



# Heather Ridge

Metro Matters

Volume 9

June 2019

Number 6

**Friends of the Fairways  
2018 Winner  
It's time to start  
planning for the  
2019 Contest**

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

### Friends of the Fairway Sponsored by Nick's Garden Center & Farm Market

It's that time of year again. What time? *Annual Friends of the Fairway Flower Garden Contest* time. Around the third week of June our highly skilled and unbiased flower garden judges will be traveling around the Heather Ridge Metro District to once again pick the most attractive flower gardens. Like last year gift certificates, provided by Nick's Garden Center & Farm Market, will be awarded to the winners.



You may nominate your garden, your neighbors garden, or one you see as you walk through the Heather Ridge community. Email your nomination to Publisher Barry McConnell at [bmconn202@aol.com](mailto:bmconn202@aol.com).

Thanks to all you gardeners who make our community and our golf course such a delight.

Barry McConnell  
Publisher

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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.

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Metropolitan District**  
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# STACK'S

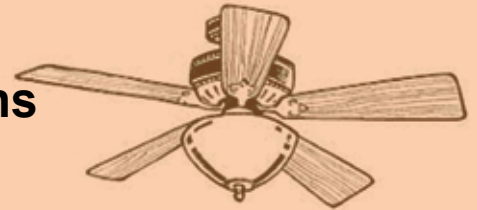


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# HR Heather Ridge

## METROPOLITAN DISTRICT

### Property Taxes for 2019

In 1789, Mr. Benjamin Franklin wrote his friend Jean-Baptiste Leroy advising him about our new U.S. Constitution, saying in part, "In a world nothing is said to be certain, except death and taxes." For Colorado property owners, residential and commercial, every odd year renews another certainty. . . property values are evaluated for taxation.

County assessors are required to reevaluate the value of each property in their counties every two years, per state law. For this year's projections, assessors consider transactions of real property from July 1, 2016 through June 30, 2018.

Initial residential value reports show significant increase – Arapahoe County up 22%, Adams up 24%, and Douglas-Jefferson counties up 14.5%. Boulder is up 13%. The City

and County of Denver was up 21%, a relief from 2017's increase of 26%.

The statewide, median residential property values rose 17.2% between June 30, 2016, and June 30, 2018 according to JoAnn Groff, the state's property tax administrator.

However, please take solace because Colorado has the third-lowest effective property tax rate of any state, only 0.51 % versus 1.16 percent nationally. Yet, it has the fifth highest average home price resulting in the 21st-lowest average property tax bill, not the third lowest. The average is \$2,241 versus \$3,498 nationally.

Property owners will have until June 1 to protest their valuations along with 1.1 million other recipients across the metro area. Property tax bills are influenced by local government levies and a statewide cap on how much the total tax burden can fall on residential properties (the Gallagher Amendment).

#### Writing HOA Newsletters

Writing a community newsletter is very important business. It introduces topics, focuses on issues, and tries to create understanding for its residents. . . as well as others. Many Heather Ridge Metro Districts (HRMD) readers comment on how much they learn and enjoy reading other HOAs in addition to their own.

There are 10 HOAs in the Heather Ridge Metro District that worked and joined together to save our golf course open space in 2009. If that hadn't happened there would be no golf course today. The open space connects and defines our communities promoting real estate values as well as the Heather Ridge way of life. It is an asset worth celebrating . . . and we kept ours when others lost their golf courses.

Towards those goals and others, each



month community leaders contribute time and energy writing news articles for *Metro Matters Magazine*. If you like to write, please ask your board if you may contribute. And for those presently writing monthly articles, I say congratulations to you. Writing can be challenging work, so please keep publishing so others may learn from you. Don't worry about writing the perfect article – just write. There is no prison for violators of the King's English, so cast off your hesitations and uncertainties and let it flow. And above all, please have fun doing it.

### New Lone Tree City Center to be Built

If you know where I-25 and Lincoln Ave cross, and the Sky Ridge Medical Center, that's RidgeGate – Lone Tree's master planned community. And, it's about to become bigger – much bigger.

On the east side of I-25 and south of Lincoln Ave, Coventry Development Corp will construct "an urban core" on 400 of the 2200 available acres.

This will include a new "downtown" focused on retail and housing – all walkable and pedestrian friendly. Also planned is 12 million square feet of business offices, retail, and health care facilities along with up to 10,000 homes. Also planned is a 600 acre park with trails and natural habitat. The entire development will be a mixed-use, transit-oriented development emphasizing working, living, and shopping – all within walking distances.

Development was to have started in 2007, but the Great Recession got in the way. It is estimated that 40,000 jobs will be created as a result of this expansion that will take up to two decades to finish. The west side of RidgeGate is now home for 6,000 residents and a number of major employers, including a new campus for Charles Schwab, which employs 4,500 people in Douglas County.

Van Lewis





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# June 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p><b>* Next HRMD Regular Meeting June 20, 2019</b> Providing there is business to conduct</p>						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24	25	26	27	28	29



**Two Locations:**  
 17200 E. Iliff (SE Corner Buckley & Iliff)  
 303-751-0166 — All Day  
 6780 S Liverpool St (Across from Grandview HS)  
 303-680-1941 — 7 am — 2 pm



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Not valid with other offers. Expires 6-30-2019  
Not Valid on Sundays

**\$5.00 OFF**

Ticket of \$25.00 or more receive  
**\$5.00 OFF!**

Dine-In or Take-Out. One coupon per table.  
Not valid with other offers. Expires 6-30-2019

# Behind The City Scene

We are heading toward summer and that is generally welcomed unless we consider the scourge of street racers with modified mufflers. This is especially a problem along the I-225 corridor.

In researching this month's article I found a situation in Los Angeles where last year a street racer went out of control and killed 3 innocent bystanders plus the driver. Closer to home a street racer was recently involved in a fatal accident at E. Iliff and S. Blackhawk. APD and especially its Traffic Division are acutely aware of the problem. I have learned about the challenges of suppressing this activity as a result of numerous conversations with our Officers. There are hundreds of street racers in the metro area. They have dedicated social media pages. They use 2-way radios to update real time law enforcement actions.

The law relating to modifying mufflers already exists. Nevertheless reckless driving with a modified muffler does not normally trigger a high speed pursuit to apprehend a fleeing offender. In 2016 APD did conduct a "saturation" effort on I-225 with Police motorcycles. I cringed to think of these Officers weaving in and out of freeway traffic at night when intoxicated drivers are out on our roads.

Recently APD learned of a meeting of street racers at Wheel Park and responded with a major muffler modification ticket issuance. This was an effort to send a message to say you are not welcome in Aurora. The bottom line is that APD subject to available resources which can be pretty thin on weekends will issue reckless, careless, speeding tickets as warranted to street racers plus if applicable a modified muffler violation. A modified muffler violation in isolation calls into play hundreds of street racers versus the thin blue line. I wish I could share more optimistic news.

**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 Fire Station #11 on north-west corner of E. Iliff and S. Joplin St.



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



## Lunch n' Learn!

Eat & Learn about CBD!  
**Tues. June 18th**  
**11 am**  
**Heather Gardens**  
 (2888 S. Heather Gardens Way)  
**in the Aspen Room**  
**RSVP by June 14th**

**Presented by:**  
*Be well,  
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**Pete Traynor**

Double Tree

**303-877-9538**

PeteTraynor@ReMax.net

## Caveat Emptor “Let the Buyer Beware”

Although a well-established common law concept that a buyer of real estate is responsible for thoroughly investigating it before closing, Colorado’s “Contract to Buy-Sell” (CBS) used by agents and attorneys clearly states that the “Seller is conveying the property to buyer in an ‘As Is’ condition, ‘Where is’ and ‘With all faults.’ ”

Sellers, buyers, and agents should discuss what this means to all parties *Before* entering into agreements. The Colorado “CBS” leans heavily toward buyer protection, especially when it comes to physical and legal inspections (HOA documents, title insurance, etc.). The clearly stated “As is” provision, Paragraph 10.2, is balanced by a buyers’ rights to inspect (due diligence).



