

HR Heather Ridge

Metro Matters

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AUGUST 2014

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H&M FAMILY DENTISTRY



H&M Family Dentistry
Pages 14-15

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



Getting to Know Your Neighbors

Heather Ridge Metro Matters wants to help you know your neighbors. Burgundy resident Edie Reidel has lived in the Heather Ridge community since 1976. The photo at left is when Edie was six years old. Learn more about Edie on page 10.

If you would like to introduce a special neighbor send us information and a picture for an upcoming issue. Please email to Publisher/Editor Barry McConnell at bmconn202@aol.com

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**HEATHER RIDGE METRO MATTERS
MAGAZINE**

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HR Heather Ridge

PUBLISHER'S NOTE

Take a good look at the sweet little girl on page 2. Do you know her? See page 10 to learn more about Edie Reidel. *Metro Matters* is launching a new feature each month and we would like you to help. We will be featuring one of your neighbors, telling something about them that perhaps you didn't know or your didn't know they were your neighbors just right down the street! To get involved just send information about yourself or a neighbor you think the Heather Ridge community would like to know. We will print the information and a picture in an upcoming issue of the magazine.



We have some great new advertisers and some dedicated advertisers who have been with us for a very one time. Take a few moments and let them know you saw their ad in the *Heather Ridge Metro Matters*. They would love to visit with you at their facility.

We would also love feedback about what other useful information you would like to see in this publication.

Barry McConnell
Publisher

Attention Metro Matters Readers

Tell our advertisers "I saw your Ad in Heather Ridge Metro Matters Magazine!"

Our magazine is supported in large part by our advertisers. Please do your part to support our community and our magazine by letting our advertisers know that you saw their ad in Metro Matters Magazine. Several advertisers are featuring great coupons this month!

On the Cover **H&M Family Dentistry**

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Heather Ridge Metropolitan District

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HeatherRidgeColorado.org

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Heather Ridge

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Heather Ridge *Metro Matters* welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge *Metro Matters*.

Heather Ridge

COMMUNITY NEWS

HOAs & Inspections Issues

When a home buyer contracts to buy, and before the sale closes, the Colorado Contract to Buy and Sell Agreement (CCBS) allows the buyer to “revisit the property” to ascertain its physical, legal, and HOA condition. Called inspection and/or due diligence, these narrowly drawn conditional clauses allow buyers to cancel a sale without loss of earnest money for just about any reason imaginable. Given that there will always be inspection issues in any home sale, it is important to limit, shorten, and quickly resolve them to prevent lost marketing time.

HOA boards through their management companies are important for timely inspection resolutions and closings. Costs to transfer HOA accounts and provide information are normally found in service contracts with management contractors or in controlling documents such as Declarations. Whatever those costs are along with any working capital requirements, a buyer has a legal right to know and approve/disapprove per the purchase contract.

HOA boards should periodically review procedures and costs for individual ownership sales, especially costs and pertinent information for owners and buyers. Clearly defined and promulgated information makes for better home sales and community identify. Because the ten HOAs in the Heather Ridge Metro District are all separate “little governments” with similar but different HOAs, their

individual Declarations, By-Laws, and Rules and Regulations should be clearly written for easy usage.

For example sewer line maintenance and responsibility! HOA boards and property owners have to know where the line is drawn for repairs, maintenance, stoppage responsibility, and insurance claims. Some Heather Ridge communities declare that once a sewer line leaves a unit the HOA takes over. Others hold owners responsible outside the unit for certain distances or junctures. Repairing a sewer line is expensive, so it is better to know and disclosure before closing than to argue in court. If any HOA policy is vague, questionable, or confusing, it’s board should rewriting documents for better clarity.

For questions about your HOA community, please contact it’s management company in writing.

HR HOA Training Class August 12!

In response to the highly successful Presidents Council meeting on June 4 with a presentation by Gary Kujawski, the HOA Information Office from Colorado’s Department of Regulatory Agencies, another new class is scheduled for Tuesday, August 12, 6 pm at Noonan’s ballroom. This meeting will combine a light dinner with a training class by Land Title. The topic will be real estate closings in an HOA environment.

This class will outline how HOA information is collected by title insurance companies in a real estate closing. Many HOA boards do not have a good understanding or working knowledge of their home transfer policies because they relying on their management company. This is quite normal and reasonable, but it doesn’t relieve HOA boards from timely reviews and questioning of transfer procedures, costs, and fees.

Each HOA president in the Heather Ridge Metro District will be personally invited along with the entire board for this class. This is a great opportunity to learn how others operate and to compare notes for best solutions. Everyone at June’s meeting expressed how great that class was going over-time with more questions.

Property Tax Issues

Do you qualify for a senior property tax exemption? Please visit Arapahoe County website www.arapahoegov.com Assessor’s Office for details. By qualifying, a taxpayer can save up to half of one’s property tax given its assessed value is \$200,000 or less.

In 2015, property values will be formally assessed as required every two years in odd years only. How property tax values are determined is Statutory, meaning its application is formalized in Colorado Revised Statutes as passed by our Legislature and signed by the Governor.

The following chart of Assessed Valuation Data for the Heather

Ridge Metro District No. 1 shows the ups and downs of our property values due to market conditions. For tax year 2015, to be paid in 2016,

assessed values will increase due to the significant recovery of property values in years 2013 and 2014.

Heather Ridge Metropolitan District Assessed Valuation Data Through Tax Collection Year 2014

Tax Collection Year	Assessment Year	Amount	Change	Percentage Change	Number of Homes	Average Home Assessed Value	Market Value
2008	2007	\$ 13,189,260			1,126	\$ 11,713	\$ 147,153
2009	2008	\$ 13,198,390	\$ 9,130	0.07%	1,126	\$ 11,721	\$ 147,255
2010	2009	\$ 10,394,940	\$(2,803,450)	-21.24%	1,126	\$ 9,232	\$ 115,977
2011	2010	\$ 11,897,120	\$ 1,502,180	14.45%	1,126	\$ 10,566	\$ 132,737
2012	2011	\$ 12,396,810	\$ 499,690	4.20%	1,126	\$ 11,010	\$ 138,312
2013	2012	\$ 12,487,140	\$ 90,330	0.73%	1,126	\$ 11,090	\$ 139,319
2014	2013	\$ 11,366,240	\$(1,120,900)	-8.98%	1,126	\$ 10,094	\$ 126,813

August 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Double Tree Board Mtg., (Bi-Monthly) Contact Alethia	5	6	7 6 pm Fairway 16 Board Mtg, Clubhouse 7 pm Burgundy Board Mtg Clubhouse	8	9
10	11 6 pm Cobblestone Crossing Board Mtg., 3033 S Parker Rd #320 7 pm Sausalito Annual Mtg, Heather Ridge Golf Club	12	13 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	14	15	16 Metro Matters Deadline
17	18 7 pm Country Club Ridge Board Mtg Noonan's 19th-Hole	19 7 pm Strawberry I & II Board Mtg Strawberry Clubhouse	20 6:30 pm Chimney Hill Board Mtg, Noonan's 19th-Hole	21 *	22	23
24/31	25	26 6 pm Cobblestone Board Mtg Noonan's 19th Hole 6:30 pm - HRS Board Mtg. HRS Clubhouse	27	28 6:30 pm Ward IV Village Green Recreation Center, 1300 S. Chambers Circle	29	30

Hope everyone is enjoying their summer. It is going by quickly.

