

# *HR* Heather Ridge

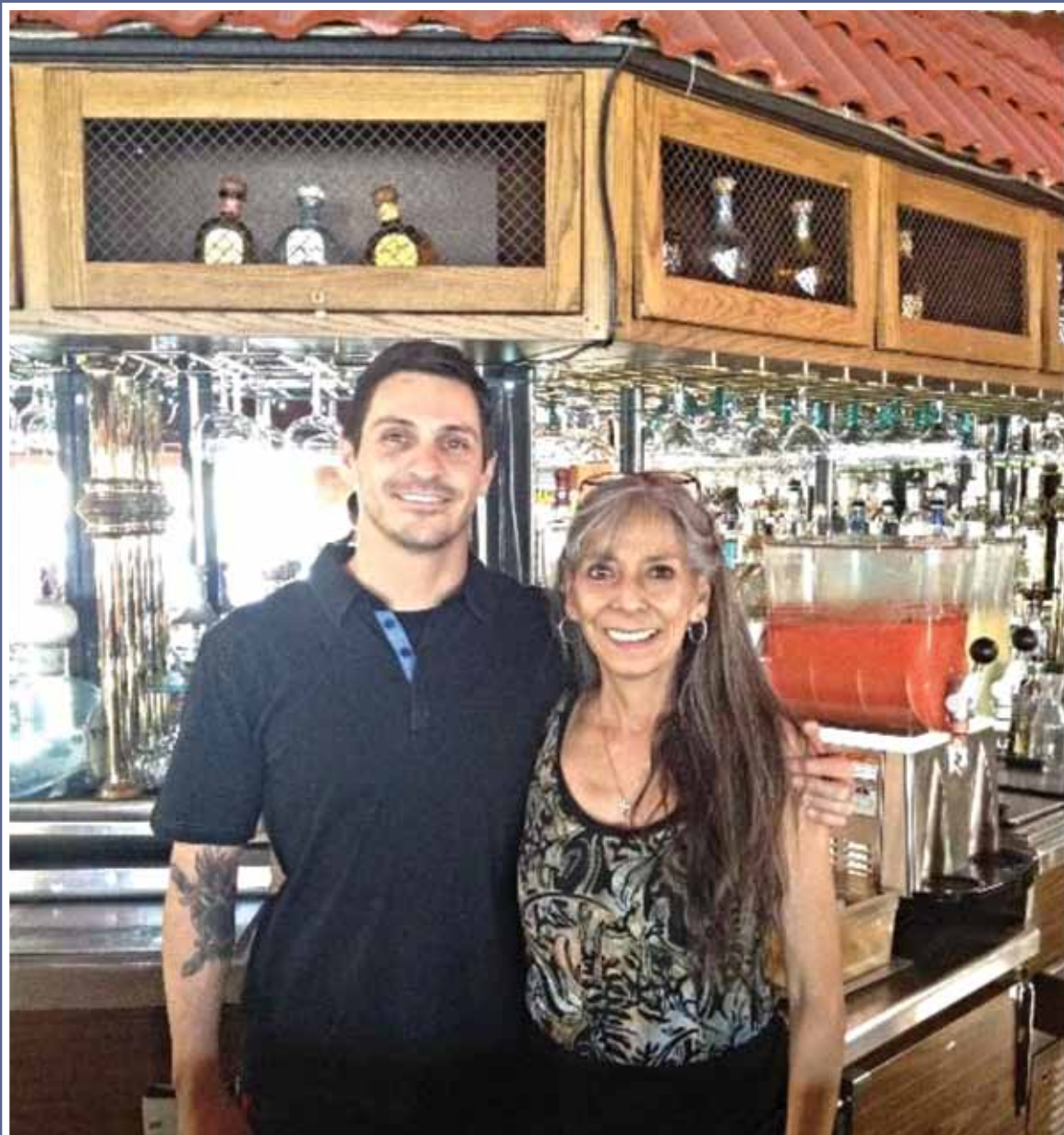
Metro Matters

VOLUME 4

SEPTEMBER 2014

NUMBER 9

## *Dora's Restaurant*



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Heroes on  
September  
11, 2014***

***IN EVERY ISSUE***

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**HEATHER RIDGE METRO MATTERS**  
**MAGAZINE**  
350 OSWEGO COURT  
AURORA, CO 80010  
BMCCONN202@AOL.COM



# *Heather Ridge* PUBLISHER'S NOTE

We have some very important information in the September issue of Heather Ridge Metro Matters. Please pay close attention to the Encroachment letter from the The Board of Directors, Heather Ridge Metropolitan District No. 1. The Presidents Council is hard at work helping our HOA presidents understand important aspects of their Associations. Plan on attending the October meeting to understand our Aurora Fire Department jurisdiction and an insurance agent who will speak about insurance coverage should boards fail to meet fire code issues.



Another important meeting we should all attend is the Illiff Station Development Plan Meeting. St. Andrews Village and Heather Gardens residents have joined to form the Illiff Station TOD Neighborhood Association. The association is involved in working with the City of Aurora Planning Department and RTD representatives to provide input on how the commercial development plan surrounding the Illiff Light Rail Station will impact our neighborhoods. Specific areas of focus are traffic flow, parking, and open spaces for walking and biking. Heather Ridge residents interested in the future of the Illiff Station development plan are invited to join the discussions.

The next meeting will be held at 2 pm on September 8 at St. Andrews Village, 13801 E Yale Ave. For more information please contact Eilene Hogan, Heather Gardens Civic Affairs Committee, Transportation, 303-751-8635, [sceent@comcast.net](mailto:sceent@comcast.net).

**Barry McConnell**  
Publisher

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[amandamilstead@comcast.net](mailto:amandamilstead@comcast.net)

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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**.

# HR Heather Ridge

## COMMUNITY AFFAIRS

### Training Class for HOAs

by Van Lewis

On August 12, the Presidents Council, led by its president, Amanda Milstead, who is also president of Burgundy's HOA and employed at Land Title Company, held a one hour class on real estate closings at Noonan's Garden Room. This well attended class was so interesting it carried on for two-plus hours. Starting a 6

pm with a light dinner provided by the Metro District, Christine of Land Title provided detailed handouts of closing statements, sample HOA Status Letters, and detailed historical and legal guidelines for HOAs. It was a bonanza of good information and camaraderie for HOA boards wanting to learn more about their tradecraft.



Presidents Council hosts training class for HOAs.

This is one of the main purposes of the Presidents Council – Education! In July, it hosted Gary Kujawski, HOA Information Office, DORA (Department of Regulatory Agencies), discussing past, present, and future HOA issues and regulations. For the October training class, the Aurora Fire Department will speak about its jurisdiction and HOA

issues such as parking lanes, safety issues, parking signs, and access/egress for emergencies. A local insurance agent will also speak about insurance coverage should boards fail to meet fire code issues. All HOA board members will not want to miss this class! More details to follow in September.