**Van Lewis**

Heather Ridge South

**303-550-1362**

van@vanlewis.com

A buyer’s rights to inspect real estate *after* contracting on it is a matter of contract; and if the real estate is found unsatisfactory and not mutually resolved between the parties, the sale may die of natural causes per the sales agreement with the buyer refunded full earnest money.

Pete and I have over 45 years each helping people buy and sell real estate. Most people buy or sell maybe two or three homes over their lifetimes, so navigating a real estate transaction from beginning to end might be challenging. Please call us for professional help. We listen first, and then ask the right kinds of questions to help you get to where you want to go.

### Metro Area Real Estate Report – as of April 2019

*Detached Single Family:* average price: \$553,371, and median price \$460,000; year-to-date (YTD) average price is \$527,244; YTD median price is \$434,925.

*Attached Single Family (condo):* average price \$368,565, and median price \$305,000; YTD average price \$341,504, and YTD median price is \$299,000.

*For Sale Inventory as of April 30:* 7,012 homes (attached and detached) – that’s nearly 36 percent higher than a year ago, and 11.6 percent greater than March 2019.

*Days on Market:* Average for both detached and attached is now 26.5 days.

### Notice of Valuation by Arapahoe County

Most Heather Ridge property owners probably had mixed feelings after they opened their Notices – “Wow, is my home worth that much?” and “Holy cow, what will be my property tax bill?”

First and foremost, your actual property tax bill won’t be known until later this year. There are 415 taxing districts in Arapahoe County, and your final bill will be more influenced by their budgets than your property’s value. Review your old property tax statements to see what taxing authorities/districts have input. For questions, please contact the Arapahoe County Assessor’s Office.

**Property Tax Example:** Let’s say the county assessor valued your property at \$250,000 in 2016, and your property tax bill for 2017 was \$1,990 (actual 7.96% assessment rate times an arbitrary 100 mills [0.10%]). If the 2019 Notice of Value says your home’s worth \$300,000 as of June 30, 2018, then your property tax for 2019 would be \$2,145 (the actual 7.15% assessment rate times an arbitrary 100 mills). The tax amount difference between the two assessment years, 2017 and 2019, is \$155 – a 7.78% increase in your actual tax versus an increase of 20% in home market value. Not a bad exchange all things considered. If your home was worth \$90,000 in 1982, your tax would have been \$1,890 (assessment rate then was 21% times an arbitrary 100 mills). That’s \$100 less in 1982 than 2017, and \$255 less than 2019. *Again, the above is a hypothetical based on three elements alone: Market Value, Assessment Rate, and Mill Levies.*

Van Lewis



Van Lewis

**303-550-1362**

van@vanlewis.com

*Please remember  
don’t leave  
home  
without them.*



Pete Traynor

**303-877-9538**

PeteTraynor@ReMax.net



## Homes For Sale as of May 16, 2019

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$165,000	13655	E Yale Ave D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$170,000	2658	S Xanadu Way E	1 - 1	856	1 Carport	2 Story
Strawberry I	\$175,000	2628	S Xanadu Way A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$235,000	2622	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Burgundy	\$260,000	2679	S Xanadu Way B	2 - 2	1,162	1 Resv Space	2 Story
Cobblestone Crossing	\$260,000	13482	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Sp	2 Story
Cobblestone Crossing	\$260,000	13594	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone	\$269,500	2191	S Victor St B	2 - 2	1,208	1 Gar, Det, 1 sp	2 Story
Cobblestone Crossing	\$283,500	1983	S Xanadu Way	2 - 2	1,392	1 Space	2 Story

## Homes Sold From April 16 to May 16, 2019

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$206,500	2445	S Xanadu Way A	2 - 2	1,124	Conventional	\$125	Individual
Strawberry I	\$222,000	2668	S Xanadu Way C	2 - 2	1,153	Cash	\$0	Individual
Strawberry I	\$225,000	2694	S Xanadu Way B	2 - 2	1,153	Conventional	\$1,500	Corp/Trust
Cobblestone	\$252,450	2121	S Victor St C	2 - 2	1,208	Conventional	\$0	Individual
Cobblestone	\$281,000	2102	S Victor St F	2 - 2	1,392	Conventional	\$1,808	Estate
Sausalito	\$290,000	2450	S Worchester St C	3 - 2	1,300	Conventional	\$2,500	Corp/Trust
ChimneyHill	\$305,000	13672	E Evans Ave	2 - 3	1,344	Conventional	\$0	Individual
Heather Ridge South	\$315,000	2823	S Xanadu Way	4 - 4	1,633	VA	\$0	Individual

## Homes Under Contract as of May 16, 2019

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$173,500	13613	E Yale Ave D	1 - 1	843	1 Carport	Ranch
Strawberry II	\$212,000	2423	S Xanadu Way C	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$219,000	2421	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Sp	2 Story
Strawberry II	\$219,900	2459	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$220,000	13619	E Yale Ave A	2 - 2	1,098	1 Carport	Ranch
Strawberry I	\$249,900	2676	S Xanadu Way A	2 - 2	1,153	1 Carport	2 Story
Cobblestone	\$250,000	2102	S Victor St C	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$257,000	1921	S Xanadu Way	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$265,000	2181	S Victor St E	3 - 2	1,392	1 Space	2 Story
Sausalito	\$270,000	2450	S Worchester St A	3 - 2	1,273	2 Gar, Att	2 Story
Burgundy	\$285,000	2645	S Xanadu Way B	2 - 2	1,314	1 Gar, Det 1 Sp	2 Story
ChimneyHill	\$299,000	13590	E Evans Ave	2 - 3	1,344	1 Gar, Att	2 Story
Heather Ridge South	\$300,000	2792	S Wheeling Way	3 - 3	1,633	2 Gar, Att	2 Story
Country Club Ridge	\$350,000	2270	S Vaughn Way 202	3 - 2	1,804	2 Gar Att	Ranch
Fairway 16	\$359,000	2508	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story
Fairway 16	\$364,000	2640	S Vaughn Way C	4 - 4	1,650	2 Gar, Att	2 Story



# Heather Ridge Golf Club Monthly Update

[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

## HR Men's Golf Club

Well, the season has started and we are off to a great start. The first tournament of the year was a Four-Man Shamble held on April 20 and it was a great format to kick off 2019. The winners were:

1st	B. Willey, J Murray, A. Sarmiento, and R. Anderson	124	\$344.00
2nd	M. Coppens, F. Dawson, B. Ore, and J. Gunderson	127	\$258.00
3rd	K. Jamison, S. Meyer, and D. Palea	126	\$172.00
4th*	B. Larson, B. Caldwell, T. Bade, and L. Francone	128	\$86.00
<i>Closest to Pin (Team) \$40.00 each team</i>			
#5	D. Markovich, D. Barela, D. Brumfield, and J. Weakley		
#8	B. Willey, J. Murray, A. Sarmiento, and R. Anderson		
#10	G. Wolfe, J. Curzon, J. Watson, and G. Johnson		
#14	D. Vanhooser, J. Whitlock, L. Whitman, and R. Luna		

Our next tournament was a Point Par, held on April 27, and as always the race was on!!

<i>1st Flight</i>			
1st	Mike Coppens	29	\$150.00
2nd	Jim Murray	27	\$90.00
3rd	Steve Harmon	25	\$40.00
4th*	Bob Willey	22	\$20.00
<i>2nd Flight</i>			
1st	Jay Watson	32	\$150.00
2nd	Chris Watts	31	\$90.00
3rd	Steve Burke	31	\$40.00
4th	Brian Hornstra	25	\$20.00
<i>3rd Flight</i>			
1st	Roger Anderson	23	\$130.00
2nd	Troy Faulkner	21	\$75.00
3rd	Dumitri Palea	20	\$35.00
4th	Loren Janulewicz	19	\$20.00
<i>Closest to Pin \$30.00</i>			
#5	Greg Johnson		
#8	Tony Sarmiento		
#10	Dave Barela		
#16	Fred Dawson		

Our last tournament, on May 11, was a fun format, 6-6-6 and again there were scorecard playoffs involved.

