

Heather Ridge Metro Matters

VOLUME 1

JANUARY–FEBRUARY 2011



NUMBER 8

United Associations of Heather Ridge Board



Directors (from left) Front: **Jan Lucas (Strawberry I), Edie Reidel (Burgundy), Jan Butsch (Strawberry II)**

Middle: **Pat Horton (Sausalito), Scott Dunham (Chimney Hill)**

Back row: **David Brahinsky (Country Club Ridge), Pete Traynor (Double Tree), Josie Spencer (Heather Ridge South), Larry Ransford (Country Club Ridge), Richard Doby (Fairway 16), Margo Plemone (Cobblestone)**

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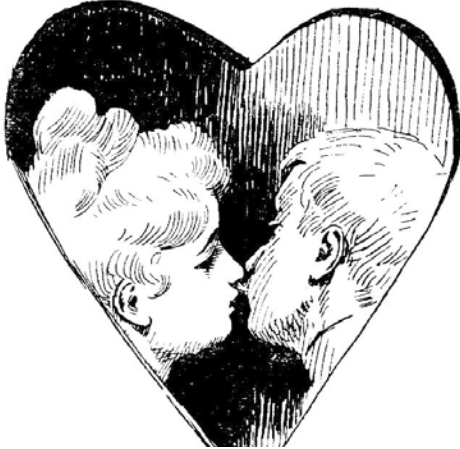
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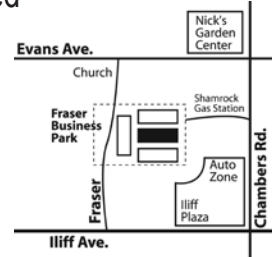


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Heather Ridge Metro Matters is published monthly for the residents of Heather Ridge.

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It is the intent of the editor and HRMD to provide information of interest to its readers, to afford persons with varying and differing views opportunity to air responsible opinions on matters of community interest, and to promote community and enjoyable life pursuits.

Heather Ridge Metro Matters welcomes letters and other articles concerned with community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited for reasons of space and clarity. Send to LynnNeu@comcast.net

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Country Club Ridge
Double Tree
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HRMD No. 1 Property Taxes for 2011

2010 WAS A VERY GOOD YEAR! Not only did the golf course survive, it prospered! With 80 percent of all first year businesses failing, the Golf Course at Heather Ridge proved the exception.

The year started out poorly with challenging winter weather shutting down golf for three months. But by April, the snow finally melted and golfers started playing — raising revenues. Heather Ridge's biggest marketing challenge was perception — now a public versus private golf course! Using the theme of a "Public Golf Course with a Country Club Atmosphere," the public responded. It left no doubt, Heather Ridge is a winner!!

Important to 2010's success were past club members buying public golf packages. Those loyal golfers, along with the men and women's clubs, helped sustain and promote the spirit of Heather Ridge golf. A hearty thank you to all who played here in 2010!

Revenue for 2010 is expected to be almost \$1 million versus a budgeted \$850,000. Expenses initially ran higher than expected, but by season's end, all was under control. Final financial reports won't be ready until early 2011, but it appears Heather Ridge will have a small operating loss due primarily to accounting procedures and start-up costs.

Success in 2010 is not a guarantee for 2011, but many good foundations were laid for marketing and operations. New internet marketing now includes over 5,000 email addresses, creating a high tech, high touch way to attract and keep golfers.

Clubhouse and golf operations are now led by PGA professional Mike Ritter. Coming here in August from the Grand Elk Club in Grand County, CO, Mike immediately improved the pace of golf play — a major concern of men and women's clubs. Mike has also instituted a new cash accounting system and developed marketing programs to attract loyal golfers and tournaments — a major source of revenue and good will.

The best advertising is always word of mouth, so please make a New Year's resolution to tell at least three people a week about the Golf Club at Heather Ridge. This will in turn promote your investment and help the success of the golf course. You can stay informed of club events by reading *Metro Matters*, visiting Heather Ridge websites, becoming a follower on Facebook (Golf Club at Heather Ridge) and of course by dining, golfing, or having a party at your community club.

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United Associations of Heather Ridge

The December UAHR meeting was a productive one. General Manger Mike Ritter of the Golf Club at Heather Ridge briefed on a few issues: 1) the continuing food and beverage contract negotiations, which are in the process of being finalized as I write this; and 2) pursuit of a new irrigation system for the golf course to help sustain its competitiveness with the Aurora city courses.

Dumitris will no longer have the food and beverage contract, but he will continue to operate his restaurant on East Jewell and Havana Street. The board thanks him for his services and wish him every continued success.

When the proposal for a new irrigation system is finalized, UAHR plans to hold three community information briefings (Monday, Jan. 24, 6:30 pm, Wednesday, Jan. 26, 2 pm, and Thursday, Jan. 27, 6:30 pm) to outline what will done, when and how to all residents. You'll have a chance to ask any questions you might have

as well.

Larry Ransford (Cobblestone Crossing) was elected treasurer. Of course, the association does not have a budget yet. One of Larry's first jobs is to evaluate whether or not a budget is needed. Larry is also looking into saving money for all HOAs by evaluating economy of scale measures, i.e, what contracts can be made by UAHR that might save money on contracts now initiated by 10 entities. He will be featured in the "getting to know you" spotlight next month.

