

Heather Ridge Metro Matters

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

Volume 4

September 2013

Number 3



Ten HOA Boards Ten Little Governments

There are 10 different HOA boards within the Heather Ridge Metropolitan District (HRMD), a challenge to anyone buying or selling here. A greater challenge is the different terms and conditions the 10 HOAs impose on sales: transfer fees, capital or maintenance contributions, status letters, records and document fees, etc. No two are alike, and their costs and fees vary greatly — a source of consternation and confusion for everyone involved.

The HRMD periodically compiles and updates HOA information for all 10 boards, and publishes selected information in Heather Ridge *Metro Matters*. It is hoped that someday the HOAs would work through United Associations of Heather Ridge (UAHR) to standardize costs and fees. This would have significant benefits in real estate marketing and promoting values.

Big changes are coming from the Real Estate Commission and from Multiple Listing Service (MLS) that will standardize fees, administrative terminology, and how neighborhoods or communities are named. The goal is to have better transparency for buyers and sellers. It will compare “apples-to-apples” versus “apples-to-applesauce.” A lack of clarity on fees and services hurts real estate values, so it’s in the best interest of all concerned to address these issues.

Getting HOA Information Published in HRMM

All 10 HOAs are encouraged to publish monthly articles in Heather Ridge *Metro Matters* (HRMM) to help keep owners up-to-date. For those who have been doing so, the feedback has been tremendous. Monthly articles create better understanding about HOA issues, a greater sense of community and helps the HOA boards clarify policies and issues because they write about them. This is a huge win-win for readers.

And speaking of readers — they get to know what other communities are doing. Fairway 16 sees what’s happening in Heather Ridge South, Cobblestone, Burgundy, and so on. Also, Heather Ridge *Metro Matters* is in the hands of home buyers and sellers who want to learn about neighborhoods and values. Many Heather Ridge sales can be credited to HRMM. Other advertisers are benefiting, too, as seen by the increased number of ads promoting services or businesses — a win-win for everyone. Please support all the advertisers in this publication.

The glue that connects all 10 HOAs is the Heather Ridge Metropolitan District. Voters created it in 2007. Then, in 2009, voters authorized HRMD to buy the golf course to control it versus being at the mercy of outside developers. The choices made are proving to be wise. The golf enterprise is not only profitable, but adds value to surrounding homes and communities. When realtors market Heather Ridge homes they include phrasing such as “a golf course community and lifestyle” – something adjacent communities can’t say. (See related story on page 3.)

See 10 HOAs...page 22

About the Cover

Heather Ridge 18-Hole Women’s Championship pairings include (from left) Teresa Anderson, Champion Irene Young, Kim Larson and Judy Weber. (Photo by Sharon Berkowitz)

Heather Ridge Metropolitan District

President Errol Rowland
Vice President Van Lewis,
Treasurer Vinny Roith
Secretary Melissa Miller
Assistant Secretary Jim Bruce
Assistant Secretary Joan Beldock
Assistant Secretary Jane Klein

Heather Ridge Metropolitan District

Vinny Roith 720-246-0303
info@HRColo.org

HeatherRidgeColorado.org

Heather Ridge Golf Club

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

www.golfclubatheatheridge.com

United Associations of Heather Ridge (UAHR)

President, Josie Spencer
www.uahr.org

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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. ©2013, Donaldsons, Inc. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publishers do not necessarily endorse the companies, products or services advertised in Heather Ridge *Metro Matters*. Printed by Publication Printers Corp. 2001 S. Platte River Dr.

July is a Red Letter Month for Golf Course Operations

TO: HR Directors
 RE: July Financials Published
 Congratulations to Golf Course at Heather Ridge (GCat)

Here is the link to view the financials: <http://heatherridge-colorado.org/HRMDSpecificPages/HRMDCOMeetings.html>

July was a **RED-LETTER** month for Golf Operations:

- HRMD bought the Heather Ridge Golf Course in December 2009
- Golf Course operations lost a total of \$225,000 in the first two years: 2010 and 2011
- Golf Course operations began to be profitable in 2012. Last month, July 2013, the Golf Course recovered all previous losses with a profit of \$236,000 for 2012 and 2013
- Golf Operations money in the bank was \$52,000 December 2011, compared to \$287,000 on July 31, 2013.

First a THANK YOU to the loyal Heather Ridge golfers for their continued support.

This turn-around has been accomplished by the outstanding management of the Golf Club at Heather Ridge, Inc. (GCat) group. Congratulations to:

- GCat Directors (Heather Ridge volunteer homeowners and golf members)
- President Loren Janulewicz
- Irene Young
- Vic Evans
- John Hartnett
- Business Manager Larry Ransford
- Golf Grounds Superintendent Bob Knutson
- HRMD Director/Treasurer/Asset Manager Vinny Roith
- Grounds operations staff
- Golf operations staff

These results are commendable. When you see the people on this team, please let them know Heather Ridge appreciates their efforts.

