

HR Heather Ridge

Metro Matters

Volume 4

December 2013

Number 6



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

Heather Ridge Metropolitan District

You enjoy living in the Heather Ridge community where you keep reading and hearing about the Heather Ridge Metropolitan District (HRMD). Recently Heather Ridge Metro Matters editor Barry McConnell interviewed members of the HRMD Board of Directors who answered a few questions about the metro district and more. If you have other questions, please send a letter to the editor or email Barry, bmconn202@aol.com.



Q: The residents of Heather Ridge are part of the Heather Ridge Metropolitan District. What exactly is a metropolitan district?

A: A metropolitan district is the most common form of special districts that may be organized as a quasi-governmental legal entity found in state law under CRS-Title 32. It is limited to those categories delineated in Title 32 for special purposes, and maybe most importantly has the power to tax using property taxes to pay for special services or projects.

Q: Why are special districts usually created?

A: There are 1,333 special districts throughout Colorado. They are created to perform many functions including funding for airports, highways, mass transit, parking facilities, fire protection, libraries, parks and recreation facilities, cemeteries, hospitals, irrigation, water conservation, sewerage, stadiums, water supply, electric power, and gas utilities.

Metropolitan districts may be formed to provide ambulance services, fire protection, hospital, mosquito control, park and recreation, safety protection, sanitation, street improvements, television relay and translation, transportation, and water development. There are over 50 metropolitan districts in Denver alone.

Q: What were the circumstances leading to the formation of a metropolitan district at Heather Ridge?

A: In 2005, Heather Ridge residents learned that the golf course/country club was up for sale. Prior to that it was incorrectly assumed by most residents that the golf course would always be a golf course. Many developers expressed an interest in buying the golf course and possibly building high rise condominiums on the property. Several community leaders then organized the 10 Homeowners Associations surrounding the golf course in Heather Ridge into a legal entity called United Associations of Heather Ridge (UAHR). That group researched legal alternatives to the sale of the golf course. The result of that effort was creating a special metropolitan tax district. In 2006, the Heather Ridge Metropolitan District No. 1 (HRMD) was formed when 85 percent of the Heather Ridge residents voted in support of forming a special metropolitan district. The HRMD then watched while several developers made attempts to buy the golf course but failed. Nothing significant happened with the property until 2008 when the owner of the golf course committed suicide, forcing the property into foreclosure. Working with a bank in 2009, HRMD voters again voted 85 percent in favor of buying the golf course using bonds issued to investors then repaying those bonds by taxing themselves. HRMD bought the golf course on December 1, 2009.

HRMD Interview...page 8

Heather Ridge Metropolitan District

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

Heather Ridge Metropolitan District

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

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO 80014
303-755-3550
www.golfclubatheatheridge.com

United Associations of Heather Ridge (UAHR)
President, Josie Spencer
www.uahr.org

Heather Ridge Neighborhood Watch

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

Heather Ridge Metro Matters

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Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2013, Donaldsons, Inc. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publishers do not necessarily endorse the companies, products or services advertised in Heather Ridge **Metro Matters**. Printed by Publication Printers Corp. 2001 S. Platte River Dr.

HRMD 2014 Elections/Candidates

Candidates for the May 6, 2014 Heather Ridge Metro District Election

As of Dec. 1, 2013, all five sitting board directors, who are up for re-election, have submitted self-nomination forms for re-election. If no other Heather Ridge residents submit self-nomination forms for the five positions, the election will be uncontested and cancelled. The deadline for self-nomination is Feb. 28, 2014. For more information, please contact board representatives as listed on page 2 of every *Metro Matters* publication.

The five directors running for re-election are: Errol Rowland (Burgundy), Vinny Roith (Sausalito), Van Lewis (Heather Ridge South), Joan Beldock (Country Club

Ridge), and Jane Klein (Cobblestone Crossing). Each of these directors assisted in forming the Heather Ridge Metropolitan District (HRMD) in 2006, and were involved in purchasing the golf course (open space) and clubhouse in 2009. They also served on the United Associations of Heather Ridge (UAHR) board formed in 2005, which organized the Heather Ridge HOAs and citizens concerned about the possible sale and/or development of the golf course.

The five current candidates will be highlighted in the Heather Ridge *Metro Matters* publication. Errol Rowland, Vinny Roith, and Joan Beldock are featured in this issue (see below). The other current candidates and new self-nominating candidates will be featured in the January or February 2014 issue of the magazine.

Joan Beldock

Joan Beldock moved to Country Club Ridge, the youngest HOA at HR, in 2004. She has watched the community grow as construction continued. It now has 64 condo units.



As soon as Heather Ridge neighbors became aware of multiple offers to purchase the golf course by developers who wished to build condos and apartments on the fairways, Joan decided to become active in the effort to retain the property "as is" — an open space golf course. She has been on the HRMD Board of Directors from the beginning.

Joan's schooling consists of a degree in occupational therapy and education from Tufts University. After working in the field and moving to Denver, she became a real estate broker. She is now a life member of Denver Metropolitan Commercial Association of Realtors.

Currently, she is a member of the Aurora Citizens Advisory Committee for Community Development, a volunteer member in the Aurora Police Department records section, Arapahoe Human Services call center, and a life board member of the Allied Jewish Apartments.

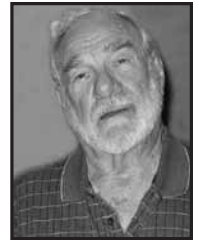
Joan keeps busy, but always has time to do more, as needed.

Vinny Roith

Vinny Roith moved to Sausalito in January 1978, and except for a six-year commitment as Director of Foodservice at the Bay Front Plaza Convention Center in Corpus Christi, Texas, has lived at Heather Ridge.

He spent 15 years as an Air Traffic Controller for the

FAA. After Vinny graduated from the University of Denver's School of Hotel and Restaurant Management, he spent the next 35 years providing design, consulting and management services to many areas of the hospitality industry. This included seven years on the faculty at the University of Denver.



Vinny is a member of the founding group of homeowners who continuously working to save the open space through the formation of the UAHR, and the Heather Ridge Metropolitan District. He became treasurer of the early group, and has continued to serve in that capacity with HRMD. Currently he serves in the added capacity of Facilities Manager for the assets owned by HRMD.