The Presidents Council will host an event for the HOA Board members on August 12, 2014. The get together will start at 6:00 p.m. at Noonan's. Brats and chips will be served. Guest speaker will be a HOA expert from Land Title Guarantee speaking. Please R.S.V.P. to Amanda Milstead at amandamilstead@comcast.net so Noonan's can accommodate all attendees. Please encourage your boards to attend.

The next Presidents Council meeting will be held on October 1, 6:30 p.m. at Noonan's. Hope to see you at both upcoming meetings.

Amanda Milstead
President

Thanks to everyone who came out to the last Neighborhood Watch meeting held on July 17. Hope all your questions were answered.

It appears that those thieves are out there again attempting to steal the backflows from our communities. Remember you can put padlocks on them, making it much harder for them to accomplish their attempts. This is a BOLO for all you to watch for.

Last month there was an article published titled "What is Neighborhood Watch." Hope it was informative to all who read it. Now see the follow up to that, titled "Duties and Responsibilities" of volunteers that make this program successful.

Please consider volunteering for a position in your community Neighborhood Watch Program.

Bev Brown
Head Area Coordinator for
Heather Ridge and Area 10

Duties and Responsibilities of NW Volunteers

Head Area Coordinator (HAC)

1. Lead person for a particular area's Neighborhood Watch Program
2. Liaison between the area PAR Officer and the other members of the Neighborhood Watch Program (Area Coordinators, Block Captains and the community).
3. Responsible for setting up and running, a minimum of three (3) Neighborhood Watch Meetings per year. This includes arranging guest speakers, topic, date, time and location of meeting. (The PAR Officer may assist with this as well).
4. Once a meeting has been scheduled, the HAC needs to contact the Area PAR Officer with details of the meeting and how many flyers are needed. The Par Officer will then order the appropriate amount of flyers.
5. Once the flyers have been made and delivered to the HAC he/she will give the appropriate amount of flyers to their Area Coordinator(s), who will in turn deliver the flyers to the Block Captains for delivery to the community.

There are many more responsibilities for the HAC, too numerous to detail, but involves the start up of new communities joining the Neighborhood Watch Program.

Area Coordinator (AC)

1. Assistant to the HAC
2. Liaison between the HAC and Block Captains
3. Responsible for all the Block Captains in their area/chain of command.
4. Ensure that all information that needs to be disseminated to the community through the Block Captains is accomplished.
5. In the absence of the HAC, an AC may step in to perform the duties of the HAC.

Block Captains (BC)

1. Become the eyes and ears of the community.
2. Communicate any Neighborhood Watch related information obtained from the community to the appropriate AC and/or HAC.
3. Disseminate information received from their AC to the community, to include flyers for Neighborhood Watch Meetings.

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Home Sale Inspection Issues

Realtors, as well as most attorneys use real estate contracts and forms prescribed by the Colorado Real Estate Commission. In the standard Colorado Contract to Buy-Sell (CCBS), there are many clauses and conditions relating to due diligence, especially the physical inspection of a property. Due diligence and physical inspection clauses are often called “get out of jail cards” should the buyer not like the property for any reason; and given their proper execution, a buyer’s earnest money is refundable. Because no one likes surprises in real estate, all these clauses should be thoroughly discussed when buying or selling homes.



Van Lewis
Heather Ridge South
303-550-1362
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A physical inspection of property is the buyer’s contractual right to know what is being purchased. Most buyers hire professional home inspectors to report on everything they see or suspect about a property, including exterior as well as interior features. Also, each Heather Ridge HOA has unique policies concerning sewers, water lines, skylights, limited common areas, insurance, etc.; and knowing those questions and answers can make or break a sale (Pete and Van specialize in Heather Ridge having sold in every HOA many times).

There can be great misunderstanding and uncertainty about what physical features are covered by Heather Ridge HOAs, and listing agents and owners are encouraged to get the facts before listing. Buyers’ agents are not experts for every home sale in every neighborhood, so the Real Estate Commission says buyers and their agents “should be able to reasonably rely on listing agents’ data in purchasing a home”; and a listing agent who misrepresents data can be liable for damages.

Other participating parties in a home sale might include lenders, appraisers, and title companies. For a closing to happen, the listing agent’s marketing data must successively merge with others. Conflicting data about HOA documents and procedures, legal description, and Rules and Regulations, etc. must be resolved at a buyer’s sole discretion. Other HOA issues include the number of rentals and foreclosures, HOA budget and Reserve Study, condo vs. PUD for FHA loans, and on and on. Lenders are very interested in the fiscal, legal or physical health of HOAs along appraisers and title insurance companies.

Pete and Van specialize in Heather Ridge along with calling it home for their families for almost three decades. Please call the neighborhood Realtors for a first, second, or last opinion of values and services. Remember, “Please don’t leave home without them!”

Record Sale Prices in Heather Ridge

Every HOA in Heather Ridge is experiencing record sale prices, and there’s still room left for more increases. In the Double Tree, Heather Ridge South, Fairway 16, and Country Club Ridge communities, prices for remodeled units with good locations now exceeds \$230,000. In particular, patios units in HRS and FW-16 are now priced up to \$215,000 for what is essentially a 1,360 square-foot ranch with 2-bdrm, 2-bath, 2-car attached garage and no basement.

Sausalito and its sister community Chimney Hill are just now seeing prices in the upper \$170s and above; and the comparable communities of Burgundy, Cobblestone and Cobblestone Crossing are in the \$160s approaching the \$170s (especially units with garages). It is worth noting that only Burgundy (not Cobblestone or Cobblestone Crossing) has electricity to its garages, a very attractive feature to owners and buyers. Lastly, the Strawberry I community is now selling over \$120s; and its Strawberry II area is into the \$130s. Remember, these upper-most prices reflect remodeled properties with superior features and locations, especially those with golf course location.