Errol Rowland, 303-337-3458
HeatherRidgeColorado.org
GCatHR.com

Preserving the Heather Ridge open space — Maintained best as a golf course



An increase in private tournaments like the recent "Coloradans for Nebraska" tournament is just one of the reasons that the Heather Ridge Golf Course has improved its profitability in 2012–2013.





How is Our Real Estate Market?

Metro Denver is experiencing its hottest real estate market since the mid-2000s. When home prices stalled out in 2006 and started nose-diving in 2007, no one thought prices would drop 20–25 percent over the next four years — but it happened. In retrospect, Denver was the first major city to “go to the foreclosure dance,” and the first to leave it while others struggled (Phoenix, Las Vegas, Miami, etc). Coming out of the recession first made Denver a hot relocation destination for businesses and people wanting the Colorado experience.

Pete Traynor
Double Tree
303-877-9538

PeteTraynor@ReMax.net

Today’s homeowners, who survived the recession should be at, or above, pre-recession prices. That is certainly true for Heather Ridge. For owners thinking about selling and buying, two questions usually come to the forefront: their home’s equity and their buying power.



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

To answer those questions and others, please call Pete or Van. They know today’s market inside and outside of Heather Ridge! With almost 5,000 metro Denver home sales, Pete and Van have been real estate leaders for almost 40 years each! Find out why by making an appointment.

How to Maximize Your Equity?

It all starts with a professional market analysis; not a Zillow or other internet evaluation service done with a couple of key strokes. A Pete and Van market analysis includes first-hand local experiences combined with powerful MLS databases. Their first-hand experiences in Heather Ridge allow sellers and buyers to see and understand why and how sales are made — an invaluable marketing edge for optimum prices.

Even in today’s strong sellers’ market, homeowners may need to tweak, change, or update their homes. Pete and Van know cost-effective measures to turn a ho-hum home into a strong sale. Owners who have over-improved their homes might be fearful of appraisal problems. Again, Pete and Van know how to price and prepare for that challenge and others. For more information, please call Pete and Van. Remember — *don’t leave home without them!*

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

Homes Under Contract as of August 15, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$79,000	13641	E Yale Ave D	1 - 1	856	1-Carport	2 Story
Strawberry I	\$87,000	13613	E Yale Ave B	2 - 2	1,144	1-Carport, Resv	2 Story
Strawberry II	\$102,000	2419	S Xanadu Way D	2 - 2	1,091	1 Resv	2 Story
Heather Ridge South	\$105,000	2842	S Wheeling Way	2 - 2	1,462	2-Garage, Att	2 Story
Strawberry II	\$109,900	2459	S Xanadu Way A	2 - 2	1,091	2-Off Street, Resv	1.5 Story
Cobblestone Crossing	\$124,900	1911	S Xanadu Way	2 - 2	1,208	2-Garage, Resv	2 Story
Cobblestone Crossing	\$139,000	13292	E Asbury Dr	2 - 2	1,392	1-Garage	2 Story
Burgundy	\$139,500	2639	S Xanadu Way B	2 - 2	1,315	1-Reserved	2 Story
Sausalito	\$155,000	2468	S Victor St B	2 - 3	1,282	2-Garage, None	2 Story
Chimney Hill	\$159,900	13640	E Evans Ave	3 - 2	1,344	2-Garage, Att	2 Story
Fairway 16	\$165,000	2496	S Vaughn Way D	4 - 3	1,650	2-Garage, Att	2 Story
Sausalito	\$165,000	2512	S Worchester Ct B	2 - 3	1,282	2-Garage, Att	2 Story
Fairway 16	\$179,900	2508	S Vaughn Way D	4 - 3	1,650	2-Garage, Att	2 Story
Heather Ridge South	\$190,000	2715	S Xanadu Way	2 - 2	1,365	2-Garage, Att	Ranch
Fairway 16	\$215,000	2518	S Vaughn Way B	3 - 4	1,650	2-Garage, Att, OS	2 Story