### Encroachment Letter to HOAs

This is an old issue going back decades when the golf course was privately owned. The Metro District recognizes that many encroachments may be harmless, and to challenge each and every one may not be “neighbor friendly.” However, the Metro District has a legal obligation to protect the golf course land from legal threats or any reduction of its ownership rights. It manages the golf course for the benefit of all property owners who fund the bonds used to buy it through their property taxes. *Note letter to Heather Ridge HOA boards at right.*

It is with good intent and cooperation the Metro District asks golf course adjacent HOAs to monitor their boundary lines for encroachments onto their common areas as well as the golf land. The HOAs must protect their own land from encroachments, too.

In buying or selling a golf course adjacent property, it is important to know if that property encroaches onto HOA and/or golf course land; and if so, how bad is the encroachment and what recourse for resolution? All HOAs boards are required to protect their property values All HOA boards are required to protect their property values per their Declarations; and in doing so, they must ensure ownership rights and obligations are not diminished through encroachments.

### ***Eddie Reidel Special Remembrance***

Eddie Reidel passed away on August 2. Metro Matters honored her in the August issue with our first “Meet Your Neighbor!” column. A special remembrance will be held for Eddie at 2 pm Wednesday, September 24 at the Heather Ridge Clubhouse. Casual golf attire is appropriate as golfers will be finishing their rounds of golf at that time. Also, the Metro Matters feature, condolences, pictures and a YouTube tribute to her from the August 11, Aurora City Council meeting are all linked on the [HRColo.org](http://HRColo.org) – Organization – Foundation – Memories Tab.





# **HEATHER RIDGE METROPOLITAN DISTRICT NO. 1**

**13521 East Iliff Avenue  
Aurora, CO 80014  
303 755-3660**

August 20, 2014

Dear Heather Ridge Homeowner Association Boards:

Thank you for your participation in the Heather Ridge President's Council, a group of like-minded HOA leaders working for a better community. The council's growth and maturity is essential to Heather Ridge's well-being by discussing today's HOA challenges as well as providing future leaders. In consideration of those goals, the Metro District asks for your help to monitor HOA boundary lines adjacent to the golf course for encroachments.

The Metro District is asking all HOAs to inspect their property lines for encroachment by their owners across the HOA property line onto golf course property, e.g. extended patios, gardens, pavers, etc. The Metro District has a survey map from which copies may be made available to the HOAs. HOAs normally restrict encroachment onto their common areas as prescribed by their controlling documents and condo/improvement maps. It is the District's opinion that unless an HOA approves an encroachment onto its common area, then two encroachment violations might exist – an encroachment onto HOA property, and another onto golf course land.

The Metro District believes it is important to protect golf course land from legal issues such as adverse possession, trespass, easements, and rights-of-way. It is also important for HOAs to protect themselves from common area encroachments. If we combine our mutual interests, then everyone should benefit.

Please contact the Metro District on suspected encroachments or other issues of mutual interest. Encroachment may be resolved by mutual agreement through removal of the offending encroachment, licensing, lease agreements, or other non-court actions. By addressing these issues now, future individual property owners will know their rights, obligations, and limitations outside the footprint of their unit. Additionally, the golf course will be protected from needing to make legal arguments in response to and for the removal of the encroachments.

To further this issue, the Metro District will inform HOAs about suspected encroachments for their consideration. For any questions, please contact the Metro District as noted above.

Respectfully,

The Board of Directors,  
Heather Ridge Metropolitan District No. 1

Tips for when you are planning to leave your house for an extended period of time, as an empty house is a tempting target for a burglar

1. Ask a trusted neighbor to watch the house while you are away. It's a good idea to leave your vacation address and telephone numbers so you can be reached in case of an emergency.
2. Have good locks on all your doors and windows and **USE THEM!**
3. Never leave your house keys hidden outside your home.
4. Arrange for a neighbor to pick up your mail, newspapers and any packages you expect to receive while you are away.
5. Arrange for someone to maintain the yard to give the


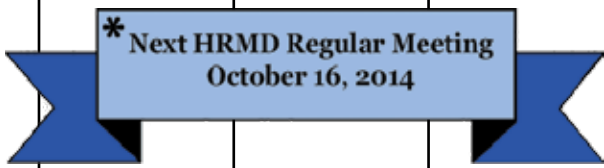
6. appearance of an occupied home.
7. Use timers to turn lights, a radio or television on and off.
8. Don't announce your absence on answering machines or social media sights.
9. Leave your blinds, shades and curtains in a normal position
10. Be sure the garage doors are locked and electric openers are unplugged. Vehicles in the garage should be locked and the keys stored in a safe, discreet location.

And finally be careful about whom you share your vacation plans with or who may be listening while discussing your plans. This includes being aware of who may be watching as you load luggage into your vehicle

Have a safe and fun trip!

**Bev Brown**  
**Head Area Coordinator for**  
**Heather Ridge and Area 10**

# September 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	2	3	4 6 pm Fairway 16 Board Mtg Fairway Clubhouse	5	6
7 	8 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	9	10 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	11 6 pm Burgundy Board Mtg Burgundy Clubhouse	12	13
14	15 7 pm Country Club Ridge Board Mtg Noonan's 19th-Hole	16 7 pm Strawberry I & II Board Mtg Strawberry Clubhouse <b>Metro Matters Deadline</b>	17 6:30 pm Chimney Hill Board Mtg Noonan's 19th-Hole	18	19	20
21	22	23 6 pm Cobblestone Board Mtg Noonan's 19th Hole 6:30 pm – HRS Board Mtg. HRS Clubhouse	24	25 * <b>6:30 pm</b> Ward IV Garden Plaza of Aurora 14221 E Evans Ave	26	27
28	29	30				





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9/16	German	9/19	Fish & Chips
9/23	Asian	9/26	Prime Rib*
9/30	Mexican		\$12.95

\*Reservation Recommended

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## Count on Pete & Van

Pete and I have been helping people in real estate since the early 1970s; and what makes it fun and rewarding are the people who enrich our lives as we help them. Without people, there wouldn't be a real estate market except for four-legged critters thundering across the Plains. And besides, have you every negotiated a sale with a bison? It only goes one way!

Pete and I have lived with our families in Heather Ridge for 70+ years combined. Living in different Heather Ridge communities, we joined our respective HOA boards as well as helped to create the Metro District that purchased the golf course. With a strong sense of community service, we want Heather Ridge real estate values and quality of life to soar.



**Van Lewis**  
*Heather Ridge South*  
**303-550-1362**

[van@vanlewis.com](mailto:van@vanlewis.com)

Each month we publish all real estate listings in Heather Ridge. Our goal is educating readers on values and market conditions as well as strengthening Heather Ridge's quality of life. Called market identification, Heather Ridge boasts a beautiful golf course, a clubhouse with full restaurant services and wedding/banquet rooms, and nearby light rail, hospitals, shopping, recreation, etc.!

