

HR Heather Ridge



Metro Matters

Volume 6

October 2016

Number 10



**Ben Barnes
Heather Ridge
Men's Golf Club
2016 Tournament
Champion**

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Heather Ridge 18-Hole Ladies Championship Flight Winners – Debbie Holscher and Judy Weber

Judy Weber is the 2016 HR 18-Hole Ladies Club Champion.

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HEATHER RIDGE METRO MATTERS
MAGAZINE
350 OSWEGO COURT
AURORA, CO 80010
BMCCONN202@AOL.COM

Heather Ridge PUBLISHER'S NOTE

Do you have a will? If not consider the important facts Van Lewis and Attorneys at Law David Kirch and Chad Rounds, have to say about your most valuable asset — your home. If Colorado real estate is owned solely by the decedent or held as tenants in common with other owners, it will likely be a probate asset and a Colorado probate likely will need to be opened in order to properly transfer title to the beneficiaries of the estate or to a third party buyer. Learn more on page 6.



Congratulations to our Golf Champions:
Heather Ridge 18-Hole Ladies Golf 2016 Club Champion is Judy Weber — see photos of all the 18-Hole Ladies winners on page 16.

Congratulations to Ben Barnes on being the HR Men's Golf Club Champion and Dumirti Palea on being the Tournament of Champions winner. See pages 12-13 for details.

You can read about how the Aurora Water indoor water assessment specialists can help you pinpoint areas that can save you water and money. Rory Franklin, Public Affairs Officer, Aurora Water offers excellent ideas for winterizing your home and saving money. Page 30.

Barry McConnell
Publisher

Cover
Ben Barnes
2016 Heather Ridge Club Champion

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Vice President Van Lewis
Treasurer Mary Lou Braun
Secretary Joan Beldock
Regular Meeting Schedule: HRMD
4:00 pm, 3rd Thursday each month at
Heather Ridge Clubhouse, providing
there is business to conduct.

Heather Ridge Metropolitan District

303-755-3550 ext. 5
info@HRColo.org
heatherridgecolorado.org

Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO 80014
303-755-3550
www.golfclubatheatheridge.com

Presidents Council

President, Amanda Milstead
amandamilstead@comcast.net

Heather Ridge Neighborhood Watch

Robert Laviolette, 303-750-9134
Bobbysplace@comcast.net
Aurora Police,
PAR Officer Patty Southwick
303-739-1826
psouthwi@auroragov.org
Non-emergency 303-627-3100

Heather Ridge Metro Matters

Editor/Publisher
Barry McConnell
720-324-0242
bmconn202@aol.com

Heather Ridge Metro Matters

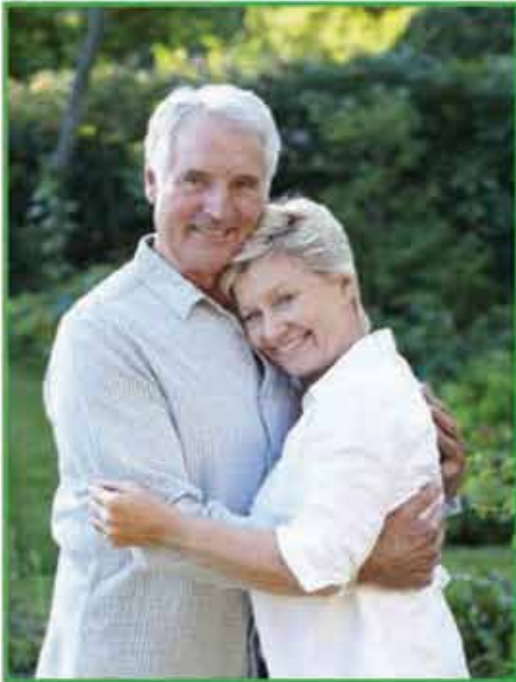
Coordinator/Advertising
Cherryl Greenman
303-886-1693
cherryl.greenman@gmail.com

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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. ©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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Real Estate and Probate in Colorado

Real estate is most likely one of your largest and most important assets. It is key for you and your family to understand the process of conveying real estate if owned at your death. This column provides a brief discussion on Colorado Probate, as well as other ways real estate can be conveyed at death.

If Colorado real estate is owned solely by the decedent or held as tenants in common with other owners, it will likely be a probate asset and a Colorado probate likely will need to be opened in order to properly transfer title to the beneficiaries of the estate or to a third party buyer. In Colorado, the probate process involves submitting forms with the court (1) to obtain the appointment of a personal representative to administer the probate estate and, when applicable, (2) to present the decedent's will. The personal representative will be required to follow the terms of the will. If there is no will (called intestacy), then the estate will be distributed pursuant to the intestacy statute which is the legislature's best guess on how a typical decedent would want his/her estate to be distributed. A will commonly nominates the individual who will act as personal representative. If the decedent passes away without a will, the Colorado Probate Code determines who has priority to serve as personal representative.

Colorado allows for informal probate which minimizes court involvement in the estate administration. An informal probate can be switched to a formal probate when circumstances warrant court approval of actions or resolutions of contested estate issues such as will disputes. It should be kept in mind that, in the case of a small estate where the value of the probate estate is under \$64,000.00 (for decedents who die in 2016) and does not include real estate, a specific affidavit can be used to collect the probate assets without the need for any court involvement to appoint a personal representative.

If the Colorado real estate is a probate asset, then the appointed personal representative will execute a personal representative's deed to convey marketable title to the real

estate to the new owner. There are a number of ways to keep the real estate out of the probate process. One option is to have the property titled with other owners, who survive the decedent, as joint tenants. Another option is the use of a beneficiary deed. Such deed is executed by the owner when alive. It allows the owner to maintain complete ownership until death, at which time the deed conveys the property to whoever is the grantee stated in the deed. However, these and other non-probate options are not always appropriate, depending on the circumstances. Also, errors in drafting and executing these types of lifetime conveyance documents can derail an attempt to keep real estate out of probate. For example, last month's column (September 2016), outlined the problems and corrections in quitclaim deeds. Three most common errors are misspelled names, incorrect legal descriptions, and title ownership (tenancy in common vs. joint tenancy). Seeking assistance from an estate planning attorney is the most effective and often in the end the least costly method to avoid or fix these common problems.



If real estate will be part of the probate process and will be sold by the estate, it is advisable for the personal representative to engage an experienced realtor as there are often unique issues involved. For one, the stakes are high as the personal representative will be selling the property on behalf of all the beneficiaries of the estate and so will be subject to strict fiduciary standards. Also, a decedent's real property often requires tough decisions on updates and repairs that will affect the speed and net proceeds of the sale.

