

HR Heather Ridge

Metro Matters

Volume 9

August 2019

Number 8



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

HR Heather Ridge

PUBLISHER'S NOTE

Congratulations to our Friends of the Fairways winners. I really enjoy this part of my job – viewing all the flower gardens around the fairways and many more off the fairways. Stop by our sponsor Nick's Garden Center and Farm Market and tell them how much you appreciate their support of our community. You can view the winners beginning on page 12 - 17.



Golfing continues to be a favorite sport of residents here at Heather Ridge. If you have considered playing with the Clubs stop by the pro-shop and get to know the members. They will be happy to tell you all about their great shots and welcome you into the club. Photos, Men's Golf Club Tournament of Champion qualifiers, and 18-Hole and 9-Hole Ladies' Golf Club News begins on page 10.

Aurora is a culturally diversified community and each year the City celebrates this by hosting its Annual Global Fest. Come out on August 17 from 11 am to 6 pm and experience fantastic flavors and cultural experiences. All the activities are held at Aurora Municipal Center, 15151 E Alameda Ave.

Barry McConnell
Publisher

IN EVERY ISSUE

- | | |
|------------------------------|--------------------------------------|
| 02 FROM THE PUBLISHER | 10 HR GOLF CLUB UPDATE |
| 04 COMMUNITY AFFAIRS | 16 HOA NEWS |
| 06 CALENDAR | 30 SERVICE DIRECTORY LISTINGS |
| 07 BEHIND THE SCENE | 31 CLASSIFIEDS |

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

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Vice President Van Lewis
van@vanlewis.com

Bette Secord
Joan Beldock
Jane Klein
Kay Griffiths
Patt Dodd

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

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Metropolitan District**
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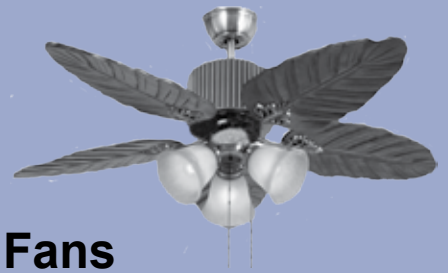
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Robert L. Stevenson, Owner

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Park Hill Golf Course Sells for \$24M

Clayton Trust sold to Westside Investment Partners on July 11. The same buyers are also developing Loretto Heights in southwest Denver, a former 75-acre Catholic college

Westside Investments, based here in Glendale, plans to develop the 155-acre Park Hill property for housing, recreation, and open space among other options for the controversial sale. However, a city-held easement preventing development must be reconciled before anything happens. In 1990, Denver paid the owner, Clayton Trust, a cool \$2M to control future usages. Smart, very smart indeed. Any zoning/usage changes must be vetted by local residents, advocacy groups, and the Denver City Council.

The importance of the Park Hill

sale to Heather Ridge and all other metro golf courses is there's one less golf course competing for golfers. Fitzsimmons golf course closed almost two years ago for development, and City Park Golf Course is a still closed pending major repair. Heather Ridge is perfectly situated to benefit from all these events.

Also important is to acknowledge how lucky the Heather Ridge community was to have formed its Metro District in 2006. By creating it before the unforeseen Great Recession, it was positioned to influence or buy Heather Ridge Golf Club. When the club went into foreclosure in 2008, the community voted overwhelmingly (85% of voting voters) to buy it and to tax themselves for repayment of the purchase bond money (now 21 years or less to payoff).

Purchased for \$3.1M on December 1, 2009, the 90+ acre Heather Ridge site includes 861 acre feet of water rights as well as a clubhouse and maintenance building. As a quasi-government entity under *Article 32, Colorado Revised Statutes (CRS)*, it operates as a public entity with elected officials. It pays no property or income taxes, enjoys governmental immunity and protections, and participates in cost saving insurance pools and other services.

It is important to understand that the Heather Ridge Metro District No. 1 owns the golf course open space – and not the property owners or registered voters of the District. However, the owners and voters do periodically elect board members to oversee the HRMD.

Elections for 2020



In 2020, there will be some big elections to consider. Locally, the HRMD No. 1 will hold a May election for any contested seats. There are seven seats on its board with three up for election in 2020. In 2022, four seats will be up for election. Anyone wanting to learn more about the process and/or “toss their hat in the ring” as a candidate, please contact Errol Rowland, President, HRMD No. 1. Also visit www.HRColo.org for more information.

Surrounding Events

The new King Soopers store at Parker Road and S. Peoria is scheduled to open in mid-August this year. This is a big deal probably most appreciated by long-time area residents who have endured and struggled with the decaying shopping center for decades.

The new center will be home to a much bigger and better King Soopers as well as many other new shops and services. It will be a most welcomed change for all nearby communities.

A new four-way light system to be installed this year at E Yale Ave and S Xanadu Way. This \$450,000-plus city project will include new storm sewers and sidewalks. Under consideration for years, this will help drivers and walkers access Yale reducing accidents. It will also drain unwanted surface water, especially during the winter season. Melting snow and freezing temperatures have at times made S. Xanadu Way more of an ice rink than a roadway.

Van Lewis

Ivan Edwardson
303-947-6853

Becky Fraser
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August 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 7:00 pm Annual Sausalito Board Mtg. Lower Level HR Clubhouse	6	7	8 6:30 pm Fairway 16 HOA Meeting Clubhouse	9	10
11	12 6 pm Cobblestone Crossing Board Mtg — Accord's Office Bldg 3022 S Parker Rd Aurora	13 6:00 pm Burgundy HOA Mtg, Burgundy Clubhouse	14 6 pm CH Board Mtg HG Board Rm 2888 S Heather Gardens Way	15 6:30 pm Ward IV Town Mtg Stampede Club 2430 S Havana St Aurora, CO	16 METRO MATTERS DEADLINE AUGUST 16	17
18	19 5:30 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	20	21	22	23	24
25	26 6 pm Cobblestone Board Mtg HR Golf Club	27 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse 6:30 pm HRS Board Mtg HRS Clubhouse	28	29	30	31



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Behind The City Scene

Let me say at the very outset that this is not a subliminal effort to push for a full time City Council like Denver. That is a separate and potentially very robust debate for a much later date.



Charles "Charlie" Richardson
Council Member
Ward IV
crichard@auroragov.org

But I am experiencing a left political brain versus right political brain dilemma. The reference to left and right has no political spectrum import but instead relates to the issues as between Federal, State, and City. I started working for the City in 1976 as the substitute night court bailiff. So I have a pretty good idea of what is new and what is not. For the first time City Council is being regularly swept up in historical State and Federal issues. I think this is the result of the hyper partisan environment we find ourselves in.

