

HR Heather Ridge

Metro Matters

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GARDEN SPECIAL SECTION
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April Gardening Tips

By Richard Ortega

April is the best time to plant new trees and shrubs. Be sure to improve the soil with compost.

Plant hardened off perennials, Pansies, Violas, Alyssum, Dusty Miller, Snapdragon and Dianthus. These plants can withstand the light frost.

Plant Broccoli, Cauliflower, Cabbage, Lettuce, Peas, Rhubarb, Brussels Sprouts, Strawberry plants and perennial herbs that have been hardened off. Also plant onion sets, seed potatoes, garlic, shallots and asparagus roots. These can take the light frosts.

Tomatoes and peppers can be put outside with a wall o'water.

It's time to plant seeds of peas, turnips, carrots, beets, spinach, swiss chard, lettuce and radishes.

Start fertilizing roses, trees and shrubs when leaves appear on the branches.

Mid-April is the best time to start fertilizing your lawn. Use a fertilizer with a pre-emergent (weed and grass preventer) to prevent weed seeds from germination.

April is a good time to see or oversee an existing lawn. Do not use a pre-emergent if you are going to see. Keep area moist for good germination.

Core aerate lawn before fertilizing. This helps improve the lawn's vigor and health.

As weeds start to actively grow in the law, spray with Fertilome Weed Free Zone. Excellent cool weather weed killer.

Apply Floral Fruit Eliminator when fruiting trees are in full bloom, to prevent fruit set.

Prune roses approximately 1 to 2 feet above the ground. Don't prune climbers except to remove dead, weak or diseased canes.

Plant spring bulbs such as dahlias, begonias, lilies and gladiolas.

Apply "Merit" like Bayer Tree & Shrub Spray to prevent and cure insect damage for up to one year on trees and shrubs.

Average temperature in April: High/Low – 61.4/324.4

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**HEATHER RIDGE METRO MATTERS
MAGAZINE**

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HR Heather Ridge

PUBLISHER'S NOTE

For me golf season starts with "The Masters"

*You know that spring is here
We've had our pint of green beer
The Masters is startin'
As March madness is partin'
What a glorious time of the year!*

*Now April's the month for me
'Tis the month of my birth you see
I'm three score and eight
And I need to lose weight
Another piece of peach cobbler for me*

*For all at Heather Ridge
Whether north or south of the bridge
This place is our home
With open space to roam
Now that winter's back in the fridge*

*The Masters is something to see
Sittin' neath a Magnolia tree
I'm tellin' you bust'a
It's great in Augusta
But Heather Ridge is the place for me!*



**Barry McConnell
Publisher**

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HR Heather Ridge

COMMUNITY AFFAIRS

Can Applewood Save Its Golf Course?

In 2009, Heather Ridge residents in Aurora, saved their golf course open space from development by buying it. With ten HOAs and 1,127 homes in Heather Ridge, that five year task was daunting but worthwhile. Today, Applewood residents in unincorporated Jefferson County face a similar situation to try to 'save or not' their Applewood Golf Course. The long-term stakes are high with little time to act.

Applewood residents are now organizing to learn more about Molson-Coors' proposed land sale to a developer to build 454 homes on the 145 acre golf site that opened in 1960. Applewood residents might find helpful Heather Ridge's story facing similar circumstance and how it persevered.

Heather Ridge is one of Colorado's first "planned communities" designed around a 90-acre 18-hole golf course. Developed in the early 1970s adjacent to E Iff and I-225 in Aurora, Heather Ridge residents incorrectly assumed the golf course would always be there for them, but sadly not so. In 2005, the community responded to the threat of development when the privately-owned course went up for sale as high as \$11.5 million.

Applewood residents now face a similar situation under different circumstances. Today's hot real estate market demands more housing for metro-Denver's growing

economy. When Heather Ridge bought its golf course in 2009, the Great Recession was two years old and housing values were in free-fall. Also, Molson-Coors is alive and well to negotiate any sale, whereas the Heather Ridge Country Club owner died in 2008 resulting in foreclosure.