This month in our "getting to know you" segment, I am featuring Scott Dunham from Chimney Hill. Scott is 40 years old. (He is our young blood, which every board needs.) He grew up in Sheridan, Wyoming, attending Sheridan College where he graduated in 1992.

From the time Dunham was 12 years old, he worked for his family's businesses, which included two grocery stores and five side businesses.

They sold everything from groceries to fireworks. He was a manager at the age of 16 and helped manage those businesses for 15 years.

He moved to Denver in 2002 and is currently employed by Einstein Brothers, where he oversees their Denver commissary warehouse. In 2005, Scott married Melissa Miller (a director on the HRMD No. 1 Board). They moved to Chimney Hill in November 2006.

Scott is an avid skier and a big Colorado Rockies baseball fan. His golf game has improved since moving to Chimney Hill, but he says it still needs to improve more. He became active within his community after his wife was elected to the Chimney Hill HOA. He states that even though he is not a board member at Chimney Hill, he attends the monthly meetings and voices his opinion. We are glad to have him as the vice president of the UAHR Board.

— Josie Spencer
President, UAHR Board



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Although each year begins with the hope and promise things will be better, understanding real estate is best viewed by looking back to the year that was! For 2010, Heather Ridge had just over 60 sales. Prices stabilized only because 2009 was worse due to foreclosures, short sales and job losses. Heather Ridge rebounded slightly in 2010, mostly due to better values, location, and features.

Slower high-end sales, the story for 2010, “compresses” the real estate market, meaning if a \$1M home is now worth \$750,000, then what is a \$750,000 house worth? Prices can be compressed only so much before stagnation sets in. Until high-end housing prices start going up, all other prices cannot expand. That happened in the late 1980s resulting in housing stagflation — prices went up without any growth in values.

Another concern for all homeowners is their equity position. Equity is the difference between market value and total sales costs (mortgages, brokerage fees, title insurance). No equity usually means a “no

sale” unless costs can be reduced. This sometimes results in a short sale scenario where a lender “eats” the majority of costs versus a foreclosure tomorrow. In fact, almost one-third of all sales today are short sales.

So what’s a Heather Ridge property owner to do for 2011? First, continue to improve your physical property. Make improvements, upgrade décor and continue to learn about your market area. Secondly, get your financial house in order. Can you pay off any mortgages, or reduce credit card balances? Check your credit score and challenge anything that hurts it. Don’t go to credit repair companies. Even if you don’t move, you will feel better.

Lastly, make a plan for yourself. What are your goals for life — financial freedom, growing family, retirement, etc.? Without a plan, how will you know when you’ve reached your goals?



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Homes Sold in Heather Ridge, 2010 *(May Have Been Sold by Other Companies)*

HOA	No.	Street	First/Last Ask Price	Sold Price	Credit	Net Price	Close	Seller	Days on Market
Burgundy	2629	S Xanadu Way B	\$125/105 K	\$103,000	\$0	\$103,000	10/29/10	Indiv	40
Burgundy	2659	S Xanadu Way E	\$117/117 K	\$110,000	\$0	\$110,000	01/08/10	Indiv	20
Burgundy	2675	S Xanadu Way D	\$120/108 K	\$120,000	\$1,000	\$119,000	07/01/10	Gov't	40
Burgundy	2667	S Xanadu Way C	\$135/129 K	\$123,000	\$2,400	\$120,600	05/29/10	Indiv	28
Burgundy	2693	S Xanadu Way B	\$159/135 K	\$135,000	\$4,000	\$131,000	11/27/10	Indiv	258
Chimney Hill	2084	S Worchester Way	\$102/99 K	\$91,000	\$0	\$91,000	06/11/10	Bank	91
Chimney Hill	13612	E Evans Ave	\$135/135 K	\$125,000	\$0	\$125,000	09/20/10	HUD	11
Chimney Hill	13684	E Evans Ave	\$136/136 K	\$134,000	\$0	\$134,000	05/28/10	Indiv	37
Chimney Hill	13637	E Evans Ave	\$130/132 K	\$135,000	\$0	\$135,000	04/21/10	Indiv	8
Chimney Hill	13676	E Evans Ave	\$150/150 K	\$147,000	\$3,500	\$143,500	01/28/10	Indiv	32
Chimney Hill	13691	E Evans Ave	\$149/149K	\$149,000	\$3,800	\$145,200	04/28/10	Indiv	5
Chimney Hill	13664	E Evans Ave	\$160/160 K	\$157,000	\$5,200	\$151,800	06/11/10	Indiv	45
Chimney Hill	2084	S Worchester Way	\$162/150 K	\$150,000	\$3,600	\$146,400	10/07/10	Fix-Flip	53
Cobblestn Cr	13276	E Asbury Ave	\$128/125 K	\$70,000	\$0	\$70,000	03/04/10	Gov't	13
Cobblestn Cr	13286	E Asbury Dr	\$119/115 K	\$109,000	\$0	\$109,000	09/17/10	Indiv	66
Cobblestn Cr	1993	S Xanadu Way	\$127/120 K	\$119,000	\$4,700	\$114,300	03/05/10	Indiv	78
Cobblestn Cr	13474	E Asbury Dr	\$125/125 K	\$122,000	\$5,300	\$116,700	04/29/10	Indiv	17
Cobblestn Cr	1957	S Xanadu Way	\$130/125 K	\$124,000	\$3,600	\$120,400	10/25/10	Indiv	77
Cobblestn Cr	13344	E Asbury Dr	\$128/128 K	\$128,000	\$1,500	\$126,500	09/07/10	Indiv	148
Cobblestn Cr	13246	E Asbury Dr	\$150/150 K	\$146,000	\$0	\$146,000	05/20/10	Fix-Flip	28
Cobblestn Cr	2250	S Vaughn Way 203	\$190/190 K	\$186,000	\$4,000	\$182,000	06/10/10	Indiv	7
Cobblestn Cr	13352	E Asbury Dr	\$110/\$110 K	\$107,000	\$2,000	\$105,000	12/15/10	Bank	32
Cobblestn Cr	13562	E Asbury Dr	\$145/145 K	\$140,000	\$0	\$140,000	02/16/10	Fix-Flip	11
Cobblestn Cr	13488	E Asbury Dr	\$140/130 K	\$128,000	\$0	\$128,000	12/30/10	Indiv	263
Cobblestn Cr	13246	E Asbury Dr	\$81/81 K	\$81,000	\$0	\$81,000	03/01/10	Bank	0