In conclusion, consultation by you and your family with an estate planning/probate attorney can help insure the correct and smooth administering of your estate. If probate is required to convey real estate, the assistance of a trusted realtor can be extremely useful in navigating a challenging step in getting through the estate administration process.

**David Kirch and Chad Rounds,
Attorneys at Law,
and Van H. Lewis**

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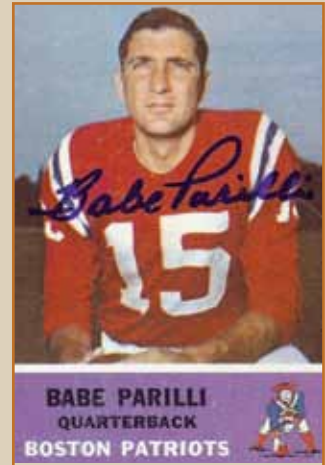
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Vito "Babe" Parilli

Did You Know?

Heather Ridge for the last 20+ years has been the home golf course to NFL New England Patriots Hall of Famer, Babe Parilli. After 18 pro quarterback years, Babe essentially retired to play golf, 6 to 8 hours every day here at Heather Ridge. Babe's autobiography "Kentucky Babe – The Babe Parilli Story", available on Amazon, features him on the front cover with his beloved University of Kentucky coach Bear Bryant. The book recounts many of the significant games of his illustrious career. His home looks like a NFL museum with memorabilia and pictures of other legends the likes of Vince Lombardi, Joe Namath, Howard Cosell, Dandy Don Meredith and Frank Gifford. Babe never meets a stranger, so make sure you say "Hello!"



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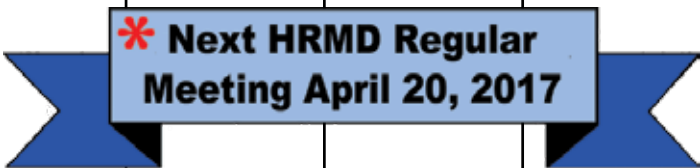
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October 2016

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



Don't Make Your Vehicle a Target for Theft

Imagine parking your car only to return later and discover it had been stolen. This is a situation nobody wishes to experience and the APD would like to help you prevent it from happening.

According to the National Highway Traffic Safety Administration (NHTSA), about half of vehicle thefts are a result of driver error. The APD encourages you to take proper precautions to make your vehicle less of a target using the following tips:

1. Be mindful of where you park your vehicle – observe your surroundings before parking. Choose an area that is well lit. When available, park in a supervised lot or covered garage. It may cost you a few extra bucks, but the added protection and peace of mind it offers is well worth it.

2. Secure your vehicle – remove keys, close all windows, lock doors and activate car alarm when exiting your vehicle. Never leave your car running and unattended.
3. Don't leave any items in plain view – remove shopping bags, electronics, GPS devices and accessories, and other valuables that may entice a thief. Store items in the trunk when away from your vehicle.
4. Take advantage of anti-theft features – use car-disabling locks and tracking systems. If your car did not come pre-equipped with such features, consider installing them for added protection.
5. Don't store vehicle paperwork (title, registration, insurance, maintenance paperwork) in the car – if a thief can produce a valid auto registration it can make it easier for them to get away with the crime. Keep important car documents in your wallet or in a secret location in the car that only the owners know.

In the event that your car is stolen, immediately call the police. Once a police report has been filed, contact your auto insurer to place a claim.

Lieutenant Jad Lanigan. APD

Behind The City Scene



Charles "Charlie" Richardson
Council Member
Ward IV

Upon my election as the Ward 4 Council Member, I quickly learned that concern regarding traffic law enforcement was one of the constituent's top priorities. Specifically speeding and screaming motorcycles. One of the Heather Ridge communities expressed significant frustration to me at an HOA meeting. In response to these expressions I learned that as of June the Traffic Division of the Police Department out of a total number of 665 commissioned officers consisted of 1 Lt. supervisor, 14 motorcycle officers, 19 traffic officers, 3 DUI enforcement, 7 investigators, and 5 Photo Red photo review officers. When you factor in vacations, sick leave, court appearances, etc. we are stretched pretty thin. During inclement weather the motorcycle officers transition to regular patrol vehicles. At one point this summer there were 65 pending requests for enhanced community traffic enforcement. Exasperating the situation was a temporary focus on very high speed violators on I-225. This program has ended frankly due to the significant decrease in ticket revenue. A year to date 2015/2016 decrease of 20% or \$602,262. A bunch of clamoring Council Members also may have contributed to a return to normal operations. In Aurora generally speeding tickets are only issued for exceeding the speed limit by 10 mph, but there are many exceptions so don't rely upon my representation.

The Department has a number of portable speed display/recording devices that are strapped to existing signs and trees. When a Council Member requests enhanced enforcement these devices are often deployed. Data is collected. In my limited time these devices demonstrate that actual recorded speeds are less than human perceived speeds. Of course the presence of one of these flashing speed signs does have a temporary impact on driver's behavior. Nevertheless I have asked for actual, albeit temporary, enforcement at the complained about location by ticket issuing officers. When you see one of these devices you should assume the location has been identified as a priority area.

Candidly with school back in full session much of the resources have been appropriately deployed to school zones meaning less availability to respond to Council Member requests. I also learned that screaming motorcycles can be ticketed only when the originally installed muffler equipment has been modified. Our officers do not carry noise monitoring devices. Should one of these motorcyclists refuse to pull over I can confidently state that, absent other much more serious criminal charges, no high speed pursuit would be authorized. Non traffic division officers can and do issue traffic tickets but obviously their emphasis must be on responding to the many pending general calls for service.

Next month I will comment upon my views of the City budget priorities which should engender some robust debate.

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Heather Ridge – A Great Place to Live and/or Invest

Pete and I live with our families here in Heather Ridge. We live here because we like our communities, we like the surrounding area services and features, and we love being around the golf course. The golf course makes Heather Ridge Heather Ridge, and without it we would be one of a hundred or so non-description condo communities in Aurora and elsewhere.

Heather Ridge is also a great real estate investment. For the last two years its annual appreciation rate has averaged over 19 percent... almost 7 to 8 points higher than the greater metro Denver average of 10-12 percent. Why?

Location, location, location! For starters its golf course and light rail location can't be matched anywhere else, especially if you consider its home affordable price range of \$175,000 to \$300,000. The metro average home price now exceeds \$400,000, so Heather Ridge is a deal and a half for most buyers.

