

Heather Ridge Metro Matters

VOLUME 1

JUNE 2010



NUMBER 1



The green at #13 on the Heather Ridge Golf Course as viewed from across the lake.
Below: Two golfers prepare to putt on green #13.

**Fourth of July
Couples Golf
Tournament, 8 am
Sunday, July 4!**
Open to public and golf
club members. Format,
cost and events to be
published soon!



NELSON S. JOO, D.M.D.

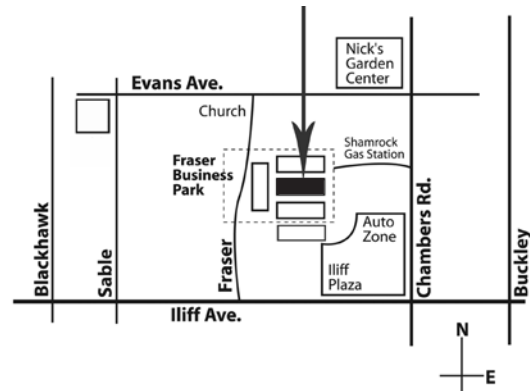
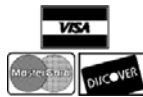
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Heather Ridge Metro Matters is published monthly for the residents of Heather Ridge.

List of all HOAs in the United Association of Heather Ridge:

Burgundy, burghoa.com
Chimney Hill
Cobblestone
Cobblestone Crossing
Country Club Ridge
Double Tree
Fairway 16, homesteadmgmt.com/fairway16
Heather Ridge South, Heatherridgesouth.com
Sausalito, sausalitohoa.com
Strawberry, strawberryhoa.com

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 address and phone number. Letters may be edited for reasons of space and clarity.

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(Visit uahr.org HRMD button) Contact Vinny Roith for questions: 303-750-3660; HRMD@UAHR.org

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Why Metro Matters? Does it matter?

Mission Statement for UAHR and Heather Ridge Metropolitan District No. 1

The United Associations of Heather Ridge named its new magazine *Metro Matters* because the Heather Ridge Metropolitan District (Metro District) really does matter! It matters because 10 HOAs banded together to save the open space, protect our real estate values and preserve our way of life. The threat of development is gone, so now's the time to celebrate by golfing at your own course, having dinner there and asking others to join the fun.

This is the first edition of *Metro Matters*, a new monthly magazine that will focus on Heather Ridge activities. Will it be the new glue to make us stronger? We hope residents and HOAs will use *Metro Matters* as a community tool to learn more about each other, keep informed about Metro District operations, and golf or dine at their club house.

This magazine is free, but that doesn't mean it is free to publish. Each publication costs approximately \$2,500. With advertising, the goal is to break even or have a profit that will create a reserve fund for communications. It is important for readers to know this. Please support the advertisers by calling them and saying, "I saw your ad in *Metro Matters*."

Distribution of *Metro Matters* will be to all 10 homeowners associations (HOAs) for their delivery. For off-site owners, a mail subscription is available for \$20 (see each issue for details).

Metro Matters is published by Donaldsons, Inc., a Colorado company that publishes *Heather 'n Yon* for Heather Gardens. It has been their "glue" for over three decades — not a bad track record to follow. Their magazine is 56 pages versus our 16. Hopefully we'll grow and be as successful as *Heather 'n Yon* in time.

Published monthly, *Metro Matters* will be timely information about HOAs, the Metro District, and golf-club house operations. It will have want ads, service pages, announcements, letters to the editor — just about anything anyone wants to publish.

HOAs can publish their newsletters at no cost to their community in this magazine. Their reports can be published monthly, or less frequently, to meet each HOA's needs. Publication will be on a first come, first serve basis: so start writing now. Articles may be submitted at any time during the month, but are due by the 1st of the month to make the next issue.

Current events will be current, not months later "when someone has time to write the community newsletter."

Metro District activities, events, and budgets will be published, too. This will keep taxpayers and residents informed and involved in activities. In conjunction with the Metro District website (www.uahr.org), information will include golf and club house operations, men's and lady's golf club events, and special events and tournaments. As always, Dumitri's restaurant activities will be included in our joint monthly calendar.

Please enjoy your open space by golfing, dining at Dumitri's, or planning family or business events there. The Metro District belongs to its property owners, so please help make it successful by using it.

Please consider volunteering to write articles for *Metro Matters*, participate in Metro District projects, or joining the United Associations of Heather Ridge. It will be time well spent for you and your community.

- Errol Rowland, president
- Van Lewis, assistant secretary
- Bette Secord, communications

Congratulations to Somin Lee, Heather Ridge Golf Club member and high school golfer, who won the Class 5A girls golf championship on May 25 at CommonGround Golf Course in Aurora. The junior from Overland High School led throughout the 2-day tournament with a 2-under-par 71 and a 2-over 75 for a total score of 146, even-par. Lee had to play 23 holes on day 2 after play was called due to high wind on the first day. Her score defeated the second place finisher by six strokes.

David W. Kirch, P.C.

