

Heather Ridge Metro Matters

VOLUME 2

JUNE 2012

NUMBER 12

Preserving the Heather Ridge open space –

- **Maintained best as a Golf Course**
- **Protecting real estate values**
- **Promoting a positive way of life**



Yale Bridge over I-225: Before and After...



On May 11, officials with RTD, Colorado Department of Transportation and SEMA Construction Inc. held a brief ceremony east



of I-225 on Yale Avenue to bid adieu to the old Yale bridge that spanned I-225. It will be replaced with a longer bridge to accom-



modate widening of I-225 and extending light rail north from Nine Mile Station. After a few remarks, RTD Board Director Tom Tobiassen climbed into the cab of the dirt mover and dug the first hole.

Three days later, the bridge was gone.

Photos by Van Lewis, Jeannie Girard and Lynn Donaldson

Foundation for Heather Ridge Open Space makes 1st Bank Deposit

The Heather Ridge Open Space Foundation* deposited its first contributions into a savings account at Key Bank on Wednesday, May 9. The Foundation is a non-profit organization that is dedicated to conserving the "Heather Ridge" way of life by preserving and enhancing the open space within the 10 communities that formed the metropolitan district. Contributions to the foundation will be used to preserve and enhance the landscape, the environment, and the hardscape features throughout the open space and golf course. The foundation also seeks to recognize those past and present members of the community who have made Heather Ridge so special. Please see the "remember link" on website: www.heatherridgefoundation.com.

The foundation is not a part of, or in any way connected to, the Heather Ridge Metropolitan District. It is an independent nonprofit foundation, established for the sole purpose of enhancing the enjoyment that all receive from the open space—a vital part of the communities in which you live.

We would like to acknowledge the family of Preble Harris and the children of Errol Rowland for their contri-

butions to the foundation.

The foundation is actively seeking two additional board members who are passionate about enhancing the open space, restoring the golf course, and preserving the Heather Ridge way of life for future generations.

Potential board members must be owners or residents in one of the 10 Heather Ridge communities. For more information about the foundation's work, serving on the board, or to make a tax deductible contribution, please visit the website at www.heatherridgefoundation.com.

Or contact:

Barry L. McConnell (photo)
(Fairway 16)
303-366-1505
bmconn202@aol.com

Joan Beldock
(Country Club Ridge)
303-752-4940
joanbel@comcast.net



*The foundation's tax exempt status has been applied for and is currently pending IRS approval.

Heather Ridge Metro Matters is published monthly for the residents of Heather Ridge.

Metro District Board Members

(Visit HRMDco.org, HRMD button) Contact Vinny Roith for questions: 303-755-3660; 720-246-0306
info@hrmdco.org; HeatherRidgeColorado.org

Errol Rowland (Burgundy), President
Van Lewis (Heather Ridge South), Vice President
Vinny Roith (Sausalito), Treasurer
Melissa Miller (Chimney Hill), Secretary
Jim Bruce (Fairway 16), Assistant Secretary
Joan Beldock (Country Club Ridge), Assistant Secretary
Mary Lou Braun (Cobblestone), Assistant Secretary

It is the intent of the editor and HRMD to provide information of interest to its readers, to afford persons with varying and differing views opportunity to air responsible opinions on matters of community interest, and to promote community and enjoyable life pursuits.

Heather Ridge Metro Matters welcomes letters and other articles concerned with community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited for reasons of space and clarity. Send to LynnNeu@comcast.net

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HOAs in the United Association of Heather Ridge:

President Josie Spencer (Heather Ridge South)
Vice President Pam Bjerke (Burgundy)
Burgundy, burghoa.com
Chimney Hill
Cobblestone
Cobblestone Crossing
Double Tree
Fairway 16
Heather Ridge South, Heatherridgesouth.com
Sausalito, sausalitohoa.com
Strawberry, strawberryhoa.com
website: www.uahr.org

Managers, Golf Club at Heather Ridge

13521 E. Iliff Ave, Aurora, CO 80014
303-755-3550

Board: President Loren Janulewicz (Men's Club), Secretary Vic Evans (Men's Club), Treasurer Larry Ransford (Cobblestone Crossing), John Hartnett (Men's Club) and Irene Young (Women's Club)
website: www.golfclubatheatheridge.com

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(cindycrockett5@gmail.com)

Update on the Heather Ridge Metropolitan District Activities

The Heather Ridge Metropolitan District's (HRMD) regular meeting in May was its first meeting since January 2012. After purchasing the Heather Ridge (HR) open space in December 2009, there has been at least one meeting each month up to this spring.

Most critical capital enhancements to the neglected open space are completed. Financial controls have been implemented and the HRMD Board members are optimistic that the open space can be maintained as a viable golf course.

Expectations are high that the HRMD's financial condition will continue to improve providing these controls are maintained, that HR golfers continue to average 2,500 rounds a month, and the clubhouse maintenance costs stabilize.

Several positive activities are notable this year:

- **HRMD Elections for 2012.** Only three people submitted their candidacy for the three available positions this year. The election was cancelled, saving perhaps as much

as \$20,000 in election costs. The three candidates were incumbent directors Jim Bruce from Fairway 16, Melissa Miller from Chimney Hill, and Marylou Braun from Cobblestone. At HRMD's meeting on May 17, those three candidates were ratified and seated for a 4-year term of office. The next election will be in 2014. Please visit the HRMD's website for more details.