<i>1st Flight</i>			
1st	Bruce Larson / Russ Luna	44	\$260.00
2nd*	Andy Schmidt / Pete Traynor	46	\$140.00
3rd	Kirk Jamison / Tony Sarmiento	46	\$100.00
4th*	Steve Meyer / Brian Svenby	48	\$60.00
5th*	Steve Harmon / Max Blair	50	\$40.00
<i>Closest to Pin \$30.00 each team</i>			
#5	Steve Harmon / Max Blair		
#8	Kirk Jamison / Tony Sarmiento		
#10	Fred Dawson / Brandon Caldwell		
#16	Grant Wolfe / Roger Anderson		

Thanks to all who have joined us and keep getting out there to play and practice. Our next tournament, Individual Gross/Net was moved to May 25. Sign up on the website at <https://www.heatherridgeemensclub.com>. Hit 'em long and straight!!

# PCM

## AC Tune-Up



### \$59.00

Cleaning Condenser,  
Check Unit Top  
To Bottom

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**James Carey 303\*359\*6512**

## 18-Hole Ladies' Club News

The sign-up sheet for the June 8 Mixer with the men's club is on the men's club bulletin board. Be sure to sign up for a good time!

Our Member/Member – Member/Guest Tournament is June 15 – and it's a Carnival! The tournament will be a four person scramble so get your teams in by the June 8 cut-off date. Watch your email or Golf Genius for further information.

**Teresa Anderson  
Publicity**



*Fred Dawson, Brandon Caldwell, Matt Huntington, and Harold Wallace.*

## HR Men's Golf Club 6-6-6, Two Man Teams, May 11, 2019



*Pete Traynor, Andy Schmidt, Steve Meyer, and Brian Svenby.*



*Arlis White, Don Blosser, Russ Luna and Bruce Larson.*



*Terry Bade, Grant Wolfe, Roger Anderson, and Trevor Caldwell.*



*Tony Sarmiento, Kirk Jamison, Jerry Weakley and Mike Coppens.*



*Max Blair, Steve Harmon, and Darrel Vanhooser.*



*Dave Barela, Austin Richard, Jeff Costa, and Randy Taylor.*



*Jack Buckley, Bob Willey, Dumitri Palea, and Dwight Lyle.*

### HR Men's Golf Club 2019 June/July Schedule

Saturday, June 1 Two Man Best Ball, Pick your Partner  
(Partners must be within 10 strokes)  
Tee Times Start at 8 am

Saturday, June 8 Men's Club/Women's Club Mixer  
(Computer Draw)  
8 am Shotgun Start

Saturday, June 22 Individual Gross/Net, Playing Groups,  
set by computer

Saturday, July 6

July 19-20-21

Fri-Sat-Sun

Tee Times Start at 8 am

2 Man Point Par, Playing Groups set by computer  
Tee Times Start at 8 am

Member/Member, Member/Guest  
(Partners must be within 10 strokes)

Horse Race Starts at 5 pm on Friday  
Tee Times Start at 8 am on Saturday/Sunday

# June Activities at the Aurora Libraries

\*Registration required. Register online at [AuroraLibrary.org](http://AuroraLibrary.org)

Tuesday, 4, 11

*Family Tree Maker Q&A Classes*

1:30-3 pm CEN

Having trouble with the program Family Tree Maker? Bring your questions (and laptop if you have FTM) to this question and answer session. Moderated by Aurora Genealogical society genealogist Dorothy Bernay. Presented by the Aurora Genealogical Society of Colorado.

Thursday, 6

*Sewing Lab: Felt Pencil Cases\**

4 pm CEN

Create fun felt pencil cases using basic hand sewing techniques.

*Summer Hikes on the Front Range*

6:30 pm CEN

Join veteran Longmont hiker and author Pete Jarvis as he presents some of his favorite trail choices and delves into the stories that go with them. Bring your curiosity and get ready to write your own stories by going out and hiking these dazzling trails!

*Model Rockets\**

June 11, 12, 13, 4-5:30 pm TLR

Assemble, decorate and launch your own model rocket and learn a few things along the way!

*Laser Tag Lock-In\**

Thursday, June 5, 6 pm MVL

Friday, June 7, 6 pm TLR

In space no one can hear you scream, but lasers can still go PEW PEW! Find out more at our after-hours laser tag battle. Teens must turn in a permission form.

Friday, 7

*Hunk-Ta-Bunk-Ta Music*

10:30 am MVL

Join Katherine Dines and her Hunk-Ta-Bunk-Ta music as she shares a universe of stories through songs, movement, global musical instruments, zany props and fun for the whole family.

Tuesday, 11

*Create: Wood Bead Bracelet\**

6 pm CEN

Add a rustic accessory to your summer outfit!

Wednesday, 12

*DIY @ Your Library: BBQ Crafts\**

6 pm TLR

Decorate your own barbeque tools at this after-hours, adults-only program. By the end of the night you'll be ready to throw the best barbeque in town.

Thursday, 16

*Teen Field Day\**

4 pm CEN

Get outside and join Central's Teen Advisory Group for an afternoon of your favorite sport. We'll be

playing dodge ball, kickball and other games on the Great Lawn. This event takes the place of our regular Teen advisory Group meeting.

Saturday, 15

*World Jugglers' Day*

11:30 am MLK

Celebrate World Jugglers' Day by learning how to juggle from our in-residence juggler! Start by practicing with one item, then two, then three. Four? FIVE?! And don't worry we won't start with the bowling pins or chainsaws.

*Father's Day\**

2 pm TLR

Celebrate your out-of-this-world dad. Decorate cookies like planets for dad's special day and make him a card.

Saturday, 15

*The World Record Paper Airplane*

Book Competition

3 pm MLF

Make a plane right out of "The World Record Paper Airplane Book" or use your imagination to craft one of your own. Then see how it fares in a series of contests.

*Dad Joke Showdown\**

3 pm MVL

"I'm hungry." "Hi, hungry, I'm dad." Bring your best (and worst) dad jokes to this goofy showdown. You don't have to be a dad to compete.

Monday, 17

*LEGO Saturn V Build\**

5 pm TLF

Celebrate the 50th anniversary of the moon landing by helping to build a LEGO Saturn V rocket. One of the Saturn V kits will be raffled off at the end of the summers.

Wednesday, 19

*Paint N' Sip\**

6 pm CEN

Paint wine glasses and sip mocktails on the library lawn. A perfect way to spend a warm summer evening!

Thursday, 20

*Create: Galaxy Coasters\**

5 pm CEN

Using a little kitchen chemistry, create a galaxy of your own on a ceramic coaster.

Saturday, June 22

*Library Rhythms: Skean Dubh\**

3 pm CEN

Enjoy the musical stylings of Celtic band Skean

**Aurora Central (CEN)**  
14949 E Alameda Pkwy,  
303-739-6600

**Martin Luther King Jr. (MLK)**  
9898 E. Colfax Ave, 303-739-1940

**Mission Viejo (MVL)**  
15324 E. Hampden Circle,  
303-326-8600

**Tallyn's Reach (TLR)**  
23911 E. Arapahoe Rd, 303-627-3050

= all ages  
 = Preschool  
 = K-5th grade

**Iliff Square Library (ILF)**  
2253 E. Peoria St., 303-739-1567

**Moorhead PC Center**  
2390 Havana St., 303-326-8315

**Hoffman Library PC Center (HOF)**  
1298 Peoria St., 303-739-1572

**Beck PC Center**  
800 Telluride St., 303-739-6888

= 4th-8th grade  
 = 6th-12th grade  
 = adults

Dubh. From fire-driven instrumentals and Scottish ballads to Irish pub songs and Celtic folksongs, Skean Dubh shares the rich and varied musical heritage of the Celtic people. Light refreshments.

Monday, 24

*Build Your Own Drip System\**

5:30 pm TLR

Learn to design, construct and maintain a drip system in this hands-on class. Email [conservation@auroragov.org](mailto:conservation@auroragov.org) for more information and to register.

Tuesday, 25

*Micro Nation Building\**

4 pm TLR

Create your own micro nation where you get to make all the rules. You can have an independent nation or be a dictator. Only you can choose the rules.