HOA	No.	Street	First/Last Ask Price	Sold Price	Credit	Net Price	Close	Seller	Days on Market
Cobblestone Cr	2467	S Victor St F	\$135/130 K	\$129,000	\$2,800	\$126,200	03/17/10	Indiv	20
Cobblestone Cr	2172	S Victor St D	\$145/145 K	\$134,000	\$0	\$134,000	05/14/10	Indiv	146
Cobblestone Cr	13562	E Asbury Dr	\$145/145 K	\$92,000	\$0	\$92,000	01/03/11	Bank	7
Country Club R	2210	S Vaughn Way 203	\$195/195 K	\$188,000	\$3,800	\$184,200	11/10/10	Indiv	20
Country Club R	2280	S Vaughn Way 104	\$200/192 K	\$192,000	\$4,900	#187,100	03/25/10	Indiv	227
Fairway 16	2588	S Vaughn Way C	\$175/162 K	\$155,000	\$2,000	\$153,000	10/09/10	Indiv	98
Fairway 16	2698	S Vaughn Way F	\$200/180 K	\$177,000	\$0	\$177,000	09/23/10	Indiv	285
Fairway 16	2558	So Vaughn Way A	\$200/187 K	\$177,500	\$5,500	\$172,000	11/11/10	Indiv	78
Fairway 16	2693	S Vaughn Way	\$205/195 K	\$190,000	\$0	\$190,000	06/16/10	Indiv	34
HRS	2720	S Xanadu Way	\$109/89 K	\$80,000	\$0	\$80,000	11/12/10	Bank	68
HRS	2730	S Xanadu Way	\$138/138 K	\$131,000	\$0	\$131,000	05/10/10	Indiv	6
HRS	2787	S Xanadu Way	\$155/135 K	\$136,000	\$8,000	\$128,000	01/07/10	Bank	56
HRS	2838	S Wheeling Way	\$140/140 K	\$140,000	\$3,500	\$136,500	05/07/10	Estate	56
HRS	2895	S Xanadu Way	\$150/150 K	\$157,000	\$5,200	\$151,800	03/15/10	Indiv	13
HRS	2841	S Xanadu Way	\$160/160 K	\$163,000	\$3,000	\$160,000	06/08/10	Indiv	13
Sausalito	2468	S Victor St A	\$95/95 K	\$91,000	\$0	\$91,000	12/22/10	Bank	14
Sausalito	2409	S Worchester Ct B	\$105/105 K	\$95,000	\$0	\$95,000	05/13/10	Gov't	132
Sausalito	2501	S Victor St E	\$125/100 K	\$98,000	\$0	\$98,000	06/21/10	Bank	61
Sausalito	2408	S Victor St F	\$105/105 K	\$99,000	\$0	\$99,000	11/05/10	Bank	30
Sausalito	2522	S Worchester Ct E	\$110/102 K	\$102,000	\$3,000	\$99,000	05/10/10	Bank	68
Sausalito	2487	S Victor St B	\$145/145 K	\$143,000	\$0	\$143,000	05/25/10	Indiv	39
Sausalito	2457	S Victor St E	\$150/150 K	\$145,000	\$4,000	\$141,000	04/29/10	Indiv	36
Sausalito	2522	S Worchester CT D	\$145/145 K	\$147,000	\$4,600	\$142,400	10/04/10	Indiv	42
Sausalito	2418	S Victor St D	\$100/100 K	\$84,000	\$0	\$84,000	12/14/10	Indiv	26
Sausalito	2409	S Worchester B	\$170/170 K	\$170,000	\$2,000	\$168,000	07/23/10	Fix-Flip	4
Strawberry I	13605	E Yale Ave A	\$50/38 K	\$35,000	\$0	\$35,000	12/28/10	Bank	85
Strawberry I	2608	S Xanadu Way F	\$45/45 K	\$45,000	\$0	\$45,000	09/13/10	Bank	21
Strawberry I	2658	S Xanadu Way E	\$60/53 K	\$53,000	\$1,500	\$51,500	05/07/10	FNMA	74
Strawberry I	13611	E Yale Ave C	\$65/60 K	\$58,000	\$2,000	\$56,000	05/24/10	Indiv	85
Strawberry I	13659	E Yale Ave	\$70/70 K	\$62,000	\$2,000	\$60,000	01/22/10	Estate	10
Strawberry I	2608	S Xanadu Way C	\$72/72 K	\$69,000	\$4,000	\$65,000	07/01/10	Indiv	42
Strawberry I	2614	S Xanadu Way A	\$80/75 K	\$75,000	\$2,200	\$72,800	10/27/10	Bank	61
Strawberry I	13613	E Yale Ave C	\$75/75 K	\$75,000	\$2,500	\$72,500	11/06/10	Gov't	10
Strawberry I	2664	S Xanadu Way B	\$81/81 K	\$75,000	\$0	\$75,000	07/02/10	Gov't	11
Strawberry I	2630	S Xanadu Way B	\$82/82 K	\$77,000	\$0	\$77,000	04/30/10	Indiv	18
Strawberry I	2666	S Xanadu Way D	\$107/107 K	\$104,000	\$0	\$104,000	06/29/10	Indiv	51
Strawberry I	2473	S Xanadu Way C	\$114/110 K	\$109,000	\$3,800	\$105,200	12/30/10	Indiv	34
Strawberry I	2682	S Xanadu Way C	\$101/101 K	\$101,000	\$3,000	\$98,000	06/01/10	Indiv	8
Strawberry II	2461	S Xanadu Way D	\$65/65 K	\$69,000	\$0	\$69,000	02/05/10	SS	209
Strawberry II	2499	S Xanadu Way C	\$75/75 K	\$76,000	\$2,300	\$73,700	03/12/10	Gov't	68
Strawberry II	2489	S Xanadu Way A	\$82/82 K	\$82,000	\$0	\$82,000	03/23/10	Bank	10
Strawberry II	2415	S Xanadu Way D	\$113/85 K	\$88,000	\$2,500	\$85,500	03/31/10	SS	176
Strawberry II	2459	S Xanadu Way C	\$94/94 K	\$94,000	\$2,700	\$91,300	12/23/10	Indiv	19
Strawberry II	2471	S Xanadu Way B	\$69/56 K	\$56,000	\$0	\$56,000	11/15/10	Bank	103