Time is not on the side of Applewood residents to do what Heather Ridge did over five years. Foremost, Molson-Coors wants to sell now to a ready and willing buyer. For Molson-Coors to consider another buyer, i.e. a theoretical "Applewood Metro District," community organizers need support and legal charter, whereas individual citizens and community groups lack credibility. Molson-Coors may give a friendly nod to community interests, but in the end it's always the same – "Show me the money."

The Heather Ridge Metro District (HRMD) was created in 2006 to exert political influence on golf course ownership and buyers/developers. Applewood could do the same. Secondly, Heather Ridge wanted the legal ability to buy the golf course should the chance arise. . .and it did. The HRMD closed the sale for \$3.1 million in December 2009 using its quasi-governmental powers to contract and tax its property owners for repayment of purchase bonds.

The Heather Ridge "Save the golf course" campaign ran from 2005 to 2010. It was spearheaded by a vigorous group of homeowners that held countless meetings, created

HR Heather Ridge

NEIGHBORHOOD WATCH

Good News: There were very few burglaries in Area 10 last month. The ones that did occur were daytime burglaries, and involved forced entry through the front door. Remember to keep an eye out for your neighbors and report suspicious people to police. Folks hanging out at someone's front door and/or walking around the house would definitely warrant a call to police.

Here are a few basic safety suggestions for review:

- When taking a walk or bike ride, it is a good idea to have a partner with you. Pairs or groups of people make less attractive targets for would be assailants.

- Pay attention to your surroundings. Don't totally disappear into your iPod during your run or hike. Be aware of your location and people around you. Also pay attention to weather conditions throughout your activity – you don't want to get stranded somewhere if weather hits.
- Advise people you trust (family members or friends) where you'll be and when they should expect you back.
- Always have your cell phone with you. The cell phone is probably the single greatest safety enhancing tool available in recent history. **Don't leave home without it!**

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

simple but effect goals, and published websites and newsletters keeping everyone informed. Today, it operates a very successful golfing business defining Heather Ridge as a great place to live.

Applewood residents are being threatened with many questions and concerns – what will development be, its impact on local services and home values, and most

importantly, changes in lifestyle? For Applewood residents to succeed, they must first define their “goals.” Heather Ridge had three simple goals – “Saving the open space best used as a golf course, protecting real estate values, and preserving its way of life.” It excited and motivated people to volunteer, to donate funds, and to form the HRMD which ultimately bought the golf course.

Van Lewis

Bob Friend

Bob Friend was quite the character and fixture at Heather Ridge from the 1970s until a short time before he parted. Avid Heather Ridge golfers will always have fond memories of Bob. Bob ran a 2-day morning, 11 a.m. tournament every week when weather permitted. His tournaments were called the “FRIENDLY” and the “Dumb Friend League”. He ran it in his very own, unorthodox way. He spent hours every week meticulously preparing the score cards for the next event, arranging the foursomes with his creative formats. These score cards were a piece of art. Golfers would pay dearly if they didn’t show up or were late. Every hole had a different format: some being scrambles, some shambles, some play your own ball; some rotate every shot, etc.



Everyone loved his curmudgeon way of keeping everything and everyone lined up to his compliance. Bob was blessed with Karen’s love and devotion throughout. Many have Bob to thank, as his “coaching” advice helped extend many of his “FRIENDLY” golfer’s lives. God Bless Karen and Bob.

Bob, passed away peacefully on Sunday, March 1, 2015. Bob proudly served in the Navy. He is survived by two daughters, Jane Bloom, Robin Chambers (Mitch), and grandchildren, JC Chambers (Aubrey), Eric Bloom,

Stephanie Chambers, Jennifer Drapeau (Greg) and Zach Bloom. He is also survived by his longtime partner Karen Byrden and her children and grandchildren. Immediate family members will celebrate his life at a private service. Donations can be made to: Wounded Warrior Project, P.O. Box 758517, Topeka, Kansas, 66675 or the Heather Ridge Foundation.