Some of my colleagues believe that City Council should have an active role in "bigger" issues. Now before anybody gets their partisan politics up in a twist this is not a criticism of anybody or any issues. Just an observation. But I will share my personal perspective. I tend to concentrate on issues like how the City treats its pet population and how the City responds to homelessness concerns in our neighborhoods. The State gave the City oil and gas control for the first time ever. I have tried to take actions consistent with the best interests of the residents of Ward IV even though most of us realize that climate change and renewable energy needs to be taken seriously.

Immigration and the detention practices have moved to the forefront. Recently a public speaker asked Council Members to stand if they agreed with a characterization of the current immigration situation that included a reference to the conditions inside the GEO facility. Now I'm not sure City Council should be asked to stand or not stand during a formal Council meeting. Nevertheless I did not stand because the question was framed to include a Federal policy issue. I might have stood up if the question had related solely to the conditions in the facility. Of course when the government takes custody of any one for any reason it must provide decent conditions for those in custody. What is a Ward IV issue is certainly taking on a new dynamic.

Charles "Charlie" Richardson
Council Member Ward IV
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2019 Ward IV Town Meetings — Held on the third Thursday of each month from 6:30-8:30 pm at Stampede Club, 2430 S. Havana Street, Aurora, CO.

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Our local real estate market shouldn't scare the “Dickens” out of you because we are still enjoying a great real estate market. It's now called by some a “Goldilocks” market. . . not too hot, not too cold. Now that it's halfway through 2019, many agents, buyers, and sellers are definitely seeing a changing market from one to two years ago.

First and foremost is the growing inventory of homes for sale – 9,520 at the end of June 2019 compared to 7,436 one year ago – a 28 percent increase. And, it's the highest inventory level since October of 2013 (but so much better than June's historical average of 16,577 homes for sale). With over 3 million people locally, this increase in inventory is more welcomed than feared. Yet, with more homes for sale more buyers should be buying . . . and they are not.



Van Lewis
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In June, buyers closed on 5,234 homes and condos, a 14.34 percent decline from one year ago. The strongest part of the real estate market, homes below \$500,000, experienced a 13.5 monthly drop in sales. This downward trend has been going on since late 2017, and Denver is not alone. It's happening in other major cities, too.

So why are there fewer closings? Several reasons: (1) Sellers not wanting to leave their existing low-low mortgage rate for a more expensive home, at a higher rate, and most likely a smaller home. (2) Boomers are staying put for grandchildren, still working, or “it's paid off so why leave” reality (and Boomers are estimated to own one-third or more of all U.S. residential housing). (3) New luxury apartments catering to Millennials who want a down-town hip lifestyle near work vs. the suburbs like their parents did.

Along with declining sales comes slower price appreciation. . . again, it's across the nation. A local analytics company, John Burns RE - Consulting, listed Denver as one of the metro areas experiencing the greatest de-acceleration in home prices this year. With a 5-percent point decline, it's on par with Tampa, Orlando, Portland, Riverside, and Jacksonville. And, San Jose has gone from a 20 percent growth rate a year ago to a 6 percent decline.

So what does this mean to Heather Ridge property owners?

Pete and I believe mortgage rates below 3.75 percent will boost home sales again. Until then, rates are now hovering around 4 percent; but if the Fed lowers its rate as promised, then home sales should increase. Sales will pick up steam as rates fall, for sale home inventory will decline, and prices will become stronger. At least that's the theory if all goes according to predictions.

Heather Ridge occupies a “real estate sweet spot” relative to other communities. Its home price range of \$200,000 to \$400,000 is the strongest part of the metro housing market. Pete and I “advocate” for Heather Ridge where other agents might not know or care about all of its features. What other communities own a golf course, are in the Cherry Creek School District, and located near to so many service areas (DIA, major highways, hospitals, light rail, Cherry Creek Park, DTC, jobs, etc., etc.)?

As someone recently said to me, “It ain't Cherry Hills, but Heather Ridge is a great place to call home. Where else could you get so much value. . . and lots of free golf balls?” I agree as someone who has lived in Heather Ridge South since 1990 and not purchased a golf ball since. This is where my wife and I call home.

For anyone thinking of selling, Pete and I will evaluate your home with a written report outlining selling options, costs, and market data. If wanted or needed, we will finance home repairs to be repaid at closing. For anyone considering a home buyout service (“Here's your check, so out you go!”) vs. letting us make improvements, Pete and I maximize your equity vs. putting it in someone else's pocket. We provide exceptional value because we listen to your needs first; then we provide you with options and choices. **Remember – “Please don't leave home without us.”**

Van Lewis

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Homes For Sale as of July 16, 2019

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$155,000	13645	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$155,000	13655	E Yale Ave D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$209,000	2666	S Xanadu Way C	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$220,000	2459	S Xanadu Way B	2 - 2	1,235	1 Carport	2 Story
Strawberry I	\$220,000	2620	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$220,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$221,000	2469	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry I	\$225,319	2608	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Cobblestone Crossing	\$239,000	13412	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$249,950	2101	S Victor St C	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$257,500	13256	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Burgundy	\$262,000	2639	S Xanadu Way B	2 - 2	1,314	1 Space	2 Story
Cobblestone	\$262,500	2191	S Victor St B	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$269,900	2151	S Victor St A	2 - 2	1,208	1 Space	2 Story
Country Club Ridge	\$279,000	2270	S Vaughn Way 204	2 - 2	1,124	1 Gar, Att	2 Story
Fairway 16	\$299,900	2496	S Vaughn Way B	3 - 3	1,462	2 Gar, Att	2 Story

Homes Sold From June 16 to July 16, 2019

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$167,000	2658	S Xanadu Way E	1 - 1	856	Conventional	\$300	Individual
Strawberry I	\$176,500	2628	S Xanadu Way A	1 - 1	856	Conventional	\$3,000	Individual
Strawberry I	\$193,000	2662	S Xanadu Way B	2 - 2	1,153	Conventional	\$3,000	Individual
Strawberry II	\$224,000	2423	S Xanadu Way C	2 - 2	1,091	Conventional	\$5,000	Individual
Cobblestone Crossing	\$260,000	13562	E Asbury Dr	2 - 2	1,392	Cash	\$366	Individual
Sausalito	\$265,000	2401	S Worchester B	3 - 3	1,344	Conventional	\$0	Corp/Trust
Sausalito	\$275,000	2468	S Victor St A	3 - 2	1,273	Cash	\$0	Individual
Heather Ridge South	\$290,000	2848	S Wheeling Way	3 - 3	1,633	Conventional	\$6,820	Individual
Cobblestone	\$290,000	2152	S Victor St B	2 - 2	1,392	Conventional	\$450	Individual
Heather Ridge South	\$300,000	2792	S Wheeling Way	3 - 3	1,633	VA	\$0	Individual

Homes Under Contract as of July 16, 2019

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$220,000	13619	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry II	\$249,000	2479	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$249,900	2679	S Xanadu Way B	2 - 2	1,162	1 Space	2 Story
Cobblestone Crossing	\$253,000	13594	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$255,000	13482	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$265,000	2151	S Victor St B	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$280,000	1983	S Xanadu Way	2 - 2	1,392	1 Space	2 Story
Heather Ridge South	\$319,900	2820	S Wheeling Way	3 - 3	1,462	2 Gar, Att	2 Story

9-Hole Ladies Pot Luck



Rosie Chojnacki, Marge Sumberg, Suzy Koch, Ann Habeger, Liz Clancy, and Natalie Hedlund.