It's also in the award winning Cherry Creek School District and nearby Cherry Creek Reservoir. And if you throw in the redevelopment of Regatta Plaza redevelopment, the adjacent Nine-Mile light rail and bus station, and multiple roadways to DTC, Cherry Creek shopping, DIA, and downtown Denver, then you have your answers to *Why?*

Pete and I are listing and selling over 20 percent of all homes in Heather Ridge. We want Heather Ridge owners to get top dollar, so we offer a home remodel program funding repairs to be repaid at closing. No one else cares enough to offer such a great and easy solution to deferred maintenance or outdated features. Every dollar spent remodeling a home generally puts two dollars or more in a seller's pocket. So why wouldn't you call Pete or Van for your real estate needs?



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

Homes Sold August 16 through September 16, 2016

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$106,000	2608	S Xanadu Way F	1 - 1	856	Cash	\$0	Individual
Strawberry I	\$129,900	13651	E Yale Ave A	1 - 1	856	Conventional	\$3,000	Individual
Strawberry II	\$176,500	2465	S Xanadu Way A	2 - 2	1,091	Conventional	\$1,200	Individual
Strawberry II	\$180,000	2469	S Xanadu Way A	2 - 2	1,091	Conventional	\$0	Individual
Burgundy	\$188,000	2629	S Xanadu Way A	1 - 2	942	FHA	\$0	Individual
Strawberry II	\$188,500	2429	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Corp/Trust
Strawberry II	\$190,000	2489	S Xanadu Way A	2 - 2	1,091	Conventional	\$4,000	Individual
Burgundy	\$190,000	2679	S Xanadu Way B	2 - 2	1,162	Conventional	\$0	Individual
Burgundy	\$213,000	2651	S Xanadu Way C	2 - 2	1,314	FHA	\$0	Individual
Burgundy	\$217,000	2625	S Xanadu Way D	2 - 2	1,162	FHA	\$0	Individual
Cobblestone Crossing	\$230,000	1973	S Xanadu Way	2 - 2	1,208	VA	\$500	Individual
Cobblestone Crossing	\$231,500	13306	E Asbury Dr	2 - 2	1,208	FHA	\$0	Individual
Sausalito	\$239,900	2438	S Victor St B	2 - 2	1,344	Cash	\$0	Individual
Cobblestone Crossing	\$249,900	1943	S Xanadu Way	2 - 2	1,392	Conventional	\$0	Individual
Cobblestone Crossing	\$249,900	13424	E Asbury Dr	2 - 2	1,208	Conventional	\$0	Individual
Cobblestone Crossing	\$255,000	13300	E Asbury Dr	2 - 2	1,208	Conventional	\$0	Individual
Sausalito	\$257,000	2457	S Victor St B	3 - 2	1,344	Conventional	\$0	Individual
Heather Ridge South	\$270,000	2823	S Xanadu Way	4 - 4	1,633	VA	\$0	Corp/Trust

We are your Heather Ridge experts! We are also a keen source of knowledge about its Metro District, its ten HOAs, comparative values, home models, and appraisal issues. In fact, Pete and I are frequently called by appraisers, agents, and mortgage lenders to answer those questions and more.

Please call us to listen to your concerns and provide the answers that other agents might have to call us for. With over 40 years each selling metro Denver homes, we not only have the answers for you, but we have the questions for you why you are selling. Remember – please don't leave home without us.

Van Lewis

Homes For Sale as of September 16, 2016

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$134,999	2688	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$174,000	13607	E Yale Ave A	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$178,000	2469	S Xanadu Way C	2 - 2	1,091	1 Reserved Space	2 Story
Cobblestone Crossing	\$220,000	1969	S Xanadu Way	2 - 2	1,208	1 Gar, Det 1 Space	2 Story
Cobblestone Crossing	\$234,500	1921	S Xanadu Way	2 - 2	1,208	1 Gar, Det 1 Space	2 Story
Heather Ridge South	\$265,000	2835	S Xanadu Way	4 - 4	1,633	2 Garages, Att	2 Story
Country Club Ridge	\$314,000	2240	S Vaughn Way 203	3 - 2	1,693	2 Garages, Att	2 Story

Homes Under Contract as of September 16, 2016

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$125,000	2680	S Xanadu Way	1 - 1	856	1 Carport	2 Story
Strawberry I	\$129,900	13655	E Yale Ave E	1 - 1	856	1 Carport	2 Story
Strawberry I	\$134,900	2658	S Xanadu Way D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$139,900	2614	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Strawberry I	\$144,900	13613	E Yale Ave D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$158,000	13607	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$175,000	2451	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Space	2 Story
Strawberry II	\$179,000	2471	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$179,500	2431	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$180,000	2499	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Sausalito	\$199,000	2503	S Victor St E	2 - 2	1,025	2 Garages, Att	Ranch
Burgundy	\$219,900	2635	S Xanadu Way D	2 - 2	1,162	1 Gar, 1 Space	2 Story
Sausalito	\$220,000	2512	S Worchester Ct A	3 - 2	1,273	2 Garages, Att	2 Story
Cobblestone	\$225,000	2121	S Victor St C	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$229,900	1937	S Xanadu Way	2 - 2	1,392	1 Space	2 Story
Heather Ridge South	\$230,000	2840	S Wheeling Way	2 - 3	1,462	2 Garages, Att	2 Story
Cobblestone Crossing	\$239,900	13374	E Asbury Dr	2 - 2	1,392	1 Gar, Det, 1 Space	2 Story
Cobblestone	\$239,900	2172	S Victor St C	2 - 2	1,208	1 Space	2 Story
Sausalito	\$245,000	2467	S Victor St C	3 - 2	1,230	2 Garages, Att	Ranch
Sausalito	\$250,000	2522	S Worchester Ct D	3 - 2	1,230	2 Garages, Att	Ranch

HR Men's Club Championship Tournament

As expected the Heather Ridge Men's Club Championship, held on Saturday and Sunday August 27 and 28, was a shootout in all flights. We had players that had a big lead on Saturday only to see it wither away on Sunday. There were those that regrouped on Sunday after a bad day on Saturday and were able to cash at the end of the day. As for the Closest to the Pin we had a double winner on Saturday and Sunday.