And how important is our local knowledge in selling Heather Ridge homes? Pete and I are constantly contacted by other agents trying to understand how Heather Ridge operates. Confused by our ten separate HOAs, the Metro District, and condos vs. Planned Unit Developments, we help other agents because we are Realtors with a strong Code of Ethics.

Last week I was contacted by a buyer's agent thinking I was the HOA president where his buyer was under contract. Because of confusing legal descriptions, he called me. After discussing his sale, I directed him to the correct HOA and its property management company. I asked if he knew that HOA has a general loan/lien issue that could jeopardize his sale, and he didn't. He was very appreciative, and hopefully that sale will go through.

### Market Conditions; Inspection and Appraisal Challenges.

Pete and I are seeing Heather Ridge prices remaining strong as other areas and price ranges soften. In 2014 from January 1 to August 16, there have been 55 closings ranging from \$60,000 to \$229,900 and selling on average for \$152,815 (99.2 percent of asking price).

In the same period for 2013, there were 48 sales from \$47,500 to \$217,000 selling on average for \$133,768 (99.8 percent of asking price). The \$19,047 increase to 2014 is a 14.2 percent growth rate.

Another observation is an unusual number of properties returning to the for sale market after going under contract -- usually the result of "buyer's remorse," inspection, or loan-appraisal issues. One home has set a record four times before closing.

Inspection and appraisal issues usually accompany record high prices. Inspections can be a penalty-free way for buyers to back out of a sale, so Pete and I advise our clients to limit lost marketing time with "tight, fair, and timely" contract language. Also, we recommend detailed inspections before listing to identify inspection problems, in particular mechanical systems and electrical circuit boxes.

Appraisals are now coming in "tighter" than ever before. Because Pete and I show almost every home for sale in Heather Ridge, this allows us first-hand knowledge that helps appraisers get the price right! Our "local knowledge" of real estate pays big dividends to everyone using us.

Pete and I believe in high-tech and high-touch personal marketing, so please don't leave home without us. To discuss your real estate needs, please contact us for a prompt, professional, and private meeting.

### Homes For Sale through August 16, 2014

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$89,900	13623	E Yale Ave A	1 - 1	843	1-Space	Ranch
Cobblestone Crossing	\$152,000	13462	E Asbury Ave	2 - 3	1,392	2-Spaces	2 Story
Burgundy	\$168,000	2623	S Xanadu Way B	2 - 2	1,315	2-Spaces	2 Story
Sausalito	\$182,000	2503	S Victor St F	3 - 2	1,273	2-Gar, Att	2 Story
Strawberry II*	\$1,100,000	2688	S Xanadu Way A	2 - 2	1,144	1-Space	2 Story

\* Part of 11 properties for \$1.1M that includes 2610 SXW too.



## Homes Sold From July 16 through August 16, 2014

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$122,000	2413	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Individual
Cobblestone Crossing	\$160,000	13288	E Asbury Ave	2 - 2	1,208	FHA	\$3,300	Individual
Cobblestone	\$164,000	2161	S Victor St B	2 - 2	1,392	FHA	\$0	Individual
Sausalito	\$165,000	2448	S Victor St A	3 - 2	1,091	FHA	\$0	Individual
Burgundy	\$168,000	2635	S Xanadu Way D	2 - 2	1,161	Conventional	\$0	Individual
Sausalito	\$180,000	2499	S Victor St	3 - 2	1,273	Conventional	\$1,000	Individual
Chimney Hill	\$188,000	13530	E Evans Ave	3 - 3	1,512	FHA	\$4,861	Individual
Heather Ridge South	\$214,000	2723	S Xanadu Way	2 - 2	1,365	Cash	\$0	Estate

## Homes Under Contract as of August 16, 2014

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$89,900	2650	S Xanadu Way B	1 - 1	856	1-Space	2 Story
Cobblestone Crossing	\$110,000	1973	S Xanadu Way	1 - 2	1,208	1-Space	2 Story
Strawberry I	\$129,000	2692	S Xanadu Way B	2 - 2	1,105	2-Spaces	2 Story
Strawberry I	\$129,000	2666	S Xanadu Way B	2 - 2	1,153	1-Space	2 Story
Strawberry I	\$132,000	2668	S Xanadu Way C	2 - 2	1,153	1-Space	2 Story
Strawberry II	\$135,000	2471	S Xanadu Way D	2 - 2	1,091	2-Spaces	2 Story
Strawberry I	\$140,000	2680	S Xanadu Way C	2 - 2	1,098	1-Space	2 Story
Cobblestone Crossing	\$142,000	1969	S Xanadu Way	2 - 2	1,208	2-Spaces	2 Story
Cobblestone Crossing	\$150,000	13228	E Asbury Ave	2 - 2	1,208	2-Spaces	2 Story
Cobblestone	\$155,000	2172	S Victor St E	2 - 2	1,392	1-Space	2 Story
Cobblestone	\$161,000	2181	S Victor St E	2 - 2	1,392	1-Space	2 Story
Sausalito	\$170,000	2458	S Victor St A	3 - 2	1,273	2-Gar, Att	2 Story
Chimney Hill	\$179,500	13550	E Evans Ave	3 - 3	1,512	1-Gar, Att	2 Story
Sausalito	\$179,900	2437	S Victor St F	3 - 2	1,273	2-Gar, Att	2 Story
Cobblestone	\$184,000	2182	S Victor St D	2 - 2	1,392	2-Spaces	2 Story
Fairway 16	\$199,750	2548	S Vaughn Way B	3 - 3	1,650	2-Gar, Att	2 Story
Country Club Ridge	\$200,000	2220	S Vaughn Way 203	3 - 2	1,693	2-Gar, Att	Ranch
Fairway 16	\$205,000	2518	S Vaughn Way C	5 - 4	1,650	2-Gar, Att	2 Story
Fairway 16	\$209,000	2578	S Vaughn Way A	4 - 4	1,650	2-Gar, Att	2 Story
Heather Ridge South	\$215,000	2706	S Xanadu Way	4 - 4	1,633	2-Gar, Att	2 Story
Heather Ridge South	\$219,000	2822	S Wheeling Way	3 - 3	1,462	2-Gar, Att	2 Story
Country Club Ridge	\$225,000	2230	S Vaughn Way 203	3 - 2	1,709	2-Gar, Att	2 Story
Fairway 16	\$227,500	2630	S Vaughn Way A	3 - 3	1,650	2-Gar, Att	2 Story
Fairway 16	\$229,900	2496	S Vaughn Way D	4 - 4	1,650	2-Gar, Att	2 Story
Fairway 16	\$235,000	2446	S Vaughn Way A	3 - 4	1,650	2-Gar, Att	2 Story

# Emergency... Or Make an Appointment?

We all love our pets and want them to have the best possible veterinary care. But sometimes, when something goes wrong, it can be hard to know how serious the situation is.

