

HR Heather Ridge MetroMatters

Volume 4

November 2013

Number 5



Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

Upcoming 2014 Heather Ridge Metro District Elections

On May 6, 2014, the general state elections will be conducted. At that time, if the Heather Ridge Metro District (HRMD) has more candidates seeking board seats than open seats available, an election will be held. Otherwise, the election will be cancelled if the open board seats are uncontested.

There will be five director seats open for the election. (It was incorrectly reported last month that only three seats were open.) Existing directors may declare their candidacy by submitting self-nomination forms by Feb. 28, 2014 (67 days before the May 6 election). If all five directors submit self-nomination notices and are uncontested, the election will be cancelled.

Colorado statutory laws for metropolitan districts (Title-32) stipulate election procedures, dates, and requirements. If you would like to read about Title 32, please visit www.heatherridgecolorado.org (select "Organizations," then Heather Ridge Colorado Metro District, then Title 32 subject line). Prior to elections, metropolitan districts must publish public notice within 75-90 days before the election. For the May 6, 2014 election, the HRMD will publish official notice in the *Aurora Sentinel* along with *Metro Matters*.

Prior to the "official" election notice period, *Metro Matters* will discuss self-nominated candidates along with board positions, duties, and responsibilities. Anyone interested in running for office or wanting more information or involvement can contact the HRMD Board as noted on page 2 of each *Metro Matters* publication. Given the estimated \$20,000 expense to hold an election, there are many ways to become involved without spending taxpayer funds.

— Van Lewis

HRMD 2013 Property Taxes

This year, all Colorado residential property was evaluated for actual or "market" value, a statutory process (Colorado Revised Statute-39) done every two years on odd years only. On Aug. 15, county assessors certify values allowing taxing districts to plan annual budgets for the upcoming year.

Determining "assessed value" is the mathematical result of actual value times 7.96 percent, a rate determined by the Colorado State Legislature through its Board of Equalization. The present rate has been unchanged for years, and is expected to remain so.

Once assessed values are determined, governments using property taxes (schools, counties, fire, water, and sanitation districts, libraries, and recreation and metropolitan districts) prepare and finalize their budgets no later than Dec. 15. Counties use "mills" to determine tax rate percentages whereby the total of all mills times total assessed value equals total property taxes to be collected.

The Heather Ridge Metropolitan District (HRMD) is a taxing authority created to buy its golf course using tax exempt bonds. With 1,127 residential parcels, its total actual real estate value in 2013 is \$128,950,240; and its assessed value is \$11,366,240. The 2013 values are down almost 9 percent

HRMD Taxes...page 22

Heather Ridge Metropolitan District

President Errol Rowland
Vice President Van Lewis,
Treasurer Vinny Roith
Secretary Melissa Miller
Assistant Secretary Jim Bruce
Assistant Secretary Joan Beldock
Assistant Secretary Jane Klein
(Next HRMD Regular meeting will be April 17, 2014)

Heather Ridge Metropolitan District

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

Heather Ridge Golf Club

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

United Associations of Heather Ridge (UAHR)

President, Josie Spencer
www.uahr.org

Heather Ridge Neighborhood Watch

Bev Brown 303-872-3154
Aurora Police,
PAR Officer Mark Lowisz
303-739-1819
Non-emergency 303-627-3100

Heather Ridge Metro Matters

Community Editor
Barry McConnell
720-324-0242

bmccconn202@aol.com

HHeather Ridge Metro Matters

Coordinator/Advertising
Cheryl Greenman
303-886-1693

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

Heather Ridge Open Space Foundation Update

Almost a year ago, the Heather Ridge Open Space Foundation submitted its request to the IRS for 501c3 tax exempt status. In March of this year, the foundation received a letter from the IRS acknowledging the receipt of that application. Following receipt of the March letter, the foundation director, Barry McConnell, was informed by an IRS representative that these applications take anywhere from 12 to 18 months after the initial review to receive final approval. This cumbersome approval process has been further delayed by the IRS scandal surrounding alleged unfair scrutiny of 501c3 applications from "TEA Party" organizations last spring and the recent government "shut down." Don't you just love Washington?

In spite of these short-term hurdles, the Open Space Foundation remains focused on its two important missions:

1. Preserving the high quality open space within the Heather Ridge Community. Last year a few perennial flowers were added to areas adjacent to tee box # 1, 6 and 18.
2. Preserving the memory of individuals whose presence in and around the Heather Ridge Community and Golf Club made the community so unique. Earlier this year the HRMD unanimously voted to make a contribution to

the Open Space Foundation in the names of each of the following 50 members:

Tracey Allen	Jim Hanson	Terry Moran
Norma Barrett	Preble Harres	Carol Peterson
Tom Bentz	Harry Hershberger	Joe Reiner
Joe Bernstein	Marv Hogan	Gloria Ristow
Jack Birks	Irving Johnson	Linda Rogers
Frank Calpeno	Forest Johnson	RJ Rogers
Kenn Casey	Dick Jorgensen	Joan Roith
Don S. Clarke	Dick Karner	June Romal
Lee Cotter	Jack Kennedy	Jodie Salmons
Sam Cowan	Lee Kinney	Lois Sandquist
Bob Dahl	Dale Krause	Gayla Schroeder
Ann Dahl	Bob Larson	Bill Secor
Tom Eddie	Dean May	Gloria Shelton
Lee Eldredge	Molly Mayfield	Kathy Traynor
Kent Foley	Ray McGuire	Dick Witting
Helen Goering	Richard Mermis	Maurine Witting
Vern Gookin	Gene Miller	

This list continues to grow with several more for 2014. If you know of anyone not on this list that should be added, contact me. Heather Ridge residents interested in the work of the Open Space Foundation, or in serving on the Open Space Foundation Board, should contact Foundation President Barry McConnell, 720-324-0242, or bmconn202@aol.com.