Wednesday, 26

*Drawing Comic & Anime\**

4:30 pm MVL

Learn how to draw in the art style of comics and anime/manga with instructor Terra Necessary. Supplies provided. Presented by the City of Aurora Cultural Services Division.

Saturday, 29

*Sci-Fi Movie Marathon*

2:30-5 pm MLK

Join us as we pop some popcorn and watch some of the best (and worst) science-fiction films in the public domain.

*Fitness Walking*

1 pm CEN

Get in shape by walking to work! Learn techniques to improve strength and efficiency while walking. Walking is an aerobic activity that helps condition your heart and assists with weight loss. Grab your walking shoes get started!

*Author Visit: Brenda Hardwick*

3:30 pm MLK

Arthur Brenda Hardwick will be speaking and reading from both of her published works, and perhaps read a teaser from one of her works in progress.

# FATHER'S DAY

Sunday, June 16

\$3 Domestic Pints All Day

Patio BBQ Cookout 12pm - 5pm  
Smokin' meats all day!

Dads get their 2nd drink on us!



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Aurora, CO 80014  
720-246-0309  
www.NoonansSportsBar.com



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Aurora, CO 80014



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info@noonansportsbar.com

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9995584

The Event will be in and around the Rendezvous Restaurant - The Restaurant is for anyone who has loved a pet, who currently owns a pet or who would like to Adopt A Pet.

# 4th Annual Adopt A Pet

Thursday, June 6, 11 am — 2 pm

Heather Gardens  
2888 S. Heather Gardens Way, Aurora  
East Yale Ave and Abilene Street next to I-225  
Hosted by Imagine Peace Foundation and  
Homes that Give — Aleta Antoinette, Realtor



Aleta Antoinette,  
Realtor

## Adopt a Pet and Education Day

Pet viewing will be available until 2 pm in and around Rendezvous Restaurant  
Topic Presentation will begin at 11 am in the Rendezvous Banquet Room.

Receive a special adoption discount from the Aurora Animal Shelter and Denver Dumb Friends League.

Booths, Prizes & Lunch Served for the first 80.  
RSVP's 303-229-9210

Dr. Kizzy English from VCA Southeast Animal Hospital will be one of the speakers for this event.  
Aurora Animal Shelter and the Denver Dumb Friends League will be participating this year.

## Gold Event Sponsors



Contact: Jayne Bail, 303-549-6205  
Email: [Jayne@platterivermortgage.com](mailto:Jayne@platterivermortgage.com)

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Website: <http://abelectricpro.com/>

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## Silver Event Sponsors



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Retirement Village  
Contact: 303-693-0200



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303-578-2745



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303-322-7764



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Daniel Suk  
720-288-2771



UMB Bank  
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303-605-6003



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Aleta Antoinette, Realtor  
Broker Associate

HomeSmart Realty Group

303-229-9210



# Why Adopt A Pet and Pet Education Day?

June 6, 11 am — 2 pm

Located at Heather Gardens Clubhouse  
2888 S. Heather Gardens Way, Aurora, CO 80014

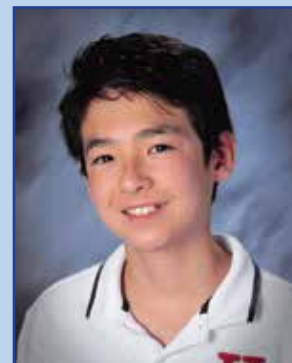
This month the 4th Annual Adopt-A-Pet and Pet Education Day Luncheon will be held at the Rendezvous in the Heather Gardens Clubhouse on Thursday, June 6 from 11 am – 2 pm, to educate the public about their current pets or about adopting a new four-legged friend. Every year the residents and surrounding business community has stepped up to open their hearts and homes to adopt a pet. Last year we adopted all the pets the shelter brought within 60 minutes. So far the Adoption event has led to finding homes for 11 dogs and cats.



*Darylle Dennis*



*Zachary*



*Alex*

As we approach the 4th Annual Adoption Day, the founder of Imagine Peace Foundation

This year the Master of Ceremonies, Darylle Dennis, a celebrated 50-meter low hurdle competitor who also participated in the Northeast Olympic competition and is a prolific speaker across American teaching her business philosophy and practice, Value Exchange Dynamics, Darylle also teaches her speaking series Value vs. Force. This year her two grandson's Alex and Zachary will be Junior MC's at the event.

you are a current pet owner, a pet lover, interested in adopting or who just wants to socialize, everyone will enjoy this fun-filled event. Donations are appreciated for both Aurora Animal Shelter and Denver Dumb Friends League who will participate this year. The event is free and luncheon complimentary to the first 80 people who R.S.V.P. at 303-229-9210 or [aleta@homesthatgive.com](mailto:aleta@homesthatgive.com).

There will be vendor booths, goodie bags for the first 80 current pet owners who R.S.V.P. and lots of door prizes. Enjoy music by Two Dog Tuesday. Bring a photo of your pet to the event to share at your table. Come join this year and make a difference in the life of an animal, educate yourself on the one you own, or remember the one you've loved.



and Homes That Give host and organizer, Aleta Antoinette, hosts the event in honor of both her Grandmother, Ethel Baron, who co-founded the first animal rescue foundation in Law Vegas, NV in 1963, helping find homes for hundreds of dogs; and also her beloved father, George Betzler, who rescued and fostered cats for over 13 years in Rancho Cucamonga, CA. George lost his life to Alzheimer's in 2018 and one of his favorite cats, Mystery, passed away one day before him. Her mother, Betty, was married to George for 61 years, and still carries on his legacy of caring for the cats.

Aleta resides in and has been a Realtor in and around the community for eighteen years, she donates a portion of each commission, chosen by her clients at closing, to over 30 charities around the country. This will be the 50th Homes That Gives Free Seminar Series she will have hosted on a variety of topics at Heather Gardens as her way of giving back to the community, carrying on the tradition that she learned from her Grandma. All are welcome to the event, whether



# HR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone Crossing

**Landscape:** A reminder, we have a new landscape vendor this season, LandCare Management. Please do not engage their workers with specific requests. If there are questions or concerns about their activities, please contact Accord Property Management.

**Irrigation:** If you see a malfunctioning sprinkler head, please notify Accord Property Management as soon as possible so it can be repaired.

**Be Aware:** With the nicer weather, people of all ages are out and about so please exercise caution when driving around the property.

**Rules and Regs:** Updated Rules and Regulations have been posted on Accord's website. Owners who are renting out their units should ensure their renters have an updated copy.

**Pets:** There has been an increase in the number of complaints about pet waste. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Picking up after your pets is a City ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

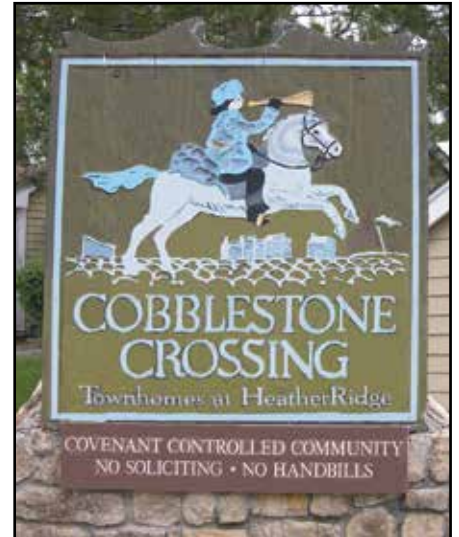
**Pool:** The pool is open for resident enjoyment. A key is required for entrance and if you have misplaced your key, please contact Alec Hrynevich at Accord Property Management for a replacement ([alec@accordhoa.com](mailto:alec@accordhoa.com)). Cost for replacement key is \$25.

**Exterior Changes:** Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making

changes or additions to the exterior of the home. The form is available on Accord's website. Access to the website requires a password which can be obtained from the Property Manager.

**Contact Information:** Owners and tenants should update contact information with Accord. This facilitates notification in case of emergencies, i.e., water shutoff or electrical outages due to planned work.

**Trash:** Please pick up trash you may see around your home. Also, a reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Call Alpine Waste at 303-744-9881 to arrange for a large item pick-up. Also, please break down boxes before



depositing them in the recycling dumpsters.