Geraldine (Jeri) Koskovich

Geraldine (Jeri) Koskovich, 73, passed away January 26, 2015. She was born December 4, 1941 in Elgin Nebraska to John and Rose Mooney. Survived by her husband of 55 years, Kenneth, sons John, Daniel and Charles and their families, including seven grandchildren. Jeri was a wonderful wife, mother and grandmother. A great cook and friend to everyone. Jeri always had goodies to eat, fantastic dinners and loved entertaining. She



also enjoyed golfing, decorating and simply spending time with friends and family. If not busy taking care of us all in Colorado she and Ken relaxed and enjoyed time at their second home in San Jacinto, CA. She was dearly loved and will be missed. A Rosary was held Thursday, January 29, at 6:00 p.m., Horan McConaty Funeral Home, located at 5303 E. County Line Road in Centennial, CO. The Funeral Mass was held on Friday, January 30, at 12:30 p.m., St. Thomas Moore Catholic Church located at 8035 South Quebec Street in Centennial, CO.

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April 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	7	8 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	9 6 pm Burgundy Board Mtg Clubhouse 6:30 pm Fairway 16 Board Mtg Clubhouse	10	11
12	13 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	14	15 6:30 pm Chimney Hill Board Mtg Noonan's 19th-Hole 6:30 pm NW Mtg Fairway 16 Clubhs	16 HRMD * Regular Meeting Metro Matters Deadline	17	18 noon - 3 pm Earth Day Free Electronic Recycling & Document Shedding Stampede 2430 S Havana St
19	20 7 pm Country Club Ridge Board Mtg Noonan's Ballroom	21 6:30 pm Strawberry I & II Board Mtg Strawberry Clubhouse	22	23 6:30 pm Ward IV Mtg Garden Plaze of Aurora 14221 East Evan Ave	24	25
26	27 6 pm Cobblestone Board Mtg Noonan's 19th Hole	28 6:30 pm HRS Board Mtg HRS Clubhouse	29	30		



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The next gathering for the Out to Lunch Bunch will be
Thursday, April 16 at 12 noon
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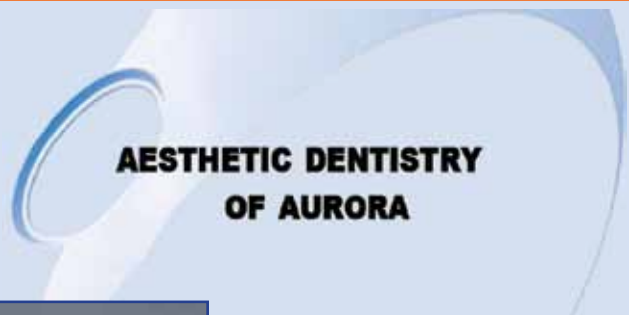
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Heather Ridge Real Estate Sales

Similar to metro-Denver’s dwindling inventory of homes for sale, Heather Ridge owners are out-selling comparable areas hands down. Our rising price range of \$100,000 to \$250,000 is the hottest part of the market further accelerated by our metro district golf course and two nearby light-rail stations!

Pete and I are getting many calls from Heather Ridge owners looking to sell, in particular, investment owners testing the waters. On more than a few occasions, owners were looking to sell to their tenants. In almost every case, the owners had offered their tenants purchase rights far under fair market value. The same thing is happening to “for sale by owners” who in large part are trying to save on commissions yet under selling by factors of

two, three, or more times commission costs. So where’s the savings?

Pete and I are proven professionals with over 40 years of training and experiences. We practice under the motto, “You are only as good as your last sale,” a philosophy that professions must earn every sale by good business practices and superior services. We never assume we are your neighborhood experts, we expect to prove it each and every time we meet with people. We want to help every owner optimize what is probably their most important investment – their real estate.