— Barry McConnell

New HRMD Community/Golf Logo

Over 10 months ago, *Metro Matters* editor Barry McConnell asked the community to submit ideas for a new logo for our magazine. That effort yielded several really good ideas, but more importantly it stimulated conversation about the need for a logo for Heather Ridge Metro District community and golf club. In September, representatives of the United Associations of Heather Ridge, The Golf Club at Heather Ridge, Heather Ridge Community Affairs, and Heather Ridge Men's Club got together to put the finishing touches on

The new logo appears on the cover of this month's magazine, and will be incorporated into other communications to help identify the Heather Ridge brand in the future. Variations of this design are also being developed for the golf course, and the metropolitan district.

Special thanks to graphic artist Evan Jaffe of Country Club Ridge for his patience and for generously donating his time and talent to this effort.

— Barry McConnell



that effort.





Pete Traynor
Double Tree
303-877-9538

PeteTraynor@ReMax.net

Real Estate Slows Slightly

So far this year, metro Denver home sales have been fantastic; however, seasonal aspects and the hot-handed Denver Broncos have slowed activities. Compared to strong buyers' markets three years ago, today's sellers' market is more balanced. In May 2013, there were only 6,900 homes for sale, but by October, it was 10,500. With the metro area's population approaching three million, for sale inventory of 13,000 to 15,000 would balance supply versus demand, slowing home inflation to 3-5 percent.

The past two years have seen metro home appreciation at 10 percent or more. Denver is now ranked the hottest and most expensive "non-water located metro city" in the country, surpassed only by coastal cities and Chicago. Concerning for sale inventory, only San Francisco has a lower supply versus population than Denver (we have a 2.5 month supply and San Francisco 1.6). This means without any new inventory, Denver would be out of homes to sell in 2.5 months.

A more balanced market means more days on the market, which is happening now. The average days on market is approaching 40, whereas in May it was 34 and falling. In the April-May-June period, it was not unusual for homes priced under \$250,000 to sell in days, if not hours, with multiple offers.

If you are planning to sell in 2014, here's a snapshot of annual market activity: January to March is normally active coming out of the holidays; March through April slows due to spring break, Easter, and income taxes. May through June are traditionally the hottest selling months, followed by vacation months July and August. The second hottest selling months can be September to Thanksgiving given elections, weather, and Broncos' football (with their super-successful season this year, Sunday showing activity is down).

Now is the time to plan for 2014. Call Pete or Van for a no-cost, no-obligation analysis of your home. Given that most Heather Ridge homes are 30-40 years old, updating is an important value factor for an optimum selling price. Selling a home "as-is" depends on market conditions, so ask Pete or Van what the future might hold for you. Remember, please don't leave home without them.



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

Homes Under Contract as of October 19, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Heather Ridge South	\$105,000	2842	S Wheeling Way	2 - 2	1,462	2-Garage, Att	2 Story
Burgundy	\$115,000	2625	S Xanadu Way D	2 - 2	1,162	1-Reserved	2 Story
Burgundy	\$121,900	2659	S Xanadu Way B	2 - 2	1,162	2-Off St, Resvd	2 Story
Cobblestone Crossing	\$129,000	1963	S Xanadu Way	2 - 2	1,202	2-Garage, OS Resv	2 Story
Cobblestone Crossing	\$135,000	13568	E Asbury Ave	2 - 2	1,392	2-Garage, Resv	2 Story
Sausalito	\$137,700	2467	S Victor St A	2 - 3	1,273	2-Garage, Att	2 Story
Cobblestone Crossing	\$139,000	13292	S Asbury Dr	2 - 2	1,392	1-Garage	2 Story
Cobblestone	\$144,900	2151	S Victor St D	2 - 2	1,208	1-Garage, Det	2 Story
Sausalito	\$159,900	2438	S Victor St A	2 - 3	1,273	2-Garage, Att	2 Story
Country Club Ridge	\$168,900	2210	S Vaughn Way 201	2 - 2	1,124	1-Garage, OS, Att	Loft

Homes For Sale as of October 19, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$67,000	2608	S Xanadu Way E	1 - 1	856	1-Carport	2 Story
Strawberry I	\$73,000	13643	E Yale Ave A	1 - 1	858	1-Carport	2 Story
Strawberry I	\$90,000	13653	E Yale Ave D	2 - 2	1,098	Off Street	Ranch
Strawberry II	\$115,000	2499	S Xanadu Way C	2 - 2	1,091	None	2 Story
Strawberry I	\$117,000	13613	E Yale Ave B	2 - 2	1,144	2-Carport, Det Rsv	2 Story
Burgundy	\$124,973	2621	S Xanadu Way E	2 - 2	1,162	1 Off Street, Resv	2 Story
Heather Ridge South	\$147,000	2822	S Wheeling Way	3 - 2	1,462	1-Garage, OS	2 Story
Chimney Hill	\$159,900	13626	E Evans Ave	2 - 3	1,512	1-Garage, Att	2 Story
Fairway 16	\$165,000	2496	S Vaughn Way D	4 - 3	1,650	2-Garage, Att	2 Story
Sausalito	\$170,000	2522	S Worchester Ct D	2 - 2	1,230	2-Garage, Att	Ranch
Fairway 16	\$189,995	2598	S Vaughn Way C	4 - 3	1650	2-Garage, Att	2 Story

Homes Sold from September 17 through October 16, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$71,000	2639	S Xanadu Way C	1 - 1	772	1-Garage, Att	Ranch
Strawberry II	\$112,200	2459	S Xanadu Way A	2 - 2	1,091	2 Off St, Resv	1.5 Story
Cobblestone	\$135,000	2192	S Victor St D	2 - 2	1,208	1 Resv	2 Story
Cobblestone Crossing	\$144,900	1923	S Xanadu Way	2 - 2	1,208	2-Garage, Det, OS	2 Story
Sausalito	\$155,000	2437	S Victor St A	2 - 2	1,273	2-Garage, Att	2 Story
Fairway 16	\$183,500	2578	S Vaughn Way B	4 - 4	1,650	2-Garage, Att	2 Story
Country Club Ridge	\$189,900	2280	S Vaughn Way 202	2 - 2	1,806	2-Garage, Att OS	2 Story

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

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

Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



HRWGA 18-Hole News

Thank you to all the Heather Ridge Women's Golf Association (HRWGA) 18-Hole golfers for a great 2013 season. Although the final tournament proved too cold for play, the fall banquet and annual meeting were successful. Thank you to Noonan's for the good food and good service. An election was held to confirm the 2014 president and two new directors.

