Individual
Strawberry I	\$135,000	2658	S Xanadu Way D	1 - 1	856	Conventional	None	Individual
Strawberry II	\$175,000	2451	S Xanadu Way B	2 - 2	1,091	VA	\$0	Individual
Heather Ridge South	\$230,000	2840	S Wheeling Way	2 - 3	1,462	FHA	None	Individual
Cobblestone Crossing	\$235,000	2172	S Victor C	2 - 2	1,208	Conventional	\$3,000	Individual
Sausalito	\$252,000	2468	S Victor D	3 - 2	1,230	FHA	None	Individual
Fairway 16	\$260,000	2558	S Vaughn C	3 - 4	1,650	Cash	Other	Individual

Homes Under Contract as of November 16, 2016

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$134,000	13655	E Yale Ave D	1 - 1	856	1 Carport	2 Story
Strawberry II	\$149,900	2676	S Xanadu Way B	2 - 2	1,144	1 Carport	2 Story
Strawberry II	\$173,000	2469	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$215,000	1977	S Xanadu Way	2 - 2	1,208	1 Gar, 1 Space	2 Story
Burgundy	\$217,500	2627	S Xanadu Way D	2 - 2	1,162	1 Gar, 1 Space	2 Story
Sausalito	\$222,400	2477	S Victor St A	3 - 2	1,282	2 Gar, Att	2 Story
Country Club Ridge	\$229,000	2230	S Vaughn St 101	2 - 2	1,196	1 Gar, Att	2 Story
Cobblestone Crossing	\$229,500	1921	S Xanadu Way	2 - 2	1,208	1 Gar, 1 Space	2 Story
Sausalito	\$230,000	2503	S Victor St D	3 - 2	1,230	2 Gar, Att	2 Story
Heather Ridge South	\$279,900	2787	S Xanadu Way	3 - 4	1,633	2 Gar, Att	2 Story
Heather Ridge South	\$289,900	2815	S Xanadu Way	3 - 4	1,633	2 Gar, Att	2 Story



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Remember Don't Leave Home Without Them

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com



Give the Gift That Keeps On Giving Spring and Summer!

Ladies, it's that time of year again to think of what to get that special guy in your life for Christmas, and you know it is always hard to buy for a guy that has everything. That said, may I suggest giving him a 2017 Heather Ridge Men's Club membership. This is a gift that keeps on giving throughout the spring and summer months of 2017. The cost is as low as \$135.00 to a high of \$165.00 if you wish to include him in on Match Play and Hole-in-One insurance.

Simply fill out application on page 13, attach a check to the app and drop off at the club or send to the Heather Ridge Golf Club and he is good to go. Make a copy of the application and put it with that special Christmas card under the tree.

The Heather Ridge Men's Club board wishes everyone a Merry Christmas and a Happy New Year.

Loren J. Janulewicz
 President HR Men's Club



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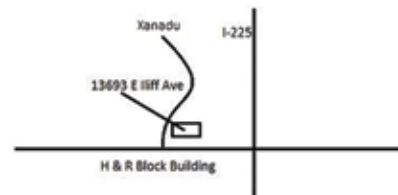
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Golf Club at Heather Ridge Men's Golf Association 2017 Membership Application

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

- USGA maintained GHIN handicap
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Email address PLEASE _____

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Hole-in-One Pool (optional)	\$5.00	()
Match Play	\$25.00	()

* GCHRMGA memberships are non-refundable

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

Return this application with your check to the Heather Ridge Golf Shop or mail to:
Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014



Christmas Traditions

We have expanded our list of fun activities for you and your family during the month of December. Make new holiday traditions or continue with some of your favorites. From Riding the Rail to sipping hot cider or hot chocolate while enjoying some of the most colorful lighted parades with good old St Nick himself making appearances to the delight of the old and young.