**Common Area:** Individual homeowner's potted plants are not to encroach on the grass areas of the property. Potted plants can sit on the rock areas. Per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees. Also, feeding wildlife, including but not limited to birds, squirrels, rabbits is prohibited.

**Parking:** A reminder that residents are not to park in guest spots at any time and are subject to a boot. Also, be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review the Rules and Regs for complete parking regulations.

**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.



# HAPPY FATHER'S DAY

Midge Miller





Join us as we commemorate the adoption of the flag of the United States on June 14, 1777, with a Flag Folding ceremony. Then indulge in Strawberry Shortcake as it is also National Strawberry Shortcake Day!



# FLAG DAY

## & Strawberry Shortcake

**Friday, June 14, 2-3:30 p.m.**  
at Cherry Creek Retirement Village  
**CALL 303.693.0200 TO RSVP.**



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# Burgundy



Welcome all new Burgundy in Heather Ridge Owners and Tenants.



In the 15th century, most people got married in June because they took their yearly bath in May and still smelled pretty good by June

In both common and leap years, no other month begins on the same day of the week as June.

Please familiarize yourself with



the Rules and Policies of Burgundy in Heather Ridge. Burgundy is Covenant Controlled. It will make the rest of the year more pleasant for everyone in the community. It helps keep your money in your pocket and keeps our property values up!

Hail season is coming. Make sure you have adequate insurance to cover any Assessments that could occur because of storm damage. Check with your insurance company.

**Westwind Management Company:** You should have received your Homeowner letter explaining the transition to Westwind. **Please** call Westwind if you have any questions regarding payment of your HOA fees. Call Anais in Accounting at 303-369-1800 ext. 113, email [anais@westwindmanagement.com](mailto:anais@westwindmanagement.com) and say you are from Burgundy in Heather Ridge. Please, complete the Owner Questionnaire requested by Westwind.

**Common Area:** Homeowner's potted plants are not to encroach on the grass areas of the property. You are only allowed to plant within the 18 inches from the exterior of the building. All other plantings or structures must be approved by the HOA Board.

**New Sprinkler Monitoring System:** ET Irrigation has installed a new computerized sprinkler monitoring system for Burgundy. Much work still needs to be done to get all the sprinkler heads coordinated and updated. This will greatly help reduce water usage throughout our community. Please be patient.

**City of Aurora Watering Schedule:** Please check their website for watering times. [www.auroragov.org/residents/water/watering\\_times](http://www.auroragov.org/residents/water/watering_times)

In order to allow the ET Irrigation and their computerized system to do their job properly, please do not water the lawns. Water is our largest expense and we are trying to monitor it with our new system to save you money and avoid HOA fee increases. You are allowed to water your plants and your bushes when needed. Remember, all outside faucets are Community and, therefore, if you attach a hose it can be used by everyone but is always nice to ask first. We all enjoy a beautiful neighborhood.



**Landscaping Company:** Metro MCM is our new Landscape Company.

**Dog Owners:** Please be a responsible Dog owner and clean up after them. Remember, dogs are not allowed off leash **Ever**; City of Aurora Rules. Our HOA follows this rule. The golf course is off limits for dogs. It is not a dog park, playground or your personal park. If caught trespassing, you will be fined heavily by their security or possibly arrested because of posted Trespassing signs!

**Pool Area:** Please review rules regarding use of the pool. Absolutely *No Glass* or *Smoking* allowed within

the fence. If you do not have a pool key, contact the Management Company.

**Architectural Requests:** Any updates to the outside of your unit must have Board approval. An ACC request form must be submitted. Call the Management Company for proper procedures.

**Painting:** Painting in Driveways E and F should have started in May. Denver Pro is doing the painting. Make sure you clean your patios and remove any items around the exterior of your unit. Updates will be distributed to homeowners/tenants affected.

**Board Meetings:** Held *second Tuesday at 6:00 pm* in the Clubhouse. Please join us. We value your interest in our community. If you have questions or concerns for the board during the Homeowner Forum, or wish to be added to the Agenda, contact our community Transition Manager, Chris Herron, 303-369-1800 ext. 112, email [chris@westwindmanagement.com](mailto:chris@westwindmanagement.com). Homeowner participation is at the start of the meeting.

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

**Management Company/Questions/Forms:** 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**

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# Fairway 16

## Dates to Remember

6	D-Day, WWII
14	Flag Day
16	Father's Day
19	Juneteenth



**Walk-About:** The Fairway 16 Board conducted a walk-about of the property the end of May. Items such as the condition of fences, areas needing new sod, conditions of courtyards, barbecues that could present a fire hazard were noted. Repairs were scheduled and letters were sent to any owner who needed to make a correction concerning their unit.

**Re-Roofing:** The re-roofing schedule for 2019 has been changed. The Board has decided to replace the roofs of buildings 2406, 2416, 2446 and 2466 this year at a cost of \$176,800. The cost last year for 5 buildings was \$170,000.

The price difference is due to the fact that the 2 ranch buildings are larger per square foot and the material costs have had a price increase four times since last year.



## Flag Day June 14

**Basic Governing Documents of an HOA:** The governing documents of an HOA typically include: Declaration of Covenants, Bylaws and Rules and Regulations.

**Declaration of Covenants:** A declaration of condominium is a legal document that proposes the governing rules for the condominium. It includes a legal description of the unit, the purpose of the condominium development, and the identification and description of individual units, descriptions of the common areas and rules associated with the use and maintenance of those areas.

The Covenants are designed to protect homeowners who are interested in purchasing a unit in the proposed development by giving them as much information as possible to make an informed decision.

**Bylaws:** Once formed, the Association typically adopts a set of Bylaws. Bylaws are important: They describe how the Association is run, set out voting rights and procedures, and contain rules for such things as how to call a meeting and how often meetings must be held. The Bylaws may also lay out procedures for creating the annual budget, determining assessment amounts, set forth the length of the terms for the Board members and the procedures for elections.

**Rules and Regulations:** The Association typically also adopts separate (usually more lengthy and specific) "rules and regulations."

Rules and regulations can cover anything from prohibiting broken cars and trash in yards to regulating

the height of fences to limiting the number of swimmers in the pool.

The Board is currently reviewing the Fairway 16 Declaration of Covenants with an eye toward updating and modernization. A two-thirds vote is required to amend these documents.

**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 June 13, 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

**Security:** Covenant Community Services, 303-552-9027. Choose supervisor option or operator, which goes directly to the officer on-call.

**Bette Secord**



# Out To Lunch Bunch

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

*The next gathering will be held on*

*Thursday, June 20, noon at*

*Tequila's  
2790 S. Havana St  
Aurora, CO 80014  
720-748-1260*

*RSVP: Josie Spencer amipep@comcast.net  
303-671-5634*

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**Dr. D'Amico**



**Dr. Ricci**

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**303-745-1400**

# Sausalito

**CCR's and Architectural Approval:** If home improvements are in your budget, remember to get Board approval before proceeding with any changes or additions to your home such as windows, front doors, security conditioners, panels, patios/Swamp coolers allowed. The Sausalito homes the HOA who is for painting, need touch-up paint, call our VP Tom Scally). All landscaping of common

Summertime and  
the livin' is easy!

doors, air solar decks, etc. are not outside of belongs to responsible etc. (If you



grounds is planted and maintained by the HOA. Homeowners may plant flowers only in containers in common grounds. FYI: If you are adding storm doors and windows, the recommended two colors are bronze or tan, not white. We want to keep a consistent architectural look in our community. We are a Covenant Controlled Community who enforces our rules in order to keep property values high.

**Landscaping FYI:** Our unusual and changing weather affected our Spring landscaping plans. Due to the moisture from snow and rain, this has been a banner year for weeds, dandelions and crab grass. Our landscaping company aerated the grass, plus laid down a second round of fertilizing and broad leaf weed killer during May. We delayed turning on our irrigation system controllers because the below freezing temperatures were a hazard to small copper pipes in back flows. We all have noticed some brown spots in grass. Our sandy soil does not retain water, wherever that water comes from.