The officers (the position of vice president is still open) and directors for 2014 are: President Patti Enright-Harris; Secretary Sally Simon; Treasurer Irene Young; Past President Teresa Anderson; Directors Ginny Lewis, Kim Larson, Marcy Greene and Joyce Scott.

Congratulations to Sue Smith, WGA 18-Hole **2013 Most Improved Player!**

Teresa Anderson

HR 9-Hole Ladies Golf

The end of the season was celebrated on October 1 with a luncheon at The Aurora Summit. The final year-end awards were presented for putts, birdies, etc.

Elections were held for 2014 office and board positions. Officers and board members are: President Ginny Lewis; Vice President Sharon Gunderson; Secretary JoAnn Oswald; and Treasurer Mabel Jordan. New board members are: Sandy Finney, MC Rioski, and Sally Simon.

October golf was enjoyed when participants signed up for a tee time on the board in the hall outside the Pro Shop. Now that it is November, call your friends and make your own tee times. Everyone is hoping for many golfing days between now and the beginning of the new season in April.

Say Hello To: Ginny Lewis

Ginny is the current president of the Heather Ridge 9-Hole Women's Golf Association and was just reelected to lead the club for the 2014 season.

She is retired and lives with her husband Van in the Heather Ridge South community. Ginny is active in her community where she helps out neighbors as needed. Ginny and Van have a blended family of four grown children and one granddaughter.

In addition to membership in the 9-Hole Golf Club, she plays with the Heather Ridge Women's 18-Hole Club, where she has been tournament chairman for two years. Ginny also plays on the C-Team and once, while competing, had a hole-in-one at the Plum Creek Golf Course. In addition to golf, Ginny enjoys reading, Pilates and working out.



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Bob Stevenson

Heather Ridge Men's Golf Club

The final two Men's Club tournaments for 2013 were held in September: Tournament of Champions on Sept. 14, and Red, White, and Blue Tournament held on Sept. 28.

The Heather Ridge Men's Club banquet was held on Sept. 27 at the Summit restaurant. There were 77 in attendance, including members and their guests. The 2013 golf awards were presented and the new board members announced. Jerry Hensen and Russ Barrett were reelected to a second term, and Chris Watts was elected to his first term. The Men's Club welcomed Chris to the board and anticipates that he will be an asset going forward. The club also appreciates Jerry and Russ' decision to continue on the board because they both played important roles in the Men's Club direction and growth.

It was a great year for the Heather Ridge Men's Club. Membership increased, and an increase was realized in tournament participation. The club is already working on the 2014 programs.

— Loren J. Janulewicz

Tournament of Champions September 14

Champions Flight Net

1st & Trophy	Terry Bade	Net 66
2nd	Dumitri Palea	Net 66
3rd	Dan Markovich	Net 68
4th	Andy Schmidt	Net 68
5th	Hal Kelley	Net 69

Alternate Flight

1st	Harold Wallace	Net 67
2nd	Jim Thompson	Net 69

Closest to the Pin

Hole # 5:	Jack Patterson
Hole # 8:	Andy Schmidt
Hole # 10:	Bruce Larson
Hole # 14:	John Curzon

Red, White, and Blue Tournament September 28

1st – Team score 121

Darrel Vanhooser
Roy Dietz
Jim Murry
Don Copeland

2nd – Team score 126

Andy Schmidt
Dick Hinson
Don Blosser
Art Scott

3rd – Team score 128

Ed Weimer
Bob Krech
Hal Kelley
Jim Thompson

Closest to the Pin

Hole # 5:	Darrel Vanhooser & team
Hole # 8:	Don Blosser & team
Hole # 10:	Jim Gunderson & team
Hole # 14:	Chris Watts & team

Thank You

Special thanks to Annette Harres for contributing a beverage round at the final men's tournament, in honor of her late husband, Preble Harres. I announced the donation at the banquet. After the season-ending Red, White, and Blue Tournament, we had a toast in memory of Preble, a one of a kind person who everyone enjoyed being around. Here's to you Preb; rest in peace.

Loren J. Janulewicz

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HR 9-Hole Ladies Golf Association End of Season Luncheon



*Sandy Finney, JoAnn Oswald, and
Sonya Mathews*



Judy Strayer and Mabel Jordan



*Liz Clancy, Cathy Carter, and Sally
Simon*

HOLIDAY TEA AND GAME DAY

HR 9-Hole Ladies Golf Holiday
Tea and Game Day will be held
at
10:30 am Tuesday, Dec. 3,
the Danbury Clubhouse,
2490 S. Toledo Way.

A sign up sheet will be on the
bulletin board in the hall out-
side the Pro Shop.



*Marge Sumberg, Ginny Lewis,
Nancy Simpson, and Carrie Klaus*



*Ruth Bell, Elaine Soy, Joyce Scott, and
Stacey Visentin*



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Heather Ridge Community Welcomes Noonan's New Owner

More than two months ago, Noonan's Sports Bar and Grill was purchased by Milchell Marina, who has more than 15 years in the bar/restaurant industry. He has owned The Frontier Club on East Colfax for more than 11 years. Heather Ridge *Metro Matters* editor Barry McConnell recently had an opportunity to sit down with Milchell and learn more about him, and his plans/goals for Noonan's.

MM: I understand that you attended college in Havana, Cuba. How did you come to make Denver your home?

Milchell: I was born in Havana, Cuba, in 1975, and before I came to United States, I was attending the University of Havana studying chemistry. In 1997, I was in the middle of my fourth year, out of the five and a half years that Cuba requires to graduate. My dad received a family visa to come to the United States for political asylum. The family visa took us to the state of New Jersey, where several Cuban refugees were living. My dad and I could only find jobs for the first four months. We were getting paid minimum wage. My mom and my sister couldn't find anything. There was a refugee family from our town that was living in Colorado. They contacted us and advised us that there was a company not too far from their home that was hiring. The pay was higher than what I was making. I decided to come to Colorado to give it a try and see if it would be good to bring the rest of my family. Three months later, I flew my family to Colorado and rented an apartment for all of us. We have been in Colorado ever since.