Santa's Lighted Forest Georgetown Loop Railroad

Visit Santa as you ride the rails through a stunning lighted forest. Offered in the evenings from late November through the month of December, this ride allows offers a beautiful light show set to synchronized holiday music. Travel through the forest above Georgetown and let all your holiday shopping and planning worries drift away in this magical environment. Meet with Santa and his helpers while winding through the beautiful snow covered Colorado Rocky Mountains in our

*Top photo: Denver Botanic Gardens.
Photo at right: Boulder Lights of December.*



enclosed heated coaches. It is truly a unique wintertime experience! This train ride lasts one hour, round-trip. Guests may choose from the coach section, parlor car, or Presidential car.

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Dates: November 18 – December 23

Sunday-Thursday, 11 am-7 pm

Friday & Saturday, 11 am-9 pm

Skyline Park at 16th St. Mall and Arapahoe St.

www.denverchristkindlmarket.com

Artists On Santa Fe 29th Annual Holiday Show

Before you know it, the winter holidays will be upon us and the festivities will begin. Be prepared this season, if you aren't already, and finish your gift shopping now to avoid that last-minute hectic rush. Artists on Santa Fe Gallery and Studios has a huge variety of specialty items that will be perfect for your family and friends. Stop in and have a leisurely look at our fantastic array of functional and decorative art. We will be displaying unique and beautiful works of fine art – paintings, ceramics, photography, jewelry, and sculpture. Join us during the week and on 1st and 3rd Fridays for fun evenings at our gallery. While you're there, explore two floors of studios inhabited by thirty artists working in a variety of media. Visit with the artists and see what's happening at Artists on Santa Fe Gallery.

1st Friday Dec. 2, 6-9 pm

Top photo: Denver Center of Performing Arts, Buell Theatre.



3rd Friday Dec. 16, 5-8 pm
747 Santa Fe Drive, Denver
303-573-5903

Sadko's Song At The Bitsy Stage

What happens when you forget where you come from? Sadko's Song, a Russian tale rich in music and lore, is a gentle reminder to be true to ourselves for the rewards in life are fleeting and we must not forget to celebrate the gifts we have been given. This tale celebrates music and love both on land and under the sea.

Through December 18

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Hudson Garden Christmas

A Hudson Christmas is the premier holiday light show in the Denver metro area, with thousands of twinkling lights in majestic trees, visits with Santa (through December 23) and memories for the whole family. Stroll along a festively-decorated outdoor walking path as you sip hot chocolate and experience dazzling displays of color and sound. Mark your calendars for this magical Littleton tradition

Show times 5 – 8 pm

December 2-4; 9-10; nightly Dec 16-24; nightly Dec 26-31

6115 S Santa Fe Drive, Littleton

303-797-8565; hudsongardens.org

42nd Annual 9 News Parade of Lights

Begin your holiday season at the spectacular 42nd Annual 9NEWS Parade of Lights. The two-mile parade route in Downtown Denver is the stage for Colorado's brightest holiday tradition. The FREE holiday spectacular features marching bands, ornate floats, and, of course, a special appearance by Major Waddles the Penguin and Santa! Grab your hot chocolate and ear-muffs; this year is going to be better than ever!

December 2-3

Lights of December Parade

In its 29th year, spectators will enjoy floats created and decorated by local businesses, churches and civic groups. Crowds will enjoy marching bands, lit fire engines, holiday carolers and much more. The grand finale includes an appearance by the jolly old man himself.

December 3, 6 pm

Downtown Boulder

303-449-3774

The Nutcracker

Colorado Ballet's annual production of The Nutcracker remains the "gold standard" as the largest production of this holiday favorite in Colorado. This larger-than-life holiday tradition continues to be as popular as ever. Purchase your tickets early for this

Christmas Traditions

Continued on page 16



Rudolph the Red-Nosed Reindeer: The Musical

The beloved TV classic “Rudolph the Red-Nosed Reindeer” soars off the screen and onto the stage this holiday season. See all of your favorite characters as they come to life in Rudolph the Red-Nosed Reindeer: The Musical.

December 16-18
The Buell Theatre,
14th & Curtis, Denver
303-893-4100

Trail of Lights

Come to Chatfield Farms to see colorful holiday lights illuminate a winding path through the Colorado countryside, set against a stunning foothills backdrop. This annual rustic holiday lights extravaganza includes past favorites as well as new lighting elements. New this year – longer trail with more lights; Farmer Green and animal light sculptures at the Green Farm Barn; magical enchanted forest; grand insect light sculptures at the Lavender Garden; and craft nights during select evenings.