- **The Yale Avenue bridge** over I-225 was taken down in May, making way to increase I-225's driving lanes from 4 to 6. It also prepares for the Heather Ridge [Iliff] Light Rail Station. The bridge will be reopened by December this year. The Light Rail station will be open in 2014.

Planning for this, HRMD installed a state-of-art electronic sign in front of the clubhouse to take advantage of detoured Yale traffic. The new "TV" sign is expected to bring 5 percent or more golfers and diners to HR, resulting in up to \$50,000 additional revenue. The Light Rail Station will undoubtedly enhance HR property values.

• Heather Ridge Foundation.

Barry McConnell, Fairway 16, initiated the new and much needed HR Open Space Foundation.

(See facing page.) Modeling it after the successful Heather

Gardens Foundation, the Open Space Foundation is dedicated to conserving and sustaining the open space within the communities that form Heather Ridge. In addition, the foundation has begun to recognize the residents and golfers whose lives help make Heather Ridge such a unique community.

Loved ones are encouraged to submit a photograph and a brief paragraph or two for the remembrance section of the website. The foundation will gladly welcome your tax deductible memorial donation in support of its mission. For more information

See HRMD...page 15



*Errol Rowland
HRMD President*

Mediating Disputes Between Golfers and Residents

The United Association of Heather Ridge belongs to you, Heather Ridge owners and registered voters. It is the "tax payer's voice," operating separately from the Heather Ridge Metropolitan District as a "Watch Dog." It can and does make recommendations to the HRMD Board when the members feel it will benefit the resident homeowners/taxpayers within the district.

There are some important issues to bring to your attention this month. There have been reports of increasing conflicts between residents and golfers.

Please help UAHR find a happy balance between the two groups.

If you have a problem with a golfer's actions or behavior on the course — Do not confront them!! Call the Pro Shop, 303-755-3550, to report the behavior and include the cart number if applicable. Employees in the Pro Shop will resolve the problem.

If you have a problem with a resident's action, causing a risky situation on the course — Do not confront them!! Call the Pro Shop, 303-755-3550 to report the behavior. They will resolve the problem.

It would be best if you avoid walking on the course during golf play hours. However if you feel that you must be out there: Please Be Careful! Read the posted signs and give way to golfers. Here are the reasons why:

- If you upset the golfers, they won't come back. Golfers pay to play. If they don't play because of the bad behaviors of a few residents — the golf course closes. If it closes, your property taxes will significantly increase in order to maintain the open space. Any questions?

- Walking at the golf course is at your own risk. The many-posted signs are there to protect you and HRMD.

- Golf balls and the human body don't coexist in the

See UAHR...page 11



Pete Traynor
 Double Tree
 303-877-9538

PeteTraynor@ReMax.net

Marketing Update for Heather Ridge

Look at how active Heather Ridge real estate market is! The number of homes under contract now exceeds homes for sale, a wonderful reversal far removed from past years. A year ago, there were approximately 40 homes for sale and 15 under contract. Today, there are 10 for sale and 16 under contract! It appears this trend will continue for now.

Pete and Van are not only listing and selling Heather Ridge homes, they are answering calls from appraisers, Realtors, and lenders about the Heather Ridge market, the Heather Ridge Metropolitan District, and mortgage financing issues. All Realtors cooperate with each other to promote everyone's real estate. By publishing current and critical information in *Metro Matters*, all Heather Ridge owners benefit.

As values increase, how does your home compare with others? For any number of years now, Pete and Van have seen just about every unit for sale in Heather Ridge. That direct exposure helps them establish comparative values, make recommendations to improve value, and evaluate market trends — they have their fingers on the pulse of Heather Ridge.

For a professional visit and opinion, please contact Pete and Van, your neighborhood specialists with over 70 years between them helping others in real estate.



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

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

Homes for Sale in Heather Ridge, New Listings Feb. 1– March 10

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Chimney Hill	\$137,000	2052	S Worchester St	3 - 2	1,337	2-Garage,Att,large	2-Story
Cobblestone	\$115,000	2101	S Victor St C	2 - 2	1,208	1-Reserved	2-Story
Cobblestone Cross'g	\$135,000	13256	E Asbury Ave	2 - 2	1,208	1-Garage,Det	2-Story
Country Club Ridge	\$199,900	2270	S Vaughn Way 102	2 - 3	1,722	2-Garage,Att	Ranch
Country Club Ridge	\$211,900	2220	S Vaughn Way 202	2 - 2	1,806	2-Garage,Att	Ranch
Country Club Ridge	\$219,000	2240	S Vaughn Way 202	2 - 3	1,806	2-Garage,Att,large	Ranch
Fairway 16	\$179,900	2518	S Xanadu Way	4 - 4	1,650	2-Garage,Att	2-Story
Fairway 16	\$168,000	2722	S Xanadu Way	3 - 3	1,633	2-Garage,Att	2-Story
Heather Ridge S	\$159,000	2725	S Xanadu Way	2 - 2	1,365	2-Garage,Att	Ranch
Sausalito	\$142,500	2500	S Victor St F	2 - 3	1,273	1-Garage, Att	2-Story
Strawberry I	\$84,999	13613	E Yale Ave B	2 - 2	1,144	1-Carport,Resv	2-Story
Strawberry II	\$64,900	2491	S Xanadu Way C	2 - 2	1,091	1-Off Street	2-Story