MM: I know that owning two restaurants keeps you very busy, what do you do to relax? Do you play golf?

Milchell: I do play some golf, but I'm not really good. I play for fun, to be outside having a drink and getting together with friends. If I could put all my best shots in my golfing life into one game, definitely I could be a pro.

I enjoy playing pool and softball. I enjoy hiking, and fishing — anything outdoors to relax me. When I get a chance, I try to get away from the city. It helps me keep my mind fresh.

MM: How/why did you choose to get into the bar and restaurant business? How long have you been in it?

Milchell: About 15 years ago, I was watching a TV advertisement about Bartending College. About two weeks later I enrolled. After completing school, I found a job as a bar back. Then shortly after, I became a bartender. I love it. I met a lot of new people, had a lot of fun and the money was good. Because of my attitude at work, another bar manager asked me to work for him

at another bar. I took the job, but only on Saturdays. (That was their busiest night.) The manager of the first bar opened a club and asked me to work for him at the club, too. At that time, I was working in three bars plus my full-time day job in a food warehouse. I was working around 80 hours a week and had no time to do anything, but save money.



One day, after a full year working four jobs, I read in the newspaper an ad that said, "If you are interested in purchasing a bar, call this number..." At this time, I had been in the bar industry for four years, and I thought, "Man, this could be a new opportunity in my life." I had some savings, so I called the number, and after a year of looking for the right place, I found The Frontier Club, located on 18881 E Colfax Ave. It was my first bar, which I have owned now for almost 11 years.

Why I decided to buy my own place? I was tired of working so many hours for someone else. I worked hard and used the money I had saved. I decided I could try to work for myself and, if it didn't work out, I was young enough to start all over again.

MM: What do you enjoy most about running/owning a restaurant business?

Milchell: The everyday challenges. You could own a bar/restaurant for 60 years, and every day is a different day. As a bar owner, you have to keep up with what your customers like, always find fun things to do. I enjoy meeting new people, because after all, that is the number one reason why people come to our places. If the only reason was to have a drink, they would stay at home — it's cheaper. In my 15 years in the industry, I have met a

See Milchell Marina...page 20

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November 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
6:30 pm Thursday, Nov. 14 Neighborhood Watch Meeting 2nd Village East Clubhouse 12950 E. Kansas Place						
3	4	5	6	7	8	9
				6 pm Fairway 16 Board Mtg, Clubhouse		8:30a am Bird Walk Quincy Reservoir 18350 E Quincy Ave
10	11	12	13	14	15	16
	Veterans Day 6 pm Cobblestone Crossing Board Mtg., 3033 S Parker Rd #320	Metro Matters Deadline	6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	7 pm Burgundy Board Mtg Clubhouse		4:30 pm Full Moon Hike Morrison Nature Center 16002 E Smith Road



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POKER NIGHT
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November 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
17	18 7 pm Country Club Ridge Board 7:30 pm, Aurora City Council Mtg 15151 E Alameda Pkwy	19 6 pm Strawberry Board Mtg Strawberry Clubhouse	20	21 6 pm Chimney Hill Annual Mtg, HR Golf Course Clubhouse 6:30, Ward IV Mtg Mtn View Church, 10700 E Evans Ave.	22	23
24	25 7:30 pm Aurora City Council Mtg 15151 E Alameda Pkwy	26 6 pm Cobblestone, Heather Ridge Clubhouse 6:30 pm Heather Ridge South Board, HRS Clubhouse	27	28 Thanksgiving Day	29 (Next HRMD Regular meeting will be April 17, 2014)	30



OUT TO LUNCH BUNCH

The November luncheon will be held at noon, Thursday, November 21 at

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Nikki Brady

Events Coordinator

nikkib@noonanssportsbar.com

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Homeowners' Association News

Fairway 16 *by Susan Bruce*

Light after Dark: WOW — 53 homes now have their garage lights on during the dark hours. That's 46 percent of Fairway 16 units. Fourteen more homes have turned their lights on.

Sod: Some new sod has been put down in areas where the snow plowing had done damage. This needs to be watered for a couple weeks. The irrigation system will be on a little longer than usual.

Rain Sensors: Rain sensors have now been installed on all six clocks.

Our Hero: Board member Pinky Gonzales worked diligently during the big storm to clear gutters and assist homeowners. "Thanks" also to board member Harold Eagen, who poured the cement drain pan beside unit 2558 after the sewer line was repaired. Pinky helped him do that also.

Outside Faucets: Please be sure to remove your hoses and drain the water lines. This will prevent damage to the inside of your unit. Report any faucets that don't turn off completely.

Trees: Last year, Fairway 16 focused the tree trimming on trees along South Vaughn and near the driveways. This year Touch of Class, the same company used last year, will be trimming trees behind the units on the golf course and greenbelts. They plan to begin work at 9 am on Nov. 4.

Ice Melt: If you have a bucket from last year, you might want to put it outside now. If you need a bucket or more ice melt, contact Pinky or Susan.

Potluck Lunch: Eight women gathered for great food and conversation Oct. 11 at the clubhouse. Attendees missed the rest of you.



Front row: Pat Balfanz, Pidg Gonzales, Rena Rae Birks, and Darlene Yeager. Back row: Susan Bruce, Audrey Beals, Bette Secord, and Barb Rupp.

Give Thanks: Remember this month to give thanks for all your blessings. List five a day for a month and you'll be amazed by the end of November how rich your life really is.

Sausalito *by Carol McCormick*

At the 2013 Sausalito Annual Meeting, a homeowner requested information about what the Sausalito Board has been doing about conservation, preservation, repairs and improvement since 2005. Following is the second part of the board's response. The first part can be reviewed in the October issue of *Metro Matters*.