November 25 – January 1, 2017
(includes December 24, 25 & 31)
5:30-9 pm
Chatfield Farms
Deer Creek Canyon Road, Littleton,
720-865-4346
www.botanicgardens.org

Blossoms of Light

Denver Botanic Gardens is proud to host this annual family-friendly event that has become a tradition. This annual holiday lights extravaganza features some new elements, and includes the grand illuminated O’Fallon Perennial Walk and the Romantic Gardens.

November 25 – January 1, 2017
(includes December 24, 25 & 31)
5:30-9 pm
Chatfield Farms
Denver Botanic Gardens
1007 York Street, Denver
720-865-3501
www.botanicgardens.org

dreamy production that features lavish costumes, exuberant dancing, whimsical battles, hypnotizing snow flurries, sumptuous sets, majestic live music by the Colorado Ballet Orchestra and a little bit of magic.

Through December 24

Ellie Caulkins Opera House at the Denver Performing Arts Complex, 1400 Curtis Street, Denver. 303-837-8888; info@coloradoballet.org

Electric Safari at Cheyenne Mountain Zoo

Come see 85 light sculptures, 50 acres of lights, Santa and wild animals. Starting December 9 – 23 (closed Christmas Eve) and December 25 – January 1, 2017. The last admission sold at 7:30 pm. FREE for Zoo members *\$9.75 adults *\$8.75 senior *\$6.75 children 3-11 *75¢ children 2 and under *\$5.75 military and their families (must have ID)

December 9-January 1, 2017
4250 Cheyenne Mtn Road, Colorado Springs; 719-633-9925; cmzoo.org

The Nutcracker with the Aurora Symphony & Aurora Dance Arts

Let the Aurora Symphony & Aurora Dance Arts capture your imagination and transport you to a magical world! Kick off your holiday season in grand style making memories to cherish with the ones you love!

<http://www.aurorasymphony.org/holiday.html>

December 9 at 11; Saturday, December 10 at 2 & 7 pm;
December 11 at 2 pm
Aurora Central HS, 11700 E 11th Ave, Aurora
303-326-8308
dance@auroragov.org



Top photo: Georgetown Loop Rail Road Santa's Lighted Forest. Photo at left: Hudson Gardens Christmas.



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New Year's Day — Opening at 9 am



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info @ NoonansSportsBar.com

JR Heather Ridge

ASSOCIATION NEWS

Fairway 16

Happy Holiday Season One and All!

Dates to Remember In December:

- 7th – Pearl Harbor Day
- 21st – First Day of Winter
- 25th – Christmas and Hanukkah
- 26th – Kwanzaa

Landscaping: River rock and cobblestones were added to the south side of the 2598 entrance to match its north side. This was done in

order to address an area where grass will not grow.

River rock and cobblestones were also added to the Xeriscape in front of the clubhouse to refresh its appearance. A large Juniper bush by the clubhouse entry was removed to facilitate a walkway and divert foot traffic away from Xeriscape plantings and cobblestones.

Gutters: The Aspen Window Company cleaned the gutters on all Fairway 16 units in mid November.

Pool: The pool deck has been caulked. The pool has been winterized and covered.

Budget 2017: The 2017 budget for Fairway 16 has been reviewed

and discussed by the board. It was approved at the November 10th, monthly board meeting.

The board has also decided there will be no hike in association dues for 2017.

Drives and Sidewalks: Several proposals for the repair of concrete sidewalks and drives have been obtained. The repairs will occur in the spring.

FHA Approval: Our homeowner's association was denied FHA approval during the period of time we were in litigation over the roofs. The FHA contractor has been given all of the necessary information and the approval should be forthcoming.



Asphalt: A proposal for the asphalt mill and overlay of Fairway 16 drives has been accepted. The project is scheduled to begin in the spring of 2017.

Monthly Board Meetings: The Fairway 16 Board meets on the second Thursday of each month at 6:30. The next meeting will be held on December 8th.