Sold in Heather Ridge March 15–April 30

HOA	Sold \$	No.	Street	Bed/Ba	SqFt	Gar/Spaces	Style
Burgundy	\$91,500	2475	S Xanadu Way A	2 - 2	1,091	2-Carport,Resv	2-Story
Sausalito	\$80,000	2419	S Worchester St B	2 - 2	1,091	2-Carport,Resv	2 Story
Sausalito	\$110,000	2447	S Victor St C	2 - 3	1,300	2-Garage	2-Story
Sausalito	\$111,000	2468	S Victor St E	2 - 2	1,025	2-Garage,Att	Ranch

Van Lewis: Re/Max Alliance, 303-550-1362; van@vanlewis.com
Pete Traynor: Re/Max Masters, 303-877-9538, PeteTraynor@ReMax.net

Homes Under Contract in April–May

HOA	Price	No.	Street	Bed/Ba	SqFt	Gar/Spaces	Style
Chimney Hill	\$117,500	2054	S Worchester St	3 - 3	1,457	2-Garage,Att	2-Story
Cobblestone	\$90,000	2101	S Victor St A	2 - 2	1,208	1-Garage,Det	2-Story
Cobblestone	\$106,500	2152	S Victor St E	2 - 2	1,392	1-Off Street,Resv	2-Story
Cobblestone Crossing	\$80,000	13346	E Asbury Dr.	2 - 2	1,392	Reserved	2-Story
Cobblestone Crossing	\$129,900	13384	E Asbury Dr	2 - 2	1,392	1-Reserved	2-Story
Fairway 16	\$159,900	2610	S Vaughn Way	4 - 4	1,650	2-Garage,Att	2-Story
Fairway 16	\$144,950	2598	S Vaughn Way A	2 - 2	1,462	2-Garage,Att	2-Story
Heather Ridge South	\$169,000	2792	S Wheeling Way	3 - 3	1,633	2-Garage,Att,large	2-Story
Heather Ridge South	\$132,000	2870	S Wheeling Way	4 - 3	1,633	2-Garage,Att	2-Story
Heather Ridge South	\$169,950	2728	S Xanadu Way	3 - 2	1,462	2-Garage,Att	2-Story
Heather Ridge South	\$88,000	2623	S Xanadu Way F	2 - 2	1,315	2-Garage,Det,Resv	2-Story
Sausalito	\$149,950	2511	S Worchester St A	2 - 2	1,273	2-Garage,Att	2-Story
Sausalito	\$152,000	2457	S Victor St C	2 - 3	1,230	2-Garage,Att	Ranch
Sausalito	\$159,900	2458	S Victor St F	2 - 3	1,273	2-Garage,Att	2-Story
Strawberry I	\$39,000	2602	S Xanadu Way A	1 - 1	856	Off Street	Loft
Strawberry I	\$57,000	13619	E Yale Ave D	2 - 2	1,098	2-Off Street	Ranch

For more information, call Pete or Van!



www.terryjtodd.com
 Terry Todd
 11293 E. Harvard Drive
 Aurora, Colorado 80014
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 email: tjnjtodd@msn.com

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TERRY TODD

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 Mail by June 22nd.

- ★ **VETERAN**
 - Retired Colonel – Served 27 years in the U.S. Army Reserve
- ★ **EDUCATOR**
 - Taught 40 years, K through college at Eastridge Elementary and Metro State
- ★ **COMMUNITY ACTIVIST**
 - Has lived and worked in the community for 36 years
 - Co-Founder of Aurora Youth 4 Success
 - Board Member, Aurora Parks, Recreation and Open Spaces Advisory Board
 - Chair, CCSD Vern Shelley Scholarship Committee
- ★ **HONORS**
 - ROTC Wall of Fame at Pittsburg State University - 1987
 - Eastridge Elementary Gym named, "Terry Todd Gymnasium" - 1999

“Experienced Leadership”
COLORADO HOUSE DISTRICT 41



Congress of the United States
House of Representatives

April 25, 2012

The Honorable Carol Galante
Acting Federal Housing Administration Commissioner
and Assistant Secretary for Housing
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, DC 20410

Dear Acting Commissioner Galante:

While I certainly understand the need for FHA to manage its risk and protect the solvency of its funds, I am concerned that FHA's condominium project approval standards are onerous, counter-productive and are hindering our economic recovery by making it harder for condominium unit buyers and sellers to access FHA-insured mortgage financing. I request FHA review and modify its condominium project approval requirements to strike an appropriate balance.

The complicated project approval requirements, which have not been developed through the customary notice and public comment process, are leading many condominium associations to forego FHA approval. This means that home buyers in the condominium will not have access to FHA-insured mortgage financing. I worry the rules are leading to unintended consequences by shutting out first-time home buyers who want to purchase a condominium unit as their first residence, but need access to FHA's lower downpayment mortgage options.

According to FHA's own data, of the approximately 25,000 condominiums nationwide with an FHA approval expiring on or before September 30, 2012, only 2,100 or 8.4 percent were approved or recertified by FHA. This is severely limiting the supply of condominiums on the market for willing buyers and making it harder for sellers to find adequate buyers and take advantage of the historically low interest rates.

Furthermore, according to other FHA data, the combined seriously delinquent and claims (SDQ) rate for FHA-insured condominium unit loans is very low. For existing condominium unit loans over the prior two years, data show FHA-insured condominium unit mortgages have a combined SDQ rate of 1.23 percent while FHA-insured mortgages for units in new condominiums have a combined SDQ rate of 1.27 percent. These SDQ rates are lower than those of most other FHA single-family program areas.