Homeowners' Association News

Burgundy by Matt Mettler

Holiday party a Big Success!

The newly revamped holiday party went great! All the folks who attended said they really enjoyed themselves. Many said it was the best holiday party Burgundy has had in years! I was so glad that everyone came out. One thing I have learned from being in the entertainment business is that any party or gig is the same amount of work whether folks show up or not — but it really is a lot more fun when people do come and have a good time. That's what makes all the work worth it! :)

Kirt Chiles graciously donated a 20-pound turkey (pre-carved even!) for the party. Errol and Edie brought some wonderful assorted breads. There were cold cuts, little sandwiches, croissants, stuffing, cranberry sauce, veggies, and all kinds of delicious little sweet treats too! If you missed it, I feel bad for you because everyone ate good that night!

I rustled up some prizes for the party too. A super special thank you to Danielle at Texas Roadhouse for donating two dinners for two adults and two children with a free appetizer! Also a great big "thank you!" to Drew, General Manager at the Ruby Tuesdays for his wonderful donation of \$20 dollars off any meal in that restaurant. (They have an excellent salad bar there too BTW!) These guys were really great at helping us out, even on short notice. So again — thank you, Danielle and Drew!

There two money orders for cash prizes (\$25 and \$50)! Two lucky residents got these prizes because they showed up! Some other cool prizes were donated by Smorgazboard.net — a \$25 dollar AMC movie theater gift card. Andrew Malkoski, a director on Burgundy's Board, scored two \$15 gift cards good for anything while hanging out at FuNuGyz. Thank you to Smorgazboard.net and Andrew / FuNuGyz!

So next time you are supposed to come to the party don't miss out — you could be a cool prize winner for an awesome dinner! : D

2nd meeting of the board — Whas-sa-goin-on?

The board spent most of its time discussing plans for the holiday party. Other items discussed included:

- *Asphalt repairs to be reduced for 2010*

The board talked about a proposal that was submitted for repairs to the asphalt driveways, then determined that attempting to implement the plan in its entirety is beyond the current capacity of the budget. Another homeowners assessment, given there are so many unpaid roof assessment/dues and that everybody is trying to recover from a poor economy, didn't seem timely. The board will examine the areas that need the repairs before the next meeting — determine the worst parts, and make a plan to best use the money that is currently allocated. (It gets its own slice in the budget each year for maintenance.) Other efforts will be to mitigate any further deterioration.



- *Worn out Chimney Caps getting repaired*

Repairs have begun on the worst chimney caps in our community and will continue until the

repairs to the 17 worn out caps are completed. This project will continue for a while. There are still many more caps that will need replacement in the near future, so I will continue to let you know the status of the project as it progresses.

- *BurgHOA gets a new Attorney*

A new law firm is being retained by the HOA, HindmanSanchez. They will be taking over the business of handling our legal issues (debt collections, notices, writing stuff in legalese, etc.)

Oops! I totally made a mistake!

Remember last month when I told you Patricia Lunger managed the rental of the clubhouse? What? You don't remember me telling you that? OK. Good, because I was wrong. Karen Berg actually handles the rental of the clubhouse. She can be reached at 303-695-9630 with questions about renting or to arrange a showing of it for you.

