

# *HR* Heather Ridge

Metro Matters

Volume 9

September 2019

Number 9



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

**HR** Heather Ridge  
PUBLISHER'S NOTE

The art work of one of our talented residents, Art Weeast – Fairway 16, is featured on the September Metro Matters cover. Please see story on page 16. We always enjoy publishing stories about the lives, talents, and unique interests of our residents.



Keeping our residents safe and the golf course enjoyable for golfers is the focus of this month's Heather Ridge Community Affairs article on page 4.

The golf course is maintained and operated with revenues from green fees paid by the golfers. This open space enhances our property values and is a big part of the "Heather Ridge" way of life. The golf course is not a public park, and not a safe place for walking, jogging, kids, pets or strollers. A golf ball travels at over 100 miles per hour. Please stay safe and stay off of the golf course.

**Barry McConnell**  
Publisher

**IN EVERY ISSUE**

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

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Regular Meeting Schedule: HRMD  
4:00 pm, 3rd Thursday each month at  
Heather Ridge Clubhouse, providing  
there is business to conduct.

**Heather Ridge  
Metropolitan District**

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Heather Ridge **Metro Matters** is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. metromatters1@aol.com

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Metro Matters Magazine**

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# *Heather Ridge* METROPOLITAN DISTRICT

## Who Owns the Golf Course at Heather Ridge?

Recent articles by the Heather Ridge Metro District No. 1 in Metro Matters Magazine have stated the golf course is owned by its Metro District. Some residents felt compelled to question that, asserting the golf course is public property owned by its tax payers ***Who Are Paying For The Bond Money Used To Purchase It.***

So, who is correct?

From a purely legal standing, the golf course is owned by the Heather Ridge Metro District No. 1 (the "District") as it purchased and obtained legal title to and ownership of the foreclosed golf country club and all its assets in 2009. The 2006 formation of the District and its purchase of the golf course comprise the two actions that saved the golf course open space from development.

However, it was the property tax payers who made it happen by voting 85-percent in favor to buy the course in 2009. Without taxpayer willingness to "***Fund Bond Repayment Costs***" through their property taxes, we would have apartments now where fairways used to be, lower property values, and greater safety issues. This selfless act was done to save the open space best used as a golf course, protect real estate values, and promote Heather Ridge's way of life!

So, do the tax payers individually or collectively have ownership of the golf course? Let me answer that semantic question by discussing metro districts in general and our metro district specifically.

A metro district is a legal entity

chartered under Colorado statutory law, specifically Title 32 of the Revised Colorado Statutes (CRS-32). Commonly known as "special districts" and as such, it is a legal creation to address local issues that unincorporated areas, city, county, or state governments cannot or do not want to respond to. Examples include water-flood districts, mosquito control, and parks and recreation districts. And yes, open spaces best used as a golf course.

Metro districts are public entities governed by law. . . and its voters. Voters control the districts by electing people to the board which serves as the governing body of a district. In turn, Boards of Directors represent the voters to follow the laws, to oversee the district's assets, and to protect it.

The Golf Course at Heather Ridge is owned by the District. It is not like a condominium HOA where owners own "air-space" rights along with an undivided ownership interest in the common area land. The District is more like a Planned Unit Development (PUD) where the HOA owns the land except under individual units – that land belongs to the owner. In Heather Ridge, the voters control the District; and the District owns the golf course.

Although the course is open to the public for play, the course itself is not a public area like a city park. People cannot just wander onto the golf course when they feel like it. It is a business (legally called an Enterprise) that **Must** operate profitably not using taxpayer dollars. If it cannot operate at a profit it must close. The golf course is wholly supported by fees paid by golfers (not tax payer dollars). The District's elected Board of Directors oversees its operation to be profitable,

safe, and done in the best interests of the District and its property taxpayer and voters.

Recent confrontations on the golf course have prompted this "ownership" question, especially during golfing hours. Residents walking the course could be hit by golf balls as well as hindering play. These incidents and others have caused some golfers not to play here, thus a loss of income and a reputation of residents interfering with the golfing experience.

Golf course safety is paramount, which is why almost all courses prohibit non-golfers being on the course. Local courses such as Meadow Hills, Aurora Hills, and Murphy Creek have "No Trespassing" rules and signs. Each year there are hundreds of injuries worldwide by golf balls, carts, fights, tripping or falling, and animal control issues. Please don't be a statistic.

When confronted by Heather Ridge golf course marshals or security, many "trespassers" incorrectly assert that as property tax payers they own the golf course and can walk or do anything on it they want, when they want. This has caused distress and unnecessary angst, so the District is emphasizing its ownership to maximize its safety, profitability, and reputation. It has posted many "No Trespassing" signs around the golf course to inform the public.

Anyone wanting more information is invited to contact the Heather Ridge Metro District, visit its website listed in this magazine, or a visit by the Metro District at any HOA board meetings

Van Lewis



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# September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2  Labor Day	3	4	5	6	7
8 	9 6 pm Cobblestone Crossing Board Mtg — Accord's Office Bldg 3022 S Parker Rd Aurora	10 6:00 pm Burgundy HOA Mtg, Burgundy Clubhouse  630 pm Double Tree HOA Mtg at Bev Nosewicz's home	11 6 pm CH Board Mtg HG Board Rm 2888 S Heather Gardens Way  6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	12	13	14  PATRIOT DAY SEPTEMBER 11
15	16	17	18 5:30 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	19 6:30 pm Ward IV Town Mtg Garden Plaza of Aurora, 14221 E Evans Ave  6:30 pm Fairway 16 HOA Meeting Clubhouse	20 	21 <b>METRO MATTERS DEADLINE 9/16/19</b>
22	23 6 pm Cobblestone Board Mtg HR Golf Club	24 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse  6:30 pm HRS Board Mtg HRS Clubhouse	25	26	27	28
29	30	31	 <b>* Next HRMD Regular Meeting September 19, 2019</b> Providing there is business to conduct			


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# Behind The City Scene

## WARD 4 GETS AN F!

Do I have your attention now. In September of 2017 I partnered with Council Member Bergen to develop and fund a traffic program that allots 6 traffic calming devices per year per Ward. The 2 devices are either stop signs with a blinking light border or a radar speed read out sign. This effort was a



**Charles "Charlie" Richardson**  
**Council Member**  
**Ward IV**  
*crichard@auroragov.org*



result of the long suffering residents of Village East in trying to suppress speeding on E. Florida Ave. Examples of both devices can be seen on E. Florida Ave. between S. Peoria and S. Havana. The Council authorized the necessary funding for this program in 2018. The program was also funded for 2019.