Vinny also works closely with the other members of the board, as well as the board of Golf Course at HR (GCat) and their professional staff, as they continue to strive for the best possible environment for the homeowners of HRMD. These efforts have put the Heather Ridge community and golf course in its current position as a shining example of how a group of homeowners can come together and work toward a realistic goal — a fully operational golf course and an attractive residential neighborhood.

Errol Rowland

A Burgundy at Heather Ridge resident since 1993, Errol has four children (three in Colorado and one in Nevada) and six grandchildren (four in Colorado and two in Nevada). Errol and his children grew up in Loveland, and he graduated from University of Colorado, Boulder.



Candidates...page 7



Pete Traynor
Double Tree
303-877-9538

PeteTraynor@ReMax.net

Gearing Up For 2014

The 2014 metro Denver real estate year will begin almost where 2007 left off: upbeat, growing, and positive. But the five years after 2007 were brutal. Metro home prices crashed and rebounded 25 percent or more. New home construction almost expired. Sellers nearly drowned in 33,000 units for sale (compared to only 10,000 now).

During the Great Recession, the federal government became the largest single owner of metro residential properties in a sea of insolvent and "distressed" homes. The only good news was that Colorado was the first state "to go into the recession, and the first to come out of it," leading the national recovery. Wow, what a ride!



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

In large measure, Heather Ridge residents saved their own real estate values by doing the impossible — creating a metropolitan district and buying a foreclosed golf course, thus preventing low-income construction. Naysayers said it was crazy, if not stupid, buying a golf course in the dark days of 2009. However, today's profitable and picturesque golf course speaks for itself. Also helping Heather Ridge real estate values are nearby health/hospital centers, I-225 light rail, major parks and roadways, and Cherry Creek schools.

Realtors will be entering 2014 with new and improved tools, all driven by "high-tech and high-touch" software. MLS is launching a powerful data communication system, putting home inventory and real-time data into the hands of consumers as well as agents. All this is delivered by smart phones and computer tablets, quantifying data as never done before. Also, almost all real estate contracts will now be digital vs. paper, allowing parties to sign with the stroke of a finger, not a pen.

However, like most things in life, all these "bells and whistles" must earn your trust before using them, and that's the job of Pete and Van. For almost 40 years each, they have earned the highest compliment possible as "Family Realtor," serving clients from the 1970s to their grandchildren and others. Their careers have been built on repeat clients, honesty, and sincerity. *Please call Pete and Van for the best advice possible about Heather Ridge.*

*Send Your Loved One A
Special Valentine Message*

Print your special message in the February *Metro Matters* magazine.

Email your message of a maximum of two lines (25 words) to *Metro Matters* editor at bmconn202@gmail.com. You may mail your message to the editor at Heather Ridge Metro Matters, 350 Oswego Court, Aurora, CO 80010

Deadline for all messages is Wednesday, January 8 at 5 pm

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

Homes Under Contract as of November 13, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$73,000	13643	E Yale Ave A	1 - 1	858	1 Carport	2 Story
Strawberry I	\$79,200	13653	E Yale Ave D	2 - 2	1,098	Off Street	Ranch
Heather Ridge South	\$105,000	2842	S Wheeling Way	2 - 2	1,462	2-Garage, Att	2 Story
Strawberry II	\$115,000	2499	S Xanadu Way C	2 - 2	1,091	None	2 Story
Burgundy	\$124,973	2621	S Xanadu Way E	2 - 2	1,162	Off Street, Rsv	2 Story
Cobblestone Crossing	\$129,000	13398	E Asbury Dr	2 - 2	1,392	2-Garage, Det, Rsv	2 Story
Sausalito	\$137,700	2467	S Victor St A	2 - 3	1,273	2-Garage, Att	2 Story
Cobblestone Crossing	\$139,000	13292	E Asbury Dr	2 - 2	1,392	1-Garage	2 Story
Heather Ridge South	\$147,000	2822	S Wheeling Way	3 - 2	1,462	2-Garage, Att	2 Story
Fairway 16	\$155,000	2496	S Vaughn Way C	4 - 3	1,650	2-Garage, Att	2 Story
Chimney Hill	\$159,900	13626	E Evans Ave	2 - 3	1,512	1-Garage, Att	2 Story
Fairway 16	\$189,995	2598	S Vaughn Way C	4 - 4	1,650	2-Garage, Att	2 Story
Fairway 16	\$215,000	2698	S Vaughn Way C	4 - 3	1,650	2-Garage, Att	2 Story

Homes For Sale as of November 13, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$67,000	2608	S Xanadu Way E	1 - 1	856	1-Carport	2 Story
Strawberry I	\$84,000	2614	S Xanadu Way B	1 - 1	856	1-Carport	2 Story
Strawberry II	\$109,000	2471	S Xanadu Way C	2 - 2	1,091	None	2 Story
Strawberry I	\$114,500	13613	E Yale Ave B	2 - 2	1,144	2-Carport, Det Rsv	2 Story
Chimney Hill	\$144,900	13584	E Evans Ave	2 - 2	1,344	1-Garage, Att OS	2 Story
Sausalito	\$150,000	2450	S Worchester St C	2 - 3	1,716	2-Garage, Att	2 Story
Sausalito	\$167,500	2511	S Worchester St B	2 - 3	1,230	2-Garage, Att	Ranch
Sausalito	\$170,000	2522	S Worchester St B	2 - 2	1,230	2-Garage, Att	Ranch

Homes Sold from October 11 through November 13, 2013

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$111,000	2625	S Xanadu Way D	2 - 2	1,162	1-Reserved	2 Story
Burgundy	\$118,500	2659	S Xanadu Way B	2 - 2	1,162	1 Off St, Resv	2 Story
Cobblestone Crossing	\$130,000	1963	S Xanadu Way	2 - 2	1,202	2-Garage, OS Rsv	2 Story
Cobblestone Crossing	\$135,000	13568	E Asbury Dr	2 - 2	1,392	2-Garage, Rsv	2 Story
Cobblestone	\$137,900	2151	S Victor St D	2 - 2	1,208	1-Garage, Det	2 Story
Sausalito	\$150,000	2438	S Victor St A	2 - 3	1,273	2-Garage, Att	2 Story
Sausalito	\$155,000	2437	S Victor St A	2 - 2	1,273	2-Garage, Att	2 Story
Fairway 16	\$183,500	2578	S Vaughn Way B	4 - 4	1,650	2-Garage, Att	2 Story

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

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

Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com

Heather Ridge



Golf Club

HR 9-Hole Ladies Golf

Say Hello to Sharon Gunderson

Sharon is the current vice president of the Heather Ridge 9-Hole Ladies Golf Association and was recently re-elected to continue in this office for the 2014 season.