Website for Fairway 16: www.fairway16.com

Western State Contact Information: Roger Mitchell, 303-745-2220; roger@wsps.net

Bette Secord

*Merry
Christmas*



*Hanukkah
Sameach!*



*Have a Joyous
Kwanzaa*



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Chimney Hill



Parking Rules: We live in a *Covenant Controlled Community*. Revised parking rules were mailed to each homeowner, so please become familiar with them going forward. If your unit is rented, it is the responsibility of the owner to ensure all renters/tenants received copy of the updated rules and regulation of the association. Residents must utilize their garage and driveway as their primary parking areas. Our governing documents state garages are to be used for parking cars only and not for storage or living quarters. The reasoning behind this regulation is that each unit comes with two (2) parking spaces. When regulation is followed as directed, the open area is not congested; visitor parking is abundant and invites prospective buyers. But most importantly, it discourages theft,

vandalism and crime. The common area with yellow parking markings are for visitor parking only and not overflow parking for residents with more than one car. All extra cars, business and oversized vehicles must be parked on public streets not in Chimney Hill visitor parking spaces. There is to be no parking in fire lanes or near fire hydrants at any time and will result in immediate tow at owner's expense. Fire lanes are for First Responders only.

Parking Permits: Parking permit tags were adopted by the Board



Flowers still in bloom in late October.
Photo submitted by Chimney Hill resident Lana Gutnik

of Directors and the revised parking rules will be in full effect December 1, 2016. Parking permit tags issuance information was mailed out to each homeowner. Parking permit tags are available for pick up at Accord Property Management office 3033 S Parker Road, Suite 320, Aurora, Co, 80014. All parking permit tag questions and parking rules and regulations, should be addressed to APM at 303-230-7303.

Holiday Parking: Consideration to your neighbors is greatly appreciated. Remember the holidays are shared with family and friends, so make arrangement for visitors to park in your driveway or Xanadu Street. Parking is disallowed in fire lanes, near fire hydrants, blocking neighbor's driveways or in corners blocking traffic.

Sweeping/Striping: Street sweeping and striping was done November 1, 2016. Fire lanes and parking markings were re-marked.

Fall Leaves: The landscape company removes leaves from common area several times during the fall. Residents raking out their patios, front courtyards or driveways are asked to bag their leaves as opposed to blowing them onto the common area.

Tree Trimming: Tree trimming has been the number one question asked by our residents. Rightly so, as tree limbs packed with snow can cause severe damage to our property. The tree trimming company will come

during December 2016/January 2017, depending on their availability.

Architectural Approval Requests: As reminded almost monthly in this magazine from most Heather Ridge properties, we live in a *Covenant Controlled Community*. The HOA takes care of the exterior of your unit. In order to maintain the integrity and continuity of Chimney Hill aesthetics, we have regulations that have to be followed. Required paperwork is expected to be submitted before any improvement or change is made. If you have already made a recent modification that was not approved by the board, expect a fine letter and/or a request for the modification to be removed. Architectural changes that exist in our community and that were added by residents without the Board's approval must not be duplicated. These residents disregarded the rules and regulations and there is no excuse for others to follow this type of negligence. The enforcement of architectural approval is necessary when you live in a *Covenant Controlled Community*.

HOA Board Meeting: Next meeting will be the third Wednesday in January 2017 at 6:30 pm at APM, 3033 S. Parker Road, # 320, Aurora CO 80014.

CH HOA Board – Representing your interest and protecting your investment.

Country Club Ridge

“One of the most glorious messes in the world is the mess created in the living room on Christmas day. Don’t clean it up too quickly.”
– Andy Rooney



Annual Meeting: 2017 Budget: Approved! There was a minimal increase in dues. Watch for the 2017 coupon book! Thank you to all who chose to attend the annual meeting and your patience for the error in the meeting time notification. Your comments questions and feedback were very valuable. We also welcomed Michelle Kuecker to the CCR Board as we say goodbye Roslyn Greene. The time and com-

mitment to the association is appreciated. Thank you to board members of past, as well as the board members of the present. Your continued efforts in making CCR a great place to live!