**Grounds Maintenance:** We appreciate residents acting as the eyes of our community and reporting such things as broken irrigation heads to Emily who can take action to repair them. Our 2019 mowing and edging day is Wednesday. Current projects in our overall Landscaping Plan include a clean-up of community, refilling and adding new designated rock beds, replacing designated wooden retaining walls per Retaining Wall Plan, tree maintenance within our

Three Year Tree Plan, and other ongoing landscaping items.

**Repair of Sidewalks:** Our Three Year Concrete Repair Plan has three phases according to level of safety concerns; 1) Immediate, 2) moderate, and, 3) aesthetic value. Phase One of our concrete repair project is in progress. Please adhere to the safety cones and tape placed for your safety throughout the community. Should you walk your animals on the sidewalks, you might have to take a different path while this project is underway.

**Pools:** Our two pools are open only for residents use. Children must be accompanied by an adult when swimming at the pool. Noise level must be kept down because our two pools are immediately adjacent to homes. We have no lifeguards, so you swim at your own risk. Food, drinks or pets are **Not** allowed in the pool area. Please adhere to the pool regulations which are posted at each pool. New homeowners receive a pool key at closing. Do not share your pool key and pool gates **Must** remain locked at all times. Call Emily 303-260-7177 x5 with questions.

**Pet Control and Maintenance:** Pickup after your pets at all times. Fines will be assessed. Pets must be on a leash when you are walking them. Please check with the City of Aurora regarding limited numbers of pets allowed per one household. The City of Aurora also has an ordinance which makes it unlawful to allow a dog or dogs to bark, yelp or howl

to such an extent that it disturbs neighbors or passersby.

**Golf Path:** The golfers are out in force. **No Trespassing** signs are posted throughout the golf course for **your safety**.

**Trash Removal Regulations:** Please adhere to the following: trash pick-up begins at 7 am on Friday. **All** trash bins must be returned to your garage by 7 pm on Saturday. No exceptions. If you are not at home, please arrange for a neighbor to put your trash bins away. If you have contracted with ARC, Goodwill, or 1-800-gotjunk.com for large item removal, items **Must** be removed on pick-up day or returned to your garage. Signs are posted at each trash enclosure as a reminder of our trash removal regulations.

**HOA Board Meetings:** 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. If you are interested in serving on the board, please contact Emily at 303-260-7177 x5.

**Visitor Parking:** *Visitor parking is only for visitors.* Our Rules and Regulations are strictly enforced by Brownstone Services LLC., 720-879-4568. We residents have a two-car garage for our vehicles. Ticketing and towing rules are always in effect.

**Board Members:** Vincent Roith, President, 303-745-9805; Tom Scally,

Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Teresa Anderson, Landscaping, 303-755-5970 and Betty Haarberg, Member at Large, 303-696-6783.

**Property Management Company:** H.O.A Simple LLC. Contact Emily Bresina, our Sausalito Manager, at 303-260-7177 x5 with your requests or issues. Our website is [www.sausalitohoa.com](http://www.sausalitohoa.com). Our security and covenant enforcement company is Brownstone Services LLC. Randy Brown, the owner, can be reached at 720-879-4568. Our landscaping company is Landwise and C.W. Contractors, Inc. President Jesse Young or Manager Paul can be reached at 303-523-0471. Our waste collection company is Alpine Waste and Recycling which can be reached at 303-744-9881.

**Carol McCormick**

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## *Cobblestone*



Spring is here! Thankfully; even though our Colorado spring includes a dose of snow which we've seen in May. No worries, we can handle it. It is a delight to live here on Cobblestone overlooking the golf course. Yes, looking out in the winter months is sometimes stark but holds its own beauty and mystique with the occasional coyote jumping in the snow, no doubt looking for food. Spring is much kinder with the baby birds incessantly chirping for more food, Mama! Ducks and geese are swimming in the pond, and golfers dust off their clubs to work on their game. It is a beautiful place to live whether you golf or enjoy the open space – we all need to be stewards of this gem and protect and appreciate what we have. It is truly a wonderful life.

**Kathy Heffernan**

# 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 June 12 at Bev Nosewicz's home.

**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 June 13 and 27. 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.

**Pet Waste:** There has been an increase in pet waste around our community. Realizing there are only five units in our 24-townhome community that have pets, we feel the bulk of the problem is from neighboring communities walking their furry friends through our community. And I'm sure the other neighborhoods would agree. Please pick up after your pet, no matter where it goes. If you see an offending pet owner neglecting his dog-poop duty, please remind them that it is the law! You might even carry an extra baggy to offer them!

**Security Lighting:** If the motion light over your garage door does not work, please call Patt at 303-368-

7713. We are working to replace any non-working lights to promote added security around our community. We are also working on replacing all of the light bulbs in the exterior pole lighting with brighter "daylight" bulbs.

**Architectural Approval:** If spring improvements are in your budget, remember any changes to the exterior of your townhome will need approval from the Architectural Control Committee. As a reminder, homeowners are responsible for the maintenance of their exterior patio enclosure. For your reference, the Double Tree paint colors are Iron Sand for the exterior gray color and Fossil Dust for the exterior white color. The paint colors are on file at KWAL Paint on S. Parker Road and E. Dartmouth, and also at the Sherwin Williams store located at

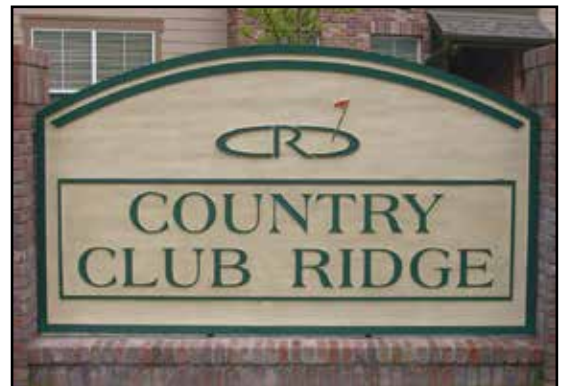
Chambers Road and E. Alameda Ave. If you need to replace your garage door, it is acceptable to replace it with an eight-panel door. The six-panel doors are no longer available. You will notice the difference if you take a peek around the community.

**Water Usage:** Please be aware that our monthly water bill is our largest expense over the summer months, and not because of our efforts to keep the grounds looking good. Please check the plumbing in your home. You would be surprised at how much water is wasted through a running toilet or a dripping faucet. If your aging toilet needs replacing, please consider one of the low-flow options available.

**Patt Dodd**

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# Country Club Ridge



**Roofing Project:** Thank you to Grissom Contracting. The roofing project has been completed. Todd Armstrong and his crew of employees and subcontractors did a great job with this project. Very attentive and did multiple walkthroughs to make sure everything was completed as planned and met city inspection. The roofs were upgraded to a better shingle and multiple repairs or replacements done.

**Landscape:** The association has contracted with Metro MCM. So far the attention to detail has been great as they are working

on the ground to correct irrigation problems and provide us with the service we need for a complex that can be tough to maintain. Should you find a soggy area, broken sprinkler,

running water or any issues please let management know immediately so it can be address and keep costs down.

**Water Usage:** Warm weather brings

more visitors, activities and increased water use. Please be attentive to your indoor plumbing. With the age of the complex it may be time to take a look at the water heater, sinks and toilets.



We are a small complex, but running toilets or leaky faucets add up. Just because you don't "see" the bill does not mean you are not paying for it.

**Painting:** Building 2240 was painted this year. The painting cycle will be back on track.

**Architectural Approval:** Any changes additions or alterations to outside structures require prior approval. Please send your request with photos to Colorado Management with information that describes the decoration or hanging. This includes window replacement.

**Trash and Recycling:** Friday is trash day. Make sure it's out by 7 am. Recycling is bi-weekly. All trash must be contained appropriately. Containers need to be put away in a timely manner. Remember a Federal Holiday on a Monday may push the trash collection to a Saturday.

**Parking:** Visitor spaces are not for resident use. There is **No** parking in the courtyard. Parking in front of a garage is for loading and unloading only. Parking in front of a garage can result in not only fines but towing.