Homes For Sale through July 16, 2014

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$129,500	2413	S Xanadu Way A	2 - 2	1,091	2-Spaces	2 Story
Strawberry I	\$140,000	2680	S Xanadu Way C	2 - 2	1,098	1-Space	2 Story
Cobblestone Crossing	\$150,000	13228	E Asbury Ave	2 - 2	1,208	2-Spaces	2 Story
Cobblestone Crossing	\$159,900	13462	E Asbury Ave	2 - 3	1,392	2-Spaces	2 Story
Cobblestone	\$166,000	2181	S Victor St	2 - 2	1,392	1-Space	2 Story
Chimney Hill	\$183,000	13530	E Evans Ave	3 - 3	1,512	1-Gar, Att	2 Story
Sausalito	\$189,900	2503	S Victor St F	3 - 2	1,273	2-Gar, Att	2 Story
Fairway 16	\$199,750	2548	S Vaughn Way B	3 - 3	1,650	2-Gar, Att	2 Story
Fairway 16	\$209,000	2578	S Vaughn Way A	4 - 4	1,650	2-Gar, Att	2 Story
Heather Ridge South	\$215,000	2706	S Xanadu Way	4 - 4	1,633	2-Gar, Att	2 Story
Country Club Ridge	\$235,000	2270	S Vaughn Way 201	3 - 2	1,476	2-Gar, Att	2 Story
Fairway 16	\$235,000	2446	S Vaughn Way A	3 - 4	1,650	2-Gar, Att	2 Story

For decades, Pete and Van have been actively promoting greater values and prices for Heather Ridge, so please call them to see where your home fits in today's real estate market. Their marketing experiences will help you get top dollar!
(The Following Properties May Have Been Listed or Sold by Other Companies)

Homes Sold From June 16 through July 16, 2014

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$82,000	2644	S Xanadu Way D	1 - 1	843	Conventional	\$0	Individual
Strawberry I	\$85,000	2680	S Xanadu Way B	1 - 1	856	FHA	\$2,100	Individual
Strawberry I	\$92,000	2682	S Xanadu Way E	1 - 1	856	Conventional	\$0	Individual
Strawberry II	\$127,000	2421	S Xanadu Way A	2 - 2	1,091	FHA	\$0	Individual
Burgundy	\$151,000	2639	S Xanadu Way B	2 - 2	1,314	FHA	\$0	Individual
Cobblestone	\$162,500	13464	E Asbury Ave	2 - 2	1,392	Conventional	\$1,500	Individual
Heather Ridge South	\$163,550	2767	S Xanadu Way	2 - 2	1,365	Cash	\$0	Individual
Cobblestone	\$164,000	2161	S Victor St D	2 - 2	1,392	Conventional	\$200	Individual
Sausalito	\$165,000	2497	S Victor St B	3 - 2	1,282	FHA	\$2,000	Estate
Chimney Hill	\$176,900	13572	E Evans Ave	3 - 3	1,512	Conventional	\$0	Individual
Heather Ridge South	\$215,000	2777	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual
Fairway 16	\$222,000	2568	S Vaughn Way D	3 - 3	1,650	Conventional	\$0	Individual

Homes Under Contract as of July 16, 2014

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$61,000	2608	S Xanadu Way E	1 - 1	856	1-Space	2 Story
Strawberry II	\$126,900	2481	S Xanadu Way B	2 - 2	1,091	1-Space	2 Story
Strawberry I	\$129,000	2692	S Xanadu Way B	2 - 2	1,105	2-Gar, Att	2 Story
Strawberry I	\$129,000	2666	S Xanadu Way B	2 - 2	1,153	1-Space	2 Story
Strawberry I	\$129,000	2668	S Xanadu Way C	2 - 2	1,153	1-Space	2 Story
Heather Ridge South	\$135,000	2842	S Wheeling Way	2 - 2	1,462	2-Gar, Att	2 Story
Cobblestone Crossing	\$142,000	1969	S Xanadu Way	2 - 2	1,208	2-Spaces	2 Story
Cobblestone	\$142,000	1969	S Xanadu Way	2 - 2	1,208	2-Spaces	2 Story
Cobblestone Crossing	\$150,000	13288	E Asbury Ave	2 - 2	1,208	2-Spaces	2 Story
Cobblestone	\$155,000	2172	S Victor St E	2 - 2	1,392	1-Gar, Att	2 Story
Cobblestone	\$167,900	2161	S Victor St B	2 - 2	1,392	1-Gar, Att	2 Story
Sausalito	\$169,900	2448	S Victor St A	3 - 2	1,273	2-Gar, Att	2 Story
Sausalito	\$170,000	2458	S Victor St A	3 - 2	1,273	2-Gar, Att	2 Story
Burgundy	\$174,000	2635	S Xanadu Way D	2 - 2	1,161	2-Spaces	2 Story
Sausalito	\$178,000	2499	S Victor St	3 - 3	1,273	2-Gar, Att	2 Story
Fairway 16	\$205,000	2518	S Vaughn Way C	5 - 4	1,650	2-Gar, Att	2 Story
Heather Ridge South	\$215,000	2723	S Xanadu Way	2 - 2	1,365	2-Gar, Att	Ranch
Heather Ridge South	\$219,000	2822	S Wheeling Way	3 - 3	1,462	2-Gar, Att	2 Story
Country Club Ridge	\$230,000	2230	S Vaughn Way 203	3 - 3	1,709	1-Gar, Att	2 Story
Fairway 16	\$234,900	2496	S Vaughn Way D	4 - 4	1,650	2-Gar, att	2 Story

JR Heather Ridge

GETTING TO KNOW YOUR NEIGHBORS

Edie Reidel Burgundy

Edie's parents, Max and Mary Federer, both came to the United States from their native Germany as young adults in the mid 1920s. Edie remembers sailing to Germany with her mother to meet her relatives when she was six years old. But, soon after they arrived, her father sent a telegram telling them to get on the next ship back to the U.S.A. Hitler's saberrattling was making Europe unstable, and Max wanted his family safe back home. Throughout the years, Edie has kept in contact with her German relatives and maintained many family traditions, including recipes.

She and her sister, Judy, grew up in the Chicago area. The family moved to northern Illinois when Edie was a senior in high school. A few years later, she married Laurence "Bud" Reidel, and they started their family. Bud's employer, the International Harvester Co., asked him to relocate first to Kansas City, Kansas, and later

to Denver. Edie, Bud and their children, Michael, Mark and Lauren, moved in 1970 into a home in a new area in Aurora called "Dam West." Within a few years Bud was diagnosed with cancer, and he died a short time later. Edie found herself a single mom in a strange new place.

She decided to stay in Colorado and immediately found a sales job at Joslins Department Store in the newly finished Buckingham Square Mall. While at Joslins Edie worked in most of the store's departments and was a "customer favorite" as a personal shopper. She also modeled and appeared in some full page ads in the Denver Post.

In 1976, Burgundy at the new Heather Ridge development became Edie's home. Her children all attended the Cherry Creek Schools and graduated from the University of Colorado. Now Michael is a defense attorney in Greeley, Mark has been a teacher at Cherry Creek Schools for more than 20 years, and Lauren holds a PhD in genetic engineering and works in the cattle industry. Mike is the father of Edie's two granddaughters, Heidi and Veronica "Vreni." Heidi graduated in May from Knox College and now aspires to follow the likes of J.K. Rowling and become an author. This fall, Vreni will begin her third year at Cornell College.

Now retired Edie remains active



Photo by Sharon Berkowitz



Edie — six years old

and enjoys walking, playing bridge, Mexican Train and golfing. Shots of Edie running, bicycling, skiing, snow shoeing and winning dance contests fill her photo albums. She has participated in many fund raisers including marathons. She loves traveling, especially in Europe and New England in the fall, as well as bike touring and now golfing vacations. On a recent trip to New York she found her parents' names on the Ellis Island Memorial.