Creating Stronger Home Values Through Upgrades and Remodel

Pete and I recently helped forge a record re-sale price by recommending improvements to match today’s hot real estate market. Our listing at 2831 S Xanadu Way recently sold for \$246,000 after the seller wisely invested in new features. The home sold in two days with four offers – all over the \$235,000 asking price. This model is found only in Heather Ridge South and Fairway 16, but the story is applicable to any property owner in Heather Ridge. Please call for more details.

Each property is unique, so we recommend upgrades to match budgets and market conditions. Because we are active and involved in many home sales, we see and know today’s market through first-hand experiences, and not headlines. This is important for owners to make the right upgrades optimizing their home’s value without overspending.

Are We in a “Bubble” Real Estate Market?

The short answer is yes; however, today’s real estate market is very different from the last one in the Great Recession – do you remember it in these good economic times? That market was fueled more by inferior lending standards than low rates. Today’s tight market is a result of demand exceeding supply – classic Economics 101. When supply increases, prices will stabilize. Today’s mortgage borrowers are better qualified and more financially conservative than their predecessors, so if a “bubble” bursts it will be because the economy stumbles, not because it was built on a mortgage “house of cards.”



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Heather Ridge South

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Pete Traynor: Re/Max Masters —

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PeteTraynor@ReMax.net

PLEASE REMEMBER DON’T LEAVE HOME WITHOUT THEM.

Homes Sold February 23 through March 18, 2015

<i>HOA</i>	<i>SoldPrice</i>	<i>No.</i>	<i>Street</i>	<i>Be/Ba</i>	<i>SqFt</i>	<i>Sold Terms</i>	<i>Concess</i>	<i>Seller Type</i>
Strawberry II	\$106,889	2455	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Bank/GSE
Burgundy	\$110,000	2693	S Xanadu Way A	1 - 1	772	Cash	\$0	Individual
Strawberry II	\$132,200	2471	S Xanadu Way C	2 - 2	1,091	FHA	\$2,700	Individual
Cobblestone	\$154,900	2172	S Victor St C	2 - 2	1,208	Conventional	\$0	Individual
Heather Ridge South	\$195,000	2874	S Wheeling Way	3 - 3	1,633	Cash	\$0	Individual
Country Club Ridge	\$196,000	2220	S Vaughn Way 204	2 - 2	1,124	Conventional	\$0	Individual
Fairway 16	\$200,100	2588	S Vaughn Way B	3 - 3	1,650	Cash	\$0	Estate
Heather Ridge South	\$246,000	2831	S Xanadu Way	4 - 4	1,633	Cash	\$0	Individual

Homes Under Contract as of March 16, 2015

<i>HOA</i>	<i>List Price</i>	<i>No.</i>	<i>Street</i>	<i>Be/Ba</i>	<i>SqFt</i>	<i>Gar/Spaces</i>	<i>Style</i>
Heather Ridge South	\$175,000	2842	S Wheeling Way	3 - 3	1,462	2-Gar, Att	2 Story
Cobblestone Crossing	\$179,900	1985	S Xanadu Way	2 - 2	1,392	2-Spaces	2 Story
Sausalito	\$185,000	2417	S Victor St F	3 - 2	1,273	2-Gar, Att	2 Story
Heather Ridge South	\$190,000	2764	S Xanadu Way	3 - 4	1,633	2-Gar, Att	2 Story
Country Club Ridge	\$195,000	2280	S Vaughn Way 101	2 - 2	1,196	1-Gar, Det	Ranch
Chimney Hill	\$199,900	2011	S Worchester Way	4 - 3	1,512	1-Gar, Att	2 Story
Cobblestone Crossing	\$219,000	13462	E Asbury Ave	2 - 2	1,392	2-Spaces	2 Story
Heather Ridge South	\$225,000	2798	S Wheeling Way	2 - 3	1,554	2-Gar, Att	2 Story

Homes For Sale March 16, 2015

There were NO HOMES for sale on March 16, 2015

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

PLEASE REMEMBER DON'T LEAVE HOME WITHOUT THEM.