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Pete Traynor
Double Tree
303-877-9538
Ptofcolo@aol.com

Metro District Marketing Specialists

- Nobody knows Heather Ridge like we do!
- Nobody knows HOA and condo issues like we do!
- Nobody knows the Heather Ridge Metro District marketing needs like we do!
- Added together, we have lived in Heather Ridge for over 50 years!



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

As your Heather Ridge Team, Pete Traynor and Van Lewis have 70 years of experience. Both have worked at Re/Max since 1979. Both are active members of our communities — Double Tree and Heather Ridge South.

Heather Ridge residents get two agents and two Re/Max offices — all for the price of one! Check out these homes for sale in Heather Ridge!

Properties listed for sale and under contract per Multiple Listing Service by other agents, and not exclusively listed by Pete Traynor and Van Lewis.

For Sale and Under Contract Homes in Heather Ridge

List Price	Address	Property Name	Baths	Beds	SqFt	Gar/ Spaces	Style
\$54,900	2606 S Xanadu Way, Unit C	Strawberry	1	1	856	1-CP	R/1 Stry
\$69,000	2694 S Xanadu Way, Unit C	Strawberry 1	1	1	856	1-CP	2 Stry
\$119,900	2672 S Xanadu Way, Unit B	Strawberry 1	2	2	1,144	2-CP	2 Stry
\$79,900	13641 E Yale Ave, Bldg # 635, D	Strawberry	1	1	856	1-CP	2 Stry
\$79,800	13655 E Yale Ave, Unit B	Strawberry	1	1	856	1-CP	2 Stry
\$107,000	2667 S Xanadu Way, Unit E	Strawberry	2	3	1,315	None	2 Stry
\$199,900	2698 S Vaughn Way, Unit F	Fairway 16	4	4	1,650	2-Att	2 Stry
\$130,000	2645 S Xanadu Way, Unit B	Burgundy	2	2	1,315	2-Det	2 Stry
\$125,000	2101 S Victor St, Unit A	Cobblestone	2	2	1,208	1-Det	2 Stry
\$129,950	13488 E Asbury Dr	Cobblestone Crossing	2	2	1,208	1-Det	2 Stry
\$107,000	2666 S Xanadu Way, Unit D	Strawberry	2	2	1,144	1-CP	2 Stry
\$123,000	13254 E Asbury Dr	Cobblestone Crossing	2	2	1,392	1-Res	2 Stry
\$129,900	13206 E Asbury Dr	Cobblestone	2	2	1,296	2-Det	2 Stry
\$135,000	13412 E Asbury Dr	Cobblestone	2	2	1,208	2-Det	2 Stry
\$52,900	2658 S Xanadu Way, Unit E	Strawberry 1	1	1	856	1-Res	R/1 Sty
\$72,000	2608 S Xanadu Way, Unit C	Strawberry 1	1	1	856	1-Det	2 Stry
\$189,900	2280 S Vaughn Way, Unit 202	Country Club Ridge	2	2	1,806	2-Att	R/1 Stry
\$169,900	2426 S Vaughn Way, Unit A	Fairway 16	4	3	1,650	2-Att	2 Stry

\$108,000	2675 S Xanadu Way, Unit D	Burgundy	2	2	1,121	1-Det	2 Stry
\$189,500	2894 S Wheeling Way	HeatherRidge South	3	3	1,633	2-Att	2 Stry
\$155,000	2693 S Xanadu Way, Unit B	Burgundy	2	2	1,315	2-Det	2 Stry
\$149,200	2419 S Worchester Ct, Unit A	Sausalito	2	3	1,273	2-Att	2 Stry
\$169,900	2548 S Vaughn Way, Unit A	Fairway 16	3	3	1,650	2-Att	2 Stry
\$139,900	2497 S Victor St, Unit F	Sausalito	2	3	1,273	2-Att	2 Stry
\$144,900	2417 S Victor St, Unit D	Sausalito	2	3	1,300	2-Att	2 Stry
\$81,000	2664 S Xanadu Way, Unit B	Stawberry	2	2	1,153	1-CP	2 Stry
\$215,000	2230 S Vaughn Way, Unit 203	Country Club Ridge	2	3	1,709	2-Att	2 Stry
\$160,000	2845 S Xanadu Way	HeatherRidge South	3	3	1,633	2-Att	R/1 Sty
\$142,500	2416 S Vaughn Way, Unit D	Fairway 16	2	2	1,365	2-Att	R/1 Sty
\$145,000	2021 S Worchester Way	Chimney Hill	3	3	1,896	1-Att	3 Stry
\$99,900	2501 S Victor St, Unit E	Sausalito	2	3	1,282	2-Att	1 & 1/2 Sty
\$159,900	13664 E Evans Ave	Chimney Hill	3	3	1,512	1-Att	2 Stry
\$98,900	2084 S Worchester Way	Chimney Hill	3	2	1,457	2-Att	2 Stry
\$190,000	2250 S Vaughn Way, Unit 203	Fairway 16	2	3	1,693	1-Att	R/1 Sty
\$159,900	2841 S Xanadu Way	HeatherRidge South	3	4	1,633	2-Att	2 Stry

Call the Heather Ridge Team to analyze your home's value.