Sharon Warebourg, Ginny Lewis, Cindi Carfrey, and Sonya Mathews.



Sandy Finny, Sally Simon, Anne Murlin, Rena McCulloch, and Cathy Carter.



Bonnie Bowdach, Dianne Barnes, Joyce Scott, Ginny Lewis, and LuAnn Ross.

Tournament of Champion Qualifiers Men's Golf Club

4 Man Shamble, April 20
 R Willey, J Murray, A Sarmiento, R Anderson

Point Par, April 27
 M Coppens, J Watson, R Anderson

666, May 11
 B Larson, R Luna

Individual Gross / Net, May 25
 M Coppens, S Harmon, J Murray, P Gonzales
 T Sarmiento, R Anderson

2 Man Best Ball, June 1
 B Larson, J Murray, M Huntington, D Lyle

Men / Women Mixer
 D Markovich, T Bade

Individual Gross / Net, June 22
 B Larson, J Murray, T Bade, A White

2 Man Point Par, July 6
 D Blosser, M Blair



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18-Hole Ladies' Club News

A beautiful day dawned for our 2019 Member/Member-Member/Guest tournament on June 15. It was a Carnival atmosphere! Ten teams of ladies participated in a fun day with contests of luck and skill followed by a yummy taco bar luncheon in the Garden Room at Noonan's. A big thank you to all the ladies who worked hard to put on the tournament and who donated door prizes.

Our Club Championship is September 7 and 8 so watch your emails for sign-up information!

Teresa Anderson
Publicity

*Photo wrap-up of 18-Hole 2019
Member-Member/
Member-Guest Tournament*



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Liz Van Dell

2019 Friends of the Fairways Competition

Our 5th Annual "Friends of the Fairways" competition was just as exciting as the previous events even with the rain and then hot weather Colorado has been experiencing. During the end of June I visited the 10 HOA communities that surround Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

Publisher/Editor Barry McConnell

2019 Friends of Fairway Winners

1st Place

\$200.00 Nick's Nursery Gift Certificate

Liz Van Dell
13576 E Evans Ave
ChimneyHill (4th Fairway)

2nd Place

\$100.00 Nick's Nursery Gift Certificate

Jim Hartnett
2837 S Xanadu Way
Heather Ridge South (15th Fairway)

3rd Place

\$50.00 Nick's Nursery Gift Certificate

Karen Klemm
2172 A South Victor St
Cobblestone (7th Fairway)







2019
Friends of the Fairway
Off The Fairway
First Place Winner
Val McDaniel

1st Place "Off the Fairway" – \$50.00

Val McDaniel
13622 E Evans Ave
Chimney Hill

2nd Place "Off the Fairway" – \$50.00

Gordana Bozic
2690 D South Vaughn Way
Fairway 16

Honorable Mention

2675 B S. Xanadu Way

Honorable Mention

Van & Ginny Lewis
Heather Ridge South

Honorable Mention

Debbie Jones
Cobblestone Crossing
13332 E Asbury Drive

2019
Friends of the Fairway
Off The Fairway
Second Place Winner
Gordana Bozic



Thank You!
Nick's Garden Center and Farm Market
for being the Sponsor again this year.





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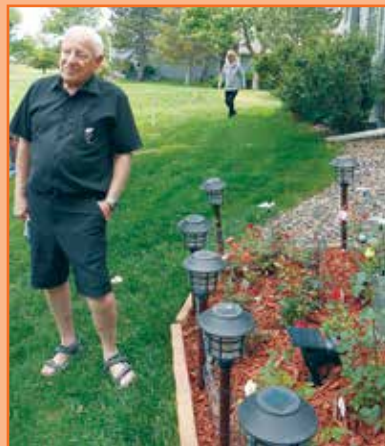
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Several members of the Heather Ridge community attended the Annual Chimney Hill Rose Garden Party hosted by Van McDaniels (shown at right). Val tends more than 114 roses in his gardens located in front and back of his home in Chimney Hill. Each year he invites the community to come to his Rose Garden Party to admire and smell his beautiful roses.



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HR Heather Ridge

ASSOCIATION NEWS

Cobblestone Crossing

HOA Annual Meeting: The HOA's annual meeting will take place on Monday, August 12. Additional information about the meeting will be forthcoming from Accord Property Management. If you are interested in serving on the HOA Board, please contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com).

Pool: The pool is open through Labor Day weekend for resident enjoyment. A key is required for entrance and if you have misplaced your key, please contact Alec Hrynevich at Accord Property Management for a replacement (alec@accordhoa.com). Cost for replacement key is \$25. Remember residents are responsible for their guest's actions. After enjoying the pool, please pick up after yourselves, i.e., cans, paper, plastic bottles. Thanks to an anonymous donor for providing an umbrella for one of the tables at the pool!

Planter Boxes: A heartfelt thanks to the residents who planted flowers in the entrance flower boxes and pots around the pool and maintenance shed.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Oversize vehicles that block adjacent parking space and don't fit between the lines are prohibited. Please review the Rules and Regulations, located on Accord's website, for complete parking regulations. Park It Right's boot return is located on the east side of the pool.

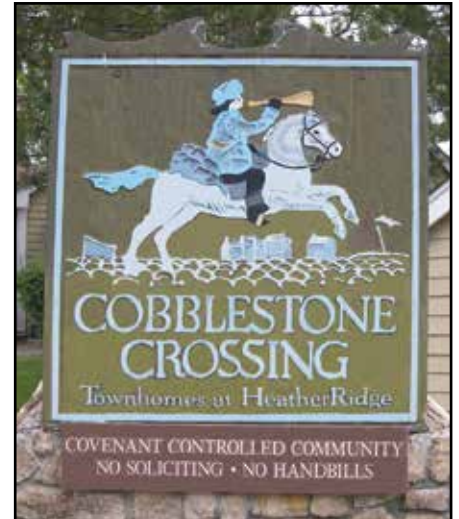
Landscape: A reminder, please do not engage LandCare Management workers with specific requests. If there are questions or concerns about their activities, please contact Accord Property Management. Also, please report malfunctioning sprinkler heads or broken irrigation lines to Accord Property Management.