In 2005 Edie took up the cause of saving the then threatened Heather Ridge open space, attending every community meeting and contributing countless hours as a volunteer to the cause. Edie is proud to be an original owner in Burgundy and to have been a part of what Heather Ridge has become. Make sure you say, "Hi" to Edie the next time you see her at the golf course, at Noonan's or walking through Heather Ridge.



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- 8/8 — Italian, \$9.95
- 8/15—Fish & Chips, \$9.95
- 8/22—Prime Rib*, \$12.95
- 8/29—German, \$9.95

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Man's Best Friend

Heather Ridge residents with their favorite friends.



Clockwise from top left: Chimney Hill resident Terri Bent and Abby. Sausalito resident Kyle and Bruca and Pancho - six-year old Shiba Inus. Sausalito mom Heidi, daughter Madison, son Waylon and pet Annabell. Cobblestone Crossing resident Steve Weiner and Roxy a boxer mix, Nikki and 14 year old English Mastif Dixie

Overweight Pets

Here's the skinny on overweight dogs and cats!

Did you know that nearly half of American dogs and over half of American cats are overweight or obese?

What are the risks of obesity in dogs and cats?

Here's the short list: hip dysplasia and joint problems, diabetes mellitus, liver disease, anal gland issues, skin disease, heart disease and spinal disc disease. Also, overweight animals are more likely to die under anesthesia, have delayed wound healing and in general live MUCH shorter life span (up to 2 years, according to one study!).

How do you know if your dog or cat is overweight?

An increasing body weight (in pounds or kilograms) can be one clue. Body condition score (BCS), which takes into account the different breeds and body types of our pets, is a more accurate method. BCS is expressed as a number out of 9, when 1 is way

too thin and 9 is way too fat, and 5 is perfect. There are three main things to look for to get an ideal (5/9) BCS:

- You can feel the ribs but not see them.
- When looking at your pet from above, there is a tuck at the sides of the waist.
- When looking at your pet from the side, there is a tuck at the abdomen.

Helpful tips to keep your furry little buddy slim and trim

Switch to low calorie dog or cat food. Use a measuring cup (not just a handful) and feed separate meals (rather than leaving food out all day). Also, the amount to feed listed on the bag may not be right. A computerized calorie calculator can find the correct amount of calories your pet needs. Increase exercise. Dogs can go for more or longer walks, more trips to the dogs park and learn to chase the ball up the stairs. Cats can play more (with lights, feathers, balls,

etc), or you can place food higher up so she has to jump to get to it or split her meals up into smaller dishes around the house to encourage hunting. Monitor treats. Veggies and low calorie treats are good choices. Be honest with yourself about how much table food your pets get and how often they eat each other's food. Try giving more toys or attention for rewards rather than food treats. Monitor your pet's weight frequently. We recommend dropping by your vet to use their scale to check your dog or cat's weight and to monitor weight loss progress.

Maintaining a healthy body condition can be difficult and is part of a full preventive health plan. Please call Parkside AHC today for an exam, so we can work together to help add years to your pet's life!

Dr. Lauren Barrow
Parkside AHC
Veterinarian
And "Batman"



“Veterinary Medicine is our life’s work because we love the animals in our care.”

At Parkside Animal Health Center, we recognize that each pet is different, and the needs and lifestyle of each pet owner varies. We individually tailor our health recommendations to meet those needs. This is done through getting to know each of our clients personally, and we welcome the opportunity to let you get to know us as well!

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Please also feel free to check out our website at www.ParksideAHC.com for more information.



H&M Family Dentistry

H&M Family Dentistry is a new practice in the Aurora area. Husband and wife team, Dr. Hua Gao and Dr. Xiaomei Sui, work side by side helping their patients keep a healthy dental regime. Heather Ridge Metro Matters recently visited Dr. Gao and Dr. Sui to learn more about their practice and their goals.

I know you, Dr. Gao, and your wife, Dr. Sui, work together at H&M Family Dentistry, but how did you meet?

We met at Beijing University Dental School about 14 years ago. At that time, both of us were pursuing our master degrees. We cooperated with each other on some research projects. Then, we got married in 2002 and have been living in Denver since 2003.

I understand that you have three children, how old are they and what plans do they have for the summer?

We have two girls ages 7 and 5, and one baby boy. Our girls just love the summer and have fun staying in the pool for a few hours each day. Whenever we can, we enjoy taking

them to national parks or state parks to hike. Our little boy is 10 months old, and he is actively exploring the world around him every day.

What first got you interested in a career in dentistry? (Dr. Gao)

I grew up in a small town in China. At that time, there were no certified dentists in my town and people were not receiving any quality dental care. This inspired me to become a dentist at a young age. I finished Dental School and oral surgery training before I came to the states. Since arriving, I have obtained a PhD in molecular biology, and completed the International Student Program at the University of Colorado Dental School to obtain my Doctorate of Dental Surgery.

What first got you interested in

a career in dentistry? (Dr. Sui)

One close friend of my family is a well-respected dentist. His willingness to help people and strong sense of empathy to the patients had a tremendous influence on my decision to become a dentist.

What is the best part about working with your spouse?

We work well as a team. We are able to discuss more challenging cases on a daily basis and, together, try to find the best solutions for our patients' dental needs.

What made you decide to locate your practice in Aurora?

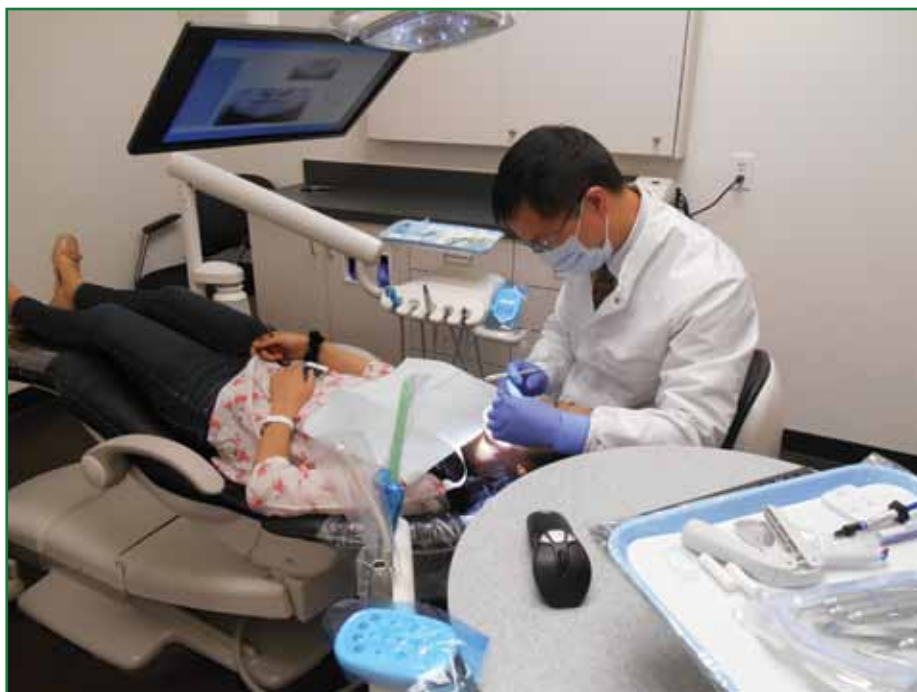
We value cultural diversity. We chose Aurora because of the high cultural diversity, and we are excited to meet our new community's needs. Our dental office is conveniently located at Yale and Parker Road in the H-Mart supermarket parking lot.