The data clearly show that FHA must revisit several of its condominium project approval criteria, including:

- No more than 15 percent of the units in a development may be 30 days or more delinquent on their association assessments, including REO
- Extending the certification approval beyond two years
- Clarifying the mandatory association legal certification and lowering the penalty below \$1 million and 30 years in prison
- Denial of FHA-insured loan for units in buildings with more than 25 percent commercial space
- Requiring an owner occupancy rate of 50 percent, including REO

I appreciate FHA's attention to the issue and look forward to working with you moving forward.

Sincerely,

Ed Perlmutter
Member of Congress

In the Federal Government, an inquiry from a member of Congress moves to the front of the queue. Once the letter is assigned to a staff member, it is that employee's job to research and quickly craft an answer for the administrator who received the letter.

Because the letter at left from Congressman Ed Perlmutter to Carol Galante, Acting Commissioner in the Federal Housing Administration, HUD, could not be reproduced here at full size, the paragraphs covered by page 2 are:

"Additionally, when a condominium is not FHA approved, sellers face difficulty attracting buyers. This significantly restricts condominium sales, forcing prices lower and leading to reduced property values. Since many sellers cannot find buyers at the market price, they are forced to rent their condominium unit rather than sell, or worse may seek foreclosure.

"In particular, strict legal liabilities are often a deterrent for condominium associations seeking FHA approval as condominium boards are comprised of individuals who volunteer their time. These volunteers are hesitant to sign FHA's mandatory legal certification that exposes them to up to a \$1 million fine and 30 years in federal prison. Additionally, other FHA approval requirements are so complicated that 38 percent of condominium associations submitting applications through the approval process have been rejected by FHA since Oct. 1, 2011."

{Letter continues on page 2 left.}

Melanie Keene Knaus, an aide to Perlmutter, says, "Rep. Perlmutter understands this is a major issue in Colorado and would like to see FHA modify their rules soon.

missing paragraphs



Homeowners' Association News

Fairway 16 by Susan Bruce

Hi Neighbors around Heather Ridge,

Fairway 16 is finally able to join *Metro Matters* and save our residents hundreds of dollars each year in postage and mailing costs. The exact figure we will save in 2012 will be in the next *Metro Matters*.

Board Election. Two new board members were elected: Susan Bruce and Lorenzo "Pinky" Gonzales. Also Steve Malbrough and Curtis Cullen resigned in late April. At the May 17 Board meeting, Loretta Eggleston and Adrian Gonzalez were appointed to fill the two resignations.

Please plan to attend any board meeting. They are held the third Thursday of each month at 6 pm in the clubhouse. The first item on the agenda will always be "Neighbors to be heard." Each speaker will have three minutes to address the board. Contact your board members at any time.

President Susan Bruce, 303-750-4514, sandjbruce@comcast.net

Treasurer Harold Eagen, 303-775-7443, susanea-gen@comcast.net

Loretta Eggleston, 720-747-8822, lieggleston@msn.com

Secretary Lorenzo "Pinky" Gonzales, 303-695-1657, pinkypidg@comcast.net

Adrian Gonzalez, 720-530-4936, aagonzalez@att.net

Party June 9, 4 pm-closing, Clubhouse. Mark your calendars for a community potluck party! Beverages, brats and burgers will be supplied. Neighbors are asked to bring an appetizer, salad or dessert. Join the fun and get to know your wonderful neighbors.

Garage Sale. Bette Secord has volunteered to organize this event. She is checking with other HOAs to coordinate the event with other communities, then splitting advertising costs. You'll get more news when it is

scheduled. Find those "treasures" you'd like to sell.

Neighborhood Watch. Walt Kirkwood has volunteered to organize this group. He needs block captains from each area. He will plan a training session at the clubhouse when he has the captains. Call him to volunteer, 720-272-2055.

Hammersmith Brochure. PLEASE read the brochure you were mailed with the last mailing from Hammersmith Management Company. It explains that a LIVE PERSON at Client Services will answer your calls from 6 am to midnight, seven days a week. If you have an emergency from midnight to 6 am, a manager is on call. An answering service will take your call and contact the manager on duty.

Committees are Forming. If you'd like to help, the following committees will be organized soon: landscaping, roads, communication, social and neighborhood watch. Call any board member to volunteer.

Bus Route. Did you know that South Vaughn Way between Yale and Iliff is now a bus route? You can catch the route 131 bus to 9-mile station or east to the Aurora Town Center Mall area. It doesn't run on weekends. Look for the RTD signs on both sides of South Vaughn Way.

Clubhouse Rental. Need a bigger space and a swimming pool for your next party? Contact Ed or Joanne Oswald to rent the clubhouse, 303-750-9920, georgeoswald25@comcast.net.

Flag Day, June 14. Let's see how many flags can be flying by noon on June 14 in Fairway 16. I challenge the other HOAs to do likewise!



Heather Ridge South by Van Lewis

In Memoriam. Resident and former board member Melinda Smith passed away recently. At only age 55, she suffered from a family history of heart disease. Melinda served for a time on HRS' board, overseeing the clubhouse and pool. She brought her good spirits and infectious smile to everything she did. Melinda helped to make Heather Ridge South a better place to live. She will



Melinda Smith
4/26/1956-4/22/2012

be deeply missed.

Concrete driveway project. Budgeted at \$202,680, the concrete repairs cost \$210,794 due mostly to adding areas in which to install concrete.