2015 Schedule Heather Ridge Men's Golf Club

April 11	Individual Gross/Net — 8:00 am
April 25	Two-Man Best Ball (Computer Draw)
May 9	Point Par — 8:00 am
May 30	Team Individual Gross/Net — 8:00 am Bring A Friend, or a Friend from the Club
June 13	Mixer, Men's Club & Women's Club 8:00 am Shotgun Start
June 27	Point Par — 8:00 am
July 11	Individual Gross/Net — 8:00 am
July 24, 25, 26	Member/Member T-Times Start — 8:00 am Saturday/Sunday Horse Race Friday — 5:00 pm Players must be within 10 strokes of each other
August 1	Point Par — 8:00 am
August 15	Two Man Best Ball, Pick Your Partner Must be within 10 strokes
August 29, 30	Club Championship — 8:00 am
September 12	Tournament of Champions — 8:00 am Non Winners Tournament to follow same day
September 25	Men's Club Fall Banquet
September 26	Year End Tournament — 8:30 am Shot Gun Two Man Shamble (Computer Draw)

18-Hole Women's Golf Association

Spring Luncheon:

Our kickoff luncheon will be held Saturday, April 11, at 12:30 p.m. in the Garden Room of Noonan's to welcome our new members and all of our returning members. Evans Scholarship bag tags will be available for purchase at the luncheon (\$10 each). Please bring cash to support this worthwhile cause. The luncheon will be preceded, weather and course conditions permitting, by an 8:00 a.m. shotgun tournament.

Mark Your Calendars:

The mixer with the Men's Club is scheduled for Saturday, June 13, and includes a box lunch. A fun time is always had by all in this tournament, so please plan to participate this year.

Our 2016 Member/Guest tournament is scheduled for Monday, June 15. The Board/Committee is working on a fun theme and we hope to have a big turnout.

The Club Championship scheduled for Saturday and Sunday, August 22 and 23.



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Heather Ridge South



FHA Renewal in Process: Last month's newsletter announced a temporary suspension of FHA loan services due to HUD's renewal process. All required documents were submitted in early March for a hoped for April renewal. The renewal process is not as simple or as inexpensive as liked, but if a community wants FHA Certification, then that's a reasonable cost for community services. Heather Ridge South's board wants certification for new buyers,

refinancing, and Reverse-Mortgage borrowers. Since FHA loans constitute 30 percent or more of existing home sales, FHA is deemed necessary to the community's well-being.

Snow Removal Issues: If cars are parked outside of garages, those driveways won't be cleared until the next snow. Ice mitigation where cars were parked will be the responsibility of those property occupants. Also, if your vehicle causes damage to HOA or private property, the vehicle operator is responsible for claims, towing, or liabilities.

Roof Replacement Work: With sunny weather comes the drumbeat of hammers nailing down our new roofs. Work started in late 2014 on units in our Triangle Area just east of Yale and Xanadu. It was slow going in January, February, and early March, but better weather promises faster work. Work will progress south along Xanadu, first doing two story units only, then around to Wheeling Way. Once done, the patio-ranch roofs will be replaced since their roofs require warmer weather to install special water-proof membranes.

House-Keeping Rules and Regulations: More and more infractions are occurring, mostly by new residents and new tenants. Please review the existing Rules and Regulations for the following most-common issues: (a) Trash goes out no earlier than 6 pm Monday, and trash cans must be recovered by end

of Tuesday pick-up. (b) Charity donations cannot be left outside unit gates or on driveways. (c)

Special trash pick-up cannot be left outside gates except on trash day (Tuesday). If any trash items left by trash pickup services, residents must remove leftover trash immediately. Place it in unit courtyard or garage, but not outside of front fences. Trash items in plastic bags are vulnerable to wild animals, and any debris left is the responsibility of residents.