Trash: A reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please

call Alpine Waste at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

Insurance: If a large disaster occurs and HOA insurance doesn't cover the costs, homeowners are required to pick up the costs. Gap insurance is available as a rider to your homeowner (HO-6) insurance. Loss assessment insurance covers the large repairs that might be required and cannot be covered by the HOA reserves. Please confer with your personal insurance agent regarding coverage for HOA loss assessment due to wind and hail damage. Coverage recommendations vary, so confirm with your agent. Your policy should cover your townhome from the studs in and the HOA policy only covers from the studs out. Also, double check on coverage from broken sewer pipes as the HOA's responsibility is for damage from the end of the house to the main line.

Common Area: Individual homeowner's potted plants are not to encroach on the grass areas of the property. Potted plants can sit on the rock areas. Any changes to the rock area around your residence require approval by the Board and the



maintenance of the affected area is the owner's/resident's responsibility. Per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees. Also, feeding wildlife, including but not limited to birds, squirrels, rabbits is prohibited.

Pets: Pets are not to be tethered in your open or enclosed patio or anywhere on the property. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

Board Meetings: The Board meets at Accord's Office Building, 3033 S. Parker Road Aurora, CO 80014 the second Monday of the month at 6 pm and all residents are welcome. The meeting takes place in the lower level conference room with easiest access through the back (west side) entrance.

Midge Miller

Country Club Ridge

Country Club Ridge I hope you are enjoying the Summer!

A Friendly Reminder: CCR is a covenant controlled community. There are various restrictions and conditions which must be met by all homeowners and tenants. Not knowing and or not being informed does not relinquish one from the governing bylaws. When you purchased the property you agreed to the governing documents. As a landlord it is your responsibility to inform your tenant of the Country Club Regulations including but not limited to trash, parking, animal clean-up, snow storage, etc. Please be informed as a unit owner or renter and avoid the costly penalty of ignorance. If you need additional



information please call Colorado Management Specialist (CMS) or visit the website www.associationonline.com. Call the management office if you need the username and password again!

Dues: Please know there was an increase in the 2019 HOA dues. Please make sure your account is current to avoid late fees and interest.

Landscaping: Many updates are happening around the community. Our new landscape company, Metro MCM, is doing an amazing job on the complex. As many of you know from the annual meeting last year the budget was approved with an increase in dues to complete many landscape projects and maintenance. You should see some of these changes either completed or still in progress. Things are looking good around here!

Roofing: The Roofing project is completed. We did receive a discount on our insurance premium and this has been applied.

ARC (Architectural Review Committee) Requests: Any exterior changes or additions to included satellite installation must be approved by the board **Before** starting any work. This includes changes to doors and window, a/c units or any type of attachment to the deck and deck railing i.e., bird feeders and planter hangers. In short, if it is outside of the home make sure to get prior approval. If this is a rush

item the BOD can be notified by CMS if an immediate response is necessary.

**** Keep in mind all patio items must be kept to a minimum and kept clean of decoration in excess.

Parking: The association is looking into alternatives for parking enforcement on the property. We will keep you updated. Visitor spaces are for visitors. Residents using visitor spaces, you are subject to towing, fines or both. Parking in Fire Lanes will result in **immediate** tow. Parking in handicap without a placard displayed will also result in **immediate** tow. There is no parking in front of the garages except for active loading and unloading.

The parking design is narrow, improperly parked vehicles can impact fire/ambulance/police in the event they are needed. Do not inconvenience those around you. Park in your garage. If the appropriate spaces are full use street parking on S. Vaughn Way. If you have multiple guests over for an event, **You** are responsible to make sure they are in designated parking areas and avoid having your friend or family member towed.

Trash: Friday is trash day. **Please make sure all trash is placed in the appropriate container. Please do what is necessary to secure trash items to avoid having the wind distribute your items through the parking lot.**

Trash containers can be put out after 4 pm on Thursdays and are required to be put away by 7 am on Saturday morning. If you will be out of town please make arrangements to have this container brought in or wait for the following week to put your receptacle out. Recycling is bi-weekly August dates: 8/2, 8/16, 8/30.

Monthly Board Meetings: Board meetings are on the 3rd Monday of each month at 5:30 pm located at 12100 E Iliff Ave. You are always welcome and encouraged to attend! Stop by and provide any thoughts to the betterment of our community.

Notice something that should not be?? If something is happening that is just not right. . . Notify CMS. You do not have to confront someone that does not adhere to the rules. This is what a management company is here for among many other things. This keeps the neighbor to neighbor interactions peaceful. Just snap a photo with the date and time of the issue or complaint and send it to CMS. Make sure to include the building and unit number with your concerns. You can also attend a board meeting to address your concern.

Who? What? How? When? Contact Colorado Management Specialists. 303-690-3932 matt@coloradomanagementspecialists.com

Mocha Butkovich

Burgundy



“Hot Hot Hot” “Fun Fun Fun”

Welcome all new Burgundy Heather Ridge Owners and Tenants.



Burgundy is Covenant Controlled: Familiarizing yourself with the Rules and Policies of Burgundy helps make life pleasant for everyone in the community and keeps property values up!

Homeowner's Assessment Insurance: With Colorado's infamous Hail and Wind, damage to our community could come with an Assessment for repair. This could equate to approximately \$9,615 per homeowner. Protect yourself and call your Insurance Agent and make sure you have a Loss Assessment Endorsement that could cover \$9,615, added to your HO6 insurance policy. \$20 to \$25 annually could save you thousands of dollars if an assessment occurs.

No Fire Lane Parking: Parking is **Not** allowed in the Fire Lanes other than quick loading and unloading, thus the reason for the Signs stating such. The Fire Department has requested this be strictly followed and will fine vehicle owners if vehicle license plate has been reported to them.

New Sprinkler Monitoring System Update: ET Irrigation is continuing to work on difficult spots. With warmer weather finally here, they will find and correct more problem areas. Our system was very old and work still needs to be done to find all sprinkler heads and update. If you see a malfunctioning sprinkler head, immediately call Westwind Management.

Water Shutoff Valves: Every unit should have an individual shutoff valve for water. It would benefit you to install one if you don't have one. This

is the homeowner's responsibility. Also, please check your crawl space for a Main Shutoff Valve for your set of townhomes. Each set of units has one Main Shutoff Valve. If you find your crawl space has the main shutoff, please let the Management Company know. This will help if an emergency occurs in one of the units and no one is home.

Landscaping Company: Metro MCM is our Landscape Company.