As you all know I write this column every month and then it is disseminated far and wide. OK mostly just around Ward 4. Nevertheless I thought I would write about this fantastic program so I checked with the City Traffic Engineer to see how many Ward 4 neighborhoods had submitted a request in 2019 for an analysis for these devices! The answer is ZERO! I am shocked and we are not talking about the discovery of gambling at Ricks. I can think of several locations that could use an analysis.

If you read this column please share it with a member of your HOA or civic association. The on line application can be found at [Auroragov.org/trafficcalming](http://Auroragov.org/trafficcalming). Once it is filled out an analysis will be done to see if the location warrants the installation of one or both of these devices. It would be disconcerting to have the devices assigned to Ward 4 be given to a different Ward.

I accept most of the blame for not getting the existence of this program out to the community. Lastly, I hope you have noticed the more prevalent use of flashing yellow arrows at our intersections. The good news is that it allows more traffic to flow. The bad news is you have to be more careful to triple check for oncoming traffic.

**Charles "Charlie" Richardson**  
**Council Member Ward IV**  
**303-739-7516 (Council Office)**  
*crichard@auroragov.org*

**2019 Ward IV Town Meetings** – Held on the third Thursday of each month from 6:30-8:30 pm at Garden Plaza of Aurora Senior Living Center, 14221 E. Evans Ave.

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## The Fall Selling Season is Now Here

Fall is the second best selling season of the year! With that in mind, any Heather Ridge owners looking to sell might have some serious questions about our real estate before listing. Here are three things to consider:

**Agents with the right market knowledge and skills?** The answer is mature, successful, and inquisitive agents who listen first, then talk. Agents that have sold in “good”, “bad”, or “changing” markets before, so selling your home today will not be a new learning experience to their career.

**Agents with resources to help get your home “market ready?”** This means agents who can identify and know why some repairs or upgrades are better than others. And they have reliable, top-notch people to do the work. Why give your equity away when a few simple things reap big dividends. **And They Can Fund Repairs to be Repaid at Closing!**

**Agents that really care about your interests?** Finding an agent is one thing; but finding ones that know Heather Ridge inside and out, have sold numerous homes there, and call it home as well as community leaders are rare indeed! It’s easy for an agent to say they care, but ones with decades of personal and professional experiences radiate success without having to explain why!

If you haven’t already guessed, Pete and Van are your neighborhood experts. With over 45 years each selling metro Denver homes, they bring to you the best services, technology, and sincerity anyone could ask for. Please call them. But if you feel compelled to list your home with Aunt Susie’s second cousin who just got licensed, we understand; but do yourself a favor first – call Van or Pete for a second opinion. You won’t regret it. We just want Heather Ridge sellers to get top dollar and help community values.

### What’s Happening in Heather Ridge Real Estate Today?

Along with metro Denver homes for sale, Heather Ridge inventory during the July-August period hit record levels since the end of the Great Recession. The metro Denver market exceeded 9,500 homes for sale; and this is reflected in Heather Ridge with 22 units for sale at one point this summer. That is a record amount of inventory since the end of the Great Recession in 2012.

All markets ebb and flow, and as you can see in this issue there are 10 units for sale . . . a reasonable level. Also of importance is the number of units under contract . . . 11. The relationship, or ratio, between homes for sale and under contract is important. It speaks to market balance and sales activity.

For example, during the Great Recession in Heather Ridge there might have been 30 homes for sale but only 10 under contract. As the market improved, that ratio shifted to more under contract than for sale. This simple comparison tells which areas of town are hotter than others and how well local markets are doing.

Remember, “Never leave home without us.” Thanks, Van and Pete



**Van Lewis**

Heather Ridge South

303-550-1362

van@vanlewis.com

Van Lewis

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## Homes For Sale as of August 16, 2019

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$220,000	2620	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Strawberry I	\$220,000	13619	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Burgundy	\$229,000	2697	S Xanadu Way D	1 - 2	942	1 Space	2 Story
Strawberry II	\$245,000	2499	S Xanadu Way B	2 - 2	1,091	1 Carport, 1 Space	2 Story
Cobblestone Crossing	\$255,000	13486	E Asbury Dr	2 - 2	1,208	1 Garage, Det, 1 Space	2 Story
Cobblestone	\$255,000	2101	S Victor St C	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$262,000	13228	E Asbury Dr	2 - 2	1,208	1 Garage, Det, 1 Space	2 Story
Cobblestone	\$269,500	2191	S Victor St B	2 - 2	1,208	1 Garage, Det, 1 Space	2 Story
Cobblestone	\$298,000	2054	S Worchester St	3 - 3	1,457	2 Gar, Att	2 Story
Fairway 16	\$299,900	2496	S Vaughn Way B	3 - 3	1,462	2 Garage, Att	2 Story

## Homes Sold From July 16 to August 16, 2019

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Cobblestone Crossing	\$225,000	13412	E Asbury Dr	2 - 2	1,208	FHA	\$0	Individual
Burgundy	\$246,500	2679	S Xanadu Way B	2 - 2	1,162	Conventional	\$0	Individual
Cobblestone Crossing	\$253,000	13594	E Asbury Dr	2 - 2	1,208	Other	\$3,000	Corp/Trust
Cobblestone Crossing	\$258,000	13482	E Asbury Dr	2 - 2	1,208	FHA	\$5,000	Individual
Cobblestone	\$265,000	2151	S Victor St B	2 - 2	1,208	Conventional	\$2,500	Individual
Heather Ridge South	\$315,000	2820	S Wheeling Way	3 - 3	1,462	FHA	\$4,000	Individual

## Homes Under Contract as of August 16, 2019

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$155,000	13645	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$209,000	2666	S Xanadu Way C	2 - 2	1,153	1 Carport	2 Story
Strawberry II	\$212,000	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Space	2 Story
Strawberry II	\$217,500	2459	S Xanadu Way B	2 - 2	1,235	1 Carport, 1 Space	2 Story
Burgundy	\$255,000	2639	S Xanadu Way B	2 - 2	1,314	1 Space	2 Story
Cobblestone Crossing	\$257,500	13256	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone	\$259,900	2151	S Victor St A	2 - 2	1,208	1 Space	2 Story
Country Club Ridge	\$269,000	2270	S Vaughn Way 204	2 - 2	1,124	1 Gar, Att	2 Story
Heather Ridge South	\$299,900	2868	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
ChimneyHill	\$300,000	13663	E Evans Ave	3 - 2	1,344	1 Garage, Det	2 Story
Heather Ridge South	\$307,500	2737	S Xanadu Way	3 - 3	1,462	2 Garage, Att	2 Story



Van Lewis  
303-550-1362  
van@vanlewis.com

Please remember  
don't leave  
home  
without them.