With the aggressive play and deter-



August 28-29, 2016 Payout in Men's Club Premium Card

First Flight Club Champion

Low Gross Trophy	Ben Barnes – two day low gross 153
First Low Net	Jim Murray – two day net 130
Second Low Net	Mike Coppens – two day net 131
Day Money – First Day	Bruce Larson – low gross 73
	Mike Coppens – two day net 63

Special note: Ben Barnes won the Championship with a par on the first play-off hole with Mike Coppens

Second Flight

First Low Gross	Al Torry – two day low gross 168
First Low Net	Steve Burke – two day net 126
Second Low Net	Dick Hinson – two day net 134
Day Money – First Day	Dick Hinson – low gross 83
	Steve Burke – low net 64

Third Flight

First Low Gross	Loren Janulewicz – two day low gross 185
First Low Net	Brandon Caldwell – two day low net 138
Day Money – First Day	Loren Janulewicz – low gross 88
	Arlis White – low net 64

Closest to the Pin – Saturday

#5	Steve Meyer
#8	Dwight Lyle
#10	Steve Meyer
#14	No one hit the green

Closest to the Pin – Sunday

#5	Travis Wertz
#8	Pinky Gonzales
#10	Dwight Lyle
#14	Andy Schmidt

mination by all players it was only fitting that the Club Champion was determined by a play off between Ben Barnes and Mike Coppens, of which Ben was able to pull it out with a par on the first playoff hole. Congratulation to Ben and Mike and all the winners and all those that participated in this year's event and all the members that supported the club all year long as you guys make the club what it.

*Above: Tournament Champion Ben Barnes and Loren Janulewicz.
 Below: Loren Janulewicz and Dick Hinson.*



Tournament of Champions



**Tournament of Champions
Winner: Dumitri Palea**

The Tournament of Champions was a real race to the finish line with only a stroke or two between first and fourth place winners. But alas mighty mite prevailed again this year. Yes Dumirti Palea is the Champion of Champions two year running..... Special note that Ben Barnes also is a back to back HR Club Champion as well. We need to take some lessons and advise from these two as it seems whatever they are doing is obviously working.

Congrats to all players who participated in this exciting event. See you at the course!

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

HR Men's Club Tournament of Champions September 10, 2016

Champions Flight

<i>1st Place and Trophy:</i>	Dumitri Palea	Net 64
<i>2nd Place</i>	Ben Barnes	Net 66
<i>3rd Place</i>	Jim Murray	Net 66
<i>4th Place</i>	Mike Coppens	Net 69

Alternate Tournament Winner

<i>1st Place</i>	Dan Markovich	Net 67
<i>2nd Place</i>	Morris Hoole	Net 81

Closest to the Pin Winners

<i>Hole #5</i>	Steve Gonzales
<i>Hole #8</i>	Darrel Vanhooser
<i>Hole #10</i>	Dumitri Palea
<i>Hole #14</i>	Chris Watts



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HR Men's Club Championship Tournament



Top row, left photo: Steve Wallen, Bruce Larson, Club Tournament Champion Ben Barnes, and Travis Wertz. Center photo: Dan Markovich, John Fortune, Steve Schroeder, and Bob Ore. Right photo: Don Blosser, Terry Bade, Dick Hinson, and Pinky Gonzales. Center row, left photo: Steve Burke, Dwight Lyle, and Al Torrey. Center photo: Steve Meyer, Andy Schmidt, Mike Coppens, and Jim Murray. Right Photo: Rick Castro, Loren Janulewicz, Brandon Caldwell, and Matt Huntington. Bottom row, left photo: Larry Ricketts, Joe Klein, Fred Dawson, and Harold Wallace. Right photo: Greg Johnson, Morris Hoole, and Arlis White.

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18-Hole Ladies' Club News

Congratulations to our 2016 Club Champion Judy Weber

Winners in our Club Championship held August 24 and 25 were:

Championship Flight:

Low Gross: Judy Weber
Low Net: Debbie Holscher

B Flight:

1st Low Gross: Kathy Chandler
1st Low Net: Karen Johnston
2nd Low Gross: Sharon Berkowitz
2nd Low Net: Sally Simon

C Flight:

Low Gross: Marilyn May
Low Net: JoAnn Oswald

Long Drive:

Championship Flight: Kim Larson
B Flight: Joyce Scott
C Flight: JoAnn Oswald

Closest to Pin:

Hole 10 (Championship Flight) Teresa Anderson
Hole 5 (B Flight) Liz Clancy
Hole 8 (C Flight) Patti Enright-Harris



Championship Flight Winners – Debbie Holscher and Judy Weber



Left: Lunch at Legends after tournament.

Bottom left: B Flight Winners – Sally Simon, Kathy Chandler, Karen Johnston and Sharon Berkowitz

Bottom right: C Flight Winners – JoAnn Oswald and Marilyn May



HALLOWEEN PARTIES

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HR Heather Ridge

ASSOCIATION NEWS

Heather Ridge South

Vehicles to be Towed During Snow Removal/Plowing: Vehicles parked outside of unit garages in driveways only will be towed during snow removal-plowing operations. This policy has always existed but not deemed necessary to implement until the winter-spring snows of 2016. Two back-to-back snow falls produced an avalanche of safety complaints and dramatically increased snow removal costs. That resulted in a Board Resolution implementing this policy.

The problem is cars parked in front of unit garages blocking snow

removal...but not just where vehicles are parked but blocking or hindering plowing of adjacent vacant driveways. Unplowed snow can result in ice causing people to slip and fall along with cars sliding. The HRS board has a legal obligation to provide safe accessibility to the community for its residents, the public, and fire and rescue services.

Vehicle owners will be responsible to move parked vehicles in front of garages before snow removal operations begin or vehicles will be towed. No notice will be given when towing commences. Vehicle owners can park on public roadways Wheeling or Xanadu, or park overnight only using HRS's interior parking lots/spaces on a first-come limited space availability basis.

Towed vehicles will be stored at the towing company's compound to be released only when towing and storage costs are paid in full by vehicle

owners. Towing and storage costs could be hundreds of dollars.

Residents and visitors will be repeatedly informed of this policy as follows: Letters mailed to all residents and owners, hand posted notices on garage door clips, approximately 20 snow policy warning signs installed throughout HRS, and notice by fliers affixed to parked cars outside of garages during October and later on.

For more information, please visit www.heatherridgesouth.com, or contact Janelle Maninger at Westwind Management (janelle@westwindmanagement.com) or 303-359-1800.