Sharon is a retired Petroleum land-man and lives with her husband, Jim, in the Double Tree townhomes at Heather Ridge. They have been members of Heather Ridge Golf Club since the early 1970s when the club opened.

In 1983 she had two "Hole-in-One" shots, one on number 5 during a Women's 18-Hole Saturday play day. (Interesting note: Irene Young was in the foursome directly behind Sharon's and she also had a hole-in-one.) Gunderson's second hole-in-one was later in the year on number 8 during a couples tournament.

Sharon enjoys pursuing her family genealogy and is currently Historian for the Toll Gate Creek Chapter of the National Society of the Daughters of the American Republic. Her DAR activities include volunteering for community projects, many of which benefit both active duty and retired veterans.

She is a fiber artist in the discipline of rug hooking. She is a member of the American Traditional Hookers Association and the Colorado Rug and Fiber Guild.



Say Hello to Joann Oswald

Joann is the newly elected secretary of the Heather Ridge 9-Hole Ladies Golf Association. She has served on various committees during past seasons.



A Boston transplant, Oswald came to the Aurora area 23 years ago. She still has that Boston accent! Joann and her husband, Ed, live on the 16th fairway of the golf course.

Joann has two daughters, one living in Boston, the other in Texas. The Oswalds have 14 grandchildren. She says that means a birthday just about every month of the year.

She has worn many hats in her professional life: hairdresser, owning her own kitchen and bath design business, layout artist for business forms produced by a printing company, and recently retiring from Michaels Crafts store where she was a floral designer for 12 years.

She's happily retired and enjoys flying to visit the grandkids in Texas and Boston. Avocations include golfing, knitting and reading. She says she especially enjoys her golf buddies at Heather Ridge.

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HR Men's Golf Club

The Heather Ridge Men's Golf Club Board of Directors for 2014 is a strong board that includes both experienced members, and some new additions, who will bring new ideas for the up-coming year. The Board members and positions are as follows:

- President Loren Janulewicz
- Secretary Terry Bade
- Treasurer Mike Geppner
- Handicap Chair Russ Barrett
- Match Play Chair Bob Ore,
assisted by George Wahbeh
- Tournament Chair Dan Apodaca,
assisted by George Wahbeh and Russ Barrett

- Scoring Chair Jerry Hensen,
assisted by Terry Bade, Loren Janulewicz, and George Wahbeh
- Tournament Registration Chair Chris Watts (to include information on pace of play, drop zones and how to enter scores on score card),
assisted by Jerry Hensen

2014 schedule and applications will be posted by the end of December.

On behalf of the Heather Ridge Men's Golf Club, I want to wish all members a *Merry Christmas and a Happy New Year.*

Loren J. Janulewicz

Candidates...from page 3

Errol began his career with IBM in 1967, in finance. Then onto computer sales, marketing and management. While in IBM computer sales, Errol attained eight consecutive 100 percent Clubs and 3 Golden Circles.

He founded a software development/marketing company in 1982. Sold it in 1989, and semi-retired. Attempting to stay out of trouble, he learned to play golf at Heather Ridge. Then he founded a couple of small on-line businesses, Ribbon Recyclers, Inc. (*RecycleUS.com*), and most recently, *IDmyBag.com* "Spot your bags in the crowd," selling personalized luggage straps and golf bag tags.

Errol has frequently found himself involved in community activities: volunteering to help educate Loveland citizens on the benefits of building a new city hall, library, recreation and senior center. The effort was successful and eventually transformed the grade school, where Errol went to kindergarten, into the Loveland city center.

In 1983, Errol worked with a small group to convince the 105 Lake Loveland homeowners to buy the lake from the water company. That effort saved the lake from outside buyers and the lake became a private recreation amenity.

In April 2005, Aurora Councilwoman Molly Markert, along with HR residents Larry and Pat Horton, and Vinny Roith, called a meeting of several Heather Ridge residents. They were told that the owner of Heather Ridge intended to transform the open space (golf course) into as many as 3,000 new apartments and condominiums. Errol along with a handful of residents decided that this vision was not in line with what the residents of Heather Ridge wanted. The group turned away 30 developers, organized the community and eventually formed HRMD, buying Heather Ridge in December 2009. The Aurora City Council presented him with the "Amazing Auran" award in 2011.

Errol serves as the president of the Heather Ridge Metropolitan District board and maintains the Heather Ridge Colorado website (*heatherridgecolorado.org*)

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Heather Ridge Residents Metro Matters Wants To Hear From You.

Whether it's a club activity or community event, a special anniversary, a great neighbor, or just something you want to openly discuss, Heather Ridge *Metro Matters* wants to hear from you. Please forward your articles, stories, photographs, event announcements, or letters to the editor to bmconn202@aol.com. You may also mail your information to *Metro Matters*, 350 Oswego Ct, Aurora, Colorado 80010. I look forward to hearing from you soon.

HRMD Interview...from page 2

Q: How does being in a metropolitan district affect my property value and taxes, if at all?

A: Your *property value* is a function of surrounding comparable sales under market conditions. Research indicates that homes in close proximity to golf courses generally have higher market value. On the other hand, *property taxes* are a function of various taxing entities (school districts, county government, city government, and special districts like HRMD) using property taxes to pay for schools, police, fire and other services. HRMD submits an annual budget, approved by its board of directors, to Arapahoe County to collect funds needed to pay the bond debt and operational expenses. This results in a tax mill levy. This mill levy is then used to determine individual property taxes. It is correct to say HRMD property taxes are slightly higher compared to similar homes outside of HRMD, but it can also be said HRMD property values are higher because of the golf course open space and the lifestyle it affords.