Back to School Trivia: *Yes School starts in a couple weeks!!!*



- An average No. 2 pencil can write 45,000 words
- The earliest pencil erasers were made from bread
- High School was not part of school until the 1930's

Pool Area: Glass, Smoking or Pets are **Not** allowed within the fence. If glass is brought in and breaks, the pool must be drained and is too expensive to refill. The pool will be closed for remainder of the season. All guests must be accompanied by a homeowner. Breaking rules may result in keys being confiscated and refusal of further use of the pool.

Architectural Requests: Updates to the outside of your unit must have Board approval. An ACC request form must be submitted, with photos if possible. Call the Management Company for proper procedures or check their website.

Parking: Our driveways are **Permit**

Parking Only!!! Cars without Parking Permits will be towed at the owner's expense. Make sure your Visitors have a Permit in their vehicle!

Golf Course: *Not a Playground or Dog Park.* The Course is owned by the Heather Ridge Metro District (HRMD). The Golf Course is not like our Common area, it is a business with private security to address trespassing: Front Range Patrol 303-755-0665. Walkers, or anyone else on the course who is not golfing, will be issued a citation or arrested by the Aurora Police if refusing to leave. The course is for *Paying Golfers Only.*

Board Meetings: *Second Tuesday at 6:00 pm* in the Clubhouse. Join us; we value your interest in our community. If you have questions/concerns for the board during the Homeowner Forum, or wish to be added to the Agenda, contact our community Manager, Mara Robertson, 303-369-1800 ext. 142, email Mara@westwindmanagement.com. Homeowner participation is at the start of the meeting.

Clubhouse Rental: Contact our Management Company.

Management Company/Questions/Forms: Board Members: Pres - Amanda Milstead, VP - Michelle Ruble, Sec/Treas - Andrew Malkoski, Members-at-Large - Lori Foster and Bev Valvoda. Management Company is Westwind Management, 303-369-1800, www.westwindmanagement.com.

Beverly Valvoda

Strawberry

Board Meetings: Strawberry's Board meetings are held the 4th Tuesday of every month except in December. Our next 2 meeting dates are as follows: **August 27 and September 24, 2019** in the clubhouse, at **6:30 pm**. These meetings are a great way to stay informed about the goings on in the community.

ACC Requests: Please go to the website, fill out a form and provide as much information as possible, as to your plan and materials being used. This way the Board can make informed decisions. **Please visit our website** www.strawberry1hoa.com for meeting minutes, meeting dates, community resources, and forms needed for **ACC requests**.

August: The beginning of the harvest season. Wow where did our

summer go. We sure got the benefit of the rain, might have slowed down the harvest a bit. Still, it is a time of gathering together, enjoying the festivals and sharing the food from the farmers markets around town. Making green chili for the next season of fall.

August is one of the hottest months. Possibly 6 to 10 more weeks of summer and hot temps, if the climate continues to show us the changes it has so far.

School starts the middle of August, just doesn't seem possible. Please be mindful of the kids and young bus users. Please help to slow down in areas around community knowing kids will be crossing the streets. Not always where they should be. Drivers please watch the speeds, and for kids at the times of 7-9 am and 3-5 pm. Always best to slow down a bit.

This coming fall looks to be another great year for movies, tv shows and sports. Happy **Labor Day** coming up to all communities around Aurora and residents of Strawberry. Enjoy the time with family and friends.

Projects around community are going to be starting and going thru until end of year. Please be mindful of the signs posted and mailings or things attached to your doors or stairs. If there is any issue with anything please always call ACM.



Front Range Patrol: Issues to report immediately call: **303-591-9027**.



Pool: Be safe this summer season. *Please Read The Rules That Are Posted On The Signs Before You Enter.* Please be mindful of others when using the pools. Any issues like seeing others jumping fence, smoking in the area, too many guests at pools, call ACM and/or call new security for a call out **303-591-9027**. There is still a possibility that the pools may stay open after Labor Day. Wait and see.

Summer Garden Contest: Turn in photos to ACM by **Sept 10th**. The winner or favorites will post in October issue.

Management Information: ACM phone number is 303-233-4646. Send work orders/service request to kimberly@acmhoa.com, or call 303-233-4646 ext 200. Accounting questions please call: 303-233-4646 ask for Carrie. For Covenant Compliance call: 303-233-4646 ext 136. General questions or concerns should be directed andrew@acmhoa.com, or laura@acmhoa.com. This info is also available on the website: www.strawberry1hoa.com.

Amy Ringo



Fairway 16

Dates to Remember

- 8 HOA Community Meeting – Clubhouse, 6:30 pm
- 19 National Aviation Day (in honor of the birthday of Orville Wright)
- 26 Women's Equality Day (commemorates the 19th Amendment to the Constitution, granting women the right to vote)



New Security Company: The Fairway 16 board has decided to change security patrol contractors from CCS to Front Range Patrol. It feels that this change will be for the betterment of the community.

You will see new uniformed officers and different vehicles randomly patrolling the property.

If you see or feel there is a security issue please call the new security emergency number at 303-591-9027.

The Second Phase of the Summer Walk-Through: The Fairway 16 board conducted the second phase of a summer walk-through of the property in July. Items such as the condition of fences, areas needing new sod, conditions of courtyards, barbeques that could present a fire hazard were noted. Repairs were scheduled and letters were sent to any owner who needed to make a correction concerning their unit.

The final phase of the walk-through will take place in August.

Buying a home is usually the largest investment a person will make over their lifetime. It is therefore important to maintain the upkeep and appearance of individual units and the community to insure the safety of that investment.

Assessment Beginning In January 2020: (Second notification). The primary topic of discussion at this year's Annual Meeting was roof replacement costs.

The board initially put into place

a plan to replace roofs and gutters in unit sections over the next 3 to 5 years. The inspection revealed that there was no discernable difference in the deterioration of any one section.

The plan to replace in sections, as opposed to all at one time, was an effort to avoid a lump sum assessment to homeowners or borrowing the money and accruing interest.

Roof Replacement Cost
(approximate): \$849,059

- Approx \$28,000 for each 4 unit building (A – D)
- Approx \$41,000 for each 6 unit building (A – F)

Gutter Replacement Cost
(approximate): \$105,083

- Approx \$3,800 for each 4 unit building
- Approx \$5,600 for each 6 unit building

Phase I was completed in 2018. Phase II was completed in the spring of 2019. Phase III is scheduled for 2020.

However, there will not be enough funds in the reserves for Phase IV and V. The financing to complete this project would have required either a special assessment from each homeowner in a lump sum or a raise in monthly dues.