Painting Project: Everyone has had to deal with some strange and severe weather over the past two months. It has slowed completing Phase One of the community-wide exterior painting project. Phase One was scheduled to be completed by end of October. Sausalito thanks the homeowners of Phase One for their positive comments about what a good job the painting company has done, and how nice their homes look. Everyone is looking forward to completing Phase Two of Sausalito painting project in 2014.

Repairing Roofs and Cleaning Gutters: The leaves just

keep falling — so gutter cleaning will be delayed in order to save money by scheduling one fall gutter cleaning. Please call Bill McKinney to add your property to the ongoing cleaning list.

Garage Doors: The Sausalito Board continues to contact homeowners about replacing their worn and broken garage doors. Once garage doors are replaced, at the expense of the homeowner, the doors will be painted.

Pools: Sausalito has resurfaced both pools in 2013. The pools are now closed for the season.



See Sausalito...page 22

Country Club Ridge *by Judie Maurelli*



Annual Meeting: The annual meeting of Country Club Ridge HOA was held Monday, Oct. 21 at Noonan's. Thanks to all of you who took time to attend the meeting or send in your Proxy. Here is a review of the items discussed:

- 2014 Budget – approved as sent to you in October
- Increase in HOA monthly dues to \$225
- The 2013-2014 Board members, elected at the annual meeting, are Don Furnish, Roslyn Green, Bob Gustavson, Renette Ivester, and Judie Maurelli

The next board meeting will be held at 7 pm Monday, Nov. 11, at Custom Management Group Office, 2950

South Jamaica Way, in the conference room.

Cold Weather Ahead:

Just a reminder that snow season is just around the corner. If needed, off street parking slots are designated for snow storage. Please leave these areas open when snowfall of 2-inches or more is promised or has occurred. It is the CCR Board's goal to keep sidewalks and driveway areas clear of ice and snow for your convenience and safety. If your area needs attention, please call Custom Management Group, 303-752-9644.

Chimney Hill *by Lana Gutnik*



Board News: Fall has arrived! Along with the weather changes, CH Board contingent has changed. Several people resigned and other residents filled the vacated spots. The CH Board would like to thank the members who left the board for their past service and dedication. The new board did not miss a beat. They considered and approved several projects that needed immediate attention. Please support your board by pointing out items that you think could be improved by emailing your concerns to Accord Property Management, alec@accordhoa.com, or call 720-230-7321. The power of the HOA Board is in the residents' participation.

Landscaping Committee: Two months ago, the board approved forming a Landscaping Committee. The committee adopted the following Mission Statement — *Identify landscaping issues and needs on the property and make recommendations to the board. Additionally, make improvements in areas that need to be worked on with board approval, and have the leeway to improve the areas that are in need, which may not cost the HOA money.*

Linda Neely explains the goals of the committee and what has been accomplished in its first two months: The board of Chimney Hill recently approved forming a Landscape Committee to tackle some of the necessary landscaping issues, instead of paying for high cost contractors. The committee hopes to improve the appearance of the community, which will raise property values while saving money. Many of the plants were donated by members of the committee while some costs will be reimbursed by the HOA.

The committee has already begun a few projects. The triangle at the entrance was xeriscaped a couple of years ago, but the committee found that many of the plants that needed full sun were planted in the shade. Other plants failed to grow. The committee has replaced some plants with a colorful plumbago, and transplanted some of the Russian sage into sunnier spots. Ground cover will be added in time. Other shade plants will be added on the northern edge. Water and maintenance needs are being

considered in the choice of plantings. A more difficult consideration is whether the rabbits are likely to eat certain species of plants.

Other projects on the agenda include beautifying the areas above the retaining walls of some units. The committee has planted vinca and Russian sage to date, and plans to find other ground covers that require less water, but will stem weed growth and the need for mulch and bark. There are many projects that have to be completed before starting new projects next year.

This and That: It was published in the October issue of Heather Ridge *Metro Matters* that the landscape maintenance company will do some juniper trimming. It will not be done! The landscaping committee will discuss this issue at their next meeting. If you would like to volunteer to help with some trimming, please contact a board member or a member of the landscaping committee.

Garbage Containers: Please do not leave furniture and other special items outside the garbage containers. All garbage must be bagged and placed inside the garbage containers. People who do not follow the rules will be penalized.

Property Management: Please contact Alec, Accord Property Management, to report all property maintenance issues and inquire about ongoing projects. Alec's phone number is 720-230-7321, email alec@accordhoa.com.

Please remember to request an ACR form before installing windows, doors, and/or planning to make improvements outside your unit by calling Accord, or printing the form from Accord's website.

Monthly HOA Meetings: The next CH Board meeting will be 6 pm Thursday, Nov. 21. This November meeting is CH's annual meeting, so please make an effort to attend. Details about the meeting will be sent to all owners.

Molly Markert Ward IV

15151 E. Alameda Parkway
303-739-7516 (Council Office)
303-941-2244 (Mobile)
mmarkert@auroragov.org



Regular Municipal Election Details

On Nov. 5, the City of Aurora will host its regular municipal election. The mail-in ballot will feature city council races for Wards 1, 2 and 3 and for two at-large city council members, and one charter amendment question. Every vote counts! For information on the 2013 elections, call 303-739-7094, or go to tinyurl.com/Aurora2013Elections and tinyurl.com/Aurora2013ElectionsInformation.

Aurora History Museum Needs Your Ideas!