MLS For Sale as of August 15, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$75,000	2608	S Xanadu Way E	1 - 1	856	1-Carport	2 Story
Strawberry I	\$107,500	2660	S Xanadu Way A	2 - 2	1,144	1-Carport	2 Story
Cobblestone Crossing	\$129,000	1963	S Xanadu Way	2 - 2	1,202	2-Garage, OS Resv	2 Story
Cobblestone Crossing	\$144,900	1923	S Xanadu Way	2 - 2	1,208	2-Garage, Det, OS	2 Story
Cobblestone	\$145,000	2192	S Victor St D	2 - 2	1,208	1-Reserved	2 Story
Heather Ridge South	\$147,000	2822	S Wheeling Way	3 - 2	1,462	2-Garage, OS	2 Story
Sausalito	\$153,000	2467	S Victor St A	2 - 3	1,273	Garage, Att	2 Story
Cobblestone	\$159,900	2151	S Victor St D	2 - 2	1,208	1-Garage, Det	2 Story
Sausalito	\$164,900	2438	S Victor St A	2 - 3	1,273	2-Garage, Att	2 Story
Country Club Ridge	\$169,000	2210	S Vaughn Way 204	2 - 2	1,124	1-Garage, Att, OS	Loft
Heather Ridge South	\$179,900	2761	S Xanadu Way	2 - 2	1,365	2-Garage, Att	Ranch

Homes Sold from July 14 to August 15, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$84,000	2626	S Xanadu Way C	2 - 2	1,098	1-Carport, Det	Ranch
Burgundy	\$114,900	2697	S Xanadu Way C	2 - 2	1,162	1-Garage, Det	2 Story
Cobblestone Crossing	\$142,000	1959	S Xanadu Way	2 - 2	1,392	1-Reserved	2 Story
Heather Ridge South	\$150,000	2860	S Wheeling Way	3 - 3	1,633	2-Garage, Att	2 Story

Van Lewis: Re/Max Alliance — 303-550-1362; van@vanlewis.com

Pete Traynor: Re/Max Masters — 303-877-9538, PeteTraynor@ReMax.net

Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



Heather Ridge Ladies Golf Association — 18-Hole News

Congratulations to 2013 Club Champion, Irene Young. And a large "Thank You" to all of the women who participated in the Club Championship tournament this year. The golfers enjoyed two beautiful play days. (See photos on page 11, provided by Sharon Berkowitz.)

The winners were:

Championship Flight

Club Champion: Irene Young

Low Net: Judy Weber

A Flight

Low Gross: Kathy Chandler

First Low Net: Colleen Ripe

Second Low Net: Sharon Berkowitz

B Flight

Low Gross: Stacey Visentin

First Low Net: Marilyn May

Second Low Net: Sharon Warembourg

Our annual meeting and fall banquet will be Saturday, Sept. 28, preceded by golf, weather permitting. Watch for the sign-up sheet.

Teresa Anderson
President

Heather Ridge 9-Hole Ladies Golf Association

Highlighting the 9-Hole Ladies golf tournaments in July was the "Fun Day" when the women played the front 9 of Heather Ridge Golf Club. After golf, prizes were awarded at a luncheon at Blossoms Restaurant in Heather Gardens. The day was shared by members with guests — who all had a fun time. (See photos on page 10, provided by Sharon Gunderson.)

The winning teams were:

First: Karla Strong, Sue Smith, Joyce Scott and Bobbi Janulewicz (guest)

Second: Cathy Thrash (guest), Liz Clancey, Vonda Peecher and Sharon Gunderson

Third: Joann Oswald, Maria Giblin (guest), Audrey Romero (guest) and Sally Simon

Sharon Gunderson



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Heather Ridge Men's Club Tournament Results

Two Man Best Ball Net June 29

First Flight:

1st Place Team: Jim Daum,
Jerry Hensen

2nd: Mike Coppens, George Sharpe

Second Flight:

1st: Don Blosser, Blind Draw

2nd: Jack Eggleston, Brian Hornstra

Third Flight:

1st: Terry Bade, Loren Janulewicz

2nd: Bob Ore, Richard Henderson

Closest to the Pin

Hole #5: Mike Geppner

Hole #8: Larry Ricketts

Hole #10: Dick Henson

Hole #14: Dan Markovich

Six Shooter Pick Your Partner August 10

First Flight:

1st Place Team: Jerry Hensen,
Dick Hensen

2nd: Russ Barrett, John Fortune

3rd: Brian Hornstra, Jack Eggleston

Second Flight:

1st: Dumitri Palea, Bill Madden

2nd: Don Copeland, Don Schroeder

3rd: Art Scott, Morris Hoole

Closest to the Pin

Hole #5: Daum/Apodaca

Hole #8: Brothis/Blosser

Hole #10: Barns/Patterson

Hole #14: Johnston/Larson

**LABOR DAY
MONDAY, SEPT. 2
FEDERAL HOLIDAY**

Member/Member Tournament July 19, 20, 21

Friday Horse Race

First Flight:

1st Place Team: Jim Carpenter,
Dean Weber

2nd: Matt Okleson, Hale Kelly

Second Flight:

1st: Loren Janulewicz, Terry Bade

2nd: Dan Brothis, Don Blosser

Day Money Saturday

First Flight:

1st Place Team: Jim Murry,
Jack Eggleston

2nd: Jack Patterson, Andy Schmidt

Second Flight:

1st: John Kytile, Harold Wallace

2nd: Don Blosser, Dan Brothis

Day Money Sunday

First Flight:

1st Place Team: Jim Daum,
Dan Apadaca

2nd: Jim Murry, Jack Eggleston

Second Flight:

1st: Bob Ore, Dumitri Palea

2nd: Don Hansen, Pete Traynor

Tournament Winners

First Flight:

1st Place Team: Jim Murry,
Jack Eggleston

2nd: Jim Daum, Dan Apadaca

3rd: Jim Carpenter, Dean Weber

Second Flight:

1st: Don Hansen, Pete Traynor

2nd: Don Blosser, Dan Brothis

3rd: Dumitri Palea, Bob Ore

Closest to the Pin

Saturday

Hole #5: Larry Ricketts

Hole #8: Larry Ricketts

Hole #10: Don Hansen

Hole #14: Harold Wallace

Closest to the Pin

Sunday

Hole #5: Jack Gemeinhart

Hole #8: Bob Ore

Hole #10: Jim Dan

Hole #14: No one hit the green



**Patriot Day
Wednesday,
Sept. 11**

**American
Revolution Ended
(1783)
Tuesday, Sept. 3**

**POW/MIA
Recognition Day
Saturday,
Sept. 21**



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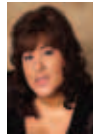


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Our goal is to assist you in the best quality of life possible.

Heather Ridge 9-Hole Women's Golf Tournament



Photo at left:
First Place
Team: Karla
Strong, Sue
Smith, Joyce
Scott and Bobbi
Janulewicz



Photo at right:
Second Place
Team: Cathy
Thrash (guest),
Liz Clancey,
Vonda Peecher
and Sharon
Gunderson



Photo at left:
Third Place
Team: Joann
Oswald,
Maria Giblin
(guest),
Audrey
Romero
(guest) and
Sally Simon



Photo at
right: Audrey
Romero,
Sally Simon
and Sandy
Finney



Above: MC Riaski, Cathy Carter, Ginny Lewis, and Marge Sumberg



Above: Carrie Klaus, Nance Simpson, and Vonda Peecher



Above: Annie Kaye and MC Riaski



Photos provided by Sharon Gunderson.

HR Ladies 18-Hole Golf Club Championship Tournament



Photo at left:
Championship Flight
Club Champion: Irene Young
Low Net: Judy Weber

Photo at right: Teresa Anderson,
 Irene Young, Kim Larson and
 Judy Weber.



Photo lower left:
A Flight
Low Gross: Kathy Chandler
First Low Net: Colleen Ripe
Second Low Net: Sharon Berkowitz



Photo lower right:
B Flight
Low Gross: Stacey Visentin
First Low Net: Marilyn May
Second Low Net: Sharon Warembourg



(Photos by Sharon Berkowitz.)

Those Wascally Wabbits

Let's face it: rabbits are born with victim stamped on their foreheads.

They are food for predators of all kinds. Nature gave them that cute little white cotton tail, not to make them cuter, but to make them easier for predators to see when they're running away. Nature also made them very fast to give them somewhat of a level playing field.

That being said, most of us are tired of the cute little things eating everything that we plant. Last year they ate my hostas right down to the ground. Marigolds, forget about it. They love them.

We can't get rid of them, or relocate them because any vacancy that is created here will soon be filled by more rabbits. That is the nature of, well, nature. So what to do? Outsmart the little buggers.

I started a list this year of plants and flowers that I noticed that the rabbits don't eat, or are less likely to eat. Below is my list; feel free to add to it.

It should be noted that when their food supply is low, like last year during the drought, the rabbits will eat anything

and all bets are off.

One other thing that would be helpful — trim the lower parts of the bushes off the ground so they have fewer hiding places.

Linda Neely
13654 E. Evans Avenue
303-257-9073
 lindaneely@comcast.net

Plants/Flowers Rabbits Less Likely to Eat

- Bee Balm
- Cat Mint
- Vinca
- Coleus
- Geraniums (annual and perennial)
- Lobelia
- Ornamental grasses
- Lily
- Impatiens
- Rose Japanese Tassel Fern
- Furman's Red Sage
- Autumn Sage
- Ice Plant
- Columbine
- Russian Sage
- Hydrangea
- Iris



September 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 7:30 p.m. Aurora City Council Meetings The council will meet on Sept. 9 and Sept. 30 at 15151 E. Alameda Pkwy	3	4	5 6 pm Fairway 16 Board Mtg, Clubhouse	6	7 National Preparedness Month Fair Gardens on Havana 9 am - 5 pm
8	9 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd., Ste 320	10 Metro Matters Deadline	11 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	12 7 pm Burgundy Board Mtg Burgundy Clubhouse	13	14 3rd Annual Car Show Noonan's 11 am - 7 pm
15	16 7 pm Country Club Ridge Board Mtg 2950 S Jamaica Court	17 7 pm Strawberry Board Mtg Strawberry Clubhouse	18	19 6 pm Chimney Hill Board Mtg Card Rm HRGC	20	21