Association Meetings: You are encouraged to attend the monthly meetings throughout the year. Join us the 3rd Monday each month at 6 pm. Lower level of Noonan’s Tavern, next to the golf shop.

Trash: Alpine Waste and Recycling will continue to be our service provider. December recycling days are: 12/9 and 12/23.

Parking: Vehicle towed from our complex?? Call Maxx Auto Recovery 303-295-6353. With the Holiday Season approaching please be attentive to where your guests may be parked. Do not park in driveways except for loading and unloading. Any vehicle parked in a fire lane is subject to immediate tow. Residents may not use visitor spaces. Watch out for Snow spaces!

Parking Light Poles: There will be a retrofit LED lighting for the parking lot poles. Thank you for your patience as it has been quite dark in a few areas of the complex. The project

should be either underway or completed by the time you are reading this.

Snow Removal: Marcan Landscaping will be the service provider for snow removal. Snow removal either hand shoveling or plowing, will not be done at less than (2) two inches of snow. At snow falls greater than (2) two inches, snow removal will commence once the snowing has stopped. If you have an icy area please utilize the ice melt in each of the courtyards.

Have a Wonderful Holiday Season as we all transition into 2017!!

Mocha Butkovich

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181016



▶ **Roger Francis, CLTC**
303-695-1720
12500 E. Iliff Ave., Ste. 350
Aurora
rogerfrancis@allstate.com

Strawberry

2017 Budget: The 2017 budget was approved during the November Board Meeting. After several budget planning meetings, discussions and modifying, we have been able to hold the HOA increase to only 2%

Board Meeting: We will not hold a Board Meeting during the month of December. We will see you next year!!! Enjoy your holidays!

Landscape Committee Planning: We have a busy 2017 planned and we want to get a head-start in planning our landscaping projects. We will start our new year off with the Landscape Committee meeting on Tuesday, January 17 in the Clubhouse at 6:00 pm. In 2016, the



Committee worked very hard to create a priority list for our landscaping needs. We will expound upon these priorities already established and begin planning our next steps.

In addition, we will brainstorm improvement options, such as community improvement grants that are offered throughout Aurora. Last year, we were awarded a grant from the Aurora City Improvement Program and were able to beautify the corner of Yale and Xanadu. We welcome all to attend with ideas to assist the landscape committee. We hope to see you there.

HOA Owned Covered Parking Spaces in Phase 2: Strawberry has 2 covered parking spaces available for our residents to rent. The rental fee is \$900 yearly and can be paid monthly.

Contracts can be for 6 months or the full year. Contact Jessica Ramos, ACM, at 303-233-4646 if you are interested.

Holiday Decorations: Holiday decorations add a festive touch to our holidays and are permitted in Strawberry. External decorations must be taken down by the end of January, usually around the end of the Stock Show.

Amendments to the Declarations: During our January Board Meeting, we will continue our discussions about the proposed Amendments to the Declarations. We encourage all homeowners to attend.

Stay Safe this Holiday Season: During the hustle and bustle of the

holiday season, here are a few tips to stay safe. Don't leave anything in your car. When shopping for the holidays, be aware of those around you. If you experience a car break-in, regardless if anything was taken, or if you see suspicious activity, contact the Police and Randy, Brownstone Security. Also, notify Randy at Brownstone Security if you are planning to be away during the holidays, so they can keep a watchful eye on your house.

Annual Food Collection: The Annual Food Collection deadline has been extended to December 10. With the Giving Season upon us, our food drive is a great way to give to others who are in need. Drop Off location: Strawberry Clubhouse. Your donations support Metro Caring.

Cookie Exchange Party: We are getting together to have some holiday fun with a cookie exchange on December 14 in the Clubhouse. Don't forget to bring 2 dozen of your favorite cookies, (along with your recipe) 1 dozen to share at the party and 1 dozen to pass out. Looking forward to seeing you there!!

2017 Board Meeting Date Change: For 2017, the Board Meetings will be held on the **third Tuesday** of every month at 6:30 pm in the Strawberry Clubhouse. January 17 is the next Board Meeting. We will see you next year! Enjoy your holidays.