Moon provides neat spectacle over Burgundy

I don't know if anybody else took the time to check out the lunar eclipse, but Aurora had an exceptional night for lunar gazing that evening — clear skies and very chilly (freezing!) weather, which actually helped to minimize the visual distortion normally caused by the atmosphere. I was pretty excited because I could see it beautifully. It turned very red and then progressed to very dark and shadowy. For a while it looked like you could just reach right up and pluck it right out of the sky! It was Good Stuff! : D

Burgundy shows festive side in Holiday Lights

I just wanted to mention how nice the holiday lights looked this year — some of the people back in Drive E got creative and pretty busy, putting together a pretty large display that looked very festive indeed!

Kudos to all the folks throughout Burgundy who took the time to decorate! Nice Job!

Noticeable change in parking takes place

I have noticed a change in how people are parking now and I just wanted to say, Thank You. Keep doing the right thing. I don't delude myself thinking that every parking problem is solved, but I am happy to have some improvement in the situation. I hope that it will continue to get better. With snow season upon us, parking is very important because the snow plows need extra room to maneuver. A place is needed into which the snow can be pushed. That pretty much takes up all of space there is. I recently talked with A Dynamite Towing about resuming

See facing page

their services as the tow company for our neighborhood. They told me "We are ready to respond 24 hours a day, seven days a week."

So far there have been several vehicles ticketed, but nobody has had to be towed off the property. Ideally I would really like to keep it that way.

Charlie, at A Dynamite, told me that it's basically a \$230 charge to get your car back from them. (Ouch! right?) Then an additional \$30 dollars for each day they hold the vehicle. So it's absolutely no joke — you just don't want to get towed. It will completely ruin your day and then some. Nobody forces anybody to park for extended periods in a tow-away zone. It is something people knowingly *choose* to do. Before parking somewhere that you know could get you towed — you may

want to ask yourself, "Is the convenience of this parking spot worth \$230 bucks?" If you don't think it is, I wouldn't park there.

Don't Forget to Check out BurgHOA.com

It has been updated with new information about parking, as well as the minutes from the board meetings and the Burgundy HOA Resident handbook, which may take a bit to download depending on your internet connection speed. You can download a PDF version of the *Burgundy Bottle* (whoa!, It's in color!). You can also place an ad on the site to sell something or list your service too!

It was built for residents. Be sure to look at it once and a while, and see what's happening in your neighborhood!

Sausalito by Carol McCormick

I hope the past holiday season was enjoyable for everyone. Now, here it is in the first month of a new decade. Time does fly, but it is important to seize the day. January is National Hobby Month. Enjoy!

Landscaping. The Sausalito landscaping company has prepared the complex for winter. Due to the lack of moisture/snow during October through December, it may be necessary to root feed the new trees to ensure their survival. If you notice any of these trees suffering, please call Tony.

Parking Issues. As you are now aware, a new security company, Covenant, has been patrolling Sausalito and notifying car owners of illegally parked vehicles. Please don't park where you are not supposed to. The rules state that if you have a visitor/guest who will be parking overnight in visitor parking, you must call security in advance so the patrol can be notified. Covenant's phone/fax number is 303-552-9027.

Winterize. Please remember to winterize your home whether you are staying in Colorado or migrating south for the winter. It is the homeowner's responsibility, not the HOA's, to insulate any outside water spouts. One of our homeowners recently had the pipes in her home leak and cause water damage throughout her home. The board recommends that all homeowners check on their pipes once again. Better safe than sorry.

Trash Removal Days. Our regular trash removal days are every Tuesday. Recycling days are every other Tuesday.

The 105th National Western Stock Show/Rodeo/Horse Show opens in Denver on Jan. 8, and continues through Jan. 23. See how the National Western Stock Show has changed over the years by browsing our time line from 1899 to 2010.

Here are some excerpts:

1906 First show opened on Monday, Jan. 29 and ran for six days. Attendance was estimated at 15,000 and the

Grand Champion steer sold for 33¢ a pound, 23¢ over the market price!

1932 The 25th National Western presented the first Rodeo in conjunction with the Livestock and Horse Show.

1954 The Westernaires made their first appearance at the Rodeo.

1981 The show increased to 12 days and included 21 Rodeo performances. A still-standing record of \$301,000 was paid at auction for a Hereford bull.

2006 National Western celebrates its 100th anniversary! The show's attendance reached 726,972 for the 16-day show and the grand champion steer sold for \$75,000 or \$58 per pound!

The Citizen of the West, selected by a committee of community leaders, is an annual award given to individuals who embody the spirit and determination of the western pioneer, and who are committed to perpetuating the West's agricultural heritage and ideals. Peter Coors is the 2011 Citizen of the West!

Neighborhood Reminders. Please slow down and observe the posted speed limit when driving through Sausalito. Pick up your pet's waste, even in the snow, when out walking. Take pride in our community. Call Tony at 720-535-9705 for your landscaping needs or to replace outside light bulbs and auto court flood lights. If Tony is unavailable, call Bill McKinney at 303-783-0394.

Monthly Meetings. Our board meets at 6:30 pm on the 2nd Wednesday of every month at the Golf Club at Heather Ridge

Outside Christmas decorations are allowed, but must be taken down in January after the Stock Show.

More HOA news on page 11



Heather Ridge



Left: Bette and Bill Secord, Fairway 16, celebrate HRMD 1st Birthday on Dec. 4.

Below: City Council Member Molly Markert with HRMD President Errol Rowland.

HRMD 1st Birthday – Déjà Vu



Holiday lights and holiday parties — all part of the busy December experience. On these pages, Metro Matters revisits the 1st annual celebration of forming a metropolitan district, the holiday parties for Burgundy HOA and some holiday lights in the community.