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September 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
22	23	24 6 pm Cobblestone, Heather Ridge Clubhouse 6:30 pm Heather Ridge South Board Mtg, HRS Clubhouse	25	26 6:30-8:30 pm Ward IV Mtg – Garden Plaza of Aurora 14221 E Evans Ave	27	28
29	30					



OUT TO LUNCH BUNCH

The September luncheon will be held at noon, Thursday, September 19, at
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La Vie En Rose Garden Party



On Sunday,
July 28, a gala
celebration was held at the
home of Di and Val McDaniel

In an effort to be a "friend of the Fairway,"
Val planted more than a hundred rose bushes.
Then the idea was born to invite everyone to join
together for a summer supper. Diners could stroll
the garden, pick a rose, and Val would print out their
name and put it on the stake in front of their rose.

Everyone was invited to "check on their rose" and enjoy
the beautiful blooms. Residents and neighbors of Chimney
Hill joined together, along with the McDaniel's ballroom
dancing friends, at three picnic tables adorned with favorite
dishes brought by everyone. Master Chef Randi Harrison and
his beautiful assistant, wife Sharon, fed the multitude with
gourmet grilled hamburgers and brats. John and Marge Zeaphey,
the Directors of the El Jebel semi-monthly formal and semi-
formal dances, extended an invitation to one and all to come
dance with the McDaniels.

Val, a former owner of the Fred Astaire and Arthur Murray
dance studios, offered to teach anyone to dance! Once everyone
had sampled the delights guests brought to the picnic, they
strolled through the gardens until they spotted the rose they
liked the best – claimed and named it!

The very first rose named was "Clouds of Glory," selected by
his family, and dedicated to the memory of Jim Hansen.
The McDaniels met more of their neighbors, and their
friends met new friends. They're already thinking of an
"end of the summer" party. Join them and "take some
time to smell the roses"!

If you listen carefully, you may just hear the
voice of the "sparrow," Edith Piaf and the
words of

"La Vie En Rose"!

By Di and Val
McDaniel



(Photos provided by Val and Di McDaniel)

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Homeowners' Association News

Sausalito *by Carol McCormick*

Annual Meeting: Sausalito had a successful Annual Meeting on Aug. 12, during which information was shared and homeowners discussed their concerns. The board thanks those who took the time to attend.

Water Usage: As summer draws to a close, walkabouts are being completed throughout the community with Sausalito's landscaping contractor to review what was accomplished during the spring and summer, and to identify what needs to be done during the fall. Thanks to the recent daily evening rains, the grass, trees, bushes, and flowers look great. The rain certainly has helped to conserve on water usage. Although the City of Aurora increased the watering days from two to three times a week, Chuck, Sausalito's landscaping contractor, has managed to keep Sausalito in the City of Aurora's lowest cost Tier One watering category. Water is one of the highest budget categories. Everyone is doing their best to keep that cost down even in the semi drought conditions.

Back to School: It is "Back to School" time, so please watch out for the children and the school buses. The speed limit in the community is 25, **NOT** 50 mph. Please drive slowly and watch out for children on bikes and walkers in the community

Painting to Begin: After an extensive review of four bids, the board hired Platte Capital Projects, Inc., to undertake the first portion of the two-year Exterior Repair and Painting Project for Sausalito. Phase One of Sausalito will be painted this year, followed by Phase Two next year. In two weeks, Platte Capital will post notices on Phase One garage clips regarding wood repair work and patching that will be done first, followed by painting siding and trim. If you have an inner patio, accessible only through your garage, and you won't be home when the painters need access — it is recommended that you ask a neighbor to be available to give the painters access, so they can complete their work on schedule. Anticipated schedules for the painting to be completed is approximately 45 days after the start date, if the weather cooperates. You can expect to see the painters on the property and in full swing for the next month or so.

Garage Door Replacement: The board is pleased to say that more homeowners are replacing garage doors in disrepair. Once replaced, the new garage doors will be painted.

Improving Sausalito Home Values: Over the past few months, several new homeowners have attended the monthly HOA board meetings to request approval for improvements they want to make and to learn more about their new community. The monthly HOA board meetings are open. Thanks to those who take the time

to attend and ask questions.

Trash Days: Another important reminder to all residents — Trash Collection Day is always on

Friday. Trash containers may be put out after 8 pm on Thursday. All trash containers must be returned to your garage by 8 pm on Friday. **No exceptions.** Everyone wants to keep the community looking neat and clean. If for some reason, Alpine misses you or does not pick up all your trash, please call Bill McKinney, who will contact them regarding another pick-up.