Christine Nicklas

STRAWBERRY HOA
FOOD DRIVE

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9250 W 5th Ave., Lakewood, CO 80226
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Sausalito

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Holidays



Holiday Lights: Outdoor holiday decorations are allowed. A good rule of thumb to remember is sometimes less is more. All external decorations must be taken down by the end of January, usually around Stock Show time.

Winterize: Please remember to disconnect all exterior water hoses. Check indoor and outdoor faucets for leaks. Owners, not the HOA are responsible for freeze damages.

Board Members: Vincent Roith,

President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Landscaping, 505-412-1190; and Member-at-Large, Teresa Anderson, 303-755-5970.

Property Management Company: H.O.A. Simple LLC. Contact Emily Bresina our Sausalito Manager at 303-260-7177 x 5. If you need

work done, replacement of outside light bulbs, etc., please complete a maintenance request form on our Sausalito website: Sausalitohoa.com.

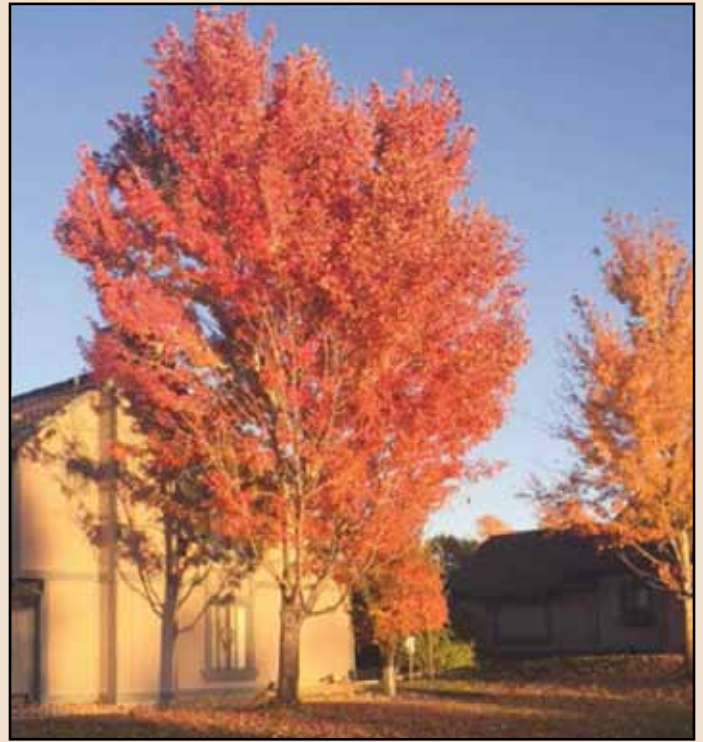
HOA Board Meetings: Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club lower level meeting room.

Carol McCormick

Time for Happy News from Your HOA Board Members. Pictures of Our Beautiful Community on a Fall Day. What a Great Place to Live! –

Photos by Carol McCormick





Double Tree

Board of Directors: President Wendy Traynor; Vice President Dick Buchanan; Treasurer Aletha Zens; Secretary Patt Dodd; Member-at-large Bob Buehler. Bev Nosewicz is the contact for maintenance/landscaping issues. Board meetings are held every other month, with the next meeting scheduled *January 9, 2017*, at Patt Dodd's home.

Annual Meeting: The Annual Homeowners' meeting was held at the home of Aletha Zens at 4 pm on Sunday, November 6, 2016. It was agreed that the monthly dues would remain at \$275 for 2017. Two board positions were up for election: Bob Buehler agreed to

stay on as Board Member-at-Large, and Bev Nosewicz will assume the duties of Vice President, a position previously held by Dick Buchanan. The board would like to thank Dick for his service.

Driveway Repairs: The board is still in the process of reviewing bids from several asphalt companies for much needed repairs on the main driveway, as well as the four individual driveways on S. Vaughn Way. While it was our sincere desire to complete this project before winter, it looks like the paving will not take place until the spring of 2017. As soon as the board makes a decision, we will post a notice on all units.