There were 135 driveways, some water drain pans and asphalt parking areas replaced. Overseeing the project were board members Dave Elgin and Skip Cunningham. Donating countless hours, they "boldly" went where no volunteers had gone before!



See Heather Ridge South...page 8

The next construction phase will overlay all the remaining asphalt. No schedule has been set because it depends on the bids collected. Plans call for completing all driveways this year.

HOA General Insurance. General HOA insurance costs have skyrocketed, including HRS. Insurance carriers suffered huge losses recently, mostly due to hail and roof claims. As a result, carriers are increasing premiums significantly to hold down deductible costs; or, keeping premium costs “reasonable” by separating roof claims from other coverage. Many carriers are proposing separate roof coverage with a 2 percent deductible based on a unit/building’s real estate value. This method has deep financial implications!

The HRS Board has calculated a 2 percent deductible could require an \$800,000 reserve FOR THAT ALONE. To build such a reserve in five years, HRS monthly HOA payments would increase \$30 per month or more. Neither option is desirable or practical from the board’s perspective.

The HRS Board is considering the following action:

to acquire the best insurance at the lowest premium cost without increasing HOA fees or reserves for it. In order to pay for deductible claims, the board could impose a general assessment on owners.

HRS Board assessment powers are enumerated in its Declarations. Although owners are not required by the Declarations to have private insurance, the board is empowered to make “business decisions,” which might necessitate private insurance coverage. Condo/HO-6 coverage is relatively inexpensive, and it can insure against assessments as provided in the Declarations. Please watch for further announcements concerning this very important issue.

Respect for others. With spring weather come flowers, green grass and children playing as they should. HRS interior roadways belong to everyone — parents, please monitor activities so others are not disturbed. Our private streets and greenbelts are not dedicated public park play areas. The board will respond to written complaints and hold hearings if needed, so thank you in advance for everyone’s cooperation.

Chimney Hill by Lana Gutnik

Board and Management News. After election, HOA President Mike Pueppke continues in his office. Lana Gutnik remains vice president. Tom Bentz resigned as the HOA Treasurer. Robert Tengler joined the board to fulfill Tom Bentz’s term through November 2014.

Other board members include Secretary Scott Shaefer and Members at Large Richard Bates and Oak McEachren.

Tom Westing (ACCU Management) has moved on to manage a larger property. Chimney Hill’s new manager is Mary Parsons, maryparsons@accuinc.com, 303-339-9704.

Architectural Control Approval and Common Area Improvements. Violation notices were sent to some residents as they still did not acknowledge that HOA rules mandate that all storm doors and metal window bars must be white.

All light fixtures must be black and colonial in style. Homeowners who do not comply will be penalized.

All improvements to the exterior of your home must be approved by the HOA Board.

Please request an Architectural Approval form from Mary Parsons at maryparsons@accuinc.com.

Residents wishing to make any enhancements to the common areas must seek board approval first. This includes planting flowers in all common areas. Making visible changes to the patios, such as building outside walls and extending patio boundaries, also need approval.

The Chimney Hill Board welcomes all owner initiatives and suggestions for improving the community. Please attend the monthly meeting, or call or email Mary Parsons with your suggestions.

Pool. The pool will be open by the time this issue of *Metro Matters* is out. Please remember that guests must be accompanied by a resident. All children must be supervised by adults. Glass items are not allowed in pool area. Only one key per household is provided. Contact Mary Parsons of ACCU with any questions. Enjoy your summer!

Parking. As you know, Chimney Hill does not have enough parking spaces. The area was developed 35 years ago. No one predicted that a family of two may have three cars. If at all possible, keep some of your cars in the garage. Leave a parking spot for your neighbors or guests. All cars occupying a parking spot must be moved every 24 hours. If you are leaving for a week, notify Mary Parsons.

Recently, there were a few cars towed. Remember

See Chimney Hill...page 13



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Greenwood Village, Co
(303)-704-5145

Heather Ridge



A brief ceremony, organized by RTD and CDOT, initiated the demolition of the Yale Avenue Bridge over I-225 on Friday, May 11. About 50 public officials and residents from nearby communities, including Heather Ridge, attended the event on a cloudy, blustery day. By the following Monday, the bridge was gone.

Photos by Jeannie Girard



Photo Album

June 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 8 am Men's Club Member/ Guest	2 8 am Men's Club Member/ Guest
<p><i>Note: Regular Heather Ridge board or committee meetings will be held on the dates below, providing there is business to be conducted.</i></p>						
3 8 am Men's Club Member/ Guest	4	5 Ladies 9-Hole Golf 6 pm UAHR Board Meeting – 19th Hole GC at HR	6	7	8	9
10 Metro Matters Deadline	11 18-Hole Ladies Golf Member/ Guest Entry Deadline	12 9-Hole Ladies Golf	13 6:30 pm Sausalito Board Meeting – GC at HR	14 Flag Day	15	16 8 am Men's Club Low Individual Net
17 Father's Day	18	19 9-Hole Ladies Golf 6 pm Chimney Hill Board Meeting – GC at HR	20 First Day of Summer	21 Lunch Bunch at Bent Fork 4 pm HRMD Board Meeting – GC at HR	22	23
24 9-Hole Ladies Golf hosts Annual Couples 18-Hole Tournament	25 8 am 18-Hole Ladies Golf Member/Guest Tournament	26 9-Hole Ladies Golf	27	28	29	30

Note: No Ward IV meeting in June due to the Colorado Municipal League Conference

Date to Remember: Next Neighborhood Watch Meeting will be on Wednesday, July 18, 6:30 pm at the Strawberry Clubhouse, 2638 S Xanadu Way.