Parking Rules: If you have a visitor/guest who will be parking overnight in visitor parking, please notify security in advance. Homeowners and tenants are expected to park cars in their garages, not in visitor parking. You can review the Sausalito Rules and Regulations for further details. If you notice neighbors parking their cars in visitor parking, please call Bill McKinney with the make, model, color and license plate number of the car. Bill will contact Brownstone security, which handles the community's illegal parking problems.

The board is aware of the parking problems occurring on Vaughn Way. Unfortunately, the HOA has no control over these violations, because Vaughn Way is a city street. You can always call the City of Aurora with a formal complaint. For those who park your cars on Vaughn Way, please be considerate not to block the driveways of other homeowners. There is always parking on the opposite side of the street. The board has also noticed larger and more work vehicles parked on Vaughn.

Cleaning Gutters: If you need your gutters cleaned, please call Bill McKinney. Gutters are cleaned on an as-needed basis, not on an annual basis.

Board and Management News: The board meets at 6:30 pm on the second Wednesday of every month at the Golf Club at Heather Ridge. Guests are welcome.

Important Information: The HOA Board of Directors election was held at the annual meeting on Aug. 12. Pat Horton and Carol McCormick ran for re-election in their current positions. Homeowner Timothy Cusick volunteered to run for an open position. All three were elected. The current board is: President Vincent Roith, 303-745-9805; Secretary Carol McCormick, (newsletter/NW coordinator/Landscaping), 720-747-0836; Treasurer Pat Horton, (pools/UHR representative/Landscaping),



See facing page

303-695-6181; Debbie Martinez, pools/board member at-large, 720-298-8323; Tom Scally, VP/Architecture, 303-750-8772; Sherri Cooper, board member at-large; and Timothy Cusick, new board member at-large. Your HOA Board continues to work hard on the behalf of the Sausalito Community.

Property Management Company: Bill McKinney, president, McKinney Management Company, Inc., 3576 South Logan Street, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398.

Brownstone Security: 720-879-4568.

Heather Ridge South *by Van Lewis*

Noisy Noise: Barking dogs, growling Harley-Davidsons, or howling parties can all be annoying. The noise disrupts your property rights to quiet and peaceful enjoyment. In non-emergency situations and during business hours, please call Janelle Maninger at Westwind to file a complaint; however, anonymous complaints lack authority and will be referred to the board.

For serious problems during or after business hours, please call the security company or the police. Also call Westwind to describe to them the situation. It is strongly recommended not to get personally involved in neighbor-to-neighbor situations or quarrels, so please let the people who work for HRS handle such problems. The HOA can do very little to mitigate noise or pet problems because the City of Aurora has jurisdiction. By calling Westwind or the security company first, you will get a clearer picture of what can be done.

Luau Party a Huge Success: On July 20, about 75 guests enjoyed a fun evening of BBQ, beverages, and getting to know their neighbors. For more than 12 years, the HRS board has hosted this event, bringing owners, tenants, and guests together who otherwise might never see each other. (See photos below.)

Along with the Holiday Party in December, these functions help make HRS the best neighborhood in the world! (Okay, maybe the best in Colorado, but that's as far down as I will negotiate.) A special thanks to board members: Linda Hull, Ronni Jones, and Dave Elgin, for putting together this year's party. With volunteers, they do all the parties. Give them a big hug when you see them. It's a lot of work, but worth it.

New Insurance Carrier for HRS: Effective Aug. 15, 2013, American Family Insurance replaced the previous general insurance provider. HRS' new agent is Rich Ahrenkiel. He can be contacted at 303-750-6508, or fax, 303-750-6658. His office is in the Country Club Office building at East Arapahoe and South Xanadu Way. American Family Insurance was selected because its bid and coverage costs were better than others. In particular, it did not require a separate deductible for hail and wind damage to roofs.



See Heather Ridge South...page 18



Photos from Heather Ridge South's Annual Luau Picnic



Heather Ridge South...from page 17

This previous requirement by the last insurance carrier was a significant "potential" liability for Heather Ridge South, and the board wanted it gone. To keep liabilities at a minimum, HRS property owners have been repeatedly informed by letter and in public meetings to obtain HO-6 personal insurance with damage assessment coverage — an important band-aid that worked!

All owners should have HO-6 insurance, but it is not required by the HOA. Today's mortgage lenders require HO-6 coverage, something not done in the past. American Family can provide HO-6 insurance to complement its general policy, so please contact Richard with any questions.

Pool Closes Sept. 8. Yes, another season comes to an end. Soon the leaves will blow and the snow will fall, so start thinking about Broncos' parties, movie nights and pizza parties. Linda, Ronni and Dave have sponsored such parties for years. Look for notices posted on the clubhouse door.