Here are some tips to help you decide how quickly to act:

• **Just Call.** This may seem obvious, but there is no shame in calling your veterinarian's office, explaining what happened and asking what to do next. If it is the middle of the night, a weekend or a holiday, call your local animal emergency room (keep their number on your fridge).

• **Check Gums.** Lift your pet's lip to see her gums. They should be pink and moist and when the gum is pressed with a finger, the area beneath it should go white and then back to normal color within two seconds. Gums that are dry, pale, gray, blue or bright red are bad news. Practice looking at your pet's gums now so you can tell a difference if

and when she gets seriously ill.

• **Red Flags.** Here is a list of signs and symptoms that you must not ignore!

*Rapid or difficult breathing, distended abdomen, loss of consciousness, difficulty standing/weakness, restless and won't lay down to relax, repeated vomiting (especially if nothing comes up), apparent paralysis, straining to urinate, bleeding (from anywhere) that won't stop, seizures*

• **Pain.** If your pet is in a lot of pain, even if the problem does not appear to be "life-threatening" (such as ear infections, bladder infections, eye injuries and hot spots), they need to be seen as soon as possible.

• **Known Trauma or Toxin.** If your pet recently suffered a trauma (such as hit by car, falling from high location or fight with another animal) or if you just watched your pet eat something you suspect was dangerous (such as a bottle of aspirin or a pan of brownies), bring

him in even if he looks fine. With both of these situations, treatment needs to be started early to be effective and signs of distress may not be seen until it is too late. Also, if your pet ingested a toxin, call the poison hotline (888-426-4435) on your way to the hospital and bring any packaging with you.

• **Follow Your Instincts.** There is a lot of individual variation when deciding how sick an animal is. Some stoic animals never show any signs of serious illness aside from not eating for a few days or hiding under the bed. You know your pet best. If you think it is an emergency, it is.

With any luck, you will never have to experience a true emergency with your beloved pet. But if it does happen, just remember. . . help is out there!

Dr. Lauren Barrow  
Parkside AHC  
Veterinarian  
And "Batman"



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# Dora's Restaurant

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***Metro Matters Publisher/Editor Barry McConnell recently visited with owner Dora Hermann and her son Douglas.***

***When did you first know you wanted to be in the restaurant business?***

At the age of 19 I never anticipated I would be working in the restaurant industry, ever! This came about when my son's father and I developed some unique recipes and realized we

were on to something promising! We started our venture in leasing bar kitchens.

***What part of being in the restaurant business do you enjoy the most?***

Absolutely without a doubt, the



*Dora's Restaurant owner Dora Hermann and son Douglas Hermann*







people! And secondary the challenges of making everything run smoothly for our patrons as well as our staff.

***How long have you been at your current location?***

I leased a space for 5 years off of Parker Road and Yale, we moved into this facility at Parker Road and Iliff Avenue about 20 years ago.

***Tell me about your recipes, are they all your own?***

All of our recipes are our own. Don't know if I would call it Tex-Mex, but I have been told it is a cross between Tex-Mex and New Mexican style. We focus on balancing our spices while adding a rich color which is why our green chili is reddish.



*Dora's Restaurant Flair bartender Kenjiro Yanagui*



Dora's is steeped in Mexican food history. You can taste it in our food. Plus where can you find another place with a "Dora" that comes to your table, a Bartender that makes your drink with Flair or a Staff that's been around for 20 years and treats you like family the

minute you walk into the door!

My favorite part of Dora's is the overall ambiance and more specifically our "Patios!" The relaxing feel of the fire pit and over-head lights in combination with a margarita and ***You have Something Special!***

***Dora's is steeped in Mexican food history. The relaxing feel of the fire pit and over-head lights in combination with a margarita and "You have Something Special!"***



# Heather Ridge Golf Club Monthly Update

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

## Heather Ridge Men's Club Update

The 2014 season is winding down, the Heather Ridge Club Championship, a major event for the Men's Club, was held on August 30, 31. Other upcoming major events include the Heather Ridge Tournament of Champions, pitting all the winners of a tournament this season, will be held on September 13, and in conjunction with the Tournament of Champions we will also have an alternate tournament for all other players to be held on the September 13 as well. The year will close out with our RED, WHITE and BLUE tournament, to be held on September 27.

### Men's Club Point Par August 2, 2014

<b>First Flight</b>		Points
1st Place	Don Blosser	43
2nd Place	Dean Weber	42
3rd Place	Steve Schroeder	38

<b>Second Flight</b>		Points
1st Place	Jim Gunderson	37
2nd Place	Bob Ore	36
3rd Place	Branden Caldwell	36

Card play-off for 2nd and 3rd place

#### **Closest to the Pin**

Hole #5:	Loren Janulewicz
Hole #8 :	Kirk Jamison
Hole #10:	Loren Janulewicz
Hole #14:	Trent Daum

## HR Men's Club Member/Member July 18, 19 & 20

### **Friday Horse Race**

#### **First Flight Winners**

1st Place:	Dan Apadoca & Jim Daum
2nd Place:	Jim Carpenter & Joe Klein

#### **Second Flight Winners**

1st Place:	Larry Ricketts & Jack Eggleston
2nd Place:	Chris Watts & Dan Markovich

### **Day Money Saturday**

#### **First Flight Winners**

1st Place:	Jim Murray and Bruce Larson	Net 56
2nd Place:	Ray Johnston and Steve Schroeder	Net 59

#### **Second Flight Winners**

1st Place:	Don Schroeder and Dan Brothis Team	Net 59
2nd Place:	Terry Bade and Loren Janulewicz Team	Net 60

### **Day Money Sunday**

#### **First Flight Winners**

1st Place:	Jim Daum and Dan Apadoca Team	Score 135
2nd Place:	Kirk Jamison and Don Blosser Team	Score 138

#### **Second Flight Winners**

1st Place:	Harold Wallace and Branden Caldwell Team	Score 142
2nd Place:	Hal Kelly and Dumitri Palea Team	Score 142

### **Tournament Winners**

#### **First Flight Winners**

1st Place:	Jim Murray and Bruce Larson	Total 196
3 TIE for 2nd Place		
2nd Place:	Dan Apadoca and Jim Daum	Total 201
2nd Place:	Steve Shroeder and Ray Johnston	Total 201
2nd Place:	Kirk Jamison and Don Blosser	Total 201

#### **Second Flight Winners**

1st Place:	Hal Kelly and Dumitri Palea	Total 203
2nd Place:	Brian Hornstra and Jack Gemeinhart	Total 206
2 TIE for 3rd Place		
3rd Place:	Terry Bade and Loren Janulewicz	Total 207
3rd Place:	Harold Wallace and Branden Caldwell	Total 207

#### **Closest to the Pin Saturday**

Hole #5	Dumitri Palea
Hole #8	Mike Coppens
Hole #10	Jim Murray
Hole #14	Bruce Larson