Out To Lunch Bunch

The next gathering will be Thursday June 21, noon @ Bent Fork. Please contact Ginny Lewis to RSVP — ginnylewis@comcast.net or 303-337-6118



Metro Matters readers:

In an effort to reduce mailing costs, HRMD residents, off-site owners and Golf Course members can opt to get a copy via email. If you would prefer to receive this magazine as a low resolution pdf file by email, send your email to metro.matters@comcast.net (with your current mailing address). Advantages, besides saving on postage, include: 1) you'll get the magazine earlier; 2) you can print any page you want to read or share; and 3) you can more easily share it with friends with whom you correspond on email.

HRMD, UAHR and HRCA meetings are open to residents!

Golf Club at Heather Ridge Monthly Update

www.golfclubatheatherridge.com



Golf Club at Heather Ridge

The Golf Club at Heather Ridge is Aurora's newest public golf course. After 30 years as a private club, it was purchased by the surrounding homeowners and became public in 2010. With some of the best greens in the state, it's a true shot-maker's course — one of the best values in the metro Denver area. Weekend rate is only \$44 with a cart for 18 holes. Weekdays: \$38.

Best Twilight Deal in Town: \$12 for all the golf you can play after 5 pm

Tee Times: www.golfclubatheatherridge.com/online-tee-time or call 303-755-3550 for your next tee time.

The Golf Club at Heather Ridge in Aurora, CO is conveniently located at 13521 East Iliff Avenue, west of I-225.

9-Hole Ladies League

The Annual Couples 18-Hole Tournament will be on Sunday, June 24. Couples can consist of a man/woman team, two women or two men. Format will be a four person team scramble, consisting of two couples. The entry fee is \$30 per couple plus green fee/cart. Following golf, participants will meet at the Danbury Park Clubhouse for a potluck dinner and awards.

For more information, please call or email Ginny Lewis, 303-946-6118, or gabby.lewis@comcast.net.

Be A Guest Writer: *Metro Matters* accepts guest writers. You are invited to submit an article, 500 words or less, for acceptance in the next publication. Send to Bette Secord, Fairway 16, bettesecord@gmail.com; or Lynn Donaldson, LynnNeu@comcast.net or 13731 E. Hamilton Drive, Aurora, CO 80014.

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18-Hole Ladies League

The Member/Guest Committee, under the able leadership of Peggy Coppens, is working hard on the Member/Guest Tournament, scheduled for Monday, June 25, with an 8 am shotgun start followed by a yummy lunch and prizes.

Peggy will email applications to HRWGA members, and will also put them in the Pro Shop and on the bulletin board outside the Pro Shop. Entry deadline is June 11. The cost is \$80 per player. Please sign up. It's always a good time!

Teresa Anderson
Vice President/Publicity

UAHR...from page 3

same space continuum. The human body, upon contact with a golf ball, gives way to it. Residual damage includes life, limbs, and body.

- If you see golfers coming toward you, please move off to the side for them to "strike the ball." If you feel so inclined, say hello! Happy golfers come back.
- HRMD is a municipality with limited liability. Claims for damage or injury are limited by statute.

How is the golf course doing? The new management team carefully watches expenses while trying to maximize the golfing experience. January and February were snow months — there was no income from golf play. March, April, and May were quite positive. The "maximum golf season" for golfing is June, July, and August. If present golf trends continue, the year, although not without challenges, looks good. Congratulations to Larry Ransford and his staff for their efforts on our behalf.

Welcome HOA Boards. The UAHR works only if the various HOAs send representatives. Everyone in the HRMD pays for the golf course bonds. Why not have a say in things?

HOA boards not involved in UAHR are missing out on valuable information for their owners. The UAHR Board is free! It never hurts to listen and participate. Every community has something to offer in this joint endeavor. So, Chimney Hill, Cobblestone Crossing and Country Club Ridge — please appoint a representative from your community to join board and become part of the solution instead of part of the problem!

— **President Josie Spencer**
Heather Ridge South

Heather Ridge Community Affairs

Metro District Property Taxes. Each home in the Heather Ridge Metropolitan District (HRMD) pays property taxes, including the 42.5 mills used to pay for the bonds that purchased the golf course open space and associated buildings. In comparison to similar surrounding home values, which aren't paying for bonds, the Heather Ridge property taxes are slightly higher.

Could higher property taxes hurt home sales here? To date, it has not; but it begs the question, why not? In part because of today's stronger sellers' market, especially under \$200,000, property tax issues are minimal compared to faster sales and rising prices.

A better answer is HR's golf course life-style community — people like it and will pay for it. When marketing your home for sale, please highlight HR's open space never to be developed, a strong sense of community evidenced through *Metro Matters* magazine, and a golf course-clubhouse-restaurant with banquet-meeting rooms.

Senior Property Tax Break. It's Back! Effective in 2013, qualifying Colorado property tax payers will be able to reduce their property taxes. State Representative

Nancy Todd sent the following statement to Heather Ridge Metropolitan District: "The senior property tax break was passed in the budget for next year and has been signed into law by the Governor. So, seniors will be able to apply for the tax break when filing taxes next year. There have been no changes in the terms or conditions of the tax break. For a better explanation of how the tax break works in reimbursing the counties, it would be helpful to contact either the Arapahoe County Assessor, Corbin Sakdol, or County Treasurer Sue Sandstrom."