Pete Traynor  
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## HR Men's Golf Point Par Tournament, Saturday, August 3



*Pinky Gonzales, Matt Huntington, Fred Dawson, and Steve Burke.*



*Andy Schmidt, Dick Hinson, Bob Wiley, and Max Blair.*



*Steve Gonzales, Dave Barela, Don Blosser, and Jim Murray.*



*Troy Faulkner, Larry Francone, Arlis White, and Morris Hoole.*



*Harold Wallace, Jack Buckley, and Steve Harmon.*



*Brandon Caldwell, Brian Svenby, and Brian Hornstra.*



*Photo at right: Bruce Larson, Steve Meyer, Giles Mead, and Jeff Costa.*



*Jerry Weakley, Loren Janulewicz, and Roger Andersen.*



*Terry Bade, Lowell Wightman, Jay Watson, and Dwight Lyle.*

## 18-Hole Ladies Club News

We're wrapping up another wonderful year of golf! Aside from our regularly scheduled tournaments on Wednesdays and Saturdays for the remainder of our season, we have our Club Championship on Saturday and Sunday, September 7 and 8, as well as our Fall Tournament on Saturday, September 28, for both our Wednesday and Saturday players. Ladies, be on the lookout for sign-up information through Golf Genius for both of these special tournaments.

Our awards banquet/annual meeting will be on Saturday, October 12, at the Bent Noodle.

**Teresa Anderson  
Publicity**

# HR 9-Hole Ladies Fun Day Member/Guest



**First Place Winners:** Norma Bisdorf, Teresa Anderson, Ann Habeger, and Pam Graham.



**Second Place Winners:** Diane Mapes, Randi McKnight, Liz Clancy, Joyce Scott.



**Third Place Winners:** Linda Drees, Suzy Koch, Patti Hatifield, and Sally Purcell.



LuAnn Ross, Marge Sumberg, Cathy Carter, and Rena McCullouch.



Mabel Jordan, Sally Simon, Judy Straayer, and M.C. Riaski.



Sandy Finney, Mary O'Hara, Sonya Mathews, and Marilyn Evans.



Barb Manely, Robin Marvin, Marilyn May, and Kaye Wulfekuhler



Dianne Barnes, Peggy Coppens, Marj Copeland, and Donna Brothis.



Sharon Warembourg, Ginny Lewis, Stacey Visentin, and Kathy Curtis.



*Happy Anniversary*

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*Heather Ridge*



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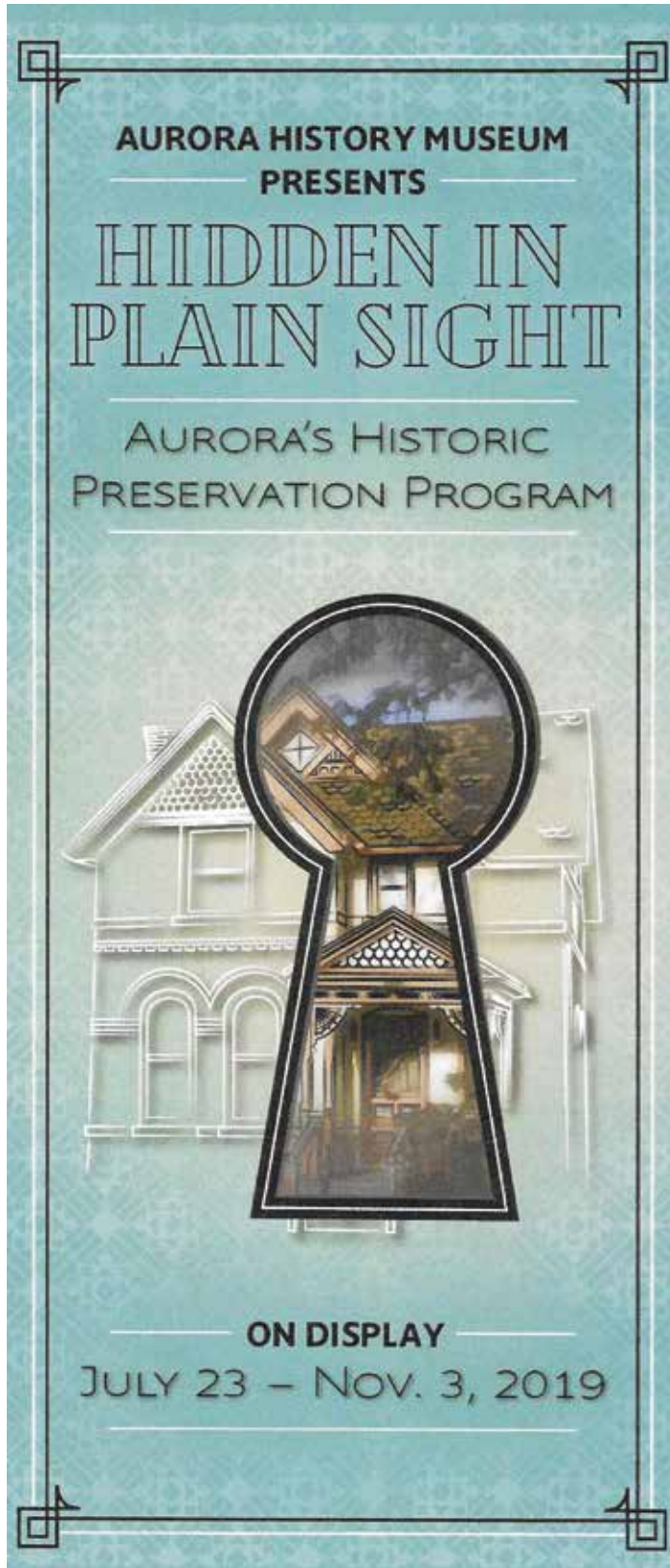
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# Hidden in Plain Sight

*Have you ever looked at some of the homes/buildings in Aurora and thought this is probably a historic home, I wonder what its background is? Now you can know!*



The Aurora History Museum has a new exhibition that explores the historic preservation program of Aurora.