What makes H&M Dentistry different than other local dentist practices?

As a husband and wife team, we can serve the community better. We have different sets of skills that complement each other. Dr. Gao has a background of oral surgery and loves to do more surgical procedures. Dr. Sui has a master degree in endodontics and loves to take care of more difficult root canal treatment cases. Our office is also fluent in English, Chinese and Spanish.

Do you offer emergency appointments if a patient is in pain?

We always try our best to see



emergency patients. For some patients, a toothache is the worst pain they have ever experienced. Our goal is to always help relieve the pain, then, co-labor with our patients to best reach their optimum dental health.

Are there other special services you offer for children? Seniors?

Our new clinic is designed and constructed to the highest industry standards with the latest technologies. We strive to provide quality services to all the members of the family. We incorporate new technologies into our practice, such as laser dentistry and implant dentistry. In our dental office, children can watch a cartoon movie while receiving treatment in the dental chair. We also provide 'laughing gas' if they are nervous. Senior patients may have higher needs for fix or removable prosthodontics. Implant dentistry provides another good choice for these needs. For example, implant or mini-implant supported over-dentures are getting more and more popular among senior patients.



**2711 South Parker Road, Aurora, CO 80014
303-353-9611**



H&M Family Dentistry staff (back row, left to right): Siobhan, EDDA and Mayra, DA. Front row (left to right): Diana, student, Hua Gao DDS PhD, Xiaomei Sui DDS and Christina, receptionist.

The advertisement for Creative Garage Doors features a background image of a white garage door. In the center is a large, stylized 'CGD' logo. To the right is a circular seal that says 'LICENSED PROFESSIONAL INSURED'. Below the logo is the website 'www.CREATIVEGARAGEDOORS.com'. A list of services is provided: 'Repairs • Broken Spring • Replacement • Panel Replacement', 'New Door Installation • New Automatic Openers • Extra Remotes', and 'Tune Ups (Suggested once a year for wooden doors)'. At the bottom, the phone number '303.859.8544' and email 'nathan@creativegaragedoors.com' are displayed.

Men's Club Update

The Heather Ridge Men's Club is past the half way mark for the 2014 tournament schedule. There has been a good turnout for the eight tournaments that have been played with some better than others. That said the board will review all tournament results and take the information into consideration when setting up the schedule for 2015. The goal is to have a variety of events that will spark the interest of all members.

The back half of the season is loaded with compete events as listed below

July 18, 19, 20	Member/Member
August 2	Point Par
August 16	Two Man Best Ball, Pick your Partner
August 30, 31	Club Championship
September 13	Tournament of Champions and Alternate Tournament
September 27	Year Ending RED-WHITE and BLUE, shotgun start

The summer is going fast so don't miss out on any of these challenging events that are up-coming

See you on the course at Heather Ridge

Loren J. Janulewicz

Golf Club at Heather Ridge Men's Club Tournament Individual Gross/Net July 5, 2014

First Flight

1st Gross	B. Barnes	Gross 72
1st Net	J. Murray	Net 61
2nd Net	M. Coppens	Net 64

Second Flight

1st Gross	D. Hinson	Gross 84
1st Net	D. Blosser	Net 64
2nd Net	R. Henderson	Net 69

Third Flight

1st Gross	D. Palea	Gross 90
1st Net	D. Hansen	Net 66
2nd Net	R. Orr	Net 67

Closest to the Pin

Hole #5	S. Zapiler
Hole #8	D. Blosser
Hole #10	G. Sharpe
Hole #14	L. Wagner



Remember How You Celebrated Your 29 B-Day?

Ryan Amason, a Heather Ridge grounds crew member and a resident of Cobble Stone Crossing, will not soon forget his, he hit his first Hole-in-One at Heather Ridge. Ryan now holds the distinction of having hit three of the last eight Hole-in-Ones at Heather Ridge! Congratulations Ryan!

7/1/2013	Ryan Amason	8	185	6 Iron
7/6/2013	Nemiah Wilson	10	195	5 Iron
7/14/2013	Keith Jenner	8	161	7 Iron
7/30/2013	Jeff Johnson	8	161	7 Iron
8/19/2013	Collinson Burkley	14	220	Driver
11/9/2013	Mike Anaya	10	191	3 Hybrid
6/12/2014	Ryan Amason	5	105	SW
7/7/2014	Ryan Amason	8	180	8 Iron



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HRWGA 18-Hole Ladies News

The 18-Hole Ladies Member/Guest Tournament was held on June 16. The Member/Guest committee very much appreciated all the help they received from Greg, Jim and Larry. The weather that day was great and the group enjoyed a good lunch prepared by Noonan's. Judging from the feedback received, a good time was had by all! A big "Thank You," to the committee for all of their hard work.

The Club Championship will be held on Saturday and Sunday, August 23 and 24. The sign-up sheet will be posted on the bulletin board a few weeks prior to the tournament.

Teresa Anderson Past President/Publicity

Photos: Clockwise top left (left to right): Susie Goldberg, Jeanne Surbrugg, Norma Bisdorf and Linda McDonald. Top right (left to right): Wendy Wanger, Diane Barnes, Karen Johnston and Mary Nelson. Bottom left: Norma Bisdorf. Bottom right: 18-Hole Ladies Member/Guest luncheon held at Noonan's.



HRWGA 9-Hole Ladies News

The 9-Hole Ladies Couple's Tournament was held on June 29 and was a great success. Thanks to Sally Simon and MC Riaski for putting together a fun tourney followed by a pot luck dinner.

Long drive heroes were Ron Soy and Karla Strong. Joyce Scott and Tom Herbst were closest to the pin.

First Place Team:

Karla & Kent Strong
Joyce & Art Scott

Second Place Team:

Alice & Rod Martin
Sonya & Dallas Mathews

Third Place Team:

Elaine & Ron Soy
Sharon & Phil Warembourg

Clockwise Top Left (left to right): Sally Simon, Bill and M.C. Riaski, and Richard Simon. Elaine and Ron Soy; Sharon and Phil Warembourg. Art and Joyce Scott; Karla and Kent Strong. Rod and Alice Martin; Sonya and Dallas Mathews. Van and Ginny Lewis; Ed and Joan Oswald. (front) Ann Habeger and Tom Herbst; (back) Jim and Sharon Gunderson.



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HR Heather Ridge

ASSOCIATION NEWS

Heather Ridge South

General HOA Insurance Costs Skyrocket: Numbed and shocked, HRS recently renewed its insurance policy with American Family Insurance after a \$34,000 increase in our premium costs. Our premium cost with American Family Insurance jumped from \$70,000 in 2013-2014 to \$104,000 for 2014-2015, an increase reflected throughout the insurance industry given state wide claims from last year's rains and floods. In fact, HRS claimed hail damages and received \$250,000 for repairs along with a \$34,000 property

damage settlement for water damage from burst interior water pipes.