Q: What do my HRMD tax dollars pay for? And will that ever end?

A: Collected taxes are used according to the annual budget. State and federal laws clearly define what the funds can be used for, so each budget is strictly constructed, reviewed, and approved by a series of different authorities. In general, 80 percent of the HRMD budget is for bond debt service (34 mills for 2013) and the remaining 20 percent (8.5 mills for 2013) for administrative and maintenance needs. The budget for 2014 is 42.5 total mills as applied to the assessed value of each Heather Ridge home.

For example, a \$150,000 actual value home times the 7.96 percent assessment rate factor equals \$11,940 assessed value. To determine your tax, the assessed value is multiplied by mills defined by taxing entities. The HRMD mill rate is 42.5 X \$11,940 assessed value equals \$507.45.

Ten year resident owners over 65 may qualify for the

Colorado Senior Property Tax Credit. Under current guidelines, this would mean that instead of incurring the \$507.54 tax liability in the example above, those who qualify, would pay \$253.57 and the state of Colorado would pay the balance. For more information or to apply for the Colorado Senior Property Tax Credit, contact the Arapahoe County clerks office, 303-795-4600.

Ending the HRMD property tax, will happen when the loan to acquire the golf course is paid off.

Q: Might my HRMD taxes go up or down in the future?

A: Overall property taxes may go up or down depending upon those entitled to assess taxes. HRMD is determined to keep its mill rates at 42.5 or less. This is not a guarantee, and certainly many factors could come into play, but today's board of directors is firmly dedicated to "holding the line" concerning costs, taxes and other use of funds.

Q: Who runs the special district?

A: It is run by a duly elected board of up to seven directors serving four-year terms each. In a strict sense, HRMD is not owned by its taxpayers. However, property taxpayers and registered voters elect the HRMD board members. Learning how the district works, its history, and its obligations takes time to absorb and implement, so volunteers are eagerly sought. The next board election will be held in May 2014. The deadline for self-nomination is February 28, 2014.

Q: How do I keep informed about the HRMD's plans, activities and finances?

A: The primary source is Heather Ridge *Metro Matters* magazine, published and mailed monthly to every address in HRMD and to all off-site owners of record. You may also visit Heatherridgecolorado.org, the official HRMD website, for a host of information, including budgets, old issues of Heather Ridge *Metro Matters*, history, board activities, and meeting minutes and records.

Barry McConnell
Editor, *Metro Matters*



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Heather Ridge HOA Communities

www.heatherridgecolorado.org



BURGUNDY

- Hammersmith — 303-980-0700 x511
Paul Jones, pjones@chammersmith.com
- # Units: 120
- HOA Meeting: 2nd Thurs, 7 pm (monthly)
Burgundy Clubhouse
- www.burghoa.com

CHIMNEY HILL

- Accord Property Management, Alec — 720-230-7321
- # Units: 116
- HOA Meeting: 3rd Tues, 6 pm (monthly)
Heather Ridge Community Center

COBBLESTONE

- Capital Management Co., John — 303-832-2971x316
- # Units: 74
- HOA Meeting: 4th Tues, 6 pm (monthly)
Heather Ridge Community Center

COBBLESTONE CROSSING

- Accord Property Management — 720-230-7303
- # Units: 150
- HOA Meeting: 2nd Mon, 6 pm (monthly)
3033 S. Parker Road, Ste 320

COUNTRY CLUB RIDGE

- Custom Management — 303-752-9644
- # Units: 64
- HOA Meeting: 3rd Mon, 7 pm (monthly)
950 S. Jamaica Court

DOUBLE TREE

- Self Managed, Salvador Varela — 303-750-8394
- # Units: 24
- HOA Meeting: 1st Mon, add'l info contact Alethia (bi-monthly)

FAIRWAY 16

- Hammersmith, Jean Ronald — 303-980-0700x444
jronald@chammersmith.com
- # Units: 116
- HOA Meeting: 1st Thurs, 6 pm (monthly)
Clubhouse, 2600 S. Vaughn Way
- www.fairway16.com

HEATHER RIDGE SOUTH

- Westwind Mgt Co., Janelle Maninger — 303-369-1800
Janelle@windmanagement.com
21 Inverness Drive, Englewood, CO 80122
- # Units: 176
- HOA Meeting: 4th Tues, 6:30 pm (monthly)
HRS Clubhouse, 2811 S. Xanadu Way
- www.heatherridgesouth.com

SAUSALITO

- McKinney Realty, Bill/Cheryl — 303-783-0394
- # Units: 159
- HOA Meeting: 2nd Wed, 6:30 pm (monthly)
Heather Ridge Community Center
- www.sausalito.com

STRAWBERRY I AND II

- Capital Management Co., John — 303-832-2971x316
- # Units: 328
- HOA Meeting: 3rd Tues, 7 pm (monthly)
Strawberry Clubhouse, 2638 S. Xanadu Way

Homeowners' Association News

Strawberry *by Jan Lucas*

Oh Yes We Did! Strawberry I was awarded a handsome plaque and named **HOA of the Year 2013** by the Rocky Mountain Chapter of Community Associations Institute at the annual fall conference.

Thanks to all who worked on planning for the conservation sustainability project, which included installing low-flow toilets, xeriscape projects, irrigation repairs and the community garden. Efforts contributed by the team at CAP and board members Alan Stitleman and Victoria Torok, who worked with the City of Aurora and committed to the journey of making the Strawberry community function in a more efficient, cost-effective way paid off. Projects will continue in 2014.

Kudos for Jobs Well Done: Victoria Torok submitted her resignation after the September HOA meeting. Few people are aware of how hard she has worked for the community. Her contributions as a board member, ACC coordinator, roll-up her sleeves, and get it done, and all-round reliable worker are so very much appreciated. Victoria always was available to help when needed. Now there is a big opportunity for someone else to step

up and take on all she willingly took on and was responsible for. "Thank You Victoria!"

Likewise, "Thanks to Carl London and Malinda Peasley." Under their leadership, the community garden committee saw the birth of a great endeavor that will blossom even more in the coming years. Carl and Malinda are stepping back so that others can begin the second season for the garden.