New Rules and Regulations: Progress has been slow re-writing new R&Rs for 2015. One of the biggest up-coming issues is parking outside of garages. More and more residents are using their garages for storage that prevents parking inside their garages. This issue is of great concern to the Board because it affects safety-emergency vehicle access, maintenance, and community appearance. More will be published on this and other issues before the new R&Rs are approved by the board.

"Got HO-6 Insurance?": If you don't, please read the following story: A recent "small fire" in HRS resulted in almost \$20,000 in repairs. The HOA's general policy covers only so much, but with an owner's supplemental HO-6 policy all expenses were paid by the insurance carriers. That "small fire" could have burned through someone's savings, created financial liabilities, or legal consequences. If no tenant or HO-6 policies had been

in place, HRS's \$10,000 deductible per incident could have made the owner liable for reimbursement. In fact, the HOA is now pursuing another \$10,000 claim from last year! Also, most HO-6 policies insure against Damage Assessments by HOA boards, and in HRS's case that's up to \$5,000 per unit owner; or, \$880,000 for the community. Come July when the Board renews the General Insurance policy, it is expected the deductible for "wind and weather" issues will escalate to 2% or more of HRS's assessed values for an approximate \$700K claim deductible. (If you have enough room, use \$700,000). Please contact your insurance agent for details before it's too late.

Being on HRS's Board of Directors: Residents are encouraged to attend monthly meetings or contact a board member to learn what makes HRS tick. If you have questions, curious, or want to get more involved, please contact Janelle at Westwind (303-369-1800). Needed are people with leadership skills, maintenance and landscaping experiences, finance and accounting backgrounds, and writing/computer/Internet skills. The HOA board is composed of property owners only as set forth in HRS's Declarations.



WHO'S READY FOR SUMMER???

It's just around the corner, but we can't wait!

NEW MENU ITEMS & SPECIALS STARTED MARCH 1ST

SUNDAY APRIL 5TH

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FRIDAY MAY 15TH 2015

HEADLINER: STEVE "Mudflap" McGREW

Feature: Vicki Edgar

Guest: Brian Justice

Guest: Alex Ash

Doors Open at 7:30pm

Show Starts at 8:30pm

18+ to attend 21+ to drink



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Fairway 16

Annual Homeowners Meeting: Plan to come to the clubhouse April 9 at 6:30 p.m. You can meet new neighbors, munch on a cookie and vote for Board members. A quorum of 39 homeowners is needed to convene the meeting and conduct business. Board members will update the community about last year's accomplishments and plans for 2015. Westwind Management will be mailing out a reminder and also a postcard you can return if you cannot attend. We look forward to a packed crowd.

Landscape News: Metro MCM began in April to check our irrigation system. Hopefully they will solve many of our problems and our watering will become more efficient. If you see the workers and know a problem area, please tell them what you've observed.

Recycle & Shred: Plan to take your electronics and paper on April 18 from noon to 3 p.m. to the Stampede parking lot, 2430 S. Havana St. This year there is a limit of two televisions per family and 4 boxes of paper. Also, they will return the bags/boxes in which you brought the paperwork.

Architectural Change Forms: If you're thinking of replacing windows or patio door or expanding

your deck, you need to fill out a form and get Board approval before you begin work. Forms are available at www.westwindmanagement.com. Board meetings are now the second Thursday of each month so plan ahead!

End Units: If you have planted bushes or flowers on the side of your unit, it is your responsibility to maintain them. Our property manager and Board members will be walking the property soon and will send letters to owners who are violating the rules. If you need to review the rules and regulations, they are also at the Westwind website.