For more information, call Pete or Van!

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

Pete Traynor: Re/Max Masters, 303-877-9538, Ptofcolo@aol.com

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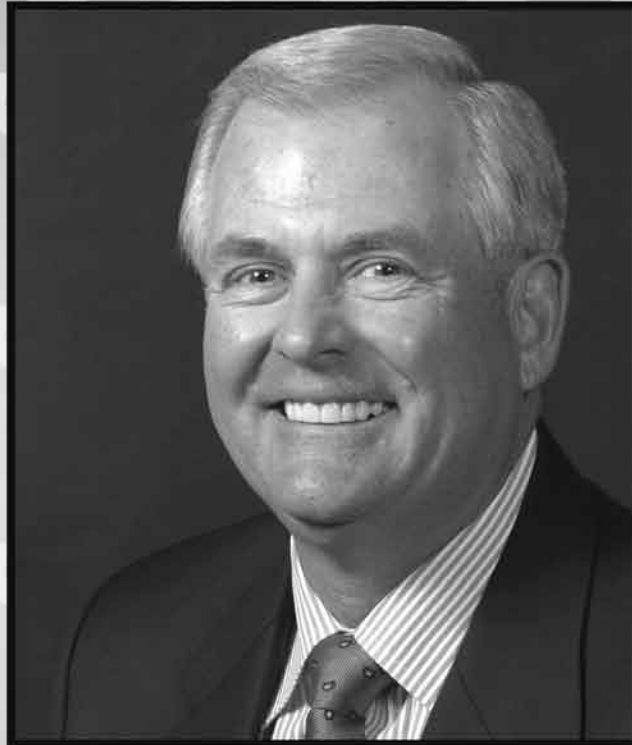
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- Colorado Native & 30 Year Resident of Aurora
- Small Business Owner
- Member of Aurora Chamber of Commerce
- Active Community Volunteer
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- Bruce Peterson** - An advocate for taxpayers, with the financial savvy and experience to oversee Arapahoe County's \$329 million+ budget
- Bruce Peterson** - A community leader, with proven integrity and personal courage to stand up for what's right
- Bruce Peterson** - A husband and father who appreciates your commitment to your family
- Bruce Peterson** - Involved community volunteer in Arapahoe County for 30 years
- Bruce Peterson** - 40 years of experience as a business owner

Paid for by the Committee to Elect Bruce Peterson.

Homeowners' Association News

Heather Ridge South by Van Lewis



Heather Ridge South (HRS) is a 176-unit condo community tucked into the southern most point of Heather Ridge where Yale Ave crosses I-225. Like most homes in the Heather Ridge community, it was built by EDI (Environmental Developers, Inc) with units backing onto the golf course (holes 14 and 15). All units are attached — looking like townhomes — but in reality they're condos due to "air space rights and maintenance issues." All units are configured into buildings with 2–6 units each. Styles include two 2–story designs, both with basements, and a ranch-patio without basements. All units have 2-car attached garages.

HRS is a pro-active community with many volunteers for landscaping, community projects, and parties. Noted for its mature trees and foliage, it recently completed three major water saving projects — xeriscaping, replacing a toilet, and installing an irrigation system. Those three actions not only saved approximately \$35,000 in anticipated water costs, but REDUCED consumption as water rates continue to increase. All projects were in part funded through Aurora's water saving programs.

HRS's homeowners association (HOA) is governed by a seven-member board that never wants for members. It has used Westwind Property Management for over 22 years. Its annual budget exceeds \$500,000 with reserves in excess of \$700,000.

Monthly HOA fees range from \$260 to \$265, and haven't changed for two years. The monthly fee includes:

on-site security, water, sewer, insurance for building and grounds, professional management, exterior maintenance buildings and grounds, club house and pool, landscaping, and snow removal. A \$1.4 million roof replacement is underway without having to assess owners or get a loan.

HRS is not age restricted, thus offering a wide and wonderful range of life styles and experiences. Except for voting and HOA government, tenants are included in all community functions. Absentee owners can use the club house or sponsor their tenants. The goal is to welcome and included everyone in the community!

Real estate values have dropped like everywhere. Once as high as \$220,000, foreclosures and economy conditions have reduced values below \$190,000, with exceptions. Many residents have updated or remodeled their homes instead of moving. This creates greater community stability and improves real estate values.

With nearby hospitals, Cherry Creek schools, shopping, and major roadways, our future looks bright and promising. When the metro district purchased the golf course, it created stability without a threat of future development, another good reason to call Heather Ridge South home.

Strawberry by Denise McCammon

Strawberry is a condominium development consisting of two phases, Phase I south of the golf course and, not adjoining that property, Phase II, which adjoins the 11th hole for its entire length. Our property stretches from Iliff Avenue on the north all the way to Yale Avenue on the south. The total number of units is 328, making us the largest of the 10 developments participating in the United Associations of Heather Ridge. However, the 200 units in Phase I are not involved in the Metro District as are the ones in Phase II since those units do not abut any golf course property. The Board of Directors feels, however, that the entire community should be informed as to the activities and positive things going on within the Metro District.