The garden space will be reconfigured to allow storage for snow removal equipment. The reconfiguration will accommodate both the garden space and storage area without having to make costly changes twice every year. Thanks to all who are willing to commit to keeping the garden going. There will be more news about the reorganization in the early spring.



See Strawberry HOA...page 22

Country Club Ridge *by Judie Maurelli*

Board Members for 2013-14: Board members elected at the Country Club Ridge Annual Meeting held on October 21 will hold the following positions for the year:

President Judie Maurelli
Vice President Don Furnish
Secretary Roslyn Greene
Treasurer Renette Ivester
Director Bob Gustavson

Next board meeting is scheduled for Jan. 20, 2014. No meeting in December.

Thanks Gale: Many thanks to Gale Drexler for her many years of service on the board of directors. Gale has devoted her expertise to the homeowners association since its formation in 2005.

Xeriscape Rebate: The City of Aurora Water Department has signed off on CCR's completed xeriscape installation, and a rebate check totaling nearly \$13,000 has been received.

Safety and Trespassing: Several owners expressed concern for their safety due to numerous people from the surrounding areas walking through Country Club Ridge at all hours to access the nearby retail center, Noonan's Tavern, the golf course, the bike path and public transportation. Additional fencing on CCR's

property along the East boundary from Iliff Avenue on the south and the golf course on the north was suggested. The board has received various estimates to complete this project and will proceed in early spring. *No Trespassing* signs will also be put in strategic areas to delineate private property. In the event police need to be called, Country Club Ridge will have issued a warning to trespassers. The board encourages residents to attend Neighborhood Watch meetings, learn more about the safety issues in the community and meet Heather Ridge's PAR Officer Mark Lowisz. Keep police phone numbers handy in case of problems near your home.

Other Safety Recommendations: The board is encouraging all owners and residents to keep garage doors closed, lock the door between garage and home, and take valuables and purses out of your garaged vehicle. Also, CCR's insurance company recommends that every unit be equipped with a portable multi-purpose fire extinguisher that can be purchased from a professional fire equipment company and serviced annually by them. Smoke alarms are already installed, but a CO2 detector should also be installed in the bedroom of each unit to detect deadly carbon monoxide gases.



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December 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 7 pm HRS Annual HOA Mtg. HRS Clubhouse	4	5 6 pm Fairway 16 Board Mtg, Clubhouse	6	7
8	9 6 pm Cobblestone Crossing Board Mtg., 3033 S Parker Rd #320	10	11 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	12 7 pm Burgundy Board Mtg Clubhouse	13 Metro Matters Deadline	14
15	16	17 6 pm Strawberry Board Mtg Strawberry Clubhouse	18	19	20	21





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 WEDNESDAY: POKER NIGHT Cards Fly at 7pm	 SATURDAY: ROCK & ROLL BINGO Game starts at 8:30pm

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December 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
22	23	24	25 	26 6 pm Chimney Hill Board Mtg, HR Golf Course Clubhouse	27	28
29	30	31			(Next HRMD Regular meeting will be April 17, 2014)	



**FROM OUR FAMILY
TO YOURS,
Happy Holidays**






Need a place for your company Holiday Party?
We can help with the planning,
so you can enjoy the party!

Nikki Brady
Events Coordinator
720-246-0304



Fairway 16

by Susan Bruce

Do you recognize this evergreen tree? One hint: it's about 6 feet tall and on the Heather Ridge Golf Course property. Here is the story behind this tree! Susan and Jim Bruce received this tree in the mail from their first cable



company. It came in a plastic sleeve and was about a foot long. The Bruce's stuck it in the ground on the north side of their house and didn't expect it to survive the winter. Amazingly enough, it kept growing and soon was hitting the side of the house. Right after HRMD

was formed and the golf course was acquired, Susan called Bob Knutson, the grounds superintendent. She asked him if he'd like the tree. He took a look at it and agreed to have his men move it to its current location. Since it is right at the SE corner of Iliff and South Vaughn Way, again no one thought it would survive. However, it is now doing well, and Jim and Susan wave at it each time they drive by. Did anyone else get a tree from their cable company? We'd all like to hear the story of your tree!

Gutters: By now, or very shortly, your gutters will be cleaned by MCM using high pressure air. This work was delayed until all the leaves were down. It was done too early last year.

White Boxes: These have been removed from your mail box. The HRMD Board of Directors recently voted to mail the monthly Heather Ridge *Metro Matters* to each owner and each renter every month.



Letter: Expect a letter soon from the Fairway 16 Board of Directors explaining new policies and also listing the 16 new owners who have purchased units since the 2011–2013 directory was printed.

Clubhouse: Updated forms for renting the clubhouse are now available and are approved by the Fairway 16 lawyer. When you rent the clubhouse, be sure to lift the glass tables and not drag them. Three of the four tables have been damaged by renters trying to slide them across the carpet.

No Dumping: Occasionally someone dumps debris inside the white walls where the dumpster used to be located. The board members must bag this debris and put it out for the Thursday pickup. If you see anyone leaving their stuff in this area, please tell them to dispose of it with their other trash.

Snowstakes: Pinky Gonzales will be installing stakes at the corners of the property so that the snow plows don't plow up the grass, as they have in the past. Please do not remove the stakes. Also, please don't remove the *Fire Lane* signs; they are for everyone's safety.

Chimney Hill

by Amy Scott

Annual Meeting: The board values your input and wishes to thank everyone for filling out the stake-holders survey, so that your priorities and interests will be addressed as the board looks forward to serving you in 2014. Needed repairs should be addressed to Alec at Accord, rather than a board member, so that the repairs can happen quickly.

A Chimney Hill occupant pamphlet was delivered to each unit at the end of November. This will help remind all CH residents of the Rules and Regulations of the association and provide other needed information. Monthly meetings are held the last week of every month. Alec at Accord Property Management can be reached at 720-230-7321 or alec@accordhoa.com. Visit the website to stay informed.

Ongoing Projects: CH is still in the process of dealing with the damage caused by the flooding. Repairs to the retaining walls, eroding grassy areas, and some siding are in progress. The pre-winter landscape work is completed. The trees and bushes have been trimmed and some blockage to parking area drains has been cleared

to allow for melting snow runoff.