After a discussion of various fund raising alternatives, homeowners in attendance at the Annual Meeting rejected the idea of a lump sum assessment. They instead, voted to increase HOA fees by \$25.00 monthly beginning January 2020. This increase would be dedicated to the reserve fund to complete our roof

replacement project. The monthly increase would terminate at the completion of the project.

Fences: This is the time of year to gently wash down your courtyard fences and also the siding around the courtyard. They get dirty during the winter months and with the frequent rains that we have been experiencing.

Homeowners Please Contact Western Management: Please contact Roger Mitchell, 303-745-2220 or roger@wsps.net to report any issue concerning your unit or common, surrounding area. Although board members and our manager frequently walk the property, there are items that slip their attention or situations of which they are not aware.

Monthly Board Meetings: The Fairway 16 board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be held on August 8, 2019.

Website for Fairway 16: www.fairway16.com

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

If you notice any vandalism, mischief or suspicious behavior in our area, please contact the authorities.

Emergency: 911
Non-emergency: 303-627-3100
Front Range Patrol: 303-591-9027

Bette Secord

Sausalito

Sausalito HOA Board of Directors Resignations: We are so sad to say goodbye to three key **Long Term** Board members as their final terms of office came to an end at our annual meeting on August 5th. These dedicated, committed volunteers and good friends are: Vinny Roith, President; Tom Scally, Vice President; and



Pat Horton, Treasurer. Exceptional people. **Thanks for all you have done.** When you see them around the community, please take the time to personally say thank you.

Now is the time for new people to take their place. We will have *three open positions* on our seven person volunteer Sausalito Board of Directors. **We need You.** As a Board Member you will help to protect your home investment, you will make your community a nicer place to live, and you will bring valuable skills and experience to the table. Terms on the Board are from one year to three years. The daily management of our community including dealing directly with homeowners is done by Emily Bresina of H.O.A. Simple LLC, our property management company. Our Board meetings are held once a month for approximately two hours on the second Wednesday of the month at the Heather Ridge Clubhouse. During this time we meet with Emily to review, discuss and approve present and future operational, financial and administrative plans. A small time commitment for those who serve resulting in long term benefits for the community!!

Annual Board Meeting will be held Monday, August 5th, 7 pm at the Heather Ridge Clubhouse. Homeowners Please Attend.

CCR's and Architectural Approval: If you are planning any external home improvements, remember to get Board approval before proceeding with any changes or additions to your home. If you are adding storm doors and windows, the preferred colors are bronze, beige, or black. We want to keep a consistent architectural look in our community

which helps preserve our property values.

Landscaping Projects: Our landscaping company is once again fully staffed and committed to completing our landscaping projects in a more timely manner. When driving and walking through the community, be alert for landscaping teams of men working throughout our community with trucks, equipment, quantities of rock and brick, and tree cutting equipment throughout the next two months.

Pools: Our two pools are open only for residents use. Please adhere to the pool regulations which are posted at each pool. We have no lifeguards, so you swim at your own risk. We have increased the frequency of security patrols because unaccompanied minors and non-residents have been using the pools. This policy will continue throughout the summer. Please do not share your pool key and pool gates **Must** remain locked at all times.

Security, Security, Security: Please lock your cars and keep your garage doors closed unless you are in the garage. Open garage doors are an easy target for thieves.

Parking: It is time to revisit our rules for *Visitor Parking*. Visitor parking spaces are for *Guests Only*. Call Brownstone Services at 720-879-4568 to inform them if your guest needs overnight parking. Residents are expected to park in their two-car garage or on a public street like Vaughn Way or Zanadu. Parking in your auto court or in Fire Lane is not permitted. Rules and Regulations are enforced by Brownstone Services. Ticketing and towing rules are always in effect.

Waste Management: If you are disposing of furniture, patio items, or any unwanted items, please do not leave them by your garage door or place on community property hoping someone will take them away for free. You can contact our waste management company who will pick up certain large items for a fee. You can also call 1-800-gotjunk or similar companies to pick up items.

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, Room 19th Hole.

Board Members: Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Debi Martinez, Pools, 720-298-8323; Teresa Anderson, Landscaping, 303-755-5970 and Betty Haarberg, Member at Large, 303-696-6783. Three openings for new Board members. Board positions will be announced in September newsletter.

Property Management Company: H.O.A Simple LLC. Contact Emily Terry, our Sausalito Manager, at 303-260-7177 x5, fax 303-260-7176, eterry@hoasimple.com, www.hoasimple.com, with your requests or issues. Our website is www.sausalitohoa.com. Our security and covenant enforcement company is Brownstone Services LLC. Randy Brown, the owner, can be reached at 720-879-4568. Our landscaping company is Landwise and C.W. Contractors, Inc. President Jesse Young or Manager Paul can be reached at 303-523-0471. Our waste collection company is Alpine Waste and Recycling which can be reached at 303-744-9881.

Carol McCormick

Page 25

Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Bev Nosewicz, Treasurer Aletha Zens, Secretary Patt Dodd and Member-at-Large Reggie Adams. The next board meeting will be September 10 at Bev Patt Nosewicz's home. The meeting notice and agenda will be posted on the mailboxes.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday or bad weather. Recycling days are every other Thursday, falling this month on August 8 and 22. Remember to set your recycling out the night before, as they

have been coming before 8 am. Please make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around.

Landscaping Update: Our landscaping service spent a day on the property trimming the bushes and shrubs. They also took off the low-lying branches on the trees and did some considerable trimming on the corner by our entry sign. They installed rock in the area between the garages for the homes that are situated directly on S Vaughn Way. These areas did not get the curbing when the new asphalt was installed in 2017 due to concerns with drainage. And finally, they installed

rock around the RTD bus bench on Yale Avenue. Everything looks great, thanks to the efforts and hard work of Bev Nosewicz. Please give her a pat on the back when you see her!

Plumbing Tip: Here is a little tip. When you leave your home, please make sure that the toilet is not running, the washing machine has cycled through, and your dishwasher is not on. If there is going to be an overflow situation, better it should happen when you're at home. This happened to a friend of mine in Golden. She ran next door to a neighbor's house and was gone for 20 minutes. She came home to a flood of water from of the powder room toilet, resulting in \$30,000 in damages

to the main floor and her finished basement. When she commented to the contractor about how surprised she was that water could do that much damage, he asked her if she'd ever seen to the Grand Canyon . . . !

Insurance Coverage: The Board urges all homeowners to please confirm that you have adequate HO-3/HO-6 insurance coverage. You should also double-check on coverage from broken sewer pipes, as the HOA's responsibility is from the end of the garage to the main line. Also, please confirm you have loss assessment coverage – the more the better! You'll need it in the event of a major property-damaging hailstorm!