We stayed with America Family Insurance for a number of reasons: lowest deductible policy including roofs (most other insurance companies now exclude roof claims from other claims with substantially higher deductible levels); lowest general premium when compared to others; and superior professional services by our agent, Richard Ahrenkiel.

HRS's two greatest budgeted expenses are water/sewer (\$125,700) and insurance (\$104,000). These costs and others will be considered when the 2015 Budget is formed at the end of this year.

Drainage Issues: Our general policy is to drain water AWAY from foundations and structures as quickly as possible. Towards that goal, Heather Ridge South oversees all exterior drainage systems including gutters, downspouts, sump pumps, and window well collars or barriers (but not window well covers).

Landscaping is an important part of water management; therefore, placement of gardens and landscaping near foundations falls under HOA oversight and control. Gardens and landscaping attracts and hold water, and if deemed harmful to physical structures they will be removed.

Long-time HRS residents know how challenging water runoff control has been over the decades. We have moved downspouts back and forth many times, changed gutter sizes and their placement, installed downspout extensions (e.g. garage concrete drain pans), and placed exterior sump pumps where needed; and most recently, we just finalized plans for a \$38,667 massive drainage system in the most northern part of Heather Ridge South near the I-225's sound wall.

Limited Common Areas: Homeowners bear responsibility for their "limited common areas" to insure proper drainage and landscaping. Limited common areas refer to the front and back porch-patio areas whereby owners have "exclusive usage"; and that usage includes landscaping, drainage, and maintenance. Owners must inspect for proper water drainage, dirt not touching the metal siding, and watering of vegetation that doesn't jeopardize foundations, patios, or porches. In particular, owners must be vigilant and report to the Association any issues that might affect structural integrity and safety. Failure to do so could make owners' liable for damages.

In particular, only authorized HOA workers may work on, move, or



modify gutters and downspouts. If a homeowner sees a drainage problem, it must be reported to Westwind Management Company, Janelle Maninger (303-369-1800x115).

Work Requests: All work requests by homeowners must be submitted in writing to Janelle at Westwind Management. Please don't make direct requests of on-site personnel or board members for help. Although doing so seems innocent enough, that simple request compounded by others doing the same thing hurts maintenance operations. HRS is very cost-control conscious and tracks work-orders to set work priorities schedules. So, if you have an urge to ask Wayne (HRS's on-site maintenance person) or a board member to do something, please don't have your feelings hurt when you are told to submit it in writing to Janelle at Westwind. This is board policy.

Tree Limbs: If you see dead ones, please call Janelle. We schedule removal based on need and budget, but it's good to know what's hanging over HRS.

Van Lewis



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Fairway 16

Xeriscaping Coming Soon: A contract was approved 7/10/14 to hire ValleyCrest Company to remove present grass and install our xeriscape plan. 17 different plants, mulch and decorative rocks will be coming soon to the area around the clubhouse and its parking lot. Look for penstemons, yuccas, apache plume and Lydia Broon plants, to name a few. The lighted sign in front of the clubhouse will remain, as will the bushes around the south and west sides of the clubhouse. The white cinder block dumpster enclosure will be removed.

Parking: Fairways 16 continues to have residents and their

guests parking in the fire lanes. The board is talking with the police about the possibilities of either/or ticketing or towing these vehicles. Also, some residents are parking overnight in the guest parking. Please use the 4 spaces at your unit or park on S. Vaughn Way.

Pool: Just a reminder that children under the age of 16 must be accompanied by an adult over 21. No lifeguard is on duty so help protect your children by watching them carefully.

Challenge: Molly Markert, our City Council woman, has challenged us to figure out a name for the Florida light rail station. It will only be a bridge that goes from Abilene (by Bally's Health Club) across I-225 to the medical buildings. The name cannot be the name of a business. Since Florida does not continue west of I-225 at that point, she feels a clever name would be great for Aurora. Put on your thinking caps and either email me or send your idea to Molly at mmarkert@auroragov.org.

Good Neighbors: A few suggestions courtesy of Hammersmith, our management company. Share a smile

with a neighbor. Read all of *Metro Matters*, signs on the mailboxes and other info from the management company. Offer to lend a hand. Control music and noise, remember your nearby neighbors would like to be able to sleep with their windows open and not hear all of your conversations. Talk about problems and help find a solution. Welcome new neighbors. Attend meetings and parties. Volunteer. Check in with an elderly neighbor.

Party: Have you RSVP'd to Vivian (303-368-5793) or Cynthia (303-918-4499) yet? The party is August 10th at the clubhouse. Bring a dish to share and join the fun.

HO6 Condo Policy: This is an insurance policy you should not be without. If you have updated your unit at all, most insurance homeowners' policies will replace only as the builder equipped it in 1974-1975. A finished basement, upgraded countertops, personal property, cupboards, remodeled bathrooms, ungraded carpeting/flooring, built in appliances were NOT part of the original building. Also, be sure to get coverage to make sure you have a place to stay that's

paid for in the event your home is not habitable during repairs. Renters need to have a policy that covers their personal belongings. Check with your insurance agent TODAY to be sure you have the coverage you need. Today's mortgage lenders require HO6 insurance. It also covers community loss assessments. This coverage is generally not very expensive, but worth every penny!

Free Concerts:

August 7 *FourEverFab*
Aurora Municipal Center
August 14 *Message in a Bottle*
Southlands Shopping Center
August 21 *Face*
Southlands Shopping Center
August 28 *Southlands Rock and Roll*
Southlands Shopping Center

Vote for People's Choice: There are 11 sculptures along Havana Street this year. Please vote for your favorite. The artist will get a cash prize in October if she/he wins the popular vote. You can vote online at onhavanastreet.com or get a ballot from a Havana Street merchant.

Susan Bruce



**See All of You at the Fairway 16 Party
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Burgundy

Another milestone has been reached . . . we are now into the summer wind down season. Our gardens are beautiful, the grass is mostly green and the rabbits well, they are having a very productive season! I've just about given up on my desire to control their devouring of anything that grows above ground . . . no way. The battle continues!

With the heat of this summer, more brown spots are appearing in the grass areas. While the first conclusion is lack of proper watering, that is generally not the problem. These dry spots are usually caused by the normal defense system of the grass

itself. During extremes in weather, grass will revert to a dormant stage until temperatures return to more seasonal. Another leading cause is the 4-legged members of our families. Dog urine is the culprit here good news is there are cures that can be found in local pet supply stores.

Maxx Towing: Before Maxx Towing takes over the enforcement of parking; this is a good time to review the Rules of our community governing resident and visitor use of spaces. A more detailed description can be found in the Burgundy Declaration of Covenants. Our community is based on mutual respect and adherence to these guidelines.

All spaces are assigned (legally owned) and are for the use of our residents and guests. Visitor parking is reserved for your occasional guest. The use of these spaces is not to exceed 24 hours and is not to be used by residents. Free and unmonitored parking is available on Xanadu Way.