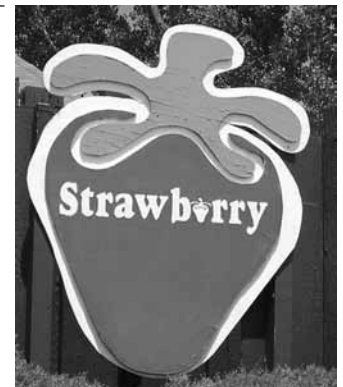
There are various floor plans in Strawberry, from 16 unit buildings in Phase I to 4 unit buildings in Phase II. Each unit has one parking space under a carport structure. Some have assigned outside parking spaces.

Property management of Strawberry is under CAP Management, an efficient and responsive company. There is community-wide feeling that CAP is, without a

doubt, the best company we have had in years.

Our board of directors consists of five members with staggered terms of service. Monthly HOA dues run from \$182.70 to 208.95, depending on the square footage of the unit. Monthly fees cover the variety of services normally found in these types of developments.

After paying off a massive balloon loan for a roofing project, our finances are looking much better than in several years. There is finally money in reserve, a long-range program underway and several short-range projects planned. These include asphalt and concrete repairs, downspout and gutter repairs and installation, repairs of rotting wood beams, carport and trash enclosure repairs and upgrades.



see HOA News...page 10

Check out the golf specials at <http://golfclubatheatheridge.com/>

Heather Ridge

At the Spring Fling for HRMD on April 23, homeowners had a chance to chat with neighbors and meet residents from other HOAs. Dumitri's supplied the snacks.



Above: Justin, with his Dad Shawn, was one of the youngest to attend.

Below: City Councilwoman Molly Markert spoke to all residents.



Right: City Councilman Bob Fitzgerald and former Councilman Bob LeGare enjoyed meeting residents of Heather Ridge.





Photo Album

When HRMD President Errol Rowland asked all homeowners who attended the Spring Fling, "Does anyone here own a golf course?" Almost everyone raised their hand.



Burgundy

by Lori Rust

Patricia Lunger is the newly appointed president of Burgundy. Her contact information is patricial1964@aol.com, 720-271-8436.

Update of Board Members: *Lori Rust*— Vice President, Newsletter, Maintenance, Architectural, Landscape & Special Projects; *Dick Witting*— Treasurer; *Trudy Cabosco*— Secretary, Social; *Kirt Chiles*— Landscape; *Todd McDonald*— Mutts Mitts; *Edie Riedel*— Metro District Rep.

Water Usage Policy and Issues: Water is one of our biggest expenses, with summer almost here, please remember the following:

- No car washing: policies are none, no, and please don't! Even an innocent bucket and spray hose is not permitted. Please go to a local car wash.
- Flower beds: hand water only, no unattended hose sprinklers. Unattended sprinklers waste water and runs up our water bill.
- Lawn area: all grass areas are watered by the sprinkler system, if there is an area that you feel needs attention contact McKinney Management so we can have the new landscape company evaluate.
- Saving water: If you haven't gone green with your toilets, clothes washer, water heater, etc., please visit Aurora's website for rebate programs.

Roofing / Gutter Project Complete: A special thanks to Five Sons Roofing and Aurora Gutter — the project came in under budget and completed on time. PLEASE REMEMBER - you are NOT allowed to have anything attached to the roof or fascia. If you do, it will automatically result in a violation fine and the cost to have Five Sons repair or replace the damaged shingles.

Any and all attachments to the outside of the units must be approved by the Architectural Committee. You can email Lori, lrkj@att.net, with your requests. This includes placement and cabling for TV dishes.

Personal landscaping: Flowers and plants improve the community's appearance, so planting is encouraged but please don't plant outside your limited common areas without written permission. Flower beds can be fun, but abandoned gardens are an eyesore and a violation. Maintenance of flower beds conveys with the property and is the responsibility of the resident. If not maintained, the HOA will notify the owner and if not rectified will manage and bill the property owner.

Are you a coffee drinker? Don't throw away the coffee ground as they are wonderful as fertilizer. Use them around the flower beds or the grass area around your unit.



Garage Sale –

The Burgundy Garage Sale was Saturday, June 5 from 9 am–2 pm.

Homes for Sale in Burgundy:

- 2645 S. Xanadu Way Unit B; 2 Bdrm / 2 Bth + Garage, \$130,000
- 2693 S. Xanadu Way Unit B; 2 Bdrm + loft / 2 Bth + Garage, \$150,000
- 2669 S. Xanadu Way Unit A; 2 Bdrm / 2 Bth + Garage, \$165,000

•••

Burgundy is a 120-unit condo community located just north of Yale Avenue on the west side of South Xanadu Way with units backing onto the golf course (holes 12 and 13). They are configured into buildings with 4-8 units. Most units are 2-story. There are a couple ranch styles all without basements.