Reminders: A big topic at the board meeting was the problem with parking.

Although each resident has parking for two vehicles, many are using the common areas as additional parking. This causes a problem as there is not enough parking for guests. In addition, contractors and prospective property buyers have nowhere to park. Remember these spaces are for short-term parking. *No Parking* areas include yellow lined areas, fire lanes and no parking zones. Vehicles advertising businesses are not to be parked on the property. Keep Chimney Hill an attractive and convenient place to live.

Winter/Holidays: With the holidays coming, a reminder that decorations should be removed within 14 days after the festivities. Winter is here; so don't forget to disconnect your outdoor hoses.

A happy and healthy holiday season to all!

Heather Ridge Metro Matters, December 2013

Sausalito *by Carol McCormick*

The Sausalito HOA Board wishes you the Happiest of Holidays and all the Best in the New Year.

Painting Project: Phase One of the exterior painting project is complete. Homeowners have said they are pleased with the quality of repairs and painting. If you have an issue or a question regarding your painting, please contact Bill McKinney via email or phone. Phase Two of the project will be completed next year.

Landscaping: Fall landscape work will be ongoing until finished. Winter and snow removal is right around the corner.

Dog Waste: Please pick up after your dogs, especially in the winter. Dog waste is unsightly and a health hazard. Thanks!

Metro Matters: The Heather Ridge Metro Matters magazine is now being delivered by mail.

Architectural Approval and Common Area Improvements: Thanks to those of you who have contacted Vinny asking for approval to make changes to the exterior of your home. It is hoped that all homeowners have taken the time to winterize their homes. If we have a dry winter and you use your hose to water your bushes, please remember to *disconnect all exterior water hoses*. Check outdoor and indoor faucets for leaks. Email or call Bill McKinney if you need to have your gutters cleaned.

Security: Sausalito's security company, Brownstone Security, continues to patrol the community on foot and vehicle, on a random schedule. If you have visitors/guests/returning students who will be parking in visitor parking during the holidays, notify security, 720-879-4568, and/or McKinney Management, 303-783-0394.

Neighborhood Watch:

The Neighborhood Watch program continues to grow as other communities join the Area 10 NW group. The 2013 4th Quarter NW meeting was held on November 14. Please contact Carol McCormick, the Sausalito Area Coordinator, at carol_mccormick@comcast.net if you want to learn more about the program or want to become a Block Captain. It will not take much of your volunteer time. Your services will help to keep the community safe.



Trash Removal Days: The regular trash removal days are every Tuesday. Recycling days are every *other* Tuesday.

Board Members: President Vincent Roith, 303-745-9805; Vice President/Architecture Tom Scally, 303-750-8772; Secretary/Newsletter/NW Carol McCormick, 720-747-0836; Treasurer/Pools/UHR representative Pat Horton, 303-695-6181; pools/board member at large Debbie Martinez, 720-298-8323; and board member at large Sherri Cooper. One position on the board remains open; if you are interested in serving on the board or know a homeowner who might be interested, please contact President Vinny Roith. Homeowners are welcome to attend the monthly HOA Board meetings, which are held on the second Wednesday of the month at 6:30 pm, Heather Ridge Golf Club. Please see www.sausalitohoa.com to review all the financial reports, plus the monthly HOA Board meeting minutes.

Property Management Company: Bill McKinney, president, McKinney Management Company, Inc., 3576 South Logan St, Englewood, CO 80113. Phone: 303-783-0394. Fax: 303-783-0398




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Aurora History Museum's Annual Festival of Wreaths Exhibit

Businesses, organizations and individuals get creative when it comes to decorating a wreath for the Aurora History Museum's annual "Festival of Wreaths" exhibit. This year will be no exception. The museum is celebrating its 14th Festival of Wreaths, incorporating a great exhibit with a critical fundraiser. It's a unique way to market some of Aurora's organizations and local businesses while supporting the museum.

Because of generosity of others, the annual Festival of Wreaths has raised more than \$17,000 for the Aurora History Museum since its inception. Wreaths are inspired by old world traditions, festive elegance, modern gadgets, movie themes and nature. They will be on display in the museum's Festival of Wreaths exhibit through Dec. 13. All wreaths will be for sale to the public through a silent auction. Bids on wreaths will be accepted until noon Dec. 13. You may bid in person or online where photos of the wreaths are available. All proceeds benefit the

museum's education programs and exhibits. The Aurora History Museum, located at 15051 E. Alameda Parkway, is open from 9 am to 4 pm, Tuesday through Friday and from 11 am to 4 pm, Saturday and Sunday. Admission is free.

Comitis Crisis Center Needs List

This winter season will be a challenging one for Comitis, serving Aurora homeless veterans, runaway/homeless youth and homeless families.

Comitis is Aurora's homeless shelter, with over 43 years of experience. Its summer numbers were seven times more than what it has ever seen. It is anticipated that most of these families will be with the Comitis Center over the course of the winter season as well. Comitis is preparing now to meet the needs of what is anticipated to be the busiest sheltering season in its 43-year history.

Please see the list of needs below and consider where you or your club, agency or church may assist in donating:

Coats/Gloves	Vacuums	Underwear
Boots/Socks	Toothbrushes	Wash cloths
Paper towels	Bath towels	Crafts
Twin sheet sets	Crayons	Games
Plungers	Games	Brooms
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Burgundy *by Jaynie Basch*

Holiday Celebrations: Isn't it great! We are in the middle of the holidays, December and winter fun! There is so much to do and see and experience here in Aurora as well as in the surrounding Denver metro area. Many of these are free or at a low cost — you can find them on the Internet or local newspapers.

Burgundy's annual Holiday party will be Friday, Dec. 6, starting at 7 pm. All are welcome to join your neighbors in fun and food to start the holiday festivities. Please bring an appetizer and a beverage to share (alcohol, if you choose).

Burgundy Clubhouse is available for your parties; just call Amanda, 303-908-9574, to check on availability and fees.

Budget: The November board meeting was spent in revising, modifying and squeezing the budget for next year. As mentioned in previous months, Burgundy has incurred several large expenses this past year. To pay for them (and the ones coming in 2014), you can expect to have an increase in your monthly fees. No specific amount has been confirmed; however, you can view the new budget on the Burgundy website, www.burghoa.com, after it has been finalized and approved (prior to the January due date).