Broncos TV Parties at Our Clubhouse: Board members Linda and Dave will host two or more TV viewing parties at our own clubhouse starting Sunday, Oct 2, from 2-5 pm. As in past years, it's a pot luck affair asking everyone to bring a dish, snacks, or

beverages to share. Heather Ridge South will provide setups for drinks, plates, table-chairs, and of course the giant HD TV! In past years these parties have been a blast and a good luck charm for the Broncos. Last year's game with the Patriots here in December was a sellout affair at our clubhouse, so please plan to join the fun this year.

Upcoming Back Fence and Patio Program: The HRS Board is finalizing policy and procedures to condemn all wood fences along with a financing program to replace existing ones along with installing new fences. Also, back patios will be evaluated for their appearance, condition, and safety. Condemned patio decks will be offered interest-free financing for repairs and/or replacement. Full details will be published in December 2016 or early 2017.

Van Lewis



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Burgundy

HOA Annual Meeting: October is a busy month here at Burgundy as we rally our community to come together and go over the operating information as it stands for our HOA, and what is in store for 2017. The Annual HOA Meeting will be held in the Burgundy Clubhouse at 6:30 pm, Tuesday evening October 11, 2016.

If you are new to Burgundy and have never been a part of an HOA (Home Owners Association), this is an important meeting when finances are reviewed, 2016 projects are recognized, the next year's budget proposal is presented, the board of directors is elected, and defining

how our community will continue to work and grow. Our governing documents set forth guidelines for this annual evening and requires homeowner participation – either in the form of coming to the meeting, or mailing or arranging for a neighbor to drop off the proxy which represents your household. That piece of paper allows the board to count you in and gives you a voice! Even if your schedule doesn't allow you to regularly participate in the Burgundy HOA, this is a great single opportunity to be a part of the community. Usual time for this meeting ranges 1-1/2 – 2 hours tops.

This year we have 2 members retiring their seats on the board: Jaynie Basch our wonderful secretary and treasurer and monthly newsletter author. Harry Kilpatrick is also leaving from the Vice-President seat and all round plumbing extraordinaire. I'd like to thank them for their years of service with the Burgundy HOA. You'll be sorely missed.

This leaves an opportunity for others who would like to be in the game and assist in the task of decision making. The annual packet should already have reached your doorstep with the information for this meeting. Please contact Jack or KatiJo in the management office if you have not received this paperwork.

Winterization: With October also comes the time to begin batting down the hatches for winter. Board members will once again be walking through the building covering the community outdoor spigots with the insulated caps. Please remove your hoses and store them in preparation. You may already have noticed the landscaping community volunteers doing some sprucing up of smaller tree limbs, bushes and common garden areas. If you would like to participate please contact CMS and they'll pass your information on the committee. We are grateful for all and any volunteers.



Flying Our Flag: And finally I would like to recognize the American flag waving from many of our homes these days. It means many things to many people and is the only flag our community is allowed to present outside of our residences. The board would like to make mention of the flag etiquette and the laws relating to the Flag of the United States. Please review United States Code Title 4 Chapter 1 – The Flag. Burgundy does require you to submit an ACC request form for installing the flag holder, and the flag must not hinder your neighbors from any walkway, common area or drive access, and follow the laws laid out in the above code, (this has been posted to the Burgundy website).

Looking forward to seeing and hearing from everyone at the annual meeting October 11.

**Bekah McDonald
HOA President**

STAC's



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Country Club Ridge

There is a child in every one of us who is still a trick-or-treater looking for a brightly-lit front porch. – Robert Brault

Insurance: Any time is a good time to double check your insurance. Make sure that you are fully covered as a landlord, owner or renter it's always best to consult with your insurance agent to make sure that you are properly covered for all of your needs.

Community: Please remember we are each other's eyes and ears of the community if something needs to be inspected, repaired etc. with

regards to the buildings, landscape or common areas, please make sure to notify either the HOA board or Custom Management Group.

Trash: Please place all trash items in the appropriate receptacle. Friday is trash day. Recycling is biweekly, upcoming dates are *October 14* and *October 28*.

Monthly Board Meetings: Board meetings are the 3rd Monday of each month at 6 pm. You are always welcome and encouraged to attend. Thoughts, opinions and suggestions are welcome to the betterment of our community. Meetings are held in the lower level of Noonan's Tavern

next to the golf shop.

Annual Meeting: Save the date!! October 17, 2016. CCR annual board meeting to discuss allocation of reserve funds.

Parking: October always has the potential for snow towards the end of the month. Be sure to observe all snow parking signs in the event that we do have a storm no matter the intensity. Vehicles parked in the snow spaces will be towed at the owner's expense.

Resources: If you're interested in what's happening in the Heather Ridge community and surrounding neighborhoods, *nextdoor.com* is a



wonderful resource with regular news and postings from residents and city officials to include road construction and warnings.

Indoor Plumbing: As our units are aging please keep an eye out for any leaks with regards to sinks or toilets. It's always good to have the furnace checked make sure filters have been changed and the water heater/AC unit is working properly.

Questions: Custom Management Group, 303-752-9644, *customgrp1@msn.com*

Mocha Butkovich

Double Tree

Board of Directors: Residents Wendy Traynor and Patt Dodd have joined the Board as President and Secretary, respectively, joining Vice President Dick Buchanan, Treasurer Aletha Zens and Member-at-Large Bob Buehler. Bev Nosewicz is the new contact person for maintenance/landscaping issues. Board meetings are held every other month, with the next meeting scheduled for Monday, October 3 at Dick Buchanan's home. All homeowners are welcome to attend.

Annual Meeting: Please plan to attend the annual homeowners' meeting

on Sunday, November 6, 2016 at Aletha Zens' home. The meeting will begin at 4 pm. All materials will be mailed shortly. If you are unable to attend, please sign and return your proxy.

Driveway Repairs: The board is in the process of reviewing bids from several asphalt companies for much needed repairs on the main driveway, as well as the four individual driveways on S. Vaughn Way. As soon as the board makes a decision, we will post a notice on all units. We realize that

the paving project creates a major inconvenience for residents, as you will not be allowed garage access and will need to park on S. Vaughn Way until the project is completed. We are hopeful that the project can be completed in a week.

Landscaping: Bev Nosewicz continues to do a superb job overseeing our landscaping. She has been working closely with our tree service regarding work that will be done in the fall. Our landscaping service has recently completed maintenance on



our sprinkler system, raising and replacing many of the sprinkler heads to ensure better water coverage.

Parking: Please utilize your garage as your primary parking spot, and remember that the visitor parking is for visitors, not overflow parking for residents with more than one car. Also, it is in violation of the Declarations and Covenants for a commercial vehicle of any type to be parked for any length of time on the common area.