Patt Dodd



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Litta Plant-Schaper, Agent

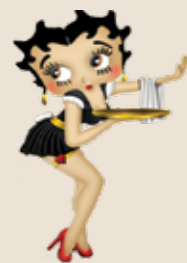
Bus: (720) 361-0155

Cell: (303) 810-0457

lplant@amfam.com



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Out To Lunch Bunch

The Juicy Seafood

2727 S Parker Road,

Denver, CO 80014

970-510-0950

Thursday, August 15. Noon

Come join us for lunch and bring your friends and neighbors too!

RSVP: Josie Spencer amipep@comcast.net

303-671-5634

Chimney Hill

The hot days of summer arrived last month, sending more residents to enjoy our community pool. In addition, the painting wrapped up in the roundabout and pool area, finishing one of a few projects the board is tackling for the community this year. However, it is with sadness to report that our community lost one of our longtime well-loved owners with the passing of Terri Bentz last month. Our thoughts and condolences go out to the family.

Garage Sale: The community garage sale weekend is coming up on the weekend of August 10 and 11. Please let the board know if you will be participating, so we can organize signage and parking issues appropriately for all residents with items for sale. You can



send your notification to our property manager, Marilyn, who will forward it to the board.

Pool Party: As mentioned in last month's *Metro Matters* article, the board is seeking input on interest in an end of summer BBQ pool party for the community on the last Saturday of August. The final decision on whether to host this event this year will be done at the August HOA board meeting. If the board does not receive enough positive input regarding holding this event by this time, the party will not be held. You can send your input to our property manager, Marilyn, who will forward it to the board.

Rules & Regulations: A current amended set of HOA Rules and Regulations is now available on the LCM community website. Important minor changes regarding garage sales and propane heaters, as well as pet control in the community has now been added. The clarification of the pet control rules comes after an

incident last month when a resident's leashed pet on a neighborhood walk was attacked by another resident's unleashed pet and lost an eye in the attack. The amended rules line up with the City of Aurora's Municipal Code regarding animals.

Package Delivery Etiquette: A current modern comfort is shopping online and having the purchases delivered to one's door, but every so often a package gets delivered to the wrong door. Good neighbor policy would assume that a person who receives an improperly delivered package would gladly walk it over and hand it to the neighbor listed on the shipping label. However, there have been some reports of delivered packages not being received by the intended resident in our community. Hopefully, our neighborhood watch will keep an eye out for package thieves in our community.

HOA Policies: In addition to the updated rules and regulations, two

new approved policies, one regarding HOA reserve study and another regarding HOA harassment and code of conduct, is now available for download from LCM community website.

Board Meeting: The HOA board meeting will be on Wednesday, August 14th at the second floor board room at Heather Gardens, 2888 S. Heather Gardens Way, at 6 pm.

Management: Property management is provided by LCM. Our property manager, Marilyn, can be reached by phone at 303-221-1117, ext 105 or by email at mruybal@lcmpm.com. Owners can also get general community information and submit requests through LCM's website at www.lcmpm.com. New users will have to create an account with a username and password before using the site.

**Kerry Reis
with input from the
Chimney Hill HOA Board**

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Heather Ridge South

Management Information: For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115; *Janelle@westwindmanagement.com* or her assistant April at 303-369-1800 x 135, *april@westwindmanagement.com*.

Summer BBQ Community Party: Each year the Board throws two seasonal parties to celebrate our community and its residents. This year's summer pool party, Saturday, June 29, was very relaxed, well attended, and just plain fun. Over 45 people attended bringing food dishes, family and friends, and a relaxed

atmosphere of meeting new and old residents. It was great to see so many people hanging together.

Many thanks are due to board members Linda Hull and Dave Elgin. . . and all their helpers. As mentioned, the Board oversees two seasonal events, Christmas Holiday Season and Summer Time. The summer fling centers around the pool with BBQ and beer. The winter one around roast beef and lots of holiday cheer. Good times will be had by all!

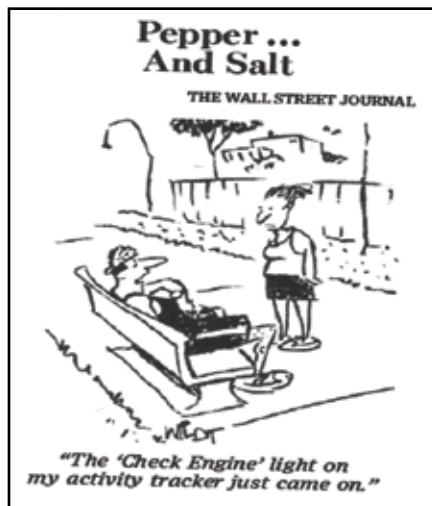
Pool and Clubhouse Card Keys: The new system seems to be working better than expected. I say "seems" because there have been very few comments or complaints. The new card keys help control and account for people using the facilities. . . the computer remembers everything when your card key is used.

Pool ID Bands: Remember to wear them at the pool. The new card key was not intended to replace the ID bands; and anyone losing their bands will need to replace them at their cost. If you sell your home, the HOA's Status Letter will stipulate that the seller must convey to the buyer the total number of bands originally handed out.

And when it rains. . . Please help the Board oversee things they normally can't see. . . such as plugged gutters and downspouts when it rains. When it rains, please open that old umbrella of yours and walk around your unit. . . and others. . . to see what's pouring out of downspouts. . . or not. Look for pooled water next to

foundations, porches, or walkways. Most importantly, please report your findings to Janelle. A photo, an address, or other descriptions always help.

At least twice a year our gutters and downspouts are professionally cleaned, yet some plug up faster than others due to trees, debris, or golf balls – thus periodic maintenance that never ends.



Getting Your Exercise Walking in HRS: Please be careful walking or running around the community, especially if you are wearing earphones or sunglasses at night (Really?). Getting a workout is great, but you will lose when it comes to cars. . . so always be on the alert. Evening or nighttime walkers need white or reflective clothing as well as lights. Lastly, please avoid the golf course during playing hours. It's a "No Trespassing Zone" 24/7 and is

enforced by golf course marshals and Front Range Patrol.

Thanks for Reading Our New R&Rs for 2019: More and more residents are calling Janelle before they start exterior work. This is great because people are asking before doing something that might be in violation of the rules. Frequent issues include: outdoor storage containers, installation of circuit breaker boxes, door and window replacements, garden areas, and lots of other things. This means fewer violation notices going out. Thanks to Board members Dan Perego and Samantha Tinklenberg for their quick responses answering R&R questions.