Help us tell the story of Aurora! In October, the Aurora History Museum broke ground on a new gallery addition to house a most prized object — Trolley Trailer No. 610. This addition, named for dedicated friend and volunteer Ruth Fountain will increase the Museum's permanent exhibit gallery by 1,300 square feet, creating a larger, more exciting exhibit about Aurora. Over the next few months, the museum will begin a journey to

discover Aurora — who we are and how we got here. We'd like your input. Assist in creating the exhibit with your stories, memories, and thoughts! This is your chance to help make history! Here's how: simply visit the website below and answer as many questions as you'd like. We'd be delighted with any information you can provide! Then forward the website to all your friends, family, and neighbors. There's no age limit. Anyone can participate! www.surveymonkey.com/s/Aurora_exhibit

FEMA Disaster Team Assistance

If you recently sustained loss or damage due to severe storms, flooding, landslides and mudslides, you may be eligible for disaster aid. To register, call 1-800-621-FEMA (3362). When you register for disaster assistance, please have the following available:

- Social Security Number (including spouse)
- Private insurance information, if available
- Address and zip code of the damaged property
- Directions to the damaged home or property
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Burgundy by Jaynie Basch

Annual Meeting: It was wonderful to see so many of you attending the Burgundy Annual Meeting. The board truly values your questions and comments. Besides, your praise and appreciation is the board's "paycheck." The regular monthly meetings are held on the second Thursday of every month at 7 pm. The next meeting will be held Nov. 14 in the clubhouse. Just call, so another chair can be added to the table. Paul Jones, Hammersmith Management, can be reached at 303-980-0700.

One of the big topics during the meeting was the damage caused by the September flooding and hail storm. The hail actually caused substantial damage to the roofs and some of the siding. (The reason stage three of the painting plan may not be completed until spring.) Negotiations with the insurance company are continuing. This is a really good time to review your personal insurance policy — especially the HO-6 coverage that includes most HOA assessments as well.

The second big topic was the use of the golf course grounds. In a nutshell — this area is **Off Limits** during any golfing hours. Signs had been posted showing that **Walkers do so at their own risk**. This doesn't seem to be working, so new signs will soon be installed showing **No Trespassing**. This means that the police can, and will, be called when non-golfers are seen on the course. Parents — this applies to your children as well. The golf course paths are not a safe place for bike riding, stroller

pushing, dog walking, or an afternoon walk. This is a business whose purpose is to generate income for the benefit of all local taxpayers.



Several comments and suggestions came from you regarding activities for the coming year. Your re-elected board members will continue to seek ideas and plans for repairs and maintenance while keeping a conservative eye on Burgundy's budget for the coming year. Just a couple of the comments/questions involved designated handicap parking spaces. One suggestion concerned water saving toilets, and using the less expensive TP, seems to cause fewer problems with clogs.

Upcoming Events: Some of the upcoming events for the rest of this year include: **Wine Tasting/Holiday Party** and a **Holiday Decoration Contest**. So, go get those holiday lights and decorations. We'll look forward to enjoying them after Thanksgiving dinner is finished and but a pleasant memory.

Rent Your Clubhouse: For your holiday celebrations — or any other occasion — the clubhouse is available for rent.

Bundle up and grab the apple cider. This cool air is here to stay for a few months.

Burgundy's HOA and Its Management Company — Hammersmith!

Burgundy is a legal entity defined by its controlling documents — Declarations and Bylaws. It also operates under expanding and ever-changing regulations by state and federal authorities. Burgundy's controlling documents must be complied with; otherwise, property owners would be at risk.

The Burgundy Board of Directors manages risk by contracting for professional property services to manage the community's well-being. Because board members are volunteers with varying demands in their lives and professional experiences, a full-time professional management company serves the best interests of everyone who lives in Burgundy.

First among many board obligations is real estate and finances. They are co-equal in importance to Burgundy, so the board has contracted with Hammersmith Management to carry out its decisions; to offer counsel on legal matters, and promote the needs and interests of owners. Towards that end, Hammersmith is proactive in working with Burgundy's board.

Hammersmith Management outlines their range of services:

- Trained managers interact between the board and its property owners. Personal disputes between residents may be referred to city, state, or federal services.

Hammersmith represents the board as outlined in its service contract with Burgundy.

- Managers arrange and help conduct all HOA meetings in compliance with controlling documents and various laws. This includes the board's agenda, minutes, reports and all correspondence.
- Burgundy is inspected on a regular basis by Hammersmith for needed maintenance, proper completion of work projects, and to assess its overall appearance and needs.
- Communications: Hammersmith establishes and promotes correspondence between owners and the board through websites, articles in *Heather Ridge Metro Matters* magazine, community social events, general correspondence, etc.
- Manage HOA funds and operations as directed by the board. This includes monthly reports and annual audits, overseeing the signing and issuance of checks with receipts and/or work orders, and create annual budgets and reserve study, in particular, to collect and account for monthly income from HOA fees.
- Managers oversee vendors and contracts, including swimming pools, landscaping, painting, legal, etc. Such services must be professional under present day

See *Burgundy*...page 22

Heather Ridge South by Van Lewis



Important Dates: Heather Ridge South **Annual Meeting** will be held at 7 pm on Dec. 3; and its **Holiday Party** will be held on Dec. 7. Both events will be held at the HRS Clubhouse, 2811 S Xanadu Way.

Heather Ridge South (HRS) Insurance and Restoration

The recent September 2013 rains affected more than three-dozen HRS units, prompting many owners to inquire about HOA insurance coverage and responsibility for repairs. To answer as many concerns as possible, the following Q&A format is presented. For additional questions, please contact Janelle Maninger, Westwind Management, 303-369-1800, or Janelle@westwindmanagement.com.

What insurance should I have to complement the HOA's general policy?

Although not required by HRS, owners should carry HO-6 insurance for personal property, improvements to real property, and liabilities. Owners and their insurance agents should compare HRS general insurance to HO-6 policies for costs and coverage, upgrading with low-cost endorsements for many non-standard risks such as loss assessment, personal property, certain types of water damage, personal liabilities, etc.

Who is the insurance carrier for the Heather Ridge South Association? What does it insure?

American Family Insurance is the current carrier for HRS. The policy covers all direct physical damage to the buildings within the community (unless it is due to an excluded event, i.e. flood — **no coverage**), as well as liability coverage for the association, its directors and officers. It should be noted that American Family waives the policy deductible for any individual owner who insures with American Family as well. Contact Janelle Maninger at Westwind for more information.

What rules or documents control HRS insurance coverage?

The HRS's *Declarations* control insurance coverage, and American Family's policy is designed to comply with it.

What will the HOA do for me given water in my basement or coming through my floor, walls, or roof?