Patt Dodd



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Sausalito



Upcoming Election and Political Signs: According to Colorado State Law homeowners within Sausalito are legally entitled to place signs for politicians and ballot issues, and while associations like Sausalito cannot prohibit this free speech, we can regulate it. Legally our HOA may regulate the time frame for the display of political signs, the size, the placement, the number of signs, and the non-use of common areas. Display of political signs may not be displayed *earlier than 45 days before an election and more than 7 days after an election.* Sausalito CC&Rs state all signs must be placed in a window within your unit not on exterior common areas. Only

1 political sign may be displayed. The Colorado Common Interest Ownership Act, (CCIOA) at C.R.S. has more governing legal information. Homeowners please pass this important information along to your renters.

CC&RS: Sausalito is a Covenant Controlled Planned Community who enforces our Covenants, Conditions and Restrictions. Detailed information regarding our CC&Rs has been published in previous issues of Metro Matters and can also be found on our website sausalitohoa.com. If you are planning any type of external work to your unit, please contact our HOA Manager, Emily at 303-260-7177 x5 Prior to beginning any work and/or attend our monthly Board meeting.

Fall Walk-About: Board members will walk the Sausalito community for our semi-annual inspection. We are looking at our HOA projects, completed, in-progress or issues we need to add to our project list, plus other exterior problems such as covenant violations.

Landscaping: Tree and bush trimming is in progress. Landscape winterizing will begin mid-October.

Trim and Painting Project: Woodard Painting continues with touch-up painting and rooted wood replacement in designated areas.

Notices will be posted on unit garage clips notifying residents of scheduled work for their units. It is important that Woodard's crew have access to all patios. Residents are requested to be sure patio gates are unlocked and access to internal patios be made available at time of work.

Neighborhood Watch: Our PAR Officer for Areas 10 and 11 is Patty Southwick. Her contact information is: desk phone – 303-739-1826 and her email is ispsouthwi@auroragov.org. Posted speed limits within the community are for our safety. Please adhere to them. The City of Aurora is enforcing posted speed limits in certain areas one of which is Vaughn Way. Speed limit is 30 mph.

Visitor Parking: Visitor parking rules and regulations are enforced by Brownstone, our Security Company. When you have an overnight guest, please call Brownstone at 720-879-4568 to inform them about your guest. Keep in mind visitor spaces are not to be used by the residents and you are subject to towing, fines or both. Parking in Fire Lanes will result in an immediate tow. Fire Lanes are for First Responders only. Business vehicles must be parked on public streets not in Sausalito Visitor parking spaces.

Trash Removal Regulations: Trash pick-up is early morning on Friday. Trash containers are to be

put out behind trash enclosures *no earlier than 8 pm on Thursday night* and all trash bins must be returned to your garage *no later than 8 pm on Friday night.* New homeowners may buy large trash containers and Recycling bins from Alpine Waste Removal and Recycling at 303-744-9881.

Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Rick Wilhelm, Landscaping, 505-412-1190 and Member-at-Large, Teresa Anderson, 303-755-5970.

Property Management Company: H.O.A Simple LLC. Contact Emily Bresina our Sausalito Manager at 303-260-7177 x5. If you need work done, replacement outside light bulbs, etc., please complete a maintenance request form on our Sausalito website. Sausalitohoa.com.

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

Carol McCormick



Strawberry

Parking: Parking spaces in Phase 2 is limited to homeowners. Unfortunately, there are no guest parking spaces. Please be courteous and ask guests to park in either your assigned spot or on the street.

Amendments to the Declaration: We will have another meeting to review the recommended changes from the homeowners. It will be held at the regularly scheduled Board Meeting on Wednesday, November 16 at 6:30 pm in the Clubhouse. We encourage all homeowners to attend this important meeting.

Beautification Project: We have completed our project at the corner of Yale and Xanadu Way. Although, we worked diligently throughout

the summer, the gratification in seeing a finished project is exciting. A sign has been ordered and will be installed soon.

We want to extend a big “Thank You” to Alan Ware, Gloria Franczek, Jim Hamilton, Jason Walker, Pam Giron and Gisela Vaughn. These team members were dedicated to ensure this project became a realization with a lot of hard work, moving large rocks, building the retaining wall, moving wheelbarrows of stone and topsoil. Not only did they give their valuable time, but they also contributed plants, tarps, and weed barrier to name a few. Please stop by and see our handiwork and if you see any of the team members mentioned above, let them know how much you appreciate all their efforts. We will post pictures in the *Metro Matters* November edition.

No Trespassing Signs: You may have seen “Private Property” signs placed strategically at the entrances of our development. At one of our Board Meetings, the Aurora Police department attended the meeting and explained how they can contribute in keeping crime at bay. Since Strawberry didn’t have Private Property signs, the Aurora Police are restricted in what they are able to

do within our development. In order for the Police to arrest unwanted individuals on our property, we must have these signs posted. At a minimal cost, we are better protected.



Food Drive: Don’t forget to participate in our food drive to help those who face unfortunate circumstances. Bins will be placed outside of the Strawberry Clubhouse to drop off your donations. We invite all communities to join in this worthwhile event. Last year we collected 110 lbs. of food and hygiene items. Our goal is to surpass last year’s collections. Our

deadline to collect your donations will be November 18. We encourage volunteers to help deliver the donated items. Contact Kimberly at ACM 303-233-4646 if you are interested.

Halloween: Halloween is a big holiday here in Strawberry and many of our residents like to ‘spook up’ their patios with goblins, ghosts and witches. Not only do we adults love to partake in the fun, but so do our kids. On that scary night, they will be wandering about in search of candy and other goodies. Let’s make it a safe night for them and have adults accompany the children. Also, it is a good idea to inspect all candy to insure that it is safe. Have a safe and spooky Halloween.

Roofing: Our roofing project began in Phase 2 in September. We ask that you be patient and extend courtesy to the workers who are busy replacing our roofs. We appreciate your patience and cooperation.

Board Meeting: Strawberry holds regular board meetings on the third Wednesday of each month at 6:30 pm at the Strawberry Clubhouse. We hope to see you there.

Christine Nicklas

***Don’t forget to participate in our food drive
to help those who face unfortunate circumstances.
Our deadline to collect your donations will be November 18.***

Chimney Hill

Chimney Hill at Heather Ridge community has various restrictions and conditions that all community members must follow. It has become evident that homeowners and renters do not realize that the HOAs are covenant controlled communities and that all residents must abide by existing Rules and Regulations. Therefore, covenant enforcement has become the most important task for the board. It is with this in mind that rule reminder articles will be published monthly to raise awareness of these covenants.