#### **Closest to the Pin Sunday**

Hole #5	Dean Webber
Hole #8	Don Blosser
Hole #10	Branden Caldwell
Hole #14	Kirk Jamison



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# Heather Ridge 9-Hole Women's Golf Club

The Heather Ridge 9-Hole Women's Golf Club held its annual Fun Day on July 15, followed by a luncheon. Winners of this event are as follows:

**First Place:**

Stacey Visentin  
Joyce Scott  
Karla Strong  
Mabel Jordan

**Third Place:**

Ginny Lewis  
JoAnn Oswald  
Sally Simon  
Marilyn May

**Long Drive Winners:**

Liz Clancy  
Ann Habeger

**Second Place:**

Sonya Mathews  
Marge Sumberg  
Audrey Romero  
Sandy Finney

**Fourth Place:**

Ann Habeger  
Ellen Quest  
Sharon Warembourg  
Elaine Soy

**Closest to the Pin Winners:**

Alberta Sulzer  
Cathy Carter



*Left to right: Ginny Lewis, JoAnn Oswald, Marilyn May, and Sally Simon*



*Left to right: Mabel Jordan, Stacey Visentin, Joyce Scott, and Karla Strong*



*Left to right: Sharon Warembourg, Ann Habeger, Ellen Quest, and Elaine Soy*



*Left to right: Sonya Mathews, Audrey Romero, Marge Sumberg, and Sandy Finney*



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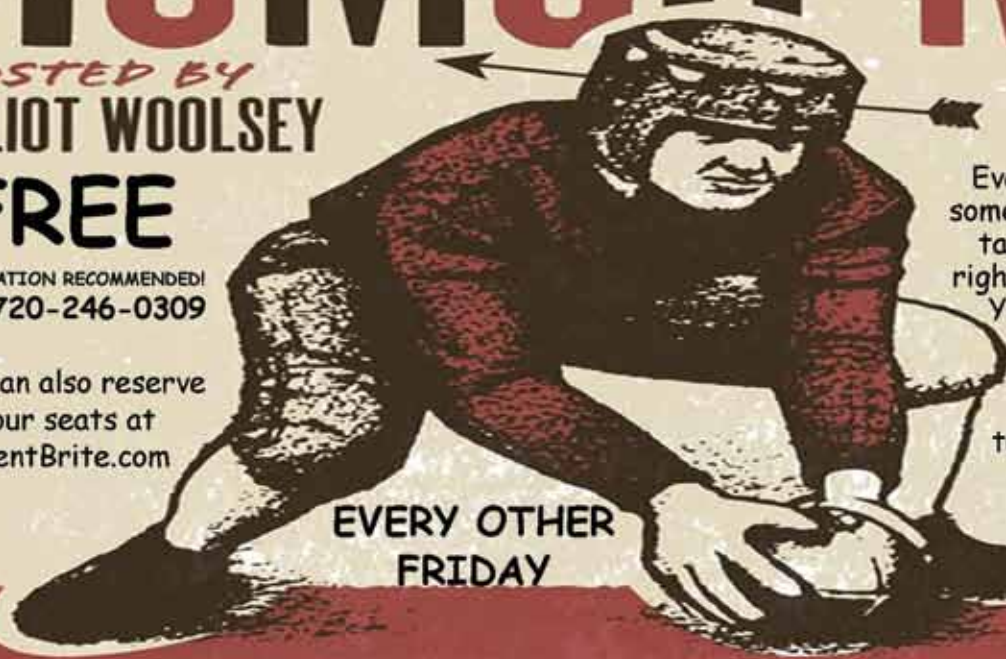
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# HR Heather Ridge

## ASSOCIATION NEWS

### Heather Ridge South

**Property Management:** Please contact Westwind Management with any maintenance or general questions concerning HRS (303-369-1800). Our property manager, Janelle Maninger, will forward any concerns to vendors or the Board for immediate action. Please don't contact Board members directly. They are volunteers who deserve their privacy as any other resident would expect. It is not the policy of the Board to visit unannounced at owners' doors if they are late in paying dues, car(s) parked incorrectly, etc. Please reciprocate by not confronting Board members at their homes, walking their pets, or enjoying the pool.

**HRS's Annual Luau Party:** As the photos at right show, it was a full house for this year's guest of honor – Mr. Smoky Pig! Weighing in at 75 pounds, he dined with 70 plus HRS residents and guests for one of the best summer fetes in memory. Even the weather cooperated this year. Congratulations to all the volunteers who helped with our annual summer and Holiday Season dinners, especially Board members Linda Hull, Ronni Jones, and Dave Elgin. Without their leadership, these festive occasions would not happen, so give them and their volunteers a cheer.

**Drainage and Landscaping Projects in the Triangle Area:** Located in the northern most part

of HRS, this area is called the "Triangle" because it looks like one on our community map. Located east of Xanadu and bounded by Yale and the I-225 sound wall, the Triangle will be getting repairs and landscaping upgrades.

By the time this article is read, a new surface drainage system will be operational behind units 2762 through 2770 S Xanadu Way. Costing \$38,000 and constructed by Reconstruction Experts, this project will redirect water away from those units to S Xanadu Way. The project was professionally engineered by Rob Davis, with Davis Engineering, to eliminate drainage against foundations and prevent wet

basements. Last year's 100-year-plus storm in September substantially damaged properties there costing HRS approximately \$28,000 for a one-time event.

Also in the Triangle, a landscaping project is

underway. This project will install new ground cover along roadways with stronger borders to withstand snow plows and kids who like to play with rocks. Landscape chairman Skip Cunningham is working with Triangle owner Marie to upgrade and beautify the area, a great example of community cooperation. Marie addressed the Board asking for help to improve her area's appearance. With Board approval, Skip immediately developed a comprehensive plan with Marie, formed a budget, and started work in a matter of weeks. Congratulations to Skip and Marie for another win-win HRS project.

**When It Rains, It Pours:** With our wet summer come benefits to offset other costs. For 2014, HRS budgeted \$87,500 for total water usage (sewer/drainage is another \$20,000); and of that, approximately \$37,742 has been used against a year-to-date budget of \$45,771 that includes irrigation as well as personal water usage. Irrigation normally starts slowly in May building up to the hottest parts of summer, and then tappers off in September based upon the weather. This year's wet summer has reduced watering needs, so if the wet weather continues, the irrigation budget for 2014 might generate a savings.

Van Lewis

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# HRS Annual Luau Pool Party



# Chimney Hill

**Summer is Over:** Summer is over and our pool is closed. Our Pool Party was on held on August 16 and it was a great success!

**Siding and Painting:** The siding and painting projects took much longer than expected. But it looks better every day.

**Safety:** Temporary speed bumps were installed throughout the property. Please be careful and slow down.



**Inclement Weather:** This year there were more hail and tornados in our area and you may have heard sirens, but did not know that these were tornado warning sirens. To protect yourself, please find a safe place in your home where you can go until the threat is gone. The 'all clear' siren is sounded with a series of short blasts.