Burgundy operates under a board of directors assisted by McKinney Management Company. Monthly HOA fees range from \$130–\$223 plus \$5 for units with garages. These did not change in the past year. The monthly HOA fee includes: water, sewer, trash, building and grounds insurance, professional management, exterior building maintenance and grounds, club house and pool, landscaping, and snow removal.

Burgundy isn't age restricted, thus offers a wide and wonderful range of lifestyles and experiences. Except for voting and HOA government, tenants are included in all community functions. Approximately 70 percent of our homes are owner-occupied. The goal is to provide a friendly, neighborly community.

Over the last eight months, prices stabilized in Burgundy after several years of being affected by the overall decrease in the housing market. Several residents have updated or remodeled their homes, creating greater community stability and substantive real estate values.

With major roadways allowing easy access to downtown, the tech center, hospitals, Cherry Creek schools, and shopping, Burgundy is an ideal place to call home. The Metro District's ownership of the golf course land is "icing on the cake."

The Burgundy Clubhouse is available for rent — call Karen Berg, 303-695-9630.

Sausalito

by Carol McCormick

Hello. This is our first newsletter in the new *Metro Matters* publication.

By the time you read this newsletter, Memorial Day will have come and gone. Hope you had a restful and enjoyable holiday weekend! Both of Sausalito's swimming pools were cleaned, acid washed and re-tiled prior to opening day for residents on May 31. They look GREAT.

It is again time to state the **Rules and Regula-**

tions for Our Swimming Pools.

Use of swimming pools is limited to Sausalito owners and guests. Guests must be accompanied by their Sausalito host.



Children under the age of 14 years of age must always be accompanied by an adult in the pool area.

Hours: Use of the pools and the pool areas is limited to the hours of 10 am to 10 pm. Use of the foregoing outside of said hours is strictly prohibited.

Safety and Care:

a. Glass containers or glass bottles are prohibited in the pool areas.

b. Food is prohibited in the pool areas.

c. Smokers must utilize ashtrays when smoking in the pool areas. Ashtrays and any refuse from smoking must be removed by smokers when leaving the area.

d. Pool gates are NOT to be propped open and are to remain closed and locked at all times.

Pool Etiquette:

A. Running, horseplay and ball playing are not permitted in the pool areas.

B. Use of plastic floats shall be permitted unless the reasonable use of the pools by other swimmers is inhibited by said plastic floats.

Parties: The pool and pool areas may not be reserved by private parties.

Responsibility:

1. The association does not provide lifeguards and none are on duty in the pool areas or otherwise.

2. Use of the pool areas, including swimming, is at the risk of any and all users.

3. The management and the association assumes no responsibility for any and all accidents or injuries in the use of the swimming pool

4. The foregoing rules are in addition to those posted at the pool.

Be thoughtful of your fellow homeowners by keeping

the noise level down when you are using the pools. Small children in diapers must wear waterproof swimming pants. Help us keep our pools clean. Only homeowners can request a replacement key for the pools. Identification is required. The cost is \$5. Keys have been ordered and will be available from McKinney Management Company, Inc. in mid June.

No Car Washing. Water is very expensive and we need to conserve. Please go to your local car wash and recycle the water.

Parking Bollards. The bollards along our streets will be replaced during the summer.

Visitory Parking. Overnight visitor parking is for VISITORS only. Not for long-term guest visits, homeowner parking or commercial vehicles. Illegally parked cars will be ticketed and towed. You may call Advanced Security Consultants twenty-four hours a day. 303-766-7233.

Friends of the Fairways have asked those homeowners living immediately adjacent to the golf course to add colorful plantings as welcome signs to the golfers of our course. HOA rules state that we cannot plant directly into our common areas so please use pots for your plants and flowers.

Maintenance Requests. Please call Bill McKinney at McKinney Management Company, Inc. with maintenance requests. 303-783-0394. Or go to our web site and complete the Maintenance Request Form.

Board Members. The names and telephone numbers of the seven Sausalito Board members are posted on our web site. www.sausalitohoa.com

Please slow down and observe the posted speed limit when driving through Sausalito.

Double Tree by Pete Traynor

Double Tree was the last piece of the Heather Ridge Country Club development by EDI. They are townhomes with approximately 1,919 square feet with full basements. The standard townhome is 3 beds and 2.5 baths plus two car garage. The vaulted ceiling in the living room and large kitchen has enticed many to move walls and create an open feeling on the main floor.

It is a very stable community. There is one home under contract now. The last sale was several years ago.

Our western boundary has many beautiful tall Blue Spruce trees. Many pines are found throughout the prop-

erty. There are no pools or tennis courts and we are self-managed!

Wendy and I moved here years ago. (My third property in Heather Ridge.) We immediately remodeled and are planning on redoing the basement soon.

Stop by! If we don't answer, we are on the deck!!!