Hope these photos bring fond memories of breaking bread with your friends and neighbors, sharing the warmth of the season despite the cold temperatures outside.

Photo Album

Burgunday HOA Holiday Party was fun for all. Several residents left with valuable gift cards and other raffle gifts. Holiday lights in Burgundy.



Photos by Smorgasboardphoto.com



Golf Club at Heather Ridge Monthly Update



PLEASE STAY OFF THE ICE ON THE PONDS! *Colorado is a constant mix of thaw and freeze cycles. The ice on the ponds should never be trusted. For your safety, please keep pets, kids and adults off the ice.*

So many Heather Ridge homeowners are taking an active role and interest in the golf course. I appreciate the support so many have given through this first year. More and more homeowners ask, "How can I help to make sure the golf course is successful?"

Recently, Larry Ransford, a member of the UAHR Board, was talking to Ray, Vinny and myself about the tremendous responsibility to generate revenue. He was sympathetic about the fact that it was "all on us" (the GCatHR, Inc. board and staff) to ensure the success of the course. I acknowledged that it was a continual challenge to promote the new public status and to sell the value and great conditions that make Heather Ridge special.

Larry also sparked a realization in me that it's not just the board and staff of GCatHR, Inc. that can make the course a resounding success, it's all who have a stake in Heather Ridge. There are over 1,100 homeowners who know many people who live and work in the metro area. Through you, we have access to businesses, community groups, churches, fraternal organizations and countless individuals who play golf, book meetings, weddings and banquets, or are looking for a fun place to have a drink or a meal.

Not many public golf courses and banquet facilities have over 1,100 owners. The power to market and promote the course through your collective efforts is enormous!

So if you desire to, how can you help?

- "Like" us on the Golf Club at Heather Ridge Facebook page. Then all your friends and followers will learn about the course and get up-to-the-minute information about events and news at Heather Ridge.
- If you play golf, the staff would love to have you play here. But even better, invite your friends to join you. Show them what a great place you own.
- If somebody in your circle is planning a wedding, a corporate function, a family reunion, or other event, please let them know that Heather Ridge provides great

Women's 9-Hole News

There will be a Coffee and Continental Breakfast on Tuesday, Feb. 15, 10:30 am–12:30 pm, at the Golf Club at Heather Ridge. More details to follow.

Birdies Lounge will offer food and beverages during golf hours when the course is open.

value for these kind of gatherings. Put them in touch with the new restaurant and catering group that GC at Heather Ridge has hired. My team will do the rest.

- Do you know of a business or organization that might be interested in a tournament at Heather Ridge? Either speak to them directly, or ask if it's OK for someone to contact them.
- Consider buying gift certificates or premium cards for the golfers in your life when it's time for a unique gift. Let them know about the special features — covered carts, great greens, and unusual history and mission. Golfers love to be in on the next "big thing" — and that is Heather Ridge!
- Share your ideas with me or my staff on ways to promote the course. What means of communication do you know of that are appropriate for the message? In this new social media environment, Heather Ridge wants to go "viral," to get everybody talking about those daring homeowners at Heather Ridge who took a chance and are making it work.
- Know any writers or broadcasters here in the metro area that might tell our story? Have a favorite call in show on the radio? Are you speaking at any gatherings where folks might be interested in the golf course's unique business model? If so, let me know if anyone who works here can help present the Heather Ridge story.

Together, we can make Heather Ridge the most talked about course in town, solidifying our future for years to come. Thanks for your support!

– Mike Ritter, Golf Pro

Golfers can help when winter golf is dry

The golf course has been experiencing an extremely dry winter thus far. Though this has been great for golfing and revenue for the course, it is taking its toll on the grass. The drought conditions are causing the turf to become extremely fragile from the wear and tear of golf carts. In an effort to preserve the conditions on the course and protect your investment, I am asking that golfers use the 90-degree rule and try to keep their golf carts on paths, when you can. Pay particular attention around greens and tees. Your cooperation is greatly appreciated.

– Bob Knutson
Grounds Superintendent

Heather Ridge South by Van Lewis

Heather Ridge South Homeowners Association 10 Years of Community Accomplishments

Over the past decade, the Board of Directors has made many physical improvements to HRS to sustain its way of life and property values. Increases in HOA monthly dues were done with a sharp eye on value, cost controls, and reserve growth.

In early 2001, HRS had only \$60,000 in reserves; today, there's almost \$700,000. For the past decade, HRS board membership has been amazingly stable with

few vacancies. Present directors range from 2 to 16 years service, creating a stable and professional board.

Please take a minute to review some of the improvements that your board, its management company (Westwind), employees and volunteers have completed over the last 10 years.

See Heather Ridge South, page 12



District...from page 3

NEW RESTAURANT for HEATHER RIDGE: Dumitri's is now closed. However a new restaurant with banquet operator will open in early March, 2011. The Heather Ridge Metro District is finalizing a contract with Rob Lanphier, B.U.F.F. Brothers, a local restaurateur who will expand catered events, professional meetings and dining-dancing functions. At age 40, Rob has been in the restaurant business for 20 years, owning many successful operations including the College Inn on 8th Avenue near Colorado Boulevard in Denver.

Working together, Rob and the HRMD will invest about \$150,000 to remodel the club and restaurant facilities. Rob will fund the majority of the work with HRMD focusing on needed physical upgrades.