Architectural Approval: Seek approval before making cosmetic changes

or additions such as, but not limited to, windows, window iron guards, front/patio doors, air conditioners, patio decks, patio awnings, patio wall decorations, installing satellites, changing/adding landscape, adding plants, removing/adding sprinklers, extending patios beyond private area into common and limited common area. Property beyond the front and back door and beyond the private area is known as Common Area governed by the HOA and is not to be changed/updated without first seeking approval from the HOA Board.

Because many current and new homeowners/tenants want to update their homes and make changes to the outside of their homes, the negligence of knowing their limitations is on the rise. The rules and regulations have not been read, understood and basically ignored to suffice the need to make changes. Remember that some landscaping, architectural changes, patio decks, etc. that exist in our community may have been added by residents without the Board's approval and must not be duplicated.

New Parking Rules and Regulations: Expect the parking controlling documents in the mail soon. The resident/visitor parking rules and regulations will be enforced by a contracted towing company. Visitor parking is currently used by residents but is intended for guests. Residents have always been required to use their garage and driveway for car parking. Business, oversized vehicles and 3rd/4th cars must be parked on public streets not in Chimney Hill visitor parking spaces.

Kudos and Thank You: We recognize and thank those residents with additional vehicles who are parking

their extra/oversized vehicles on Xanadu. A big thank you to those residents who use garages and driveways for their vehicles. We applaud you for understanding and adhering to the parking rules of this community. If more effort was placed on acknowledging our governing parking rules, our community could become less congested, open more visitor parking areas, allow emergency vehicles more access, improve snow removal process, invite more prospective buyers and sales agents and most importantly discourage vandalism and theft.

Trash Regulations: We have been experiencing some serious trash violations that are escalating to serious problems. Only normal daily **Household** waste should be put in trash bags and placed in dumpsters. Loose cat litter must also be in trash bags. Once again, nothing must be left outside of the dumpsters thinking other people will want your trash. No construction debris, old kitchen sinks, toilets, pipes, lumber, furniture, etc. Fines will be assessed as deemed necessary from Waste Management Company.

Board Member Duties: Concerns, suggestions and architectural requests are handled at each board meeting; all are accepted/rejected by the vote from each member who has only one vote. President and officers do not have precedence or vote persuasion on issues. The board works as one unit and not one member works alone. Decisions and resolutions are determined by all members on the board. Contrary to some misconceptions, the board is not a rubber stamp for any one member and that includes the President.

No Soliciting/No Handbills: Solic-



iting of any kind on our property is prohibited. Soliciting with handbills, signs and posters is prohibited. We do not permit yard signs. For Sale/Rent signs are allowed in the garden window only. Chimney Hill related notifications and *Metro Matters Magazine* are the only items allowed in the mail boxes

Board Meetings: The next CH HOA monthly meeting is on Wednesday, October 19 at 6:30 pm at 3033 S. Parker Road, Tower 1, Suite 320, Aurora, CO 80014

Annual Meeting: Our annual meeting will be Wednesday, November 16 at 6:30 pm at the Heather Ridge Golf Clubhouse.

Property Management Company Contact: Alec Hrynevich, association manager can be reached at 720-230-7303 and alec@accordhoa.com, if you need any type of work done on your property. Please fill out the Architectural Improvement Request form that is available on our website www.accordhoa.com.

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



Fairway 16

Pool: The Fairway 16 pool was closed for the season on September 12. Traditionally the pool is closed the day after Labor Day. However, there was a week's delay in opening the pool due to the installation of new decking in the spring. That loss was compensated for with a late closing date.

Residential Toilet Rebate Reminder: Don't forget to take advantage of the Aurora Water Department's Toilet Rebate that was mentioned in last month's issue. For further cost saving measures on purchasing a new toilet, contact Laurie Travis at roger@wsps.net

Walkers On The Golf Course: People taking a walk on the Heather Ridge golf course are an ongoing problem. They are members of our community and the surrounding areas. This includes walkers with strollers, small children, bicycles, or dogs. It annoys the golfers, slows up play and the biggest issue is the risk of injury to the walkers. Unfortunately, most non-golfers don't understand the risk they are taking by walking on the golf course.

asphalt, roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

It also contains a Financial Analysis Section that evaluated the association's Reserve balance, income and expenses. The purpose of this Reserve Analysis is to provide an educated estimate as to what the Reserve Allocation needs to be moving forward into the next 5 to 10 years. The Committee updated the financial section and item costs. They prioritized the list of projects based on remaining useful life and created a spreadsheet. November *Metro Matters* will contain updates from future meetings.

Email Alert System: The Fairway 16 board would like to establish a more immediate means of communicating with homeowners in addition to its website and *Metro Matters*. The purpose of the Email Alert System is to inform the community of any urgent information that needs their attention. This system would be used sparingly and only by the association president. The email addresses would not be used for any purpose other than the Email Alert System. If you are interested in participating, please send your email addresses to Roger Mitchell at roger@wsps.net and state that you wish to be on the Email Alert System.

Asphalt: The number one item on the Five-Year Planning Committee's list is replacement of



the asphalt. It is no longer possible to just fill cracks and potholes. The Manager has requested proposals from four contractors to do a mill and overlay of the whole property. In the interim, the board approved a bid to fill 14 potholes that were in immediate need of attention.

New Sign: The new Fairway 16 sign on the north side of our community is now installed. It was purchased using money from The Neighborhood Beautification Grant, awarded by the city of Aurora. Expenses were covered in full.

Monthly Board Meetings: The Fairway 16 board meets on the second Thursday of each month at 6:30 pm. Our next meeting will be held on October 13.

Website for Fairway 16: www.fairway16.com

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

Bette Secord

"The average good golfer would swing a 45" driver at about 95 mph and achieve an initial launch speed of approximately 115 mph. This would vary according to the equipment used." Yahoo.

"Each year, nearly 40,000 golfers are admitted to emergency rooms after being injured at play." Golf Digest

Articles concerning this issue have been published in Metro Matters over the years and the golf course has posted several "No Trespassing" signs.

Please do not walk on the golf course between 7 am and 7 pm for your own safety. It is dangerous!