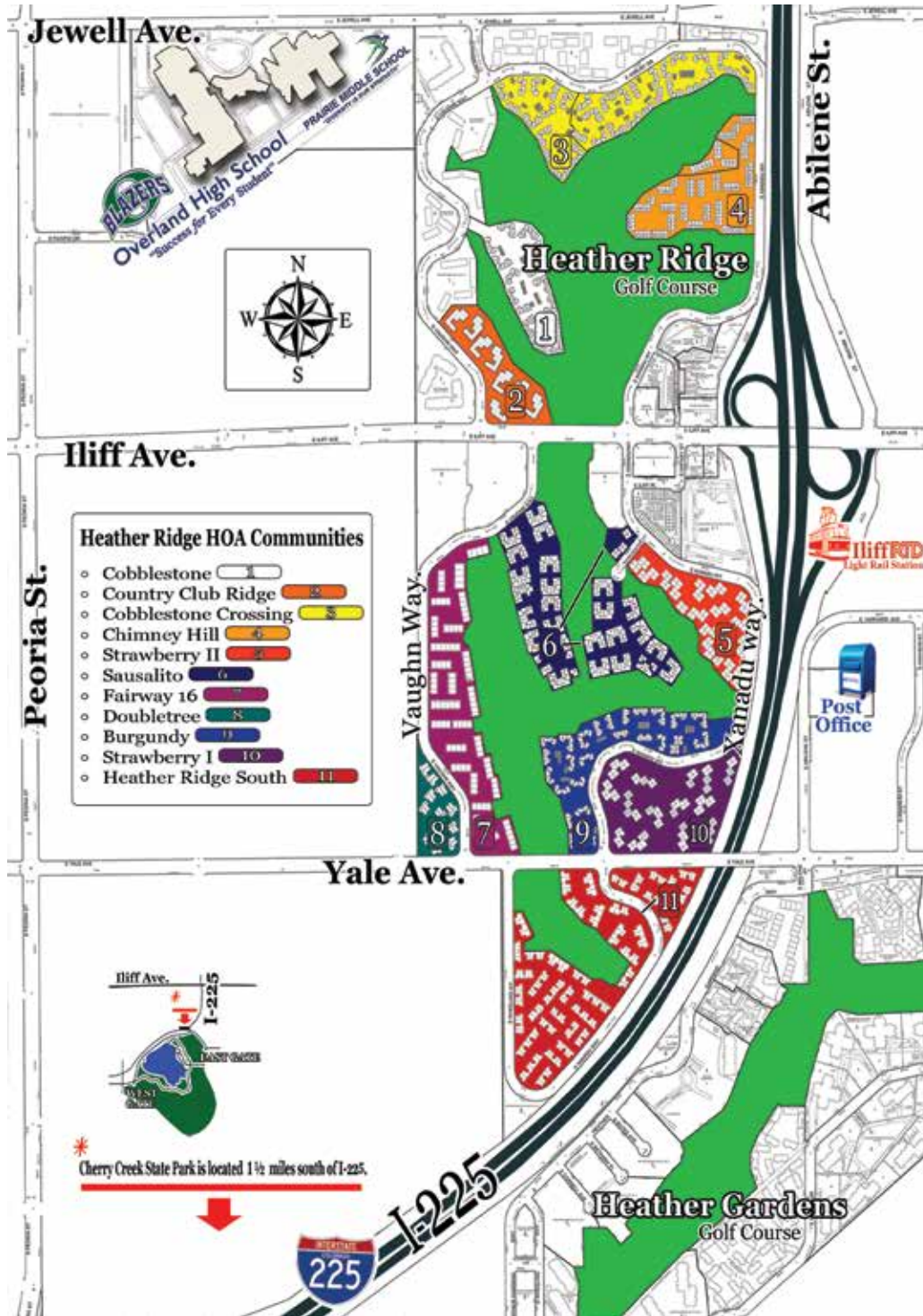
Let's Talk Garbage, in Particular Cardboard Boxes: The rule is to "flatten" cardboard boxes for garbage pickup. This helps garbage workers to not only load them quickly and safely, but also saves on dump truck space.

But for those of you with an "engineering gene" or two in your body, I recommend flattening boxes to see how they were put together. It's fascinating to see how a 200-year old process (first used in 1817 in Germany) is now a computer driven origami puzzle to recycle, save money, and most importantly to protected shipped good. Almost 80 percent of all U.S. goods are shipped in cardboard; and if you have purchased Anything from China, well, it seems like 100 percent cardboard usage.

Van Lewis



Heather Ridge Community Map



Cobblestone
 Hammersmith Management
 Kevin Bredell, 303-980-0700
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Heather Ridge Golf Club

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

Country Club Ridge
 Colorado Management Specialists
 303-690-3932
 12100 E. Iliff Ave, Ste 100
 # Units: 64
 HOA Meeting: 3rd Mon. 5:30 pm
 12100 E Iliff Ave., Ste 120

Double Tree
 Self Managed, Alison Ruger
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha for information

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

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

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

Strawberry I & II
 Association & Community
 Management, 303-233-4646
 # Units: 328
 HOA Meeting: 4th Tues. 6:30 pm
 Strawberry Clubhouse,
 2638 S Xandau Way

Burgundy
 Westwind Management Group, Inc.
 Chris Heron, Manager
 chris@westwindmanagement.com
 303-369-1800 x 112
 # Units: 120
 HOA Meeting: 2nd Tues. 6 pm
 Burgundy Clubhouse
 www.cms-hoa.com

Chimney Hill
 LCM Property Management
 303-221-1117
 # Units: 116
 HOA Meeting: 2nd Wed. 6 pm
 Heather Gardens Clubhouse
 2888 S Heather Gardens Way

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2121 Children's Museum Drive,
Denver
303-433-7444

Fine Arts Center Museum, Colorado Springs

Friday, August 2, September 6
First Friday Art Party, 5-7:30 pm
30 West Dale Street, Colorado
Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

Monday, August 26,
Sunday, September 29
2001 Colorado Blvd., Denver
303-370-6000
dmns.org

Denver Botanic Gardens

Tuesday, September 3
1007 York Street, Denver
720-865-3500
botanicgardens.org

Botanic Gardens, Chatfield Farms

Tuesday, August 6
8500 W Deer Creek Canyon Road,
Littleton
720-865-4346
botanicgardens.org/chatfield-farms

Plains Conservation Center

August 15
12 noon-4:30 pm
21901 E. Hampden Avenue
Aurora, CO 80013 720-865-3500
info@botanicgardens.org

Denver Art Museum

Free First Saturdays
Children under 18 Free everyday
100 W 14th Avenue Parkway,
Denver,
720-865-5000, denverartmuseum.org

Denver Museum of Miniatures, Dolls & Toys

Call for time and date
1880 N Gaylord St, Denver
303-322-1053

Hudson Gardens

Free Garden Admission
6115 South Santa Fe Drive, Littleton
303-797-8565
info@hudsongardens.org

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