Landscaping: Bev Nosewicz has tirelessly worked with our tree service

to keep our landscaping looking its best. Several trees have been replaced, several more have been taken down, and maintenance work was completed in early November to ensure trees will not be damaged by winter snows.

Snow Removal: The exceptionally warm fall weather has certainly benefited our snow removal budget! Realizing that the snows are coming, we reviewed bids from snow removal companies. The contract for 2016-2017 has been awarded to EP Landscaping. Given the level of service EP has given us for our landscaping needs, we are very optimistic that we will not encounter any of the problems we had last year with our old vendor.

Parking: With reference to snow

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

Patt Dodd

HAPPY HOLIDAYS!



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Heather Ridge South



2017 Budget Passed: On November 14, the HRS Board approved a \$5 increase in the monthly HOA fee. The fees for 2017 will be **\$291** for the 1450 sq ft 2-story and patio units each, and **\$296** for the 1663 sq ft 2-story unit. In order to hold fee costs down, the annual Reserve contribution was reduced to \$58,788 from \$89,400 in 2016 and \$101,562 in 2015. Is there a trend there?

Total budgeted income for the 2017 Budget is \$623,392, a decrease from 2016's projected \$635,085 but greater than 2015's \$600,308 gross

income. End-of-year Reserve Fund balance projected to be \$749,000.

Annual Board Meeting: The Annual Meeting will be held at 7 pm, on Tuesday, December 6, 2016. It is held at our HRS clubhouse, 2811 S Xanadu Way and requires a quorum of 33% in attendance or by proxy. If you cannot attend, please send in your proxy to meet quorum. You may select a board member or a qualified resident who will be there. Board members are: Van Lewis, Skip Cunningham, Ed Kay, Dave Elgin, Linda Hull, Jim Horning, Mark Genter, Lee Norkus, and Ronni Jones.

Special Speaker: Charlie Richardson, our Ward IV City Council person will speak at our Annual Meeting.

Annual Holiday Dinner Party: Mark your calendar and send in your RSVP for December 10 at our clubhouse. A formal invitation will be sent to all homeowners along with tenants. This annual dinner features a full bar, appetizers, roast beef-turkey-ham, many side dishes, and a dessert table. Enjoy all this fun for only \$10 per person with RSVPs, and \$15 for walk-ins. Cocktails start at 6 pm, dinner at 7.

Holiday Lights: Please brighten your home with seasonal lights, but please don't puncture the metal siding or gutters – our Rules and Regulations prohibit puncturing the steel surfaces. Once the New Year week has passed, please remove all seasonal decorations.

2016 HRS – A Year in Review: Published a revised and vastly improved Rules and Regulation

booklet; funded and concluded replacing 12 wood garage doors with steel ones; a new HRS website at Heatherridgesouth.org featuring more photos, better graphics, and greater reference and calendar features. A revised snow policy improving safety and lower snow removal costs which includes towing vehicles blocking driveways; a successful pool season implementing a wrist band ID program to control users, identify owners and guests, and improve safety. The Board is planning in 2017 to implement a back patio fence replacement program similar to the successful garage door replacement program; a Board Resolution to assess homeowners in funding insurance deductible casualty claims; and lastly, replacing the clubhouse carpet with "genuine wood-looking" laminate flooring.

Van Lewis



Burgundy

As we speed into the final month of 2016, hopefully you can slow down long enough to string some holiday lights, hum a catchy tune or two, and find time to stop into the HOA meeting Tuesday December 13th. Homeowners are always welcome, and if you have something specific to discuss please contact Jack with CMS so your questions can be added to the agenda.

Meeting Time & Changes: The closed door executive portion of the HOA meeting is now held from 6-6:30 p.m. and the general meeting will begin at 6:31 pm. Open forum for homeowner inquiries and comments are limited to 3 minutes per discussion and open forum closed after a maximum of 30 minutes. Many times the homeowner's

questions are answered during the meeting's agenda discussions so the homeowner forum will take place in the final half hour.

At the November meeting the board passed a contract for French drains to be created in two areas that have seen excessive pooling following rain and snow events. The walkways were a safety concern when flooded, but the cement walks themselves remain in good shape. With the unseasonably warmer weather the project was expected to begin soon but no exact date was provided.