Painting: The painting is still on hold for the final phase. The board is continuing the discussion with Burgundy's insurance company about hail damage to the roofs and siding in the community. If you haven't already done so, this is a really good time to verify the HO-6 coverage on your homeowner's insurance policy.

Just a Couple of Reminders: Nothing you haven't heard before, but it needs repeating because of the gifts you may have received, things purchased, things you have replaced or repaired, the cold weather, or because you are a new neighbor:

Large Objects for the Trash: You pay for the trash service to pick up normal household discards. When large items are left at the side of the receptacle or hidden on the inside, the entire community pays an additional fee. If you need large objects removed, or see someone else leaving large objects, please let Burgundy know so that the appropriate neighbors can be billed directly.

Recycle Bins: Every drive has access to at least 1 bin specifically for recyclable discards. Please use these bins for discards like clean paper, plastic, cardboard, etc.

Wild Animals: Even the local animals are preparing for the cold. As they collect food to last through the

winter, it's important that we don't "assist" in this natural process. It is still against the law, dangerous and, at times, damaging to feed these aggressive little creatures. That means NO peanuts, leftover pumpkins, or sharing any left over dinner. People food contributes to the vulnerability of anything wild.



Parking: With the holidays comes company. Please let your loved ones know where there is a good place for them to park and where they should not to park. Unfortunately, cars in the wrong spot (includes clubhouse, neighbor's place, etc) are vulnerable for towing. That is not the way I want my guests surprised! Also, any vehicle parked in the designated "visitor" spaces will be towed if left for any extended length of time.

Outside Lights: With the cold weather and the longer night time hours, please check the outside light (the lamp post) to be sure the light bulb comes on. If you need a new bulb, feel free to replace it, or you can call the management company. Motion detector light fixtures are wonderful! Just make sure they comply with community guidelines by making a call to the management company or visit Burgundy's new website, www.burghoa.com, to complete a work order (much faster!).

Ice Melt: If you have any of those blue pails that were filled with ice melt last year, please put them out so the pails can be refilled. Then you will be ready for the snow and ice that will soon be here.

Neighborhood Watch: The Neighborhood Watch still needs YOU! Volunteers can call Bev Brown, 303-872-3154, or email, brownbe_nwatch@comcast.net. This takes very little of your time. It lets you know what is and isn't happening in the neighborhood. Thanks to all of you who make this a safer place to live!

HOA Board Meetings: The Burgundy HOA board meetings are held on the second Thursday of the month at 7 pm. All homeowners are welcome to attend; just let a member know so another chair can be added at the table. Hammersmith Management Company can be reached at 303-980-0576, or visit www.e-hammersmith.com to view and to use the Burgundy web page, www.burghoa.com. (Client services is available to help navigate through this fairly simple to use site.)

Happy Holidays from all of us at Burgundy at Heather Ridge.



Heather Ridge South by Van Lewis



Dates to Remember: Annual HOA Meeting will be held Dec. 3 at 7 pm. The Holiday Party is Dec. 7. Both events will be held at the HRS clubhouse, 2811 S Xanadu Way.

No Increase in 2014 HOA Dues: The board approved the 2014 budget of \$588,892 without any increase in ownership fees. Monthly HOA fees will remain the same as 2013, with \$271 for the larger 1,630 sq. ft. two-story units, and \$266 for the smaller ones (1,450 sq. ft. two-story, and the 1,350 sq. ft. ranch). For those not familiar with the homes in HRS, all the two-story units have basements except for the ranch-patio units.

On average, HRS's monthly homeowners' fees have increased modestly over the past 10 years, usually for inflation. In 2013, the association recovered approximately \$20,000 in bad debt that was deposited in the Reserve Fund. Because 2013 is projected to end with a slight surplus, the board credited "recovered funds" as income for the 2014 budget, offsetting the need to increase dues primarily for September's floods.

Here's an outline of monthly fees and increases for the past 11 years:

2004 (\$5 increase)	\$208-\$213	2010 (No increase)	\$256-\$261
2005 (\$15 increase)	\$223-\$228	2011 (No increase)	\$256-\$261
2006 (\$5 increase)	\$228-\$233	2012 (\$5 increase)	\$261-\$266
2007 (\$8 increase)	\$236-\$241	2013 (\$5 increase)	\$266-\$271
2008 (\$15 increase)	\$251-\$256	2014 (No Increase)	\$266-\$271
2009 (\$5 increase)	\$256-\$261		

September's Rain and Hail Damages: Over 36 units required water mitigation from flooding. Water extraction is a basic service provided by the HOA that doesn't cover restoration or loss of personal property. As outlined in last month's HRS report in Heather Ridge

Metro Matters, insurance coverage for flood damage is very limited. Moreover, owners and tenants need to ascertain their exposure for losses and liabilities.

As a result of September's flooding, HRS spent \$29,604.37 removing water from units, almost 5 percent of its Reserve Fund. An annual budget focuses on normal operating needs, so by definition, it doesn't address 100-year floods — that's what a reserve fund is for! However, a 5 percent hit on reserves is significant and could have triggered an assessment, let alone a fee increase.

For the record, a \$5 monthly fee increase generates approximately \$10,500 revenue for HRS. If not for the recovery of bad debt in 2013, and a budget surplus along with lower than expected water-sewer usage, the 2014 budget would have required at least a \$5 increase in fees.

In 2012, a Reserve Fund Engineering Study was done for HRS. Its board of directors drove the engineer "nuts" challenging the assumptions, cost projections, and funding requirements. However, the effort was worth it, creating a balanced and realistic study. This study will guide HRS budgets for the next 5–10 years, especially to have at least \$2.2 million in reserves for roof and other major capital repairs. The board is committed to stringent annual cost controls, preventative maintenance programs, and realistic ownership fees to achieve balanced budgets. With a careful eye on what other HOAs charge and do for their budgets, the 2014 Heather Ridge South budget has been approved.