The free exhibition “Hidden in Plain Sight: Aurora’s Historic Preservation Program” will run through November 3 at the Aurora History Museum, 15051 E. Alameda Parkway.

“Hidden in Plain Sight” chronicles the stories of Aurora’s historic landmarks and districts, and Cultural Heritage Site Program. This exhibit showcases and profiles Aurora’s 28 historic landmarks, the two historic districts, the city’s cultural historic site and the Historic Preservation Commission’s role in designating new landmarks for the future.

“My hope is for this exhibition to foster pride in Aurora’s neighborhoods and in the preservation of historic sites,” said Aurora History Museum and Historic Sites Director T. Scott Williams. “With this exhibition we aspire to connect and motivate residents and perhaps, bringing new economic life into the community through the retention of the city’s historic qualities by inspiring creative re-use of older buildings.”

The exhibition includes complementary programming such as a panel discussion on historic preservation in the metro area and statewide on October 16. For details on additional programming visit the museum website.

Admission to the Aurora History Museum and the exhibition is free. A Guide to Aurora Historic Preservation Landmarks booklet is free and available at the museum. Learn more at [AuroraMuseum.org](http://AuroraMuseum.org).

**Historic Site Open Days for Centennial House**  
**1671 Galena Street**  
**September 21**  
**10 am – 1 pm**

This Queen Anne Victorian style home is the oldest of the ten remaining houses built as part of the Town of Fletcher, the speculative community east of Denver before Aurora was Aurora! Like all Fletcher homes, it was built with indoor plumbing to the kitchen and upstairs



bath, a luxury considering both the time period and the arid surroundings. The City of Aurora purchased the house in 1990 and community members restored it for the City’s Centennial year.

# BELLEVUE HEIGHTS

ALZHEIMER'S SPECIAL CARE CENTER

14500 E. Bellevue Ave., Aurora CO 80015  
303.690.0700

Help Support Bellevue Heights in raising \$2,000 for the Alzheimer's Association; we are already over half way there! We have two opportunities for you to help us in September.

**\$2,000 GOAL!**



## \$400 Worth of Items Include:

- 4 \$25 Gift Cards: Olive Garden; Chili's, Regal Cinemas, Red Robin
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- Alzheimer's Association Swag!
- \$50 Gift Card to Cranelli's Italian Restaurant
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## Tickets:

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proceeds will be  
donated to the  
**Alzheimer's  
Association.**

Call Bellevue Heights to  
RSVP for your plate(s) today!





# Wire Tree Sculptures

*Metro Matters Publisher, Barry McConnell recently met up with wire tree sculpturest Art Weeast to discuss his creative sculptures.*

## ***How did you get started with this art form?***

I came across another artist in England, Andy Elliott, who makes another style of wire tree sculptures. On his website, he had a set of videos for \$10 on how to make a very simple bonsai tree. These videos provided the basics I needed to get started. From there I have created my own designs which are much more complex than the tree in the videos. Today I have six different styles of trees

## ***Where can I see more of your work?***

Grace Gallery Fine Art, 877 Santa Fe Drive, Denver, CO 80204, I am at the gallery in the evenings during the 1st Friday Art Walk events.

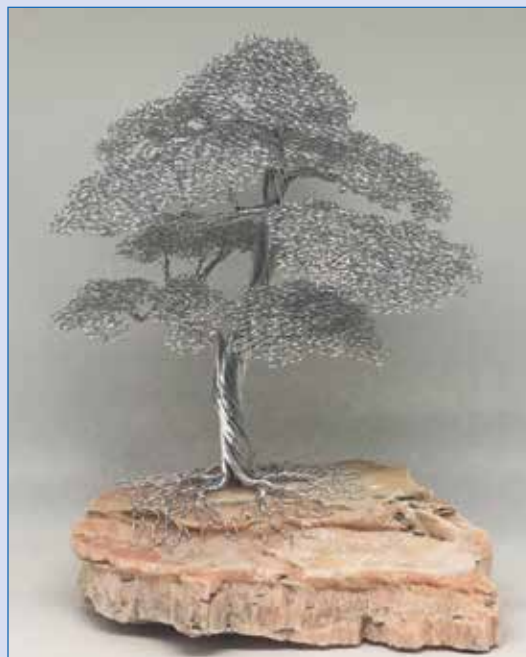
## ***What is your art form?***

Hand twisted wire tree sculptures, using copper or aluminum wire and mounted on interesting rock bases such as petrified wood, Moroccan quartz geodes, amethyst, rose quartz, and much more.

## ***How long have you been doing this art form?***

One year. I retired last summer

and was looking for another hobby I could start. A friend was making very intricate wire wrapping around precious stones that looked interesting. While researching this art form, I came across Clive Madison, an artist in England, who makes very detailed hand twisted wire tree sculptures. I really wanted to make one of these for myself. Today I am working on tree number 122.



I also attend craft fairs in the fall. This year I am doing two: Mollie McGee's Craft Market, Longmont CO, at the Boulder County Fairgrounds from October 19-20, and Rangeview High School Holiday Craft & Gift Show in Aurora on November 23rd.

You can also see pictures of many of the trees I have created in the gallery section at [www.twistedart.weeast.com](http://www.twistedart.weeast.com). I can also be reached at [aweeast@me.com](mailto:aweeast@me.com).



# Richardson

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# HR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone Crossing

**Annual Meeting:** The HOA's Annual Meeting took place on Monday, August 12th. Highlights from the meeting included a review of accomplishments and plans as well as topics brought up by residents. There were two open positions on the Board. One member of the Board was re-elected, and a homeowner volunteered to join the Board and was elected. Current Board members are Debbie Flynn, Midge Miller, Sarietha Ormsby, Kim Thornberry and Steve Weiner. During the meeting residents were asked to think about their priorities for the property and I failed to circle back to that question prior to adjournment. If you have suggestions, please send them to Alec. Thanks to the residents who attended or submitted proxies.