Visit HRS Website: Go to www.heatherridgesouth.com to catch up on the latest news, the monthly activities calendar, or historical records and documents.

Molly Markert Ward IV

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mmarkert@auroragov.org



September Is National Preparedness Month

O.M.E.G.A., the City of Aurora, the American Red Cross and the Gardens on Havana will be hosting a safety fair in conjunction with many partners on Saturday, Sept. 7. The event features speakers, exhibits, demonstrations, vendors and contests. There is no fee to attend!

Fires, tornados, flooding, winter storms: Do you have an emergency plan? Severe weather patterns, technological disasters and terrorism are prevalent in today's news. Do you know what to do if disaster strikes?

O.M.E.G.A., a Colorado based multi-disciplinary response team, is using this opportunity to raise community awareness. Come to the Gardens on Havana in Aurora and learn what it truly means to be ready. Be informed. Make a plan. Build a kit. Get involved. Make a difference. Pledge to prepare. Go to <http://fair.OMEGAresponders.org/> for more information.

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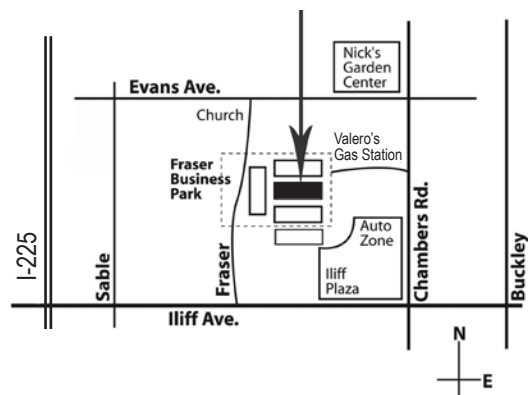
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Fairway 16 *by Susan Bruce*

New Property Manager: Fairway 16's new property manager is Michael Hunter. He can be reached at Hammersmith: 303-98-0708. Michael walked the property on Aug. 6, and is now aware of assorted problems that need to be addressed as soon as possible.

Water Audit: This was done by the City of Aurora on July 9. Fairway 16 received its report on Aug. 12. The report shows that the Fairway 16's irrigation system is in poor condition. It is the original system installed in 1974 or 1975. The board will be working with the city to xeriscape some areas, and repair and improve the system to save money on water. Thankfully it rained buckets in August.

September 5 Board Meeting: A monthly assessment update letter was mailed to all owners. The board needs your vote by the Sept. 5 board meeting. Seventy-five percent of the owners need to consent to this change. Plan to attend the meeting if you have questions.

Hoses: Given the crazy August weather, fall may be coming earlier than usual. Please disconnect your hoses

if night time temperatures drop below freezing.

Circles Around Trees: A 12-inch ring at the base of the trees has been made to protect trees from getting damaged by string trimmers.

The Fairway 16 crew has sprayed a ring of non-selective herbicide at the base of the trees. After the turf dies, they dig out the dead grass, leaving a shovel cut tree ring. Each week, when they are on the property, they complete 15–20 trees. This is part of the landscaping contract.

Goodbye Swimming Season: It was a fun-filled summer. If you plan to rent the clubhouse in September or October and want to use the BBQ grill, please notify Sue Smith so the grills can be left outside a little longer. Did you notice the four new light fixtures on the clubhouse? Two are by the front doors. Two are on the upper level of the deck.



Burgundy *by Jaynie Basch*

Can you believe that summer is officially gone? While there are still many warm days ahead, it's time to think about getting ready for fall and the cooler winter temperatures. This is the time to clean up the garden, and put away the hose before the freezing weather is here.

Hope you were able to come to the end of the summer pool party. Did you notice the "new" chairs around the pool? The old ones were restrung — rather than replaced — and should survive several more summers. Warm water and delicious food were enjoyed by all before the pool was turned over to the dogs for a final swim before the pool is drained for the winter.

Neighborhood Watch: There is still a need for volunteers to serve as Block Captains. At this time, there is only one representative for all of Burgundy. That's a huge job for the captain, and she really needs your help. Ideally, there should be at least one block captain for each drive. Please call Hammersmith Management, 303-980-0700, or Bev Brown, 303-872-3154, or PAR Officer Mark Lowisz, 303-739-1819, to volunteer or to get more information. Neighborhood Watch works! It's because of these dedicated folks that you are able to enjoy the comfort of relative safety in your community. They need your help!

Strawberry Community Garden: Have you had a chance to view the garden at Strawberry yet? It's amazing how much has been planted in such a small area. The designers and main planners explained that this is the result

of many different people joining their experiences and talents to bring fresh herbs and vegetables to their neighbors in Heather Ridge communities.