In particular, the bar area will have one wall removed, and an enclosed patio will be added. State-of-the-art sound and high-definition TV systems will be installed to promote meetings for business and service clubs, weddings and general entertainment.

Dumitri Palea will continue to operate his landmark restaurant on South Havana at East Jewell Avenue. The board and staff all wish Dumitri well, thanking him for two years of fine food and entertainment. He will be missed but not gone from Heather Ridge. Dumitri will be here golfing with his buddies — so if you see him “putting-around,” please say hello!

For more information and events, please contact Audrey Romero, 720-246-0303; audreyr@gcathr.com

WATER DELIVERY SYSTEMS for THE GOLF COURSE: HRMD and its management company are investigating the cost benefits of a new water delivery system, and in particular, \$750,000 additional bond funding with NO INCREASE IN PROPERTY TAXES. Working with the United Associations of Heather Ridge (UAHR), any such project and bond proposal will be publicly discussed before HRMD considers voting.

In 2010, it cost \$35,000 to keep the 40-year water delivery system working. (Parts are no longer manufactured or stocked.) Repairs will increase as golf play grows.

For 2010, Heather Ridge had 32,000 rounds — almost triple its usage from past years. For 2011, play could be 40,000 rounds, which is welcome revenue, but

it places greater demands on maintaining the course.

Heather Ridge's water delivery system is more than sprinklers and pipe — it includes wells, pumps and storage ponds. A two-year plan is under consideration. First, install a new irrigation system with state-of-the-art sprinklers and control systems. Secondly, improve water retention by dredging out ponds. Today's ponds are filled with 40 years of sludge, leaving little storage for well and runoff water. Without adequate storage, the course is very susceptible to drought and mechanical failures.

Preliminary project costs are estimated to be \$1.2 million, of which \$750,000 will be funded by proposed new bonds. Existing tax revenues are sufficient for the proposed new bond, so no tax increase is needed. HRMD believes that the best use of its open space, and thus its highest priority, is a successful golf course. In the public's best interests, HRMD will investigate valid proposals to sustain golf operations.

People exchange money for value, be it housing, health, or recreation. Golfers call value the “golfing experience,” which must be earned each day. To succeed, rates must be fair, services good, and the golf course enjoyable. Getting golfers to play once is easy, but getting them to return is the challenge. Heather Ridge succeeded in 2010, but future prosperity requires dependable, adequate and cost efficient water delivery system.

Before the HR Metro District makes any decisions, it has asked the UAHR to hold public hearings concerning this matter. Hearings will be held at the Golf Club at Heather Ridge as follows: Jan. 24, 6:30 pm; Jan. 26, 2 pm; and Jan. 27, 6:30 pm.

After the hearings, the UAHR board will render a non-binding vote to HR Metro District in support or opposed to the irrigation proposal. For further information, please contact your HOA or its representative on the UAHR board.

With the recent changes and community reorganization the Heather Ridge website has been more appropriately named Heather Ridge Colorado. You can still access it with UAHR.org, HRMDco.org or now HeatherRidgeColorado.org or HeatherRidgeColorado.com. Golf and Clubhouse activities website remains GCatHR.com.

— Van Lewis, Ray Griffiths, Mike Ritter
Heather Ridge Metro District No. 1
Golf Club at Heather Ridge, Inc.

Heather Ridge South...from page 11

- New vinyl fences and stone retaining walls project.
- Organizing community volunteers after the blizzards of 2003 and 2006 to remove severely damaged trees at great savings. One contractor estimated \$60,000 and a schedule that was delayed by months before work could start. Volunteers cleared out debris in just three days.
- Upgrading water drainage systems throughout the community, especially gutters, downspouts and drain pits by garages; new concrete drain pans, exterior sump pumps, and meter pits.
- Replacing the old coach lighting system (\$250,000 replacement cost) with new lights affixed to every garage (\$50,000 project).
- Painting all garage doors, front doors, and rear porches and trim areas with white paint. Encouraged residents to replace old, high-maintenance wooden garage doors with metal ones (fewer than two dozen left).
- Installed new exterior sewer line clean-out valves for easier and more effective maintenance.
- Xeriscape water saving project throughout the community, reducing water expenses by 30 percent. High efficiency commodes replaced over 200 outdated fixtures.
- Upgrading the sprinkler system with hi-tech water efficient spray heads and control systems. HRS computers now control watering times — sensors for rainy or windy days.
- Remodeled the community clubhouse and pool. Installed a new pool hot water heater and filtration system.

Installed security cameras inside and out. New furniture chairs, tables, and window coverings.

- Community website to inform residents, visitors or prospective home buyers about the community. If you haven't visited it, go there now — www.heatherridge-south.com.

- Community digital map graphically displayed mechanical and operational systems from sprinkler lines to power stations. Instead of relying on memory and hearsay, this map is a complete history of everything that makes HRS work. It is a road map — past, present and future.

- Roof replacement program started in 2010 for the next 10 years. Through good fortune and dedicated professionals, a recent settlement of \$1,995,340.26 with the insurance carrier now allows for complete roofing by late spring of 2011.

The Board of Directors would like to thank everyone who has volunteered time, spirit and expertise to make HRS a better place to live. A special thanks to Dave, Skip, Joe, Wayne, Ed, John, Linda, Bobbie, Josie, Van and Jim! A special thanks to Westwind Management!