The HOA will dispatch and pay for a contractor to extract water only. If needed to dry surfaces, the carpet will be pulled back to remove wet padding. HRS's insurance and *Declarations* do not compensate owners for losses in "builder non-finished areas" such as basements. (All basements were unfinished by the builder).

What about surface water coming through my window well?

Federal flood insurance regulations dictate that once rainwater hits the ground, it is flood water. Flooding is only insurable through the Federal Flood Insurance program. It

should be noted the Federal Flood program provides very limited coverage for basement flooding, looking to homeowners to self insure for above or below ground level flood damage. Again, the HOA's *Declarations* and insurance do not insure basements or structures beyond builder finish.

Who installs and maintains sump pumps should my unit need one?

Owners are responsible to install and maintain all interior sump pumps. The HOA oversees exterior sump pumps.

Who do I call for help?

During emergency situations, please call Westwind Management, 303-369-1800. If outside of normal business hours, a voice prompt will guide callers reporting emergencies. Phone service and managers are reachable 24 hours a day, 7 days a week.

What restoration company should I call?

The HOA uses Rocky Mountain Remediation (RMR) only. Once a request is received by Westwind Management, RMR will be dispatched. RMR will assess the situation, perform mitigation, and bill the HOA. Other companies may be used, but not recommended because RMR is trained to ascertain HRS claims and coverage. Using other restoration companies might not be fully reimbursable by the HOA.

What's the difference between sewer water damage versus other sources?

Most HO-6 insurance policies cover sewer back-up damages that originate on property, but may not cover back-ups that originate off property. The HOA policy covers both kinds of sewer back-up claims, subject to the \$10,000 policy deductible. Owners need to discuss sewer back-up and deductible coverage with their agent. Most endorsements are affordable and in most cases cover damage from sump pump failure as well. A typical deductible amount is \$1,000 for such endorsements.

Why doesn't HRS have flood insurance? Can I get it personally?

Flood insurance is purchased as a separate policy through the Federal Flood Insurance program. Due to the relatively low risk of floods in Colorado, flood insurance is not generally purchased by Associations, particularly those not in a flood zone or when their governing documents/declarations limit insurance coverage such as HRS. Individual owners can purchase flood insurance.

Who pays for my damaged or lost personal property items (in the basement or the unit in general)?

As mentioned above, an HO-6 policy will address coverage for personal property. The coverage will vary by insurance carrier, household needs, and an HOA's

See Heather Ridge South...page 22

Neighborhood Watch Update

Drop It– Lock It–Stop It. An open garage is an invitation to criminals! To help reduce your potential for being victimized, follow these easy steps:

- **Drop It.** Dropping your garage door is the first line of defense against unwanted entry into your home.

- **Lock It.** Locking the door that leads from your garage into your home reduces unwanted entry. Doors should be equipped with one-inch deadbolt locks.

- **Stop It.** Don't make crime easy. It only takes a minute to secure your home.

Be Alert and be Cognizant! Do not ever be hesitant about making a call to 911 or the non-emergency number 303-627-3100. Heather Ridge Par Officer Mark Lowisz's number is 303-739-1819. If you see something that just doesn't seem right, it probably isn't.

Neighborhood Watch Meeting. Please plan on attending the next Neighborhood Watch meeting to be held 6:30 pm Thursday, Nov. 14, at the 2 Village East Townhome Association Clubhouse, 12950 E. Kansas Place. The guest speaker will be Officer Jim Seneca, who is NW Senior Resource liaison. He is a great speaker, and will be looking forward to your many questions.

Heather Ridge is part of Area 10, which involves more than just UAHR. The NW meetings need to be spread throughout the other communities that are also part of NW.

Please join us – You will be glad you did!

Bev Brown

Head Area Coordinator for UAHR and Area 10

Milchell Marina...from page 10

lot of people, many of whom have become good friends. There is always a good reason to celebrate or help each other out — through the good and the bad. Like the old saying, "It's not what you know, it's who you know."

MM: What interested you most about buying Noonan's?

Milchell: Well, a lot of things, but the idea of being on a golf course opened my eyes right away. I checked this place out for almost three months. The regular clients are awesome. The staff here has made me feel like family. I couldn't ask for better managers. That's why I kept the whole crew. I love the team at Noonan's. When I see the future potential of Noonan's Sports Bar and Grill and this team behind me — I know we can go far.

The banquet room was absolutely one of the things that most interested me. My goals for it are infinite. I think having good service downstairs in the snack shop, and having a good relationship with individual players and clubs will absolutely help my company a lot, which is one of my biggest interests.

MM: It has been a little more than two months since you took over ownership of Noonan's. What has surprised you most about this business?

Milchell: How helpful my management team is. I thought that I would have to be at Noonan's 24/7. They earned my trust right away. That's very important in this kind of business. My General Manager, Jerred, has been training me a lot about Noonan's. He helps keep many things off my shoulders. That gives me time to keep in touch with my other team at The Frontier Club.

The accounting program we use at Noonan's is amazing. It does everything, from inventory control to payroll cost.

I'm used to QuickBooks (which I love too), but for the different type of business we have at Noonan's, this program is the best.

MM: As the new owner, what changes are you planning for Noonan's?

Milchell: One of my changes will be the banquet room or event center. This is a beautiful room, but needs some upgrades. I want to develop the tavern into a "must go" after your 9 or 18 holes — whether it's after a tournament or just playing golf with friends. I want to find new and fun things to do at night and create more outdoor daytime events. I plan to change the food choices at the snack shop and to add another beverage cart for faster service, especially on golf tournament days.

This is just a dream at this time, but I would love to repair the swimming pool we have here. Make it a safe/fun place where you, as an adult, could come on a sunny day and have a refreshing cocktail, accompanied with excellent music, and forget about all the many hours of hard work you just had or still need to finish. I want it to be a place you can come and relax without thinking you need to spend an excessive amount of money going on vacation to a coast city or another country. I really want to make this dream a goal. We'll see.

MM: Any menu changes planned? Any Paella Marinara in the future?