**Landscaping:** The landscaping project on Xanadu may be finished by the time this article is out. Now we have to wait and see if everything will survive the winter. Our grass looked better this summer, thanks to more rain than usual. Again, thanks to residents who have taken it upon

themselves to improve the area around their own units.

**Questions:** HOA and CH Board members received a lot of questions this summer about the work being done around the property. Please remember that the best person to ask about the plans and deadlines is the Property Manager who is in constant direct contact with all contractors. Please log onto [accordhoa.com](http://accordhoa.com) where you can find useful information about the HOA. No password is required for this information.

**This and That:** Please pick up after your dogs. Make sure that the

garbage bag is fully enclosed in the garbage container. Close the lid, so squirrels cannot get in. Remember to call Accord about all common property issues. Please do not hold back because the issue is in front of your neighbor's unit. We are all responsible for keeping CH attractive and safe. Email Accord at [info@accordhoa.com](mailto:info@accordhoa.com), or call 720-230-7303.

The next HOA Board meeting will be on Wednesday, September 17, at 6:30 pm. All residents are welcome.

CH HOA Board  
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CH Annual Pool Party held on August 16



Landscaping project - front view



Landscaping project - front view

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# Fairway 16

**Fairway's Summer Party:** As you can see, 38 of us had a great time. Vivian Mount organized the event, purchased the food, found door prizes and music. Two Fairway resident men grilled and we met new neighbors. Polly Liu sang an Italian opera aria and Cindy Wilkinson played Celtic folk songs on a hammered dulcimer. The dishes everyone brought were delicious. We missed the rest of you.



*Seated: Cindy Wilkinson and Vivian Mount. Standing: Mary Koernigh, Darlene Yeager, Bill Yeager and Lee Labricius*

**New Property Manager:** Karla Banks is our new manager at Hammersmith. She has 20 years experience managing apartment buildings. Karla can be reached at 303-980-0700. She met many of you at the party on August 10.

**Directory:** The Colorado legislature approved directories for Homeowners

complete by September 14. Twenty different plants will be watered by a drip system. Stop by 2600 S. Vaughn Way to see this exciting transformation. 10,814 square feet of turf was removed.

**Thefts:** One home on the golf course



Associations IF each homeowner signs their approval. Watch for the form you will need to be included.

**Xeriscape:** Our project will be

lost a table and two chairs during the night. Another home by the pool lost a table. Both thefts were in mid-August. Please call the police and file a report immediately. Consider motion sensor lights for both patios, or keep your front porch light on and install a sensor above your rear patio. If a pattern of thefts is reported, additional police surveillance may be necessary.

**Presidents Council:** Loretta Eggleston, Vice-President, attended the August 12 meeting. The topics were HOAs and your closing, Regulatory Agency for HOAs and Manager Licensure. If you want to read about any of these topics, contact me for the handouts.

**Susan Bruce**



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# Country Club Ridge

**Landscape Updates:** Board members met with ValleyCrest Landscape Maintenance last month to present our standards for our landscaping and to discuss issues with the sprinkler and lawn maintenance. We expressed our concerns to Brett Potthoff, Branch Manager, who offered solutions to help us manage mowing, trimming concerns, schedule much needed pruning, and update watering patterns. The Board is continuing the dialogue with ValleyCrest to insure our satisfaction with the contracted maintenance work.



The xeriscape beds have been replanted under warranty. The original planting was completed in September 2013. Harsh weather and torrential rains that occurred immediately after the installation took a toll on the buffalo grass sod and some plants. Additional plants and hybrid Texas bluegrass has now been installed. The grass is drought tolerant, requires little water after it is established and resembles the original Kentucky blue grass we all love.

**Painting:** Painting has been completed by CertaPro Painting at 2220. All other buildings from Iliff Avenue will also be refurbished in the near future.

**Golf Ball Damage:** Residents who face the golf course have been plagued with damage from errant golf balls recently. One property currently has 6 broken windows. To help

prevent this, a proposal has been submitted for blanket approval on the installation of a specific type of screen to reduce damage. Some owners have already been approved individually for this type of screen. You can see examples on the southeast corner 2230. The Board met with Larry Ransford, Business Manager of Heather Ridge Golf Course. He gave us some suggestions for patio protection, but said the screens we have approved and installed are the best solution he has seen so far. We are compiling a list of homeowners who want an estimate on protective screening. We hope to receive a quantity discount if several screens are installed at the same time. If you are interested in getting protective screens, call Channing at Custom Management Group, 303-752-9644. You will be contacted with additional information.

**Parking:** Our governing documents state the following: *No parking in front of garage doors at any time.* If you are a resident, do not park in Visitor Only spaces. Your car will be tagged with a Warning letter and possibly towed. Fines can be levied. If you rent your property, it is your responsibility to share the rules and regulations with your tenants.

**Mark Your Calendar:** The annual business meeting will be held at 7:00 pm, Monday, October 20, 2014, in the Ballroom of the Heather Ridge Golf Club (Noonan's).

**Judie Maurelli**

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 With This Coupon - No Limit  
 Not good with any other offer or sale. Must present coupon.  
 Not good on previous purchases. Expires 10/12/14



# Burgundy

**Replacement Mailbox:** Thank you to our neighbors in the north area for your patience while your mailbox was replaced. After determining the damaged box was not repairable and the newly-ordered one was on back order. The new one, with special boxes for larger deliveries, was installed mid-August and delivery has returned to normal.

**Garage Lights Replacements:** Overhead lights on the garages are being replaced as needed with more environmentally friendly fixtures. These will be brighter, last longer, and make a positive impact on our utility usage. Lighting is a safety and security issue for all so, please, call Hammersmith if you notice any lights that are not working properly.

**Landscaping:** Several landscaping concerns have been mentioned including browned out grass and trees that have grown older and had enough of fluctuating temperatures. The landscapers are constantly reevaluating the watering patterns and making the necessary adjustments. Some of the diseased or dying trees will be removed soon with others scheduled in the future. These will be replaced as budgets permit.

Some repairs to be completed before the snow falls (hard to believe it's coming!) include concrete adjustments to sidewalks in some area to improve safety and asphalt sealing to preserve our drives and parking areas.

**Reminders:** Call Hammersmith at 303-980-0700 for any type of emergency (life threatening call 911)

i.e. replacing hot water heaters, etc., to secure a work order for projects affecting the exterior of your home, to volunteer for HOA committees or to attend a meeting. To rent the Clubhouse call Amanda at 303-908-9574. Neighborhood Watch call Bev Brown at 303-872-3154 or for non-emergency community issues call 303-627-3100.