**Window Screens:** Torn or missing screens are required to be replaced/ repaired by homeowners. Also, homeowners are responsible for front doors, screen/storm doors, sliding doors, windows and garage doors. While the HOA

is responsible for painting, owners are responsible for the appearance of each.

**Gutters and Downspouts:** The gutters and downspouts tend to fill when a hail or strong thunderstorm hits. If your gutters need cleaning, please notify our property manager so they can be cleaned.

**Landscape:** A reminder, please do not engage LandCare Management workers with specific requests. If there are questions or concerns about their activities, please contact Accord Property Management. Also, please report malfunctioning sprinkler heads, too much or not enough water, or broken irrigation lines to Accord Property Management.

**Be Aware:** People are out and about so please exercise caution when driving through the property. A reminder to parents to be vigilant with your kids playing in the driveways, etc., as we want to avoid any accidents.

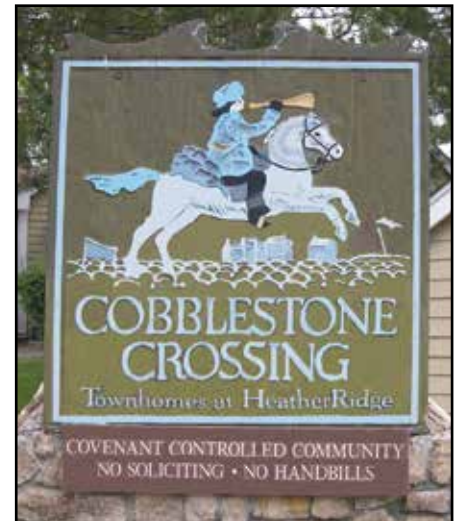
**Pets:** We've tried the nice way to address the ongoing problem with pet waste and now trying a new tack. The 95% of you who pick up after

your pets can stop reading; the other 5% should continue reading. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Contrary to popular belief, it's not fertilizer. Think about it, do you only flush your toilet once a week? Picking up after your pets is a city ordinance and failure to do so represents a health hazard. Do not store the waste in a container outside – take it to the dumpster. Pets are not to be tethered in your open or enclosed patio or anywhere on the property.

**Suggestion:** Please contact Alec Hrynevich at Accord Property Management ([alec@accordhoa.com](mailto:alec@accordhoa.com)) to report any issues concerning your unit or surrounding common area. Board members and the property manager regularly inspect the property through walk arounds, however we don't catch everything!

**Owners and Renters:** If you are renting your unit, it is the owner's responsibility to keep you informed of activities and procedures for the complex. Please ensure your owner/management company has your contact information.

**Parking:** A reminder that residents



are not to park in guest spots at any time and are subject to a boot. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Oversize vehicles that block adjacent parking space and don't fit between the lines are prohibited. Please review the Rules and Regulations, located on Accord's website, for complete parking regulations. Park It Right's boot return is located on the east side of the pool.

**Trash:** A reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine Waste at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

**Board Meetings:** The Board meets at Accord's Office Building (3033 S. Parker Road Aurora, CO 80014) the second Monday of the month at 6 pm and all residents are welcome. The meeting takes place in the lower level conference room with easiest access through the back (west side) entrance.

**Midge Miller**



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# Double Tree



**Board of Directors:** Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Bev Nosewicz, Treasurer Aletha Zens, Secretary Patt Dodd and Member-at-Large Reggie Adams. The next board meeting will be September 10 at Bev Nosewicz's home. The meeting notice and agenda will be posted on the mailboxes.

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday or bad weather. Recycling days are every other Thursday, falling this month on September 12 and 26. Remember to set your recycling out the night before, as they

have been coming before 8 am. Please make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around.

**Please be mindful of what you are putting in your recycling bin.**

- **Ok to Recycle:** Plastic bottles and containers; glass bottles and containers; food and beverage cans; paper; flattened cardboard; and food and beverage containers (like milk cartons and dry-food boxes).
- **Not Ok to Recycle:** Foam cups and containers; plastic bags; paper napkins, plates, cups and tissues; tires and hoses; non-recyclable plastics – anything that does not have a recycle number on it. If there's a doubt, please put it in the trash to prevent contaminating the recyclables.

**Landscaping:** Our tree service will be onsite in September to trim dead branches and branches that are touching the roofs or siding. Trimming dead branches will help mitigate storm damage when the snow starts flying . . . and sticking! Dead or weak branches are the first to snap under the weight of the snow.

**Community Watch:** Another vehicle was recently stolen while parked on S. Vaughn Way. Obviously, the safest place for a vehicle is in a locked garage. If that is not possible, you may want to look into a theft deterrent device, such as "The Club."

And please keep an eye out for anything that may appear unusual. Leave your porch light on. Put bright bulbs in your back porch light. If you

are going to be out of town, please let a neighbor know so they can pick up your newspaper or packages left on your porch. Also, leave your interior lights on a timer to go on and off at certain times to give the appearance of someone being home.

**Insurance Coverage:** The Board urges all homeowners to please confirm that you have adequate HO-3/HO-6 insurance coverage. You should also double-check on coverage from broken sewer pipes, as the HOA's responsibility is from the end of the garage to the main line. Also, please confirm you have loss assessment coverage – the more the better! You'll need it in the event of a major property-damaging hailstorm!

**Patt Dodd**

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# Burgundy

**Welcome all new Burgundy in Heather Ridge Owners and Tenants.**



Burgundy is Covenant Controlled. Please familiarize yourself with Rules and Policies of Burgundy. Not knowing or not being informed does not excuse you from following the governing By Laws and Covenants.

Hope everyone enjoyed Summer. Burgundy was busy with typical landscaping duties with Metro MCM, engagement with ET Irrigation helping us conserve water and repairing our old irrigation system, on boarding Westwind, our new management

company and executing a large-scale painting project in Drives E and F.

## **Homeowners Annual Meeting:**

No rest for the Board. Time to start looking at 2020 budgeting in preparation for the Annual Meeting which will be held on **October 8**. Learn about our Water Saving initiatives, upgrading our 40 year-old sprinkler system, Metro District Security proposal, 2020 projects and why HOA fees increase. We need you or your signed Proxy at the Annual Meeting! Encourage your neighbors to attend. Better yet, volunteer 4 or 5 hours of your time a month and become a board member. It's a great opportunity to see what it takes to keep our community operating and looking great. Look for more information and proxy in your mail.