Chimney Hill by Tom Westing

Garage Clips: In order to save on postage the board has agreed to install clips on each garage door frame sometime in June. Board member volunteers will then walk the property and post newsletters and notices as needed. Off site owners will still receive copies of all newsletters and notices by mail.

Monthly Meetings: Our board meets at 6 pm on the 3rd Tuesday of every month, Heather Ridge Country Club. All owners are welcome to attend.

Window Cleaning: In the interest towards saving money on those hard-to-reach windows, Mike Puepke is willing to coordinate a collective cleaning by an outside

contractor. If you are interested call Mike at 303-751-0048.

Barbecue Grills, Gas Faire Pits & Fire Safety: With summer

around the corner, many of you will be grilling on your back patios or decks. In 2006 the Aurora City Council voted to adopt the International Fire Code. Section 308.3.1 states: "Charcoal burners and other open-flame devices shall not be operated in combustible balconies or within



See Chimney Hill...page 13

Elect BOB FitzGerald

ARAPAHOE COMMISSIONER

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Community Leadership:

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2004-Present**

Mayor Pro Tem 2009

- Past Chair - Economic Development Committee
- Chair Water Policy Committee
- Past Chair - Management Finance Committee
- Past Chair - Aurora Judicial Performance Commission
- Commissioner Cherry Creek Water Basin Quality Authority
- Volunteer Firefighter

Entrepreneur

- Small Business Owner - Health Information Publisher

Family Values

- Wife, Maria; Children, Nic and Lauren

Education

- Master of Public Administration
- Masters of Social Work - Denver University
- Law Degree - Creighton University

Friends,

Arapahoe County is facing many of the same challenges we addressed in the Aurora City Council.

Maria and I have called Aurora our home for 23 years and my late parents were long-time residents of Heather Gardens. We're here for the duration and I want to see the Arapahoe County Commission continue to have responsible leadership. This means job creation, A transparent return of the dollars to the district and an immediate address of noise and traffic issues.

I appreciate your time and would be honored to have your vote.

Sincerely,

Bob

Chimney Hill...from page 11

10 feet of combustible construction." If you are grilling on your back patio please pull your grill 10 feet away from any side wall. If you have a wooden deck, like the 12 units along Xanadu Way, or you have a covered patio, only electric grills are allowed.

Pool Opening – Memorial Day Weekend

The pool opened Saturday May 29.

Recycling X 2: Several months ago the HOA added an additional recycling dumpster in the middle of the Worchester cul de sac. Now you have two options: one back by 13595 E. Evans and one up by 2053 Worchester.

Concrete Repair, May 20–21: CASI (Colorado Asphalt Services Inc.) repaired the concrete drain pans on the main drive on Evans and over by 13641 E. Evans.

Painting Began in May: Renewed Painting will be painting the following units: 13580-13586, 13589-13657 (odds only). When they get ready to paint they will leave notices on your doors. If you have any concerns or issues, please call Tom Westing, 303-339-9717.

Back Patios and Gardens: Chimneyhill has always been a place where you can do a little gardening as long as you stay within the designated flower beds and keep things tidy. Some homeowners have gone overboard with too many lawn ornaments, bird baths, flower pots, deck furniture and gas grills on the common elements. The rule of thumb should be that:

- On the patios only deck furniture, plants and grills are in order.
- In the flower beds only plant material, ground cover

and one or two ornaments are acceptable.

- The common area outside your back porch should not have anything on it

Save Money by Cutting Water Costs: Water prices continue to rise and your board is trying to do what it can to rein in our water usage and expense. In 2010 we are anticipating our water bill to approach \$60,000, which is 18 percent of our budget. As you know many of our household plumbing fixtures are nearly 30 years old and may be leaking. If we don't see considerable drop in usage this year, the board is considering sub-metering every unit in 2011. The City of Aurora will come out and do a water audit for your home, call 303-739-7351.

Sprinkler Controller: In the interest of saving water the board has installed a state of the art sprinkler controller. The product name is WeatherTrak ETplus and you can find out more about it at www.weathertrak.com. We expect to save up to 30 percent on irrigation this summer.

March 2010 - Financial Update

Operating Funds	\$11,578.82
Reserve Funds	\$135,536.59
Outstanding Receivables	\$22,914.24
Outstanding Payables	\$8,087.93
Reserves Not Funded	\$0

See HOA News...page 14

Dumitri's is proud of the Heather Ridge Metro District and all its accomplishments!

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Country Club Ridge by John Bagwill

Country Club Ridge is located on South Vaughn Way, to the north of Iliff. The property was previously the Heather Ridge Tennis Courts, adjacent to the club. It was sold by the owner to a developer in 2004. Eight buildings containing eight units each of one- and two-story townhomes were constructed on the site.

Country Club Ridge is the newest of the 10 HOAs in the Metro District and, as a member, the community enjoys open space living and reduced rates at the golf course. This HOA is self-governed by an elected board of

directors.

Concrete repairs are currently underway to address any flooding or ice issues that have occurred.

A painting project is beginning on buildings 2240 and 2210. Every year thereafter, two buildings will be painted.