**Board Meetings:** HOA board meetings are open to all homeowners (renters are welcome but must be accompanied by the owner). These are held on the 2nd Thursday of each month in our Clubhouse. Please note the time has been changed to meet at 6 pm. We welcomed Harry Kirkpatrick who replaces Katie as she returns to teaching our kids for the new year. Thanks, Katie, for your work and dedication to the enjoyment of our neighborhood.



**Annual Meeting:** Is this event on your calendar yet? It will be on the 2nd Thursday of October. Think about joining your Board members in developing and completing the plans to keep Burgundy a safe and comfortable place to live. We saved your place on the board, whether it's as a regular member or as a volunteer for special consulting committees needed for bigger projects. No special training or experience is necessary we are mostly just neighbors helping to improve our community.

**Caution:** School is back in session and the days are getting shorter be extra alert to our children. Posted speeds in our drives is 10 MPH, but that is sometimes still too fast. Remember that kids come in all sizes and can be counted on to move quickly and often erratically. Let's keep our kids safe and slow down.

Jaynie Basch



Dr. Nick D'Amico

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# Sausalito



**Annual Meeting:** Our annual meeting went well and those in attendance commented that it was very informative. If you missed the annual meeting, please be sure to read the Sausalito newsletter in the August *Metro Matters*. We have a full HOA Board! We would like to welcome Rick Wilhelm and Katie Avery as our two new Board Members at Large. Vinny, Tom, Pat, Carol and Debi remain in their current positions. We were sad to say goodbye to Sherri who is leaving the Board to focus on her dissertation. Good luck Sherri.

**Water:** Our water consumption by tenants jumped this past month. As you know, your water is paid for by the HOA from our monthly assessments. The cost of water is one of our most expensive budgeted expenses so *PLEASE* conserve water.

**Homeowner Delinquencies:** Good news on the homeowner delinquencies front. For the first time in a long time our delinquencies are at \$19,633.59, down \$5,647.86. The HOA and our attorneys continue to work with homeowners regarding payment plans to collect past due amounts. When need be, we are as aggressive as the law allows.

**Garage Clips:** Please do not remove the while clips on the side of your garage doors! They are our form of communication to homeowners and tenants regarding important and/or timely information.

**Board Members:** Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick,

Secretary/Newsletter/NW, 720-747-0836; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large, Rick Wilhelm, 505-412-7190 and Katie Avery, 303-506-2917

**Property Management Company:** Bill McKinney, President, McKinney Management Company, Inc., 3576 S Logan Street, Englewood, CO 80113. Phone: 303-783-.0394. Fax: 303-783-.0398.

**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.

**Website:** Tenants continue to ask

how to access the Sausalito Website. Here is a thorough step by step refresher from Tom Scally.

1. Get on the Internet.
2. Enter *sausalitohoa.com* (the easiest way) or Sausalito at Heatheridge (click on it).
3. The web page list of information available will appear. Select from the list of 6 items for the information wanted (click on it).
4. Example: if you select the covenants, the first page of the covenants will be blank. Scroll down to the first page (the index) then select the information from the list and scroll down to it.

Closing date for our pools is the Tuesday after Labor Day.

**Carol McCormick**

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**Faucets bath and kitchen**  
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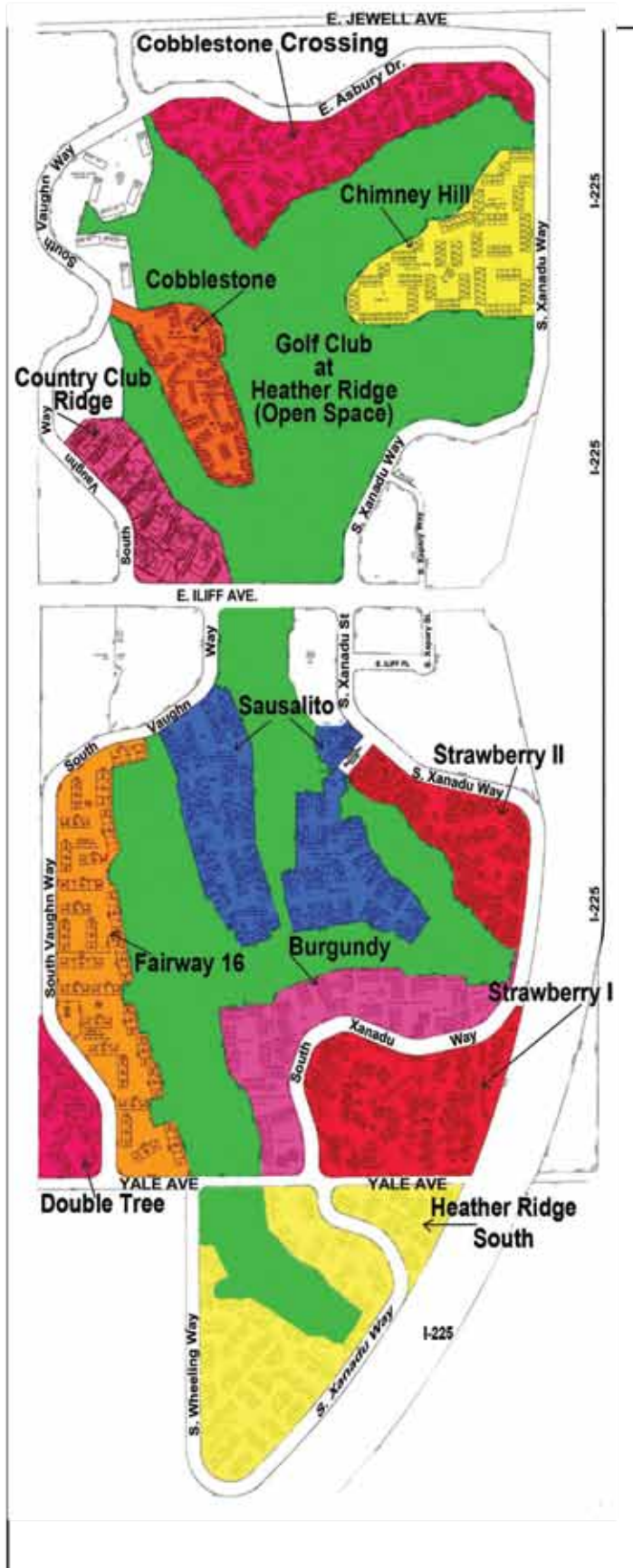


**Bob Stevenson**



# Heather Ridge HOA Communities

[www.heatherridgecolorado.org](http://www.heatherridgecolorado.org)



## BURGUNDY

- Hammersmith — 303-980-0700x511
- # Units: 120
- HOA Meeting: 2<sup>nd</sup> Thurs, 7 pm (monthly)  
Burgundy Clubhouse
- [www.burghoa.com](http://www.burghoa.com)

## CHIMNEY HILL

- Accord Property Management, Alec — 720-230-7321
- # Units: 116
- HOA Meeting: 3<sup>rd</sup> Wed. 6:30 pm  
Noonan's 19th Hole