**Golf:** Remember you do get a discount for living in Heather Ridge. The Golf course is also using a private security company to address the trespassing issue. Front Range Patrol 303-755-0665.

**HOA Meeting:** 3rd Monday of every

month at 5:30 pm, 12100 E Iliff Ave #120, Aurora (conference room # may vary).

**Management:** Colorado Management 303-690-3932. Matt will be taking over the community management. [Matt@coloradomanagementspecialists.com](mailto:Matt@coloradomanagementspecialists.com). Photos are best if needing to address a concern or issue.

Enjoy the Spring Warm Up!

**Mocha Butkovich**



## 2019 Aurora Rhythms Free Summer Concerts

Thursdays in June and July, 6:30-8 pm

Aurora Municipal Center Great Lawn, 15151 E. Alameda Parkway

The city's 33-year tradition of free summer concerts continues with another diverse lineup of musical styles. All the concerts are free and open to the public. Event goers are welcome to bring their own food, blankets and lawn chairs. Food trucks will be onsite.

**June 20**  
**Soul School – Variety of oldies, R&B, Motown, Rock and Funk.**  
**Food Trucks: Top Dawg Sausages and Meechy Meechy Italian Ice**

**June 27**  
**Kutandara – Zimbabwean Afropop Marimba**  
**Food Trucks: Chibby Wibbitz and Meechy Meechy Italian Ice**

**July 11**  
**El Javi – Rock Flamenco**  
**Food Trucks: Turkish Chef and Meechy Meechy Italian Ice**



**July 18**  
**101st Army Dixieland Band**  
**Food Trucks: The Middle Eastern Shack and Meechy Meechy Italian Ice**



# Chimney Hill

A little cold blast at the start of May held spring joy back a bit and delayed some of our community projects, but the warm weather came through and our projects are back on track. Painting for the roundabout area and units around the pool area will be in process, so maintain distance from the crews while they are working on the maintenance of our community.

**Watering:** Our irrigation system is running fine, watering our lawns during the coolness of the night. Residents who hose the areas outside their units during the day are only letting the water evaporate away in the sun and adding to the community's water costs, which are totally covered by HOA fees. Water conservation

is an important topic for all residents to acknowledge.

**Wild Animals:** With the warmer temperatures, more animals from the surrounding natural areas will be showing up around our community looking for treats and nourishment. Leaving snacks for them does not help them and only encourages more to show up, even though their interaction with humans becomes harmful. Some residents have even reported that raccoons have invaded their attic, so be on the lookout. It also helps to be sure that trash is properly disposed within closed trash bags to prevent animals from being attracted to scrounging in the community dumpsters. Animal control is important for our community. At

the same time, if you notice another resident putting pet poop or used kitty litter in the recycle dumpsters, remind the resident that pet waste only recycles in standard landfills and should be placed in the regular dumpster.

**Pool:** The community pool is now open for the season, so enjoy a few laps in the water. Be sure to keep up on the pool regulations for safety and consideration to fellow residents in the community. Also, remember that Utah Park is nearby for natural enjoyment for the young at heart during the long hours of summer. Happy summer for us all.

**Board Meetings:** The HOA Board meeting will be on Wednesday, June

12th at the second floor board room at Heather Gardens, 2888 S. Heather Gardens Way, at 6 pm.

## Management Information:

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



# 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)

**New Card Keys for Pool and Clubhouse:** For owners who did not get their new card key at the HRS clubhouse, please contact Janelle (or April) to schedule a time to pick one up at Westwind's office (27 Inverness Drive East, Englewood). There are 176 properties in HRS, and each one is entitled to one card key. The card will control and record entry at the pool and clubhouse (when rented) replacing the "Do Not Duplicate" brass keys that multiply and wander like rabbits.

Those old pool keys will no longer be needed; however, the rubber pool ID bands are still required to be worn by

owners and their guests. Our security company, Front Range Patrol, will monitor the pool for user compliance.

Access to the clubhouse and pool is computer controlled now. If a card is lost or stolen, or an owner's account



is in arrears, usage will be denied until circumstances are corrected. To replace a lost card key the charge is \$250.

Cards were issued at our clubhouse on May 8th, 9th, and 12th. A total of 117 cards were issued, which means 59 cards went unclaimed. To claim your card key, please contact Janelle or April at Westwind Management. All unclaimed card keys will be held by Westwind.

When a HRS property gets ready to close on a real estate sale, Westwind Management Company issues a Status Letter outlining all the terms and condition to transfer the property's account in good standing. That means that all HOA fees and expenses are paid in full, that the property is in compliance with HRS's Rules and Regulations, and that specified personal property items will be given by the seller to the buyer.

For example, the Status Letter lists

all items to be given to a new owner, such as a card key and the rubber pool ID bands. The HOA is not responsible for mailbox keys.

**Parking Issues:** Please remember to park in your garages vs. in front of it. Garages are for cars first and other stuff secondarily. When HRS was designed in the early 1970s, most people had one car if not two, so interior roadways were designed around the concept that people would park in their garages and not outside.

Cars parked outside of garages contribute to congestion, especially large non-commercial trucks and vans. It also presents an attractive nuisance for car thieves and burglars, let alone vandals. And if an emergency vehicle needs entry or can't go where it needs to go, parked cars may be pushed aside.

Please try to park inside your garages. It helps everyone.

**Walk-a-bout by Architectural Control Committee:** The Spring Inspection was delayed by weather this year, but letters will soon go out notifying residents of violations, issues, and a need to correct them. The usual suspects include torn screens, bird feeder debris, and patios in disarray. Of importance this year are residents landscaping and decorating outside of their designated area. For example, old lawn furniture, too many flower pots, statues or decorating items, etc. The general rule is residents cannot use common area land without written permission. Remember, the common area is owned by all of us, and the HOA has a duty to manage it for everyone. So, if you have decorated or landscaped outside of your designated area, please "dial it back" or the HOA will have to step in.

**Van Lewis**

## 5th Annual "Friends of the Fairways" Competition

It's time to think about submitting your nominees for our Annual "Friends of the Fairways" competition, sponsored by Nick's Garden Center & Farm Market. Nominate your garden or your neighbors. Send your nomination to Publisher Barry McDonnell, email Barry at [bmconn202@aol.com](mailto:bmconn202@aol.com). Barry along with a few highly skilled and unbiased flower garden judges will be traveling around the Heather Ridge Metro District to pick the most attractive flower gardens.

Nick's Garden Center & Farm Market will once again provide gift certificates to our winners.

- ★ 1st Place — \$200.000 Nick's Garden Gift Certificate
- ★ 2nd Place — \$100.00 Nick's Garden Gift Certificate
- ★ 3rd Place — \$50.00 Nick's Garden Gift Certificate
- ★ 4th Place — \$50.00 Nick's Garden Gift Certificate
- ★ Off Fairway Winner — \$50.00 Nick's Garden Gift Certificate



*Past participants.*



# 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: **June 25, and July 23 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:** Planning to spruce up around your area this spring or anytime? 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**.

**Trash: This issue needs attention** – Homeowners, Renters, people who move out *Or* in – **Stop** putting items you are not taking with you or are getting rid of, such as furniture, mattresses, lots of boxes, stuff just thrown in loosely, in the trash dumpsters or on the sides of the trash area. We get charged for *Everything* not broken down or in a bag.

**Residents:** Please get your areas cleaned up. Help your neighbors, if they are elderly and are in need of this. Now until end of year there will be different projects starting and finishing. As we all navigate the next few months, have respect for the work and contractors hired by your Board, to do work needed. If you have any issues please *Call* ACM. This is the best place to report anything you need, or have issue with.



**New Patrol Service – Front Range Patrol:** Issues to report immediately call **303-591-9027**. This service will be patrolling drive by 7 days per week, 3 times a day or night. We never know when. Any other issues please use APD.

**Pool:** Have fun! Be safe this spring and summer season. Please be mindful of others when using the pools. The rules are up and there for reasons. Enjoy this privilege. Any issues like seeing others jumping fence, smoking in the area, to many guests at pools, call ACM and/or call new security for a call out **303-591-9027**. We have to be diligent.