The Five-Year Planning Committee: The Five-Year Planning Committee had their first meeting at the end of September. The Committee reviewed the Reserve Analysis that was professionally done in 2013. The Reserves is primarily made up of Capital Replacement items such as

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FALL ACTIVITIES

Corn Maze

Through October 30, call for times and price
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Get lost in our 8-acre Corn Maze at Chatfield Farms. The
maze is open various dates in September and October,
both day and night. Also enjoy our After Dark Corn Maze
and Dead Zone Haunted Attraction. Tickets include one
hayride, barrel train ride (for children 12 and under) and
unlimited jumping on a giant pillow.

Pumpkin Festival

Friday-Sunday, October 7-9, 9 am-5 pm each day
Chatfield Farms, 8500 W Deer Creek Canyon Road,
Littleton, CO 80128
720-865-4346
Celebrate fall with this treasured October tradition for
the entire family. Enjoy a day of fall activities at Chatfield
Farms. Ticket price includes access to the 10-acre pumpkin
patch and family and children's activities

Festifall

Hudson Gardens, 6115 S Santa Fe Drive, Littleton, CO
80120, 303-797-8565

Each October, The Hudson Gardens & Event Center
presents FestiFall, a fun harvest event for the whole family!
Explore the hay bale maze, go on a wagon ride, pick the
perfect pumpkin, get up close and personal with birds of
prey, and play nature-inspired game – all for just \$5!

Punkin Chunkin

Saturday, October 8, 10 am-5 pm
Concert Saturday, October 8
Saturday, October 9, 10 am-5 pm
Arapahoe Park Racetrack, 26000 E Quincy Ave, Aurora,
CO 80016
Punkin Chunkin is a two day event where people travel for
miles to see how far they can lob a gourd. New this year, in
partnership with Central Colorado Corvette Club, an Open
Car Show all classes held on Oct. 8 and Corvette Fall Blast
Car Show on Oct. 9.

Glow at the Gardens

Wednesday & Thursday, October 19-20 Fables & Fairy
Tales
Wednesday & Thursday, October 26-27 Spooky Hollow,
6-9:30 pm (last entry at 9 pm)
Denver Botanic Gardens, 1007 York Street, Denver 80206,
720-865-3501
Glow at the Gardens lights up the night with hundreds
of carved, glowing jack-o-lanterns. Luminaria-lined
pathways wind through the grounds to reveal larger than
life pumpkin displays.

8th Annual Spooky Walk Halloween Trick-or-Treating and Costume Contest at the Gardens on Havana

Saturday, October 29
The Gardens on Havana, on the SE corner of Mississippi
and Havana
• 12-4 pm: Go Trick-or-Treating at the merchant shops
• 12-2 pm: Get your picture taken in costume for free in
the Rose Garden. Photo shoot and costume contest will
be cancelled if it rains or snows



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In Remembrance

William A. “Bill “ Schuler



William A. Schuler, age 76, passed away on July 19, 2016, after a valiant battle with Parkinson's disease. Bill was born in Denver, Colorado on February 28, 1940. He graduated from North High in 1957 and earned a degree in architectural engineering at the University of Colorado. Bill was a partner in the engineering firm of Rocky Mountain Consultants until he retired. He is survived by his loving wife, Karen Schuler; sons Robert and Andrew Schuler; two grandsons Finn and William Schuler. Describing himself as a

“golf junkie,” Bill was a member of Los Verdes, Heather Ridge, Cherry Creek, and Union Hills Gold Clubs for many years. He participated in and won several CGA tournaments. He also boasts nine hole-in-ones. Bill was a long time golfer and friend at Heather Ridge, he also volunteered advice on water issues as the HR community began operations.

Richard (Trey) Oliver Hagan

Neighbor, friend and Heather Ridge golfer, Trey Hagan, 91, passed away July 27, 2016. Trey born in Ohio January 28, 1925, moved to HR Sausalito in the early 1990s after retiring from Kodak in Rochester, NY. Trey, a real character, was always respected among the HR golfers for his golfing skills, knowledge of the game and the USGA golf rule book. Until the last couple of years, there was seldom a day when Trey missed a golf day. Trey was always building golf clubs in his shop in his garage. Trey's door was always open, (as his best friend and grandson Jordan will attest). Trey told stories as a young boy he caddied for his uncle, the one and only Walter Hagen – American Professional Golfer. His tally is third behind Jack Nicklaus and Tiger Woods. Trey is missed here as one more who gave us the rich history of the Heather Ridge past. Donations in Trey's memory may be made to the HR Open Space Foundation at the Heather Ridge Clubhouse.



Out To Lunch Bunch

The next gathering will be

Noon, Thursday, October 20, 2016

Helga's German Restaurant & Deli

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Aurora, CO 80012

303-344-5488



Come join us for lunch and

celebrate OctoberFest.

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RSVP: Josie Spencer,

amipep@aol.com, 303-671-5634

Indoor water assessment can help you save money and water.

The leaves are beginning to turn colors, temperatures are cooling and fall is upon us. Now is the time to ensure that your home is in tip-top shape in order to face the freezing temperatures that will soon be here.

The Aurora Water indoor water assessment specialists not only help you pinpoint areas that can save you water and money, but also ways to keep your pipes protected and your appliances running more efficiently.

Here are some often overlooked areas that an Aurora Water specialist can help you with to avoid costly damage to your home in the coming months.

Swamp Coolers – A number of online resources will walk you through how to winterize your system, but a



conservation specialist can also help you pinpoint specific areas of concern with your system.

Water Heaters – When was the last time you drained your water heater? Manufacturers recommend that this be done at least once a year. A specialist can help walk you through the steps on how to do this.

Water Pipes – If your water pipes are in the basement or a bathroom close to an outdoor wall, there's a chance that they could freeze. An Aurora Water conservation specialist can identify pipes that are of concern and explain how to wrap them

To schedule an indoor water audit, call 303-739-7195. For additional information on ways to save water and money, visit aurorawater.org.

Rory Franklin
Public Affairs Officer
Aurora Water

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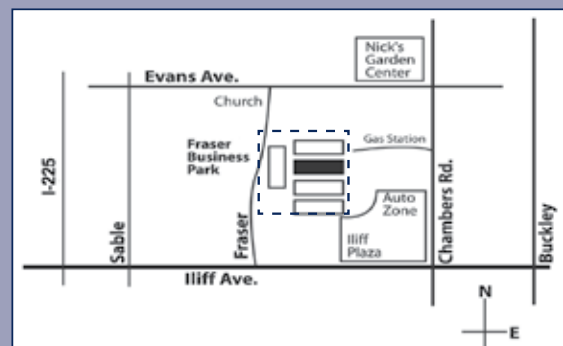


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