Cobblestone by Kay Griffiths

Cobblestone @ Heather Ridge has 74 units, most of which have their patios facing the golf course. Recently many new improvements were made, including; new composite siding, roofs and fences. After changing landscaping companies, residents are very happy with the results. Pool planters and parkway plantings are done by volunteer residents. A recycling bin was recently installed that is being used to the max.

For the past 10 years a pool party was held toward the end of June at which the HOA provided brats, hamburgers, hot dogs, condiments, paper goods and soft drinks. Residents bring side dishes to share and help with set up, extra furniture, music and clean up. About 40 residents attend and have often contended successfully with rain showers.

Our neighborhood is friendly. Most people know their neighbors and keep an eye on each other's units when

needed. There have been some security concerns. Motion-sensitive lighting was installed around the perimeter of the complex, which helped considerably. However, the board is concerned about the efficiency of its present security company and are looking into hiring a new one when the contract with this company ends.

New residents moved in recently and commented that they feel lucky to have found a place here because the complex is clean, quiet and attractive. In looking around the area at the surrounding complexes, many share these same qualities. Cobblestone is fortunate and pleased to belong to the United Association of Heather Ridge.



Cobblestone Crossing by Sharry Swanson-Mitchell

Cobblestone Crossing is located in Aurora, CO on the north side of Iliff Avenue in Heather Ridge. We are a townhome community with 150 units and a five-person board of directors. Board meetings are held the second Monday of every month at 6:30 pm at the Heather Ridge Clubhouse.

Like other townhome communities, we have large maintenance costs. The board of directors decided to take the initiative (after countless hours of research) to hire our own maintenance person and develop a maintenance program. This is still a work in progress. The association purchased a John Deere tractor for snow removal, hauling and, coming soon, a brush attachment to clean the parking areas.

Maintenance: Some chimneys were recently repaired due to deterioration. Eventually all will have to be done. This is a large project and will take several years to complete.

Recently, some 30-year old trees and bushes needed to be removed and replaced. Diseased and dying trees are sparingly removed. Replacements will be gradually added — with smaller trees and serious thought given to where the new trees will be placed.

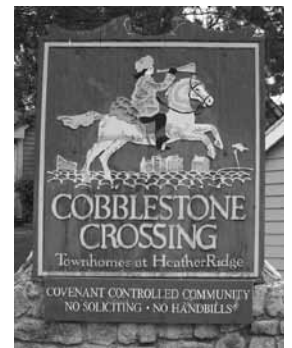
It is beneficial that the maintenance person lives on site. Plowing parking areas can be affordable with any

amount of snow. Our snow removal costs have been GREATLY reduced in the first year, thanks to the purchase of the tractor and a maintenance person who is willing to plow through the night to clear parking and walking areas.

The board has ongoing work for maintenance and a list of priorities. In the summer months, sprinkler repairs and bush trimming are top priorities.

Security: Another significant saving — the association has purchased and installed over 150 battery-powered motion sensor security lights. This has drastically helped the dark areas around the property.

Water Usage: Large water bills require an aggressive effort to conserve water. Our irrigation system runs for two short cycles instead of one long cycle. Less water runs down the street and the lawns receive a better concentration. Having on-site maintenance is a huge plus when it is raining. The irrigation system can be temporarily shut off. Residents are encouraged to install low flush toilets, as they are a huge water saver.



See Cobblestone Crossing...page 15

Letters

Metro Matters

It is an incredible performance of neighborhood cooperation and hard work that you must be proud of when you read this first edition of *Metro Matters*.

Bob Fitzgerald

Metro Matters

It is quite an accomplishment when people can work together and agree on a common objective. When the owners of over a thousand homes in 10 HOAs worked together to preserve the Heather Ridge golf course, it was a noteworthy accomplishment. In so doing, you not only increased the value of your homes, but you also protected the beautiful open spaces, which are available to all Aurora citizens.

When the time came, you took a further step to form a metro tax district, and persuaded the City of Aurora that your cause was important. Now everyone will benefit from your foresight and hard work.

Now you have taken it one step further in supporting the community newsletter *Metro Matters*, keeping the community informed and the spirit alive. You are role models for citizen groups around the country. Kudos to you all! Congratulations, and best wishes for a bright future,

Nancy Jackson
Candidate
Arapahoe County
Commissioner, #4

Metro Matters

Just thought I would add that my husband Bernie and I have removed the strip of lawn to the south of our unit and are replacing it with xeriscape. We are doing this to provide a demonstration plot for residents to see. A number of residents are redo-

ing their plots, at their own expense, to reduce water costs and beautify their homes.

I am hoping to convince our board to xeriscape about half the turf, leaving the backyard strips and the lawns transitioning onto the golf course. We are trying again to earn an Aurora Water Grant for xeriscaping all turf on our Xanadu front.

Anyone interested in learning about xeriscape, I would enthusiastically recommend the workshops given by Craig Miller of the Parker Water District, at Tagawa.