No Parking is allowed in another resident's parking space, anywhere that obstructs garages, sidewalks or trash receptacles. Any violation will result in a "warning" usually 48 hours prior to being towed (at the owner's expense). The Clubhouse lot (except for Clubhouse activities) and fire lanes are considered no parking at any time and will result in towing.

Any and all vehicles on Burgundy property needs to be in working condition, currently licensed and registered to a resident. Mechanical care including oil changes, car washing, etc cannot be pursued in garages or parking spaces.

The telephone number for Maxx Towing will be posted on the new signs. Any resident can notify the company of violators, but you should be prepared to show ownership of your parking space.

Neighborhood Watch: The Neighborhood Watch is alive! And always in need of volunteers. Your commitment is only a couple of hours per month (mostly for the informative meetings, but they have great snacks as well). Some watchful neighbors recently thwarted the theft of a backflow valve by notifying the authorities. As we found out last year, the savings to us is several thousand dollars per valve. To show your interest, call Bev Brown at 303-872-3154. Non emergency calls to 303-627-3100.

Annual Meeting: It's never too early to start thinking about our annual meeting to be held in October. You, through your board, have accomplished so much for our community this year. Think about helping with these changes by volunteering to serve with us for only



a couple of years. The actual time involved is about 2 hours per month (scheduled monthly meetings). If you don't have that much time, consider helping on special projects/committees. Now that I have planted the seeds, just let us know where your interests lie so we can all help our neighborhood.

Roofing: The roofing and gutter project has been completed. We are left with several "touch up" finishing jobs. If you have questions or concerns regarding this event, call Hammersmith at 303-980-0700.

Emergencies: Emergency situations need to be called to Hammersmith immediately. Property managers are available at all times and will address the problem for you. Notifying a neighbor or a member of the HOA board will only delay the solution since we cannot schedule this work for you.

Board Meetings: HOA board meetings are open to all homeowners (renters are welcome but must be accompanied by the owner). These are held in our Clubhouse on the 2nd Thursday of the month at 7 pm (changes are posted on our mailboxes). Please call ahead so we can set a chair for you.

Jaynie Basch

OUT TO LUNCH BUNCH

**Come join us for lunch!
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Sausalito

We are in mid-year for 2014 so it seems like a good time to add to and catch up on a number of newsworthy items. The Board wants to say thanks to those residents and visitors who have noticed and commented on how nice the newly painted entrance signs and flowers look at our two entrances. It is always nice to receive positive comments. Now that the entire complex has been painted we sure look spiffy.



Other Landscaping News: Summer maintenance is well underway. Bushes and shrubs have been trimmed, irrigation system is working great, fertilization complete, and rock beds were

sprayed for weeds. C.W. Contractors Inc., our landscaping company, along with our interim Landscaping co-captains Pat Horton and Carol McCormick conduct a walking inspection about every two months to determine maintenance needs and to implement ongoing landscaping plans. Major asphalt cracks in the auto courts and streets have been resurfaced. The HOA is responsible for all plantings in our common areas. Residents may plant flowers in front of their homes but only in containers. If you have any questions regarding landscaping, please call Bill McKinney at 303-783-0394.

Watering Schedule: Our new cost saving state of the art irrigation clocks are working well. FYI: According to the City of Aurora our water schedule is as follows: half of the property is watered Monday, Wednesday and Friday and the other half waters Tuesday, Thursday and Saturday. We water this way so we have adequate water pressure. The watering is between 6:00 am and 10:00 am. Hope this clarifies watering questions. The maintenance of green turf certainly is a challenge given our sandy soil and arid Colorado climate. All of us need to conserve water as if watering restrictions were in force. The Board, along with our landscaping company, has worked diligently to keep Sausalito in Aurora's lowest cost water tier for a number of years. If you have any irrigation/watering questions please call Bill McKinney at 303-783-0394.

Sausalito Website: Quick clarification regarding our website. It is www.sausalitohoa.com. If you enter Sausalito.com you will be directed to websites about Sausalito,

California. Nice sites to view but not us. Our web manager is in the process of updating our website to be sure we are current on our documents such as monthly meeting minutes, financials, HOA Rules and Regulations.

HOA dues: You may pay your monthly HOA bill via electronic payment or by check. Approximately 60% of our homeowners have chosen the efficient cost effective electronic payment method. Please call Bill McKinney to enroll.

The 2014 Reserve Study had been completed and will be addressed at our annual meeting. The study itself is 40 pages long! Strategically building recommended reserve amounts is at the top of our list.

Parking Rules and Regulations: Please call Brownstone Security at 720-879-4568 if your summer visitors want to park in our Visitor Parking overnight. Residents must use their 2-car garage for their personal cars, not visitor parking. Brownstone continues to enforce our parking policies. You can find those policies on our website.

Security: All of us are suffering from the heat. However, don't leave windows or doors (including garage doors!) open and unlocked. Thieves love this open invitation. Burgundy has experienced a number of burglaries in the past month due to open doors. Keep valuables out of eye sight away from windows. Sadly we need to think defensively and be watchful of unfamiliar cars, people, strangers, and solicitors. Brownstone Security patrols our complex, including pools, on foot randomly in a 24-hour period. Say hello to Randy and his officers when they are doing their walkabouts.

Hail Damage Insurance Claim:

All our homeowners are tired of picking up pieces of our shakes roofs every time we have a wind or rain storm which for the past month is almost daily. Please understand, the Board is not dragging our feet on the important issue of our roofs. The opposite is true. Our hail damage claim, with our insurance company, will be addressed at our annual meeting. We had hail damage to our siding as well as our shake roofs. The association hired C-3 Group, Licensed Public Adjustors to help us with our claim because they are experts and successful in negotiations with insurance companies. As many of us have experienced in our personal lives, insurance companies can find a plethora of reasons to drag out the claim process and delay or deny legitimate claims, especially large claims. Our claim is no different. Our objective is to bring this claim to a successful financial outcome benefitting all the homeowners.

Architecture: Slowly but surely a few homeowners are repairing/replacing their broken garage doors. We still have homes on the list who must comply with HOA Rules regarding the condition of garage doors. If you have received notices from McKinney Management about replacing your old garage door, please take care of this as soon as possible. We want our community looking great.

Pools: The pools have been busier than ever. Have fun, but please keep the noise level down out of respect to nearby homeowners and other people using the pool. New homeowners can contact Bill McKinney to purchase a

Sausalito...page 31

Chimney Hill

Summer Pool Party: Please mark your calendar – 2014 Pool Party will be on Saturday, August 16, at 5 pm.

Please let the board know if you'd like to help grill and/or host the party. Please bring a side dish. Soft drinks and beer will be provided.

If you go to the pool, you may have noticed new umbrellas that were installed in the beginning of July. Please take care when opening and closing it. Please close the umbrella when leaving the pool.



Parents, please make sure you are supervising your children around the pool. All non-residents must be accompanied by the residents that have pool key.

Siding and Painting: As many of you may have seen, S. Worchester is getting a face lift. It took a while for the contractor to start, but progress is being made and hopefully it will be done soon.