## **Westwind Management Benefit for Brent's Place:**

Brent's Place is a long-term home away from home for children and families with cancer or other life-threatening illnesses while receiving treatment at local hospitals. When: Friday October 4, 2019, 6:00 pm to 9:00 pm at 2PENGUINS, 13065 E Briarwood Ave Centennial, CO 80112. For tickets, please visit <https://westwindcharities.yapsody.com>.

**Rules Rules:** It's a love hate relationship that keeps everyone on the same level. No one likes looking at old electronics or furniture around trash bins. Extra trash pickups are costly to the HOA and comes out of everyone's pockets by causing increases in dues to cover extra expenses caused by these types of violations.

**Parking:** Permit parking Only in Burgundy driveways. Please make sure Permits are displayed in your vehicle and your Visitor's vehicle at all times! Tenants living in Burgundy should *Never* park in a Visitor spot. You will be towed at your expense. **No Parking in the Fire Lanes** other than quick loading and unloading.

Aurora Leash Laws: [https://www.auroragov.org/residents/animal\\_services/ordinances\\_enforcement](https://www.auroragov.org/residents/animal_services/ordinances_enforcement). Dogs must be on a leash. It's the law! Dogs loose in the front yard/Common Area are considered at large, even if the owner is present, unless the front yard is fenced.

## **September Trivia:**

- Why is it called September: The name of the ninth month of the year, September, comes from the Roman word "septem", meaning "seven", because in the Roman calendar it was the seventh month.
- More people are born in September than any other month! (Cold December/January)
- Definition of a Harvest Moon: The full moon closest to the fall equinox. The Harvest Moon was thus named because it rises within a half-hour of when the sun sets. In early days, when farmers had no tractors, it was essential they work by the light of the moon to bring in the harvest.

**Architectural Requests:** Updates to the outside of your unit must have Board approval. An ACC request form must be submitted, with photos if possible. Call the Management

Company for procedures or check their website.

- Per our Declarations and By Laws, garage doors and openers, inside plumbing, crawl spaces and patio concrete slabs are the responsibility of the Tenant, not the HOA.
- Adding windows/doors/skylights/vents/satellite dishes or anything to do with the outside of your home without written Board approval will result in hefty fines or removal of installed items.

**Landscaping Company:** Metro MCM is our Landscape Company. Gutter cleaning will occur in the late Fall.

**Board Meetings:** *Second Tuesday at 6:00 pm* in the Clubhouse. All Owners welcome! If you have questions/concerns for the board during the Homeowner Forum, or wish to be added to the Agenda, contact our community Manager, Mara Robertson, 303-369-1800 ext. 142, email [Mara@westwindmanagement.com](mailto:Mara@westwindmanagement.com). Homeowner participation is at the start of the meeting.

**Clubhouse Rental:** Contact our Management Company.

**Management Company/Board:** Board Members: Pres - Amanda Milstead, VP - Michelle Ruble, Sec/Treas - Andrew Malkoski, Members-at-Large - Lori Foster and Bev Valvoda. Management Company is Westwind Management 303-369-1800, [www.westwindmanagement.com](http://www.westwindmanagement.com).

**Beverly Valvoda**

# Sausalito

**Annual Meeting:** We had a quorum at our Annual Meeting on August, 5th. Many thanks to those homeowners who attended. Three people volunteered and were approved to join the Board. We again have a full board. Jesse Young and Paul Menningen from C.W. Landscaping were on hand to brief us on our landscaping projects and field questions.

**Newly Elected Officers of Sausalito Board:** Board Members: Carol McCormick, President, 720-668-3602; Teresa Anderson, Vice President and Landscaping, 303-755-5970; Betty Haarberg, Treasurer, 303-696-6783; Marlene Woodruff, Secretary, 303-518-5892; Jeff Jamieson, Member-at-



Large and Architecture, [jeff.jamieson@gmail.com](mailto:jeff.jamieson@gmail.com); Renee Reesy, Member-at-Large, Pools, 720, 951,3224; Debi Martinez, Member-at-Large, 720-298-8323. Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club lower level, Room 19th Hole.

## IMPORTANT DETAILS

- **Property Management Company,** H.O.A Simple LLC. Contact Emily Terry, our Sausalito Manager, at 303-260-7177 x5 with your requests or issues. Our website is [www.sausalitohoa.com](http://www.sausalitohoa.com). Legal documents and meeting minutes can be found on our website. Update in progress.
- **Security and Covenant Enforcement Company** is Brownstone Services LLC. Randy Brown, the owner can be reached at 720-879-4568.
- **Landscaping Company** is Landwise and C.W. Contractors, Inc. President Jesse Young. Paul Menningen, our Operations Manager, can be reached at 303-523-0471.

- **Waste Collection Company** is Alpine Waste and Recycling and can be reached at 303-744-9881.

**CCR's and Architectural Approval:** If you are planning any external home improvements, remember to get Board approval before proceeding with any changes or additions to your home. If you are adding storm doors and windows, the preferred three colors are bronze, beige, or black. We want to keep a consistent architectural look in our community which helps preserve our property values.

**Landscaping Projects:** Phase Two of our Three Year Tree Trimming plan was completed in July. Phase One of our Three Year Concrete Plan was complete in June and July. Rock work was ongoing throughout August and continues through early September. When driving and walking through the community, please be alert for landscaping teams of men working with trucks, equipment, quantities of rock, etc.

**Stop Sign:** An additional stop sign is being installed at the corner of

Victor and Worchester because of safety issues. This corner has been a blind spot for drivers plus drivers tend to drive too fast around the corner. Drivers will have to make a complete stop on Victor and on Worchester.

**Pools:** Pools close Monday, September 2nd, Labor Day.

**Security, Security, Security:** Please lock your cars and keep your garage doors closed unless you are in the garage. Open garage doors are an easy target for thieves.

**Parking:** Visitor parking spaces are for Guests Only. Call Brownstone Services at 720-879-4568 to inform them if your guest needs overnight parking. Residents are expected to park in their two-car garage or on a public street like Vaughn Way or Zanadu. Parking in your auto court or in Fire Lane is not permitted. Rules and Regulations are enforced by Brownstone Services. Ticketing and towing rules are always in effect.