## COBBLESTONE

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

## COBBLESTONE CROSSING

- Accord Property Management — 720-230-7303
- # Units: 150
- HOA Meeting: 2<sup>nd</sup> Mon, 6 pm  
3033 S. Parker Road, Ste 320

## COUNTRY CLUB RIDGE

- Custom Management — 303-752-9644
- # Units: 64
- HOA Meeting: 3<sup>rd</sup> Mon, 7 pm (monthly)  
Noonan's 19th-Hole

## DOUBLE TREE

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

## FAIRWAY 16

- Hammersmith, Jean Ronald — 303-980-0700x444  
[jronald@ehammersmith.com](mailto:jronald@ehammersmith.com)
- # Units: 116
- HOA Meeting: 1<sup>st</sup> Thurs, 6 pm (monthly)  
Clubhouse, 2600 S. Vaughn Way
- [www.fairway16.com](http://www.fairway16.com)

## HEATHER RIDGE SOUTH

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

## SAUSALITO

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

## STRAWBERRY I AND II

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

# Molly Markert



**Molly Markert –  
Ward IV**  
15151 E. Alameda  
Parkway  
303-739-7516 (Council  
Office)  
[mmarkert@  
auroragov.org](mailto:mmarkert@auroragov.org)

## Secure Your Comcast WiFi From the Aurora Police Department, Economic Crimes Unit:

Today my office learned that Comcast is turning all of its home WiFi customers with Comcast routers into parallel “hotspots” that can be accessed by any Comcast customer within range. (Secure personal WiFi networks remain separate from this public hotspot.)

Obviously, this will create a lot of free WiFi for Comcast customers, but it also creates a big law enforcement issue. This means that activity by random public customers accessing a private home’s “public” hotspot generated by a home WiFi system will come back to the home’s IP address, creating the initial appearance that the homeowner is engaged in that activity. (i.e., it will be not dissimilar to how an unsecured home WiFi would come back to that IP address, regardless of who is actually using.)

To be exempt, users must “opt-out” of providing the public hotspot service on their own home WiFi (the service is about to be turned on in the Denver area). Below are the instructions.

1. Log into your Comcast account page at [customer.comcast.com](http://customer.comcast.com) <<http://customer.comcast.com/>.
2. Click on Users & Preferences.
3. Look for a heading on the page for “Service Address.” Below your address, click the link that reads “Manage Xfinity WiFi.”
4. Click the button for “Disable Xfinity WiFi Home Hotspot.”
5. Click Save

*Metro Matters contacted Comcast and received the additional information:*

Currently the public hotspot feature only works with two models of gateways which is Arris TG862G and Arris TG852G. You can check that via <http://wifi.comcast.com/default.htm>. You actually have the opt out option on the account online, you will know if your gateway is compatible with the feature as you will get the option under your Users & Preferences tab, it will be under Service Address and on the Manage XFINITY WiFi link. If your equipment is compatible you will get two radio buttons that will allow you to choose to enable or disable the feature.

# Healthy Living



Summer is a wonderful time of year. Besides the smell of lawns being cut, the lushness of foliage and the abundance of evident wildlife, there is a myriad of things to do. If we don’t have a way to stay cool the discomfort of high temperatures can escalate and become critical, not to mention the difficulties of getting enough oxygen (especially at our altitude) and problems with dehydration.

Did you know when you feel thirsty you are already in the first stages of dehydration?

When I was younger I drank a lot of coffee not realizing its diuretic effects, which was drying out my skin and unbeknownst to me, creating other deficiencies in my body. I figured it was the desert climate of Colorado and grabbed the lotion to cure the symptom instead of the cause. Youth has its benefits: pushing life to its limits and most of the time getting away with it. But, then our bodies start to rebel. If we don’t listen, we can find ourselves in a diseased state.

The foods we eat contain water, but not enough to replenish what we excrete and correctly balance to flush toxins. We need to drink at least ½ ounce of water for every pound we weigh. . . per day. If you don’t like the non-taste of water, splash in a little pure lemon juice, which also has many positive benefits. Hydrate and do your body good!

Let’s cool off with a healthy, quick and easy frozen fruit yogurt.

Until next time – your neighbor

**Shirley Berry  
Fairway 16**

## Instant Frozen Fruit Yogurt

### Ingredients:

- 1 cup Fage Greek yogurt (plain)
- ½ cup heavy whipping cream
- ½ cup Xylitol (healthy sugar substitute)

### Fruit:

- 2 cups frozen pineapple chunks
- 2 tbsps lemon juice

### Alternative Fruit:

- 2 cups frozen strawberries
- ¼ cup Unsweetened Cocoa Powder (optional)

### Directions:

Place yogurt, cream and Xylitol in blender on high speed till completely incorporated. Add your frozen fruit and juice and once again, blend on high until smooth. Mixture will be soft and resemble home-made ice cream, but can be frozen in an air tight container to make firm and use later. Pineapple is wonderfully refreshing, however high in sugar so I currently do the strawberries. The cocoa. . . why not?! The flavors are sensually intense.



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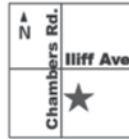
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**September  
11, 2014**



# Those Wascally Wabbits, Part 3

By Linda Neely, Chimney Hill

Photo by Cindy Dennis

Over the past month or so, I noticed that some of the rabbits in the area have what appear to be black wart-like growths on their faces. I researched rabbit diseases and viruses and found one called Shope's Fibroma, a virus that is spread by biting insects. According to various articles on the subject, the virus won't kill the rabbits unless it impedes eating, and the growths disappear over several months.

More importantly, Fibroma, also known as papilloma virus is not harmful to people or our pets. I worried that our dogs might get infected since unfortunately, our dogs are known to eat rabbit droppings.



I consulted a licensed wild rabbit rehabber, the park ranger in Aurora and Travis Harris of Colorado Parks and Wildlife to try to confirm this. I sent Travis Harris a photo and he confirmed that it is this virus. Unless I find out otherwise, we should have nothing to worry about.

This should not be confused with the rabbit fever, aka, tularemia that is reportedly killing rabbits in several counties, including Arapahoe County. This bacterial infection can infect people and our pets through blood and ticks.

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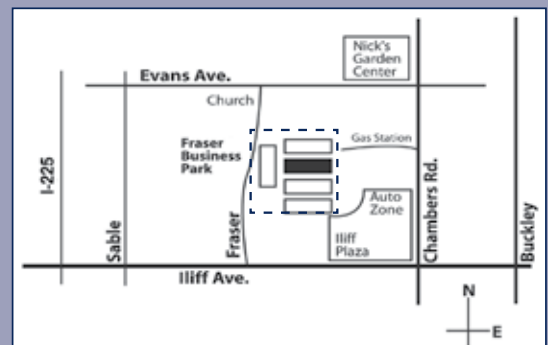
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