Board Meetings: Want to know what happens at the monthly meeting of your board of directors? Join the board on the second Thursday of every month to find out what's going on in your neighborhood. Just call Hammersmith Management to let them know you will be coming. Another chair will be added to the table.

Annual HOA Meeting: Speaking of HOA meetings — now is the time to invite all homeowners, both residents and offsite owners, to attend the annual meeting to be held in the clubhouse on Oct. 10, at 7 pm. You will learn about the many activities of your board during this past year and some of the goals for the future.

The revised Burgundy Rules and Guidelines book will be available. Included in the new booklet is a detailed description of the responsibilities of both the homeowner and the HOA in handling specific emergency situations. Since some of the board positions will expire, please consider volunteering to serve your community in one of these positions. It's your opportunity to help influence the direction of Burgundy growth.



Additional HOA News...see page 22

Neighborhood Watch

The Neighborhood Watch National Night Out was a huge success. It was attended by well over 300 residents and their families from Areas 9, 10 and 11. Local sponsors came through in large numbers to make sure no one ran out of food and drink. Gift cards were raffled. Police Chief Oates attended, as well as PAR Officers, and other Aurora policemen and firemen.

Games and prizes were given to the children, donated by Mt. Olive Lutheran Church. All in all, it was a wonderful night and well worth the effort put forth by all the volunteers. All those involved once again made National Night Out "the best." If you didn't make it this year, please come in 2014. You'll be glad you did!

Area 10 PAR Officer, Mark Lowisz, has indicated that

there has been a slight uptick in burglaries lately in the surrounding area. He has asked everyone to please keep vigilant in reporting suspicious occurrences and suspicious people in the area. If it doesn't seem right or doesn't feel right, it probably isn't right. Please do not hesitate in reporting. Let the police department decide on the seriousness of your report. As Mark puts it, the residents are the eyes and ears of the police department.

To report suspicious activity, call 303-627-3100. Mark Lowisz' number is 303-739-1819. And, of course, the emergency number is always 911.

Bev Brown
Head Area Coordinator of UAHR and Area 10

Area 9, 10, 11 National Night Out on August 6





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Chimney Hill *by Rob Tengler and Laura Leveroos*

Cooler Weather: The weather in August was a little wetter than everyone has been used to, and while it might have taken away from some pool time, it certainly helped reduce the water and air conditioner usage. The cooler temperatures made sitting outside in the evenings a little more pleasant.

Animal Control: The new board's focus this year has been to listen to the community. One of the concerns was about the abundance of dead rabbits this year. No one is sure why there are so many. It might be because of disease, or perhaps poison. In the latter case, please know that poisoning any animal is against the law. If you do see any deceased rabbits while out, please do not let your kids/animals go near it. If you are comfortable with picking up the rabbit and disposing of it — please do so. Otherwise, call the management company so they can dispose of the animal.

The board is in the process of working with Chimney Hill's new landscape company to make the community less attractive to rabbits while addressing another community concern — care of the shrubs and trees. Please be patient while the board deals with these problems. It has taken time to get to this state and it will take time to remedy

it. You will note after reading this issue of *Heather Ridge Metro Matters*, the concerns that Chimney Hill is addressing are often the same concerns that are being addressed in other communities.



Concrete Repairs: Lastly, some concrete work has been done recently. Some of the steps that were pretty badly weathered have now been replaced or repaired. Plans are to continue to repair/replace walls, steps and any other concerns as the budget allows. Thank you to those residents who have let the board know there is a concern. With this information, these matters can be prioritized appropriately.

Monthly HOA Meetings: The next monthly CH board meeting will be held at 6 pm Thursday, Sept. 19 in the card room on the lower level of the HR Golf Course Clubhouse. (Enter through the men's' locker room.) All Chimney Hill residents are welcome to attend.

10 HOAs *...from page 2*

Get Involved in Your HOA!

Most boards are under-staffed for members, so call to see if seats are available. Getting involved can be as simple as attending a few board meetings and asking to fill a vacant seat. Board members join for various reasons. Usually a personal interest gets them involved, but soon they see the larger picture — the well-being of their community. They learn about budgets and operations, how the management company represents the board, and re-occurring issues ranging from sewers to barking dogs. Board members usually develop a strong personal identity with their community, seeing it for what it is — a miniature government with important duties.

All boards have a personality that usually begins with its leadership. How a board president acts and conducts his or her duties usually determines how meetings are conducted, duties are assigned and the positive or negative emotions that make board work rewarding or not. Although board meetings are organized around agendas and procedures, how ideas and opinions are discussed can make or break a board. Careful planning should go into each board meeting to make it timely, positive, and productive.

Please get involved with your board. Board membership is a learning process with great rewards. Expect to learn more about controlling documents, state laws and the reality of how things get done — or not done. There's always room for "worker bees."

— Van Lewis

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