Clubhouse Rental: The clubhouse could be the easiest thing on your to do list this December. If you want to have a get together and need more space than your home can offer, please contact the management office for information and available dates.

Document Review Board: A call out for volunteers willing to review the 1970's *Declarations & Bylaws* that currently govern Burgundy. Volunteers would meet over the next several months to outline recommendations for proposed amendments to the original governing documents. 5-7 volunteers would be excellent, along with a board member volunteer. We currently have 2 confirmed homeowners ready to start the review but our community really needs a few more people willing to go over the documents. If you have a few evening hours to spare a month please contact the management office so we can get this started. Meeting times and dates would be decided by the volunteers and the clubhouse will be available for the dates and times needed.

Inspiring Neighbors: Being the season that it is, I want to mention how wonderful it is to live in a neighborhood with so many thoughtful people. Over the last several months there have been stories relayed about acts of kindness from fellow residents. Neighbors that find time to help out where need is evident. A friendly hello or wave, neighbors dropping off a tasty dish because of an illness, gifting cookies

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during the holidays, the teen found sweeping leaves/shoveling snow or debris from in front of neighboring doors, assisting cars stuck in the snow, offering to pick something up at the grocery, pitching in to prepare a garden, walking a pet because the owner is unable, and the list goes



on. No kind act is too small. A big "Thank You!" goes out to these special neighbors for being such wonderful people and helping to make life a bit friendlier!

HOA Flyer Boxes: Please remember that there are mailboxes containing the monthly newsletter at each drive. The flyers in these boxes are for Burgundy residents and usually have additional information that didn't make it into *Metro Matters*. Occasionally there will be information of projects or additional notices for things happening in our community.

Dues Increase: The new monthly HOA fees and payment booklets will be arriving soon. Please remember to adjust you payments so you don't incur a penalty. The budget was passed at the Annual HOA meeting in October and if you have any questions please contact the management company.

CMS Information: Burgundy in Heather Ridge is managed by Community Management Specialists, Inc. (CMS). Our Manager is Jack Higgins – Jack@cmsincorp.net, and assisted by KatiJo Jordan – KatiJo@cmsincorp.net. The CMS office number is 720-377-0100 and to access our governing and other important documents please visit www.cms-hoa.com. Contact the management office for questions.

Thank You and have a spectacular December!

Bekah McDonald
Burgundy HOA President

Preventive Measures for Your Drains and Pipes

Grease isn't the word even if the song says so!

Holidays can be stressful enough without having to worry about a sewer backup. To avoid costly repairs, follow these tips:

- Do not put food, turkey grease or oil down the drain. Instead, let grease cool and put it and any food scraps in the trash.
- Do not flush baby wipes, even if they are flushable. Although those types of wipes are supposed to break down more easily, they have caused an increase in clogs in the city's sewer system.
- Do not flush hair; cigarette butts; aquarium gravel; or cat litter.



Does your sprinkler system still need some attention?

Although it's been abnormally warm and dry this fall, winter is just around the corner. If you haven't already done so, prevent expensive damages to your automatic sprinkler system and blow it out before the first freeze. And don't forget to give trees and new plants some water monthly. For watering tips, go to aurora.gov/trees.

Rory Franklin
Public Affairs Officer
Aurora Water

Classified Ads

For Sale

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

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rates. Can make house call, if necessary. Call 303-639-5946 and leave message.

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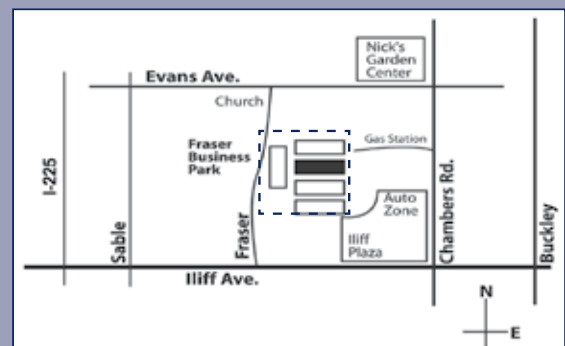


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