**Landscaping:** Bright-view Landscaping is our service for the season, if you have issues, send or call it in to ACM. We can address issues when they are reported right away. Use green flags for owner maintained areas. Ask Dave for them. When you see a geyser from a sprinkler head popping off, please report this right away. Help us help you. *Water is the Most Expensive Part of the Dues.*

**Attention Homeowners/Renters:** Phase 2 has assigned parking. Residents in this area, remember guests park on the street. Be mindful so they don't get towed. Phase 1 has limited parking not assigned. Guests should use the street.

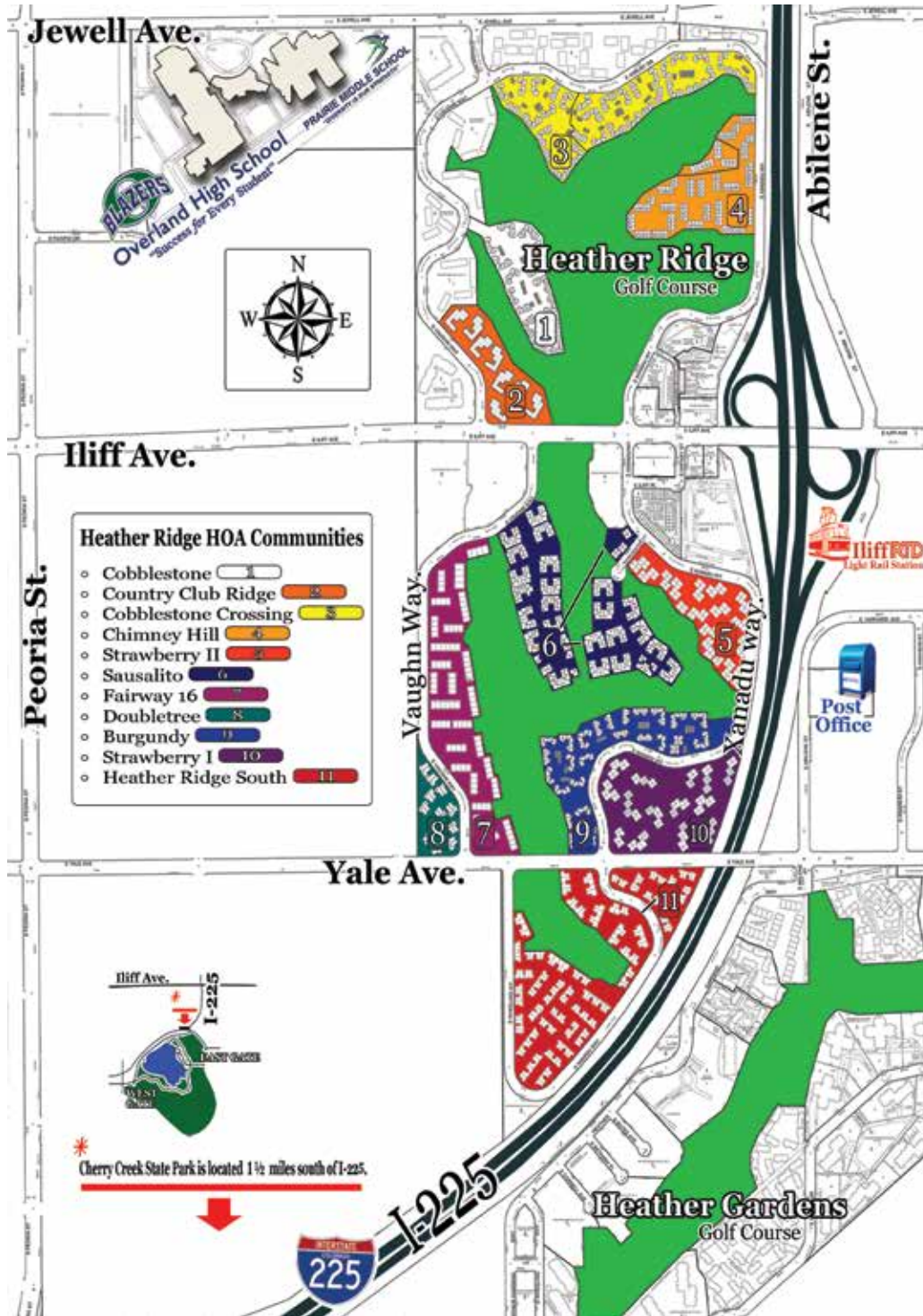
**Spring Garden Contest:** Turn in photos to ACM **by June 10th**. The winner or favorites will post in July issue.

**Management Information:** ACM 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), or [laura@acmhoa.com](mailto:laura@acmhoa.com). This information is also available on the website: [www.strawberry1hoa.com](http://www.strawberry1hoa.com).

**Amy Ringo**



# Heather Ridge Community Map



**Cobblestone**  
 Hammersmith Management  
 Kevin Bredell, 303-980-0700  
 # Units: 74  
 HOA Meeting: 4th Mon. 6 pm  
 Heather Ridge Golf Club

**Cobblestone Crossing**  
 Accord Property Management  
 720-230-7393  
 # Units: 150  
 HOA Meeting: 2nd Mon. 6 pm  
 3033 S Parker Road, Ste 320

**Country Club Ridge**  
 Colorado Management Specialists  
 303-690-3932  
 12100 E. Iliff Ave, Ste 100  
 # Units: 64  
 HOA Meeting: 3rd Mon. 5:30 pm  
 12100 E Iliff Ave., Ste 120

**Double Tree**  
 Self Managed, Alison Ruger  
 # Units: 24  
 HOA Meeting: 1st Mon. semi-monthly  
 Contact Aletha for information

**Fairway 16**  
 Western States Property Services, Inc.  
 Roger Mitchell, 303-745-2220  
 rogerwsp.net, # Units: 116  
 HOA Meeting: 2nd Thurs. 6:30 pm  
 Clubhouse, 2600 S Vaughn Way  
 www.fairway16.com

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Janelle Maninger – 303-369-1800 x115  
 Janelle@westwindmanagement.com  
 # Units: 176  
 HOA Meeting: 4th Tues. 6:30 pm  
 HRS Clubhouse, 2811 S Xandau Way  
 www.Heatherridgesouth.org

**Sausalito**  
 H.O.A. Simple LLC  
 Emily Bresina, Manager  
 ebresina@hoasimple.com  
 303-260-7177 x5; # Units: 159  
 HOA Meeting: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com

**Strawberry I & II**  
 Association & Community  
 Management, 303-233-4646  
 # Units: 328  
 HOA Meeting: 4th Tues. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xandau Way

**Burgundy**  
 Westwind Management Group, Inc.  
 Chris Heron, Manager  
 chris@westwindmanagement.com  
 303-369-1800 x 112  
 # Units: 120  
 HOA Meeting: 2nd Tues. 6 pm  
 Burgundy Clubhouse  
 www.cms-hoa.com

**Chimney Hill**  
 LCM Property Management  
 303-221-1117  
 # Units: 116  
 HOA Meeting: 2nd Wed. 6 pm  
 Heather Gardens Clubhouse  
 2888 S Heather Gardens Way

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# Free Days in June/July 2019

**Children's Museum of Denver**  
Tuesday, June 11, July 2 — 4-8 pm  
2121 Children's Museum Drive,  
Denver  
303-433-7444

**Fine Arts Center Museum,  
Colorado Springs**  
Friday, June 7, July 5  
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, June 2,  
July 2 (NIGHT 5-10 pm)  
2001 Colorado Blvd., Denver  
303-370-6000  
[dmns.org](http://dmns.org)

**Denver Botanic Gardens**  
Tuesday, June 4, Wed. July 10  
1007 York Street, Denver  
720-865-3500  
[botanicgardens.org](http://botanicgardens.org)

**Botanic Gardens,  
Chatfield Farms**  
Tuesday, July 2  
8500 W Deer Creek Canyon Road,  
Littleton  
720-865-4346  
[botanicgardens.org/chatfield-farms](http://botanicgardens.org/chatfield-farms)

**Plains Conservation Center**  
Thursday, June 20, July 18  
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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