New HOA Rules as of January 1, 2014

In case you or your HOA missed HB 13-1276, it goes into effect the first of the year. The new law addresses how an HOA can pursue delinquent HOA fees, give notice, execute legal action, and most importantly provide clarity and recourse to all parties. Like most laws, HB 13-1276 resulted from HOA abuses — mostly for inconsistent, arbitrary, but in a few cases, unlawful actions.

HOAs and their management companies are required to have a written policy with specific guidelines when pursuing bad debt, be it HOA fees, assessments or liens. An HOA may still foreclose on a judgment, but in order to foreclose, specific steps must be taken. Failure to follow those steps will nullify legal action, requiring a restart. It is very important to properly implement the new law.

Overall, HB 13-1276 is reasonable law, and if properly implemented, should improve HOA functions and

community harmony. Here is a quick outline of new/amended requirements.

- Interest and late fees
- Due date of assessments
- Default notice requirements
- Foreclosure if Association lien
- Legal remedies
- Returned check procedures
- Payment plans
- Application of payments

Without a written and board approved debt collection policy, boards and/or their representatives will be limited from using legal recourse. For more information, contact your property management company or legal representatives.

Van Lewis

Neighborhood Watch Update

The Neighborhood Watch meeting was held Thursday, Nov. 14, and had a great attendance. The speaker was Senior Liaison Officer Seneca, Aurora Police. He did an



Bev Brown with Aurora SWAT team member.

excellent job telling attendees about scams that target senior citizens and what to watch out for.

All readers and Heather Ridge residents are strongly encouraged to start attending the Neighborhood

Watch meetings. They are every four months and only last 1 to 1-1/2 hours. So much information for so little time spent.

Please continue to be the eyes and ears of your community and report any suspicious activity that you encounter. Do not hesitate to call 911. Let them determine if it is an emergency or not.

Non-emergency number is 303-627-3100. Your Par Officer, Mark Lowisz phone number is 303-739-1819.

Thank you,

Bev Brown
Head Area Coordinator of UAHR and Area 10

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Strawberry HOA...from page 10

There's more! "Thanks to Bev Brown!" Her commitment to the Neighborhood Watch network is amazing. There is always a need for volunteers. Bev would love to talk to you. Her email is brownbe_nwatch@comcast.net.

Randy Brown, Brownstone Services also works to keep the Strawberry area safe. Visit www.crimereports.com to stay current on criminal activity close by. Thanks to Bev and Randy, our community is relatively quiet.

ACC Changes: There will be notices issued regarding what the ACC committee will be looking for in advance of the patrols. In the meantime, please review the Rules and Regulations. Do what is necessary so you are in compliance. Strawberry is a condo, not a townhome community. The HOA maintains exteriors and ground areas with few exceptions. All common areas must be clear to allow access for maintenance. Patios and decks, along with sidewalks and driveways, are for the exclusive use of occupants.

Enclosing a patio requires written approval. Also requiring approval: changing windows, doors and light fixtures, etc. The best rule is to call first to avoid problems. Contact John x316, or Jess x305 at CAP 303-832-2971. ACC forms are available at the clubhouse information box or on the website www.strawberryhoa.com.

Did You Know: There are coin operated washers and dryers in the laundry room at the clubhouse. The fee for the laundry room door key is \$10. You can also rent the clubhouse for your special event. Pick up forms at the clubhouse or www.strawberryhoa.com. You may also call John x316 or Jess x305 at CAP 303-832-2971.

HOA Insurance Policy: Prince Insurance Group will provide general insurance for Strawberry. The really good news is that the 2 percent wind and hail deductible (\$750,000) is gone! The HOA highly recommends that every homeowner have, at a minimum, an HO-6 policy because the general policy is limited in coverage. Tenants should have a renter's policy for their personal belongings. In addition, it is recommended that you speak to your personal insurance carrier and ask about,

and obtain, Loss Assessment coverage. This could cover the insured should the HOA need to levy a special assessment to cover a deductible. Be sure you are clear with your agent that you need *coverage for special assessment*, and get the coverage details in writing. In most cases, this additional coverage is a mere \$10–20 a year. It could cover anywhere from \$1,000 loss assessment up to \$50,000 in some cases.

Welcome Sabells: More changes are underway in Strawberry. The current contractors will finish out the landscaping season. When the snow starts to fly, you will see Sabells Snow & Landscaping Service. Sabells has been hired for snow removal for both Phase I and Phase II. Strawberry is a huge community. It expects a lot from its vendors. There is a learning curve, so please be patient with the new guys!

Remember, Strawberry maintains interior driveways and sidewalks, and Strawberry sidewalks on Xanadu and Yale. For ice buildup, problems on the streets on Xanadu Way or Yale Avenue, please call Access Aurora, 303-739-7000, or email access@auroragov.org.

Frozen Pipes: No thank you! Due to precautions taken last year, there were no frozen pipes or busted water lines. So once again, please call John x316 or Jess x305 at CAP 303-832-2971 if you know of a vacant unit. They will verify that the unit has been properly winterized. Insulated faucet covers are being put in place on all outside faucets. Those are to remain in place until May 1, 2014.

Board Members:

President Jan Lucas
Treasurer Alan Stittleman
Secretary Sarah McNew

Important Phone Numbers:

CAP 303-832-2971 x316
CAP Emergency 303-215-3323
Animal Control 303-326-8288

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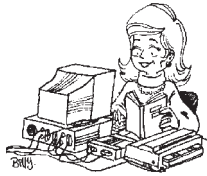
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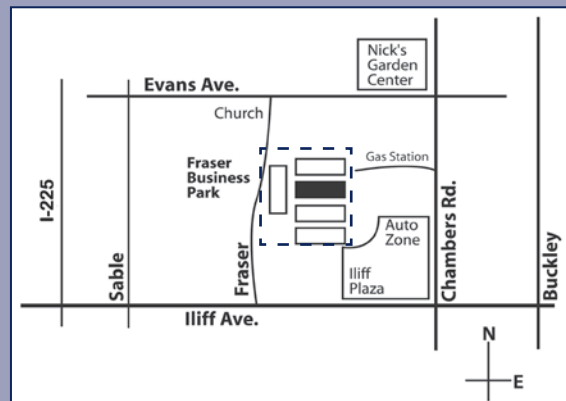


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