Speed Bumps: The demographic of our community is changing. There are families with young children and many of us have grandkids that come to visit. The driving speed in CH is

10 mph, but it is not followed by all. Temporary speed bumps will be installed soon.

Landscaping: The landscaping project on Xanadu has begun and will provide a more inviting entrance to our community. Thanks to the rain, our flowers and grass are thriving. Additional plants have been added to the triangle. Thanks to those who have taken it upon themselves to improve the area around their own units. Terry and David, it looks great!

This and That: Please pick up after your dogs. Mark Carapella, not a dog

owner, gave us all a July 4th present, spending hours walking around picking up after others' dogs. **A huge thank you to Mark!**

Make sure that the garbage bag is fully enclosed in the garbage container. Please close the lid, so squirrels cannot get in.

Board Meeting: Next HOA Board meeting will be held on Wednesday, August 20, at 6:30 pm. All residents are welcome.

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Aurora Parks in Top 10

The City of Aurora's park system is one of the best in the U.S. according to the Trust for Public Land. Aurora debuted on this year's Park Score Index at the No. 10 spot!

The highest-ranking city park systems are:

1. Minneapolis
2. New York
3. Boston (tie)
3. Portland (tie)
3. San Francisco (tie)
6. Washington, DC
7. Denver (tie)
7. Sacramento (tie)
9. San Diego
10. Virginia Beach (tie)
10. Aurora, CO (tie)

Food Truck Pilot Program

From City Staff:

The Aurora City Council recently took a step toward allowing food trucks to operate in the city. With an eye toward a broader retail and restaurant strategy that would work within Aurora's urbanization and urban redevelopment efforts, council members encouraged a year-long food truck pilot program at its June 2 study session.

As proposed by staff, the pilot program will permit food trucks with a City of Aurora business license to operate within industrial and commercial zone districts while legally parked within the city's rights-of-way as well as on private property with permission of the property owner. Staff will also evaluate the potential for allowing food trucks in city facilities.

According to Development Project Manager Gary Sandel, the pilot program's regulations are intended to be easily followed and will include operating instructions that dictate minimum separations between the food trucks and operating restaurants and residential zone districts.

The program will also feature staff support to assist vendors in locating within the city," said Sandel. Another benefit of the pilot program is it allows staff the opportunity to evaluate actual operations in advance of making permanent changes to city code. The pilot program is proposed to run for one year from the effective date of the ordinance.

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Sausalito...from page 31

pool key. Renters must contact landlords who are the only ones who can request a new or replacement pool key. The \$5.00 pool key fee is minimal compared with other communities. Our two pools are for homeowners and residents only, which means pool keys are not to be shared with friends nor are the gates to the pool area to be propped open at any time. The recent overflow issue at the Worchester pool was quickly rectified thanks to phone calls from near-by homeowners. Thanks for being so observant. All is well now and the pool is as busy as ever.

HO-6 Property Insurance: We have had some questions about HO-6 insurance. Briefly, our association has a master insurance policy for our complex that is paid for through your association dues or fees that are collected monthly. While the master policy covers the common areas that you jointly own with other homeowners, it typically does not cover you, the inside of your condo, or any belongings you have in your townhome, etc. For homeowners an insurance policy called "HO-6" is what is typically used and it provides personal property and liability protection. Our insurance carrier is Allied Insurance/Nationwide. Our agent is Garrett Dodrill at Dodrill Insurance. He can be reached at 303-986-1539 if you have any questions regarding our insurance. The HOA continues to recommend to our homeowners that they contact their personal insurance agent to find out more about HO-6 Property Insurance and discuss the purchase of this type of insurance. We will discuss HO-6 Insurance in more detail at our annual meeting.

Trash/Recycling Pick-up: In response to some questions we have had regarding our trash management, here are a few answers. Part of your HOA fee pays for our community-wide trash management. If you need to purchase a small recycling tub or large trash containers, cost of which varies by size, please call Alpine Waste at 303-744-9881. Again, trash containers continue to be left out far past the Friday pick up day. The Board and many homeowners who have to suffer from smelly open trash bins in this heat wish we could wave a magic wand to get a number of residents to follow our HOA rules and put their trash bins in their garage by 8:00 pm on Friday night! Our trash pick-up schedule is every Friday with recycling pick-up every other Friday. For example, regular trash is picked up August 8, 15, 22 and 29. Recycling pick up is August 8 and 22. And so forth throughout the year. A number of residents have misplaced the annual trash schedule which Alpine distributed in January. In lieu of that fact, new copies have been distributed via garage clips.

Metro Matters: Copies of the monthly Metro Matters magazine are mailed to each Sausalito address. If you are not receiving your copy please email bmccconn202@aol.com to be added to the mailing list.

Neighborhood Watch: Please contact Carol McCormick, the Sausalito Block Captain, at carol_mccormick@comcast.net if you want to know more about our program or want to become a NW volunteer. It will not take much of your time and your services will help to keep our community safe. Area 10 Neighborhood Watch holds quarterly meetings. Watch for the announcement of meetings in your monthly *Metro Matters* magazine.

Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW Coordinator, 720-747-0836; Pat Horton, Treasurer/Pools/Representative to Presidents Council, 303-695-6181; Debi Martinez, Pools/Board Member at Large, 720-298-8323; and Sherri Cooper, Board Member at Large. Pat Horton and Carol McCormick are also interim Landscaping leads. If you are interested in serving on the Board, or know a homeowner who might be interested, please contact Vinny Roith, President.

Property Management Company: Bill McKinney, President, McKinney Management Company, Inc., 3576 S Logan St, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398. Maintenance Request Forms are on the website.

HOA Meetings: Homeowners are welcome to attend the monthly HOA Board meetings where together, with the entire board, we can address and resolve your current issues/concerns in an efficient timely manner which will benefit you and other homeowners. There is no need for any homeowner to feel it is necessary to wait until an annual meeting to get immediate answers to personal concerns. Homeowners are always first on our agenda. The monthly meeting is held on the second Wednesday of the month at 6:30 pm in the lower level meeting room at the Heather Ridge Golf Club. Please see www.sausalitohoa.com to review all the financials plus the monthly HOA Board Meeting Minutes.

Annual Meetings: Sausalito annual meeting will be held Monday, August 11 at 7:00 pm in Ballroom C at the Heather Ridge Golf Club. Homeowners please attend.

Carol McCormick

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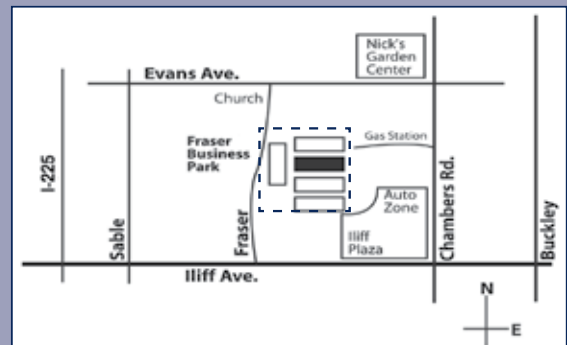


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