Heather Ridge Open Space Memorial Foundations. Under the leadership of Barry McConnell from Fairway 16, a tax deductible memorial fund has been established for Heather Ridge. (See article on page 2.) Patterned after Heather Gardens' Foundation, it will collect and distribute contributions to improve the common areas owned by HRMD. Governed by volunteers, the Fund will be separate from HRMD and will recommend projects to HRMD for approval. What a wonderful way to remember someone.

– Van Lewis

Neighborhood Watch

Neighborhood Watch Notes. Congratulations are in order! Fairway 16 is now part of Neighborhood Watch. I am happy that they have joined the group and know that they will be a valuable asset towards helping to have a safe and secure environment. Their Area Coordinator is Walter Kirkwood. He will be looking for volunteers to act as Block Captains. Please contact Walter, 720-272-2055. He can tell you how easy and rewarding this job is.

Due to warm weather, crime is again on the rise. There have been several break-ins. Recently one occurred in Cobblestone, where cash was stolen. This perpetrator entered through an open sliding door. It is so important to make sure all doors and windows are secured, using dowels for extra security. These are

bars cut to fit in spaces, so as not to allow your sliders to move. You can take an old broom handles or similar object to recreate one. Please take some time to place these in all your sliders. You'll be glad you did!

It is important to attend your Neighborhood Watch Meetings! You will come away with valuable information. The next meeting will be Wednesday, July 18, 6:30 pm at the Strawberry Clubhouse, 2638 South Xanadu Way.

– Bev Brown

Head Area Coordinator for UAHR

...

Reporting Suspicious Activity. The Arapahoe County Sheriff's Office cannot combat crime efficiently

See facing page



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Chimney Hill...from page 8

that towing is expensive, and to get your car back may cost \$1,000 or more.

Security Reminders. The Heather Ridge Neighborhood Watch is gaining strength and more participants. Chimney Hill is still looking for someone who could represent the community. Please contact Bev Brown, brown_be_nwatch@comcast.net, if you are interested.

Security of residents is the board's priority. Please be aware of what's going on around you.

Plumbing Concerns. Plumbing is still a concern. The sewer pipes are continuously scoped and regular preventative maintenance is performed. Please be aware of what you flush down the toilet.

Looking for a New UAHR Representative. United Association of Heather Ridge consists of the representatives from most HOA communities in HRMD. Chimney Hill currently does not have representation. UAHR is an important organization that acts as a watchdog for the HR Metropolitan District. A UAHR representative for Chimney Hill will provide feedback on important information about HR and the golf course. In addition to attending UAHR monthly meetings, a representative will have to bring the news to the Chimney Hill Board in person or via email.

Anyone interested in becoming the new representative, please contact Josie Spenser, AmiPep@aol.com. The UAHR board meets the first Tuesday of every month

at the 19th Hole in the Heather Ridge Clubhouse.

Capital Projects 2012.

1. Pool Re-plastering — completed.
2. Minor concrete drain pan repairs — planned to start at the end of May.

2012 Monthly Meeting Location. Chimney Hill HOA monthly board meetings are held at the 19th Hole in the basement at the Heather Ridge Clubhouse on the third Tuesday of each month, 6 pm. All members are welcome to attend.

Neighborhood Watch...from page 12

and effectively without the assistance of concerned citizens. You are the eyes and ears of the Sheriff's Office, we depend on you to report criminal activity in the community. Citizens report 99 percent of all crimes.

People often hesitate to call the Sheriff's Office for fear of being labeled a "nosy" neighbor or because they assume that someone else has already called. It has been observed that in neighborhoods where the number of suspicious activity calls increased, crimes such as burglaries have decreased. This is a direct result if the participation of concerned neighbors. Trust your instincts! If it just does not seem right to you, that is when you should call the Sheriff's Office. "See it" "Hear It" "Report it." If you see suspicious activity or need to report a crime, call 303-627-3100 or for emergencies, dial 911.

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Letters

Metro Matters

Thank you for the newsletter. I live in Las Vegas and your HOA is very good at keeping me in the loop.

I read every page and am very interested as I want to know how the neighborhood is evolving. Thank you.

Ginnie Hillman
Country Club Ridge owner

Letters to the Editor: Send or deliver your letters for Metro Matters to Bette Secord, Fairway 16, bettesecord@gmail.com; or Publisher Lynn Donaldson, 13731 E Hamilton Dr, Aurora, CO 80014; LynnNeu@comcast.net by the fifth of each month. Letters must be signed, dated and include the writer's address and phone number. Letters may be edited for clarity or space.

FYI

Scoop the Poop

Sometimes pets have accidents in your home, like the living room where you clean it up when it is found. In public, your favorite furry friend's business is your business. It should be treated as if the mess occurred in your own home.

Through no fault of their own, many pets are leaving behind their waste in the common areas and open space of Heather Ridge. Leaving your pet's waste in the grass or on the cart paths is not only discourteous to others, but is harmful to public health and the environment. Here are some facts about pet waste!

Dog Poop Is Not Fertilizer. It is not like cow or horse manure. Dogs have a high protein-based diet that creates an acidic excrement. Most dog foods today are composed of beef, chicken and/or pork products. This creates a high acidic waste product that is bad for grass.