Milchell: Wow! I love Paella myself. That wouldn't be a bad idea for a day special, but I don't know about putting it in the menu quite yet. We have made some changes to the menu already. We have added some new items to the appetizers, taken out some items, and added some new sandwiches. We also added dinner items, and some new choices to the weekend brunch. I will upgrade the snack shop food and, who knows, maybe in the future, give a little touch of Cuban cuisine.



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HRMD Taxes...from page 2

from 2011, reflecting how tax values are collected.

In assessment year 2013, county assessors use comparable sales not in 2013, but in the preceding years: (1) From June 30, 2012, back through January 1, 2011; (2) All values are mathematically adjusted and brought forward to reflect values as of June 2012.

Each year, the HRMD prepares an Annual Budget funded by property taxes. In fact, the budget is a combination of many budgets including Bond Debt Service, Metro District General Administration, and the Golf Course Enterprise. Public money cannot be used for the golf course operations, but it is used to support metropolitan district assets and activities.

For 2013, the HRMD mill levy rate will not change from past years — 42.5 mills! Additionally, individual property taxes for HRMD on average should decrease because the Assessed Value for 2013 is 9 percent lower when last assessed. Internal to the 42.5 mills are two components: 34 mills for bond debt service, and 8.5 mills for General Administration. In past years, those components have varied due to bond terms and administration costs, but not the total mills amount.

Van Lewis

Sausalito HOA...from page 14

Retaining Walls: Maintenance and/or replacement of the wood retaining walls with block walls is an ongoing, costly project.

Energy Conserving Storm Doors and Windows: In order to maintain a standard appearance, homeowners are requested to contact the board for permission to install storm doors and windows. This policy has been in effect for years.

Delinquent Assessments: Sausalito has always been aggressive regarding homeowners not paying assessments. The first month an owner does not pay, a letter is mailed to them advising them the office did not receive their payment, and asking them to pay or contact the management company for arrangements. The notice also provides the consequences if they do not pay. If that owner does not pay or make arrangements by the time frame indicated in the notice, the account is turned over to the association's attorney for collection. A lien is filed against the property and a lawsuit is initiated against the owner. Sausalito's attorneys are working monthly, by all legal means, to collect these accounts, but Sausalito is severely limited in the actions it can take.

Reroofing: Information and potential bids regarding the current cost for a complete reroofing job are being gathered. All bids plus the potential assessment impact to the homeowners will be reviewed by the board

Burgundy...from page 18

safety and regulatory standards.

- Managers implement board policies, acting as go-betweens with owners, tenants, regulators, contractors, and others. They manage the day-to-day affairs, being careful not to speak for the board, only representing its policies and procedures.

Hammersmith's goal is to strengthen community functions through professional services, communications, and implementing board policies. Owners wishing to learn more about their board should contact Hammersmith. A better understanding of Burgundy's rules and regulations builds a better community.

Heather Ridge South...from page 19

controlling declarations. HRS's general policy addresses structural and builder finish items, but not owners' upgrades, structural modifications, or finished basements.

Since Arapahoe County was declared a disaster area, what benefits can be obtained for losses or damages? A FEMA help site now exists in Aurora. Visit www.auroragov.org for flood recovery resources. Also, please read October's Heather Ridge *Metro Matters*, page 3, for extensive flood information.

and addressed at a later date. The new roofs will be composition material, not wood shakes.

Landscaping: Fall landscape work is underway to prepare the community for winter. Trimming of trees, bushes and hedges continues to take place. The good news is that all of the backflows are caged and all of the new irrigation clocks have been installed.

Preparing for Winter: Please remember to disconnect all exterior water hoses. Check outdoor and indoor faucets for leaks. Owners are responsible for freeze damages.

Board of Directors: The Sausalito Board again has an open position, and is sorry to announce that Bill Cusick, who volunteered and was elected to the board at the 2013 annual meeting, has found it necessary to resign for personal reasons. If you are interested in serving on the board or know a homeowner who might be interested, please contact President Vinny Roith.

Visitor Parking: The rules regarding visitor parking remain the same. Please review rules and regulations.

HOA Board Meetings: Homeowners are welcome to attend the monthly HOA Board meetings, which are held on the second Wednesday of the month, 6:30 pm at the Heather Ridge Golf Club. Please see the Sausalito website to review all the financial reports plus the monthly HOA Board meeting minutes.

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Free Days for November/December

Denver Botanic Gardens 720-865-3500, 9 am–5 pm www.botanicgardens.org 1005 York St., Denver	Saturday, Nov. 2
Denver Art Museum 720-865-5000, 10 am–5 pm www.denverartmuseum.org 100 W 14th Ave Parkway	Saturday, Nov. 3 Saturday, Dec. 7
Denver Museum of Miniatures, Dolls and Toys 303-322-1053, www.dmmtdt.org , 1–4 pm 1880 Gaylord Street, Denver	Sunday, Nov. 3 Sunday, Dec. 1
Denver Children's Museum 303-433-7444, 4–8 pm www.mychildsmuseum.org 2121 Children's Museum Dr.	Tuesday, Nov. 5 Tuesday, Dec. 3
Denver Museum of Nature and Science 303-322-7009, www.dmns.org 2001 Colorado Blvd, 9 am–5 pm (Fee for IMAX films, Planetarium)	Monday, Dec. 9

Heather Ridge Metropolitan District Metro Matters

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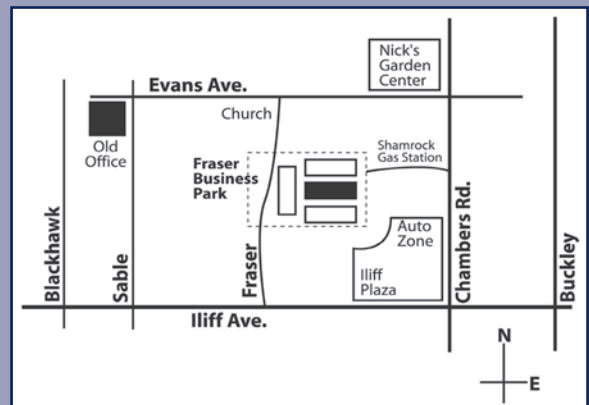
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