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January Calendar at Heather Ridge

Fri 21	HRMD Board Meeting Golf Club at Heather Ridge	4 pm
Mon 24	UAHR Board Meeting Irrigation Hearings	6:30 pm
Wed 26	UAHR Board Meeting Irrigation Hearings	2 pm
Thu 27	UAHR Board Meeting Irrigation Hearings Ward IV Meeting Strawberry I (2638 S Xanadu Way)	6:30 pm 6:30–8:30 pm

February Calendar at Heather Ridge

Tue 1	UAHR Board Meeting – 19th Hole	6 pm
Thu 3	Chinese New Year	
Wed 9	Sausalito Board Meeting Golf Club at Heather Ridge	6:30 pm
Mon 14	Happy Valentine's Day	
Tue 15	9-Hole Women's Golf Coffee and Continental Breakfast	10:30 am–12:30 pm
Thu 17	HRMD Board Meeting Golf Club at Heather Ridge	4 pm
Mon 21	President's Day – Federal Holiday	
Thu 24	Ward IV Meeting Ethiopian Evangelical Church (15150 E Evans Ave., off Chambers near Nick's Garden Center)	6:30–8:30 pm

GROCERY CART RACE— A Community & Business Fund-Raiser for COMITIS CRISIS CENTER

When: Wednesday, Jan. 26, 7 pm
Where: Safeway, 1677 S Havana Street,
Get Your Team Together: 3–4 people on a team.
1 "driver" to push the cart safely through the store
1 "super shopper" to manage the shopping list and keep track of the budget (donations)
1–2 "grocery hustlers" to grab the groceries off the shelves and toss them into the cart

Team Spirit:

- Give your team a name.
- You can decorate your grocery cart and wear team costumes.
- Your team can have cheerleaders and fans cheering you on to victory!

Three Donation Levels: Your team will need to collect donations to participate. Need at least 10 teams with donations of \$100 each, but overall goal is to raise \$2,000 for Comititis. Use the Donation Sheet at website, www.comititis.org. Collect donations for your team and then see if your employer will match your team's donation. *Make checks payable to Comititis Crisis Center.*

Your donation level will determine how much time you will have to shop Safeway at the cart race for groceries. Your "shopping list" is the Comititis Crisis Center Food Pantry Wish List.

- Bronze Level: \$25–100 donations; 5 minutes to shop
- Silver Level: \$101–250; 8 minutes to shop
- Gold level: Over \$250; 10 minutes to shop

The team collecting the highest dollar amount in donations for Comititis will receive a grab bag filled with over \$200 in gift cards to On Havana Street restaurants and retailers! Call Gayle Jetchick, for more information: 303-360-7505.

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Aurora Police need help to ID Creeper Burglar

On Monday, Dec. 12, at about 11:45 pm, a homeowner (2300 block of South Vaughn Way) heard footsteps and realized that someone had taken her purse that was on top of a countertop after leaving their rear sliding door open just a bit. She found the suspect hiding in the bushes nearby, going through her purse.

Suspect Description: Black male, possibly Black/White mixed race, tall (about 6-foot 2-inches), 22–29 years old, “exotic” or distinct large, droopy shaped eyes, dark colored “down” jacket, off-white colored crocheted/knitted beanie cap with horizontal orange and brown colored stripes.

Contact: Sgt. Bob Jackson with any information, 303-739-1809. District One Investigations Unit —Crimes Against Property



Call 303-739-1809 if you know this burglar.

Letters

Metro Matters

Bill Young, the owner of Ross's Restaurant, who had run Kennedy Golf Course in Denver for many, many years has passed away. He ran the best Super Bowl pool and party “Ever.” There are so many wonderful memories of fun times at Ross' or on the golf course at Heather Ridge CC. I recall the many junkets to Maxum's in Las Vegas for Super Bowls, golf trips to Bookcliff CC and Sterling CC every June. Bill will be missed.

Don Copeland

Metro Matters

Dennis Lyon, Manager of Golf (the only Manager of Golf this city has ever known) for the past 37.5 years, has announced his retirement. This will be effective Dec. 31, 2011.

Leadership, professionalism, commitment, loyalty and true integrity are but a few characteristics that Dennis has exemplified during his tenure with the City of Aurora. His illustrious career in the golf industry has included many awards, accolades and achievements that are far too many to list.

Bette Secord

Metro Matters

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The earth and I thank you!

Victoria Totok

Letters to the Editor: Send or deliver your letters for Metro Matters to Bette Secord, Fairway 16, bettesecord@gmail.com; or Publisher Lynn Donaldson, 13731 E Hamilton Dr, Aurora, CO 80014; LynnNeu@comcast.net by the fifth of each month. Letters must be signed, dated and include the writer's address and phone number. Letters may be edited for clarity or space. This section in your monthly newsletter will afford persons with varying views an opportunity to air responsible opinions on matters of community interest.

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Subscriptions: To accommodate Heather Ridge residents when traveling or non-resident owners, who wish to receive *Metro Matters*, the publisher has a subscription policy. Provide a forwarding address, plus a check for \$1.70 (payable to Donaldsons Inc.) for each issue desired. Annual subscription is \$20. Send your check to Donaldsons, 13731 E Hamilton Dr, Aurora, CO 80014. Indicate which month to begin mailing the magazine. *Metro Matters* is also available online at uahr.org.



Heather Ridge Metropolitan District

Metro Matters

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To be in the homes Jan. 21, 22, 24

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***The Holiday lights of Denver stay lit
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Photo by Jeannie Girard