Carol McCormick

Ivan Edwardson  
303-947-6853

Becky Fraser  
720-755-9518

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# Fairway 16

## Dates to Remember

- 2 Labor Day
- 8 Grandparents Day
- 23 Beginning Of Fall (Autumnal Equinox)
- 24 National Voter Registration Day
- 29 Rosh Hashanah begins
- 30 Rosh Hashanah continues



**Pool and Clubhouse:** The trees by the pool wall were trimmed back in August. Their overhanging branches were causing large amounts of leaf debris to accumulate in the pool and surrounding areas.

Parking blocks in the clubhouse parking lot have been put back in place after snow removal displacement.

The problem with a “leaking” electric box on the north side of the clubhouse has been addressed.

**Visitor Parking:** Additional “Visitor Only” signs will be placed in designated spaces to provide more clarity.

**Clarification:** There seems to be some confusion regarding the segment, “Assessment Beginning In January” that appears in the July and August edition of Fairway 16 newsletter.

The piece stated, *“The primary topic of discussion at this year’s Annual Meeting was roof replacement costs.*

*There will not be enough funds in the reserves for Phase IV and V. The financing to complete this project would have required either a special assessment from each homeowner in a lump sum or a raise in monthly dues.*

*After a discussion of various fund raising alternatives, homeowners in attendance at the Annual Meeting rejected the idea of a lump sum assessment. They instead, voted to increase HOA fees by \$25.00 monthly beginning January 2020.”*

To clarify, the \$25 monthly increase is not considered a special assessment, but an increase in monthly HOA fees.

**Irrigation System:** Our irrigation system continues to show its age. This year we have replaced three valves, repaired several breaks in the system, and replaced countless heads and 3 leaking back-flow valves.

The Aurora Water Department conducted an audit of the entire property in August. The report from the audit is being reviewed by our maintenance company C.W and a board member, Barry McConnell. A plan is being developed to address the issues outlined in the report.

Barry McConnell also developed a chart that compared our water bills for April – July (when the sprinklers are on) from the last three years. The results show that this year Fairway 16 has saved \$10,247 over 2017 and \$16,228 over 2018.

The realization of this savings can be directly attributed to Barry’s monitoring of the system and ensuring that watering is done according to City of Aurora guidelines.

At this time, the areas showing brown grass are the result of broken, clogged, or otherwise poorly functioning sprinkler heads. Currently, 1/8th of the 1200 heads on the property are in need of attention. These issues will be addressed in the plan being developed from the water audit report.

**Utility Flags:** The utility location flags that have popped up along Vaughn Way are from Comcast. They will be boring a main cable close to the sidewalk.

**Please Note:** The HOA monthly meeting for September will be held on the 19th.

**Homeowners Please Contact Western Management:** Please contact Roger Mitchell, 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net) to report any issue concerning your unit or common, surrounding area. Although board members and our manager frequently walk the property, there are items that slip their attention or situations of which they are not aware.

**Monthly Board Meetings:** The Fairway 16 board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be held on September 19, 2019.

**Website for Fairway 16:** [www.fairway16.com](http://www.fairway16.com)

**Western State Contact Information:** Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net).

If you notice any vandalism, mischief or suspicious behavior in our area, please contact the authorities.

**Emergency:** 911

**Non-emergency:** 303-627-3100

**Front Range Patrol:** 303-591-9027

**Bette Secord**





# Heather Ridge South

**Management Information:** For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115; [Janelle@westwindmanagement.com](mailto:Janelle@westwindmanagement.com) or her assistant April at 303-369-1800 x 135, [april@westwindmanagement.com](mailto:april@westwindmanagement.com).

## “Strangers in the night” –

**Community Safety Issues:** There have been recent incidents of vandalism, trespass, burglary, and theft in our community

. . . and others nearby. Heather Ridge South recently experienced two night-time break-ins at its clubhouse . . . an act caught on its video cameras and reported to our Front Range Patrol security service and the Aurora Police. We have now increased nightly security patrols by Front Range Patrol to address these problems.

*It's at night time when bad things most likely happen.*

Also, some residents recently reported missing lawn furniture from their porches. Our security company discovered a tent in our park at the south end of the community. It was new and nicely decorated with stolen patio cushions and patio items. We removed everything storing it for identification and return. Westwind sent an email blast to residents, but if you weren't on their list then you missed it. Call Janelle for more information.

We are not alone in these problems. Metro police and security services say increased numbers of “urban campers” are now parking their “homes” in suburban neighborhoods and/or camping in local parks. Like massage parlors and such, municipalities are chasing their problems to other locales vs. solving the problem.

Bicyclists are now seeing greater numbers of “campers” along the Cherry Creek Bike Trail and community parks systems. In our clubhouse break in, it was a man-woman couple on mountain bikes at 2 am. They knew what they were doing getting into our building and what to steal. It's difficult to carry a 60-inch flat screen your handlebars, but pots, pans, and condiments are doable.

Please think of safety for your home and family. Consider calling a home security company for ideas, or visiting the City of Aurora's website. In the meantime, please consider leaving

your porch lights on at night, and making sure all your doors, windows and screens are always locked. Thieves seem to know which homes are more vulnerable than others, so please research how to make your home safer.

## October is our Annual Budget Meeting for 2020:

If you are interested in our budget formation and discussions, please come to the October meeting. At present there are two monthly HOA fees based on home sizes. The larger 1633 square-foot unit is now \$310 per month, and the other two models are \$305. Those amounts were set in 2018 and not changed for 2019. Traditionally, we have tried to keep pace with inflation by raising the fees \$5 each year, but operational costs have stabilized for now. Please let Janelle at Westwind know if you'd like to come and to address the board on this matter or anything else.

Van Lewis



# Country Club Ridge



**Have a great  
Labor Day  
Country Club  
Ridge!**



**Annual Meeting:** Just a reminder, You'll receive notification with the date the annual meeting will be in October. soon. In the meantime the monthly

meetings are open to all!

Mocha Butkovich

# Strawberry

**Board Meetings:** Strawberry's Board meetings are held the 4th Tuesday of every month except in December. Our next 2 meeting dates are as follows: **September 24 and October 22, 2019** in the clubhouse, at **6:30 pm**. These meetings are a great way to stay informed about the goings on in the community.