Dog Poop Can Make You Sick. Dog poop contains bacteria, viruses and parasitic worms that can transmit diseases to humans or other animals. One gram of dog waste can

contain 23 million fecal coliform bacteria. Dog waste can spread giardia, salmonella, parvo virus, trichinosis, whipworms, hookworms, roundworms and coccidia. Some of these harmful organisms can persist in dog waste for more than two weeks.

Dog Poop Is Not Biodegradable. There is a misconception that pet waste will break down and go into the soil. This is incorrect. Because dogs eat food that's different from that which wild animals eat, dog waste does not biodegrade quickly like wild animal waste. It stays on the ground and keeps accumulating. (It won't break down in the snow melt either!)

Dog Poop Pollutes Waterways. Pet waste pollutes groundwater and bodies of water. Bacteria in dog waste can harm water quality in ponds, creeks and rivers, altering the ecosystems of these and stream corridors. Humans who come in contact with creek or pond water can also face health hazards.

Dog Poop Should Not Be Flushed. Septic systems and wastewater treatment facilities are not designed to handle pet waste. Always place pet waste in the trash

See facing page

Aurora Interchurch Task Force's Wish List

The food bank needs:

- Canned food – particularly canned meats, canned fish (salmon and tuna), soup, fruit and vegetables (especially pork and beans, carrots, beets and peas).

- Any pasta products – canned or boxed, such as spaghetti, elbows, rice-a-roni or macaroni and cheese

- **Cereal**

- Crackers

- Pancake mix and syrup (no larger than 24 ounces)

- Potatoes – canned or boxed

- **Peanut butter** and jelly

- Puddings or Jello

- Toothpaste, toothbrushes

- Shampoo, conditioner

- Dish washing soap

- Bar soap

Clothing needs:

- **Socks and underwear for children and adults**

- **Diapers (sizes 4, 5 and 6)**

Items in bold type are those most needed. Bring to Aurora Interchurch Task Force, Inc. at 1553 Clinton Street, Aurora, CO 80010. Please call 303-360-0260 before bringing a donation. Open M, T, W, F 8:30 am–1:30 pm.

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HRMD...from page 3

mation about the foundation, please visit the web site at: www.heatherridgefoundation.com.

• **Senior Property Tax Exemption** was reinstated by the Colorado legislature. If you qualify and submit the proper forms, seniors who have owned and lived in their homes for over 10 years will begin to save 50 percent on their property tax. This means, HR owners who qualify, will pay \$250 on your 2013 property taxes instead of paying a previous tax bill of \$500. This does not reduce the amount that HRMD receives because the state Treasurer's office makes the \$250 tax payment directly to the county for eligible seniors. For more information or an application form, call Arapahoe County, 303-795-4600.

Free Days for June

Denver Botanic Gardens @ Chatfield Friday, June 1
303-973-3705, www.botanicgardens.org
8500 Deer Creek Canyon Rd, Littleton

Denver Art Museum Saturday, June 2
720-865-5000, www.denverartmuseum.org
100 W 14th Ave Parkway 10 am–5 pm

Denver Museum of Miniatures, Dolls and Toys Sunday, June 3
303-322-1053, www.dmmdt.org
1880 Gaylord Street, Denver 1–4 pm

Denver Children's Museum Tuesday, June 5
303-433-7444, www.mychildsmuseum.org 4–8 pm
2121 Children's Museum Dr.

Denver Museum of Nature and Science Sunday, June 17
303-322-7009, www.dmns.org 9 am–5 pm
2001 Colorado Blvd
(Fee for IMAX films, Planetarium)

Mizel Museum Friday, June 29
303-394-9993 9 am–4:30 pm
400 S Kearney St mizelmuseum.org

Last, but not least, the HRMD requests:

• **Neighborhood Watch** More HOAs are helping with crime prevention and community vigilance. Area Coordinator Bev Brown tells me that six HOAs committed to the Neighborhood Watch organization in HR. It would be nice to get all communities on board. Call Bev Brown, 303-872-3154, brownbe_nwatch@comcast.net, in Strawberry. She will welcome your participation.

• Please help police the open space. During golfing hours, the only activity should be golf. It is dangerous to be on the golf course for strolling with a baby in a carriage, walking, unattended children, dog walking, bicycling, skate boarding, wading in the ponds. If you see these things occurring, all you have to do is call:

- HR Pro Shop, 303-755-3550, Ext 1 – or
- Non-emergency Aurora police, 303-627-3100, or APD PAR Officer Mark Lowisz, 303-739-1819.

First and foremost, the mission of the Heather Ridge Metropolitan District is to preserve the open space, best maintained as a golf course. This is done to protect our property values, and safeguard our way of life.

– Errol Rowland

Scoop the Poop...from page 14

because landfills can safely handle dog waste.

Dog Poop Is Not Effective For Compost. Composting is not effective at killing the fecal coliform bacteria in pet waste.

How to Safely Dispose of Pet Waste. Bring plastic bags with you when you walk your dog. You can use grocery bags or newspaper bags. If you use grocery bags, make sure to use two bags to prevent any tears. Place the pet waste bag in the trash. Do not leave bags on the side of cart paths or the open space. Do not place the bags in the golf course trash receptacles. Keep the bag with you and dispose of it when you get home.

– Teresa Anderson

(exerpts from *Greenwood Village newsletter*)

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cal, carpentry, painting, and flooring. HRMD resident. Call Leo, 720-838-8072.

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