Pamela Jeanne Akiri
Chimney Hill

Metro Matters

Your advertisers are counting on you. Make a point of using their services or calling for a bid. Their support determines the number of pages in this publication and brings your neighborhood news to your doorstep. If you receive good service from a potential advertiser please show them this newsmagazine. You may call in or email their information to me.

Cindy Crockett
303-690-7702

Cobblestone Crossing...from page 14

Board Participation: All communities are facing new challenges during this difficult economic time. Therefore, Association Boards need to make well informed decisions, search for quality vendors who charge a reasonable rate and monitor how Association dollars are being spent. Maintaining the Cobblestone Crossing property is the main goal for the active Board members and management.

A little over a year ago we changed management companies. The property is now managed by Alec Hrynevich with Community Management Specialists. Alec can be reached at 720-377-0100, ext. 1313. This company's innovative style and cooperation has helped make the necessary changes and improvements that this property needed.

Board Members:

- Sharry Swanson-Mitchell— President, sharry4@comcast.net
- Samuel Burks— Secretary, samuel.burks@comcast.net
- Stephen Weiner— Vice President, stephen.p.weiner@comcast.net
- Linda Colson— Treasurer, jcolson@msn.com

Classified Ads

Congrats on your new neighborhood publication! Proud to represent you at City Council. Molly Markert, Champion Warrior, Ward IV"

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Dumitri's Restaurant at Heather Ridge 720-246-0309

- Open Daily for Breakfast, Lunch and Dinner
- For a quick bite to eat and enjoy our patio, join us at Dumitri's on the Green (next to the Pro Shop).
- Every Tuesday is Ladies Night! Drink Specials and Karaoke!
- Every Thursday: 2 for 1 Lunch or Dinner with the Purchase of 2 beverages
- Every Friday and Saturday: Live Music in the Evening.
- Every Saturday: 2 for 1 Lunch or Dinner with the Purchase of 2 Beverages for Metro District and Golf Club Members ONLY!

Father's Day Special: Spoil your Dad or Grandpa by Bringing Him for a Special Lunch or Dinner (2-8 pm). In addition to our Regular Menu, We Will Offer Surf and Turf or Prime Rib, among other Special Options. Accepting Reservations, 720-246-0309.

*Father's Day
Sunday, June 20*

Please Visit Our Website, www.dumitrisonthegreen.com for Updated Music Schedules, Special Events.

June Calendar at Heather Ridge

Wed 16	Trivia	6-8:30 pm
Thu 17	Ladies Bridge Group	10 am-3 pm
	Dumitri's 2 for 1 Lunch or Dinner	
	Dumitri's - Tom Allan Duo	6-9 pm
Fri 18	Dumitri's - Magic Moments	
Sat 19	Dumitri's - Magic Moments	
	HRMD or Golf Members 2 for 1 at Dumitri's	
Tue 22	Ladies 9 Hole Golf Group	
	Dumitri's Ladies Night: Karaoke	
Thu 17	Dumitri's 2 for 1 Lunch or Dinner	
	Dumitri's - Tom Allan Duo	6-9 pm
	Golf: Senior In-House Individual Net	
Sat 19	Men's Golf Association Point Par	8 am
	HRMD or Golf Members 2 for 1 at Dumitri's	
Tue 22	Ladies 9 Hole Golf Group	
	Dumitri's Ladies Night: Karaoke	
Thu 24	Dumitri's 2 for 1 Lunch or Dinner	
	Dumitri's - Tom Allan Duo	6-9 pm
Sat 26	HRMD or Golf Members 2 for 1 at Dumitri's	
Sun 27	Ladies 9-Hole Couples Golf Tournament	
	Pot Luck at Danberry Park after golf	
Tue 29	Ladies 9-Hole Golf Group	
	Dumitri's Ladies Night: Karaoke	

July Calendar at Heather Ridge

Thu 1	Dumitri's 2 for 1 Lunch or Dinner	
	Dumitri's - Tom Allan Duo	6-9 pm
Fri 2	Dumitri's - Michael Sangster	6-9 pm
Sat 3	HRMD or Golf Members 2 for 1 at Dumitri's	
	Dumitri's - Tony David & Pam Hughes	6-9 pm
Sun 4	Couples Golf Tournament, Scramble	8 am
	Lunch at Dumitri's	
Tue 6	Ladies 9-Hole Golf Group	
	EWGA Twilight League	5:30-6 pm
	Dumitri's Ladies Night: Karaoke	
Thu 8	Dumitri's 2 for 1 Lunch or Dinner	
	Dumitri's - Tom Allan Duo	6-9 pm
	Senior In-House Point Par	
Sat 10	Men's Golf - Pick Your Partner	8 am
	HRMD or Golf Members 2 for 1 at Dumitri's	
Tue 13	EWGA Twilight League	5:30-6 pm
	Dumitri's Ladies Night: Karaoke	
Wed 14	Trivia	6-8:30 pm
Thu 15	Ladies Bridge Group	10 am-3 pm
	Dumitri's 2 for 1 Lunch or Dinner	
	Dumitri's - Tom Allan Duo	6-9 pm