**ACC Requests:** Please go to the website, fill out a form and provide as much information as possible, as to your plan and materials being used. This way the Board can make informed decisions. **Please visit our website** [www.strawberry1hoa.com](http://www.strawberry1hoa.com) for meeting minutes, meeting dates, community resources, and forms needed for **ACC requests**.

**Projects around community have started and continue thru**

**November. Weather permitting. Please be mindful of the signs posted, mailings or things attached to your doors or stairs.** If there is any issue, with anything please always call ACM

Trash: When taking your trash out, please break down the boxes. Please tie up the bags. Please make sure it gets into the dumpster. If the dumpster is full, walk a few feet and find another. **Stop Over Filling The Trash Dumpsters.** This is causing many issues. It also costs us. I know that when we move out or move in, are reasons to get rid of things, even change of seasons. Call ARC for pick-up of these things. Donate to women's shelter. Please **Stop** leaving stuff out by dumpsters. It also **Costs Us**.

**Front Range Patrol:** To report

immediate issues call **303-591-9027**. **Remember** to lock car doors and windows. See anything suspect, call it in to police or report to security. See something say something.

**Happy Labor Day** from Us here at the Strawberry.

*Hope everyone had a great summer, enjoying time together with family and friends. With the coming of Fall and holidays, I hope we can be more mindful of others. I hope we can reach out to our neighbors and help out when asked, or just check in with them if you haven't seen them around.*

**Board Positions:** Anyone interested in helping out the community, come to a meeting, ask about being able to join the Board.

**Summer Garden Contest:** Turn in photos to ACM by **Sept 10th**. The winner or favorites will post in October issue.

**Clubhouse Rental:** Contact ACM

**Management Information:** ACM's phone number is **303-233-4646**. Send work orders/service request to [kimberly@acmhoa.com](mailto:kimberly@acmhoa.com), or call 303-233-4646 ext 200. Accounting questions please call 303-233-4646 ask for Carrie. For Covenant Compliance call 303-233-4646 ext 136. General questions or concerns should be directed [andrew@acmhoa.com](mailto:andrew@acmhoa.com). This information is also available on the website: [www.strawberry1hoa.com](http://www.strawberry1hoa.com).

**Amy Ringo**



# Chimney Hill

Summer is heading towards autumn, and schools are back in session. Let's keep our young students safe as they make their way to and from class by driving within the speed limit in our community. It will be nice to encourage them in looking to their futures.

**Pool Days Extended:** Labor Day is early in September this year, which is normally scheduled as the final weekend of the pool season. However, because of the hot summer and the earlier Labor Day on the calendar, the pool season will be extended for one more week. Hopefully, many of our residents were able to enjoy the cooling waters during our hot summer. Gratitude goes out to

this year's pool users who respectfully followed the posted rules and kept their enjoyment to a calm and quiet level for the surrounding neighbors.

**In Sympathy:** As many residents may have heard, our community lost another longtime owner, when Helen Nott passed away early last month. Helen was an avid advocate of beautifying our community, and she will be missed.

**Maintenance Projects:** This has become a busy year for maintenance projects in our community. The painting project for the roundabout and pool areas was completed very successfully. The asphalt repairs to our community's roadways was

just completed, smoothing out our entries and exits from our garages and parking areas. Still upcoming for the community this year are concrete repairs for many of the front stairways. In addition, the engineering tests should be completed for the retaining wall leading into the third cul-de-sac, allowing us to begin our next stage of replacing the original log walls with stone blocks, and our landscaping company is still working out a schedule to remove more of the aging junipers. This has been a busy year in maintaining and bringing improvement to the community.

**Board Meeting:** The HOA board meeting will be on Wednesday, September 11th at the second floor

board room at Heather Gardens, 2888 S. Heather Gardens Way, at 6 pm.

**Management:** Property management is provided by LCM. Our property manager, Marilyn, can be reached by phone at 303-221-1117, ext 105 or by email at [mrubybal@lcmpm.com](mailto:mrubybal@lcmpm.com). Owners can also get general community information and submit requests through LCM's website at [www.lcmpm.com](http://www.lcmpm.com). New users will have to create an account with a username and password before using the site.

**Kerry Reis**  
with input from the  
**Chimney Hill HOA Board**



**Out To Lunch Bunch**

**Come join us for lunch and bring your friends and neighbors too!**

**Thursday, Sept. 19, noon**  
**Olive Garden Italian Restaurant**  
**2390 S. Havana Street**  
**303-745-9945**

**RSVP: Josie Spencer [amipep@comcast.net](mailto:amipep@comcast.net)**  
**303-671-5634**

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# Free Days in September 2019

**Children's Museum of Denver**  
Tuesday, September 3 — 4-8 pm  
2121 Children's Museum Drive,  
Denver  
303-433-7444

**Fine Arts Center Museum,  
Colorado Springs**  
Friday, September 6  
First Friday Art Party, 5-7:30 pm  
30 West Dale Street, Colorado  
Springs  
719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

**Denver Museum of  
Nature & Science**  
Sunday, September 29  
2001 Colorado Blvd., Denver  
303-370-6000  
[dmns.org](http://dmns.org)

**Denver Botanic Gardens**  
Tuesday, September 3  
1007 York Street, Denver  
720-865-3500  
[botanicgardens.org](http://botanicgardens.org)

**Botanic Gardens,  
Chatfield Farms**  
8500 W Deer Creek Canyon Road,  
Littleton  
720-865-4346  
[botanicgardens.org/chatfield-farms](http://botanicgardens.org/chatfield-farms)

**Plains Conservation Center**  
12 noon-4:30 pm  
21901 E. Hampden Avenue  
Aurora, CO 80013 720-865-3500  
[info@botanicgardens.org](mailto:info@botanicgardens.org)

**Denver Art Museum**  
Free First Saturdays  
Children under 18 Free everyday  
100 W 14th Avenue Parkway,  
Denver,  
720-865-5000, [denverartmuseum.org](http://denverartmuseum.org)

**Denver Museum of Miniatures,  
Dolls & Toys**  
Call for time and date  
1880 N Gaylord St, Denver  
303-322-1053

**Hudson Gardens  
Free Garden Admission**  
6115 South Santa Fe Drive, Littleton  
303-797-8565  
[info@hudsongardens.org](mailto:info@hudsongardens.org)

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