Denver Post: Have you noticed that



our delivery is late – very often! I have phoned the customer service number at least 10 times, but it doesn't seem to improve our service. If you are as upset as I am, call 303-832-3232 and complain.

Farewell: I will not be continuing on the Board. CJ Barr and Walt Kirkwood are running for re-election. If you wish to become a Board member, contact Tara Segura at Westwind before the annual meeting, or you can be nominated from the floor. I hope the next 3 years are as productive as the past three years in improving our community.

Susan Bruce

Country Club Ridge

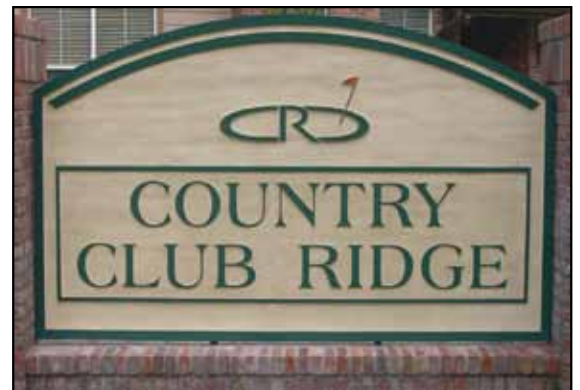
Exterior Screens: Golfers are back on the course in great numbers! If your condo unit faces the golf course, you know there is always the risk of a broken window or two during the season. Country Club Ridge has approved exterior screens that will protect your windows. Call the Custom Management office if you want more information about these protective screens, 303-752-9644.

Patio Regulations: Patios are coming to life now that warmer weather is here. Please remember that only patio furniture is appropriate for the porch area. Storage of any kind is not allowed. There is also a limit on the size of grill appropriate for our small spaces. Please help keep CCR a beautiful place to live.

Property Taxes: If you are among the original owners of units in Country Club Ridge and are now over 65, congratulations!! You may be eligible to receive lower property taxes! Contact the Arapahoe County

Property Tax Office to learn how to apply. You must be 65 years of age and have lived in your home for ten years.

Recycling: Spring is usually "clean-up" time. Our community recycles every other week at the same time as trash pick-up. There is no cost to you for participating in the recycling days, just put your recycling out by 7:00 a.m. Friday morning. Acceptable items are plastic containers #1-7, milk containers, cans, glass and paper including junk mail. If you want to



purchase recycling containers or a toter that is similar to our trash bins, contact Alpine Waste Management at 303-744-9881.

If you have any questions or observe a problem, please call Channing at Custom Management Group 303-752-9644.

Happy Spring!

Judie Maurelli



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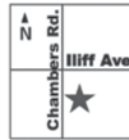
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Chimney Hill

Hopefully we're not going to see snow for a while, but we have to get ready for warm weather and what comes with it.

New Landscape Contractor: CH board is in the process of selecting a landscaping contractor for this year.

New Light Fixtures: New light fixtures above the garage doors are in the process of being installed. The ones installed give out more light (they do not require light bulbs), and they will give this community an updated look.

Refrigerator Magnet: We hope that everyone within the community got a refrigerator magnet, which was outside of everyone's mailbox. Important management telephone numbers printed on the magnets are: Office phone number
Emergency after hour's phone number

Reminders: Please pick up after your dog, especially now that the snow

is melting. Dog waste is unsanitary and unsightly, and could result in a fine imposed by the board.

Recycling: Earth Day Free Electronic Recycling and Document Shedding Event. This event will be held on Saturday, April 18 from 12 noon until 3 p.m., in the parking lot of the Stampede, 2430 S. Havana Street. There is a 4 bag/box limit per person



CH Board Meeting: The next CH monthly board meeting will be on Wednesday, April 15, 2015 (Income Tax Day), at 6:30 p.m. in the Noonan's 19th Hole at the Heather Ridge Golf Clubhouse. All CH residents are welcome.

CH HOA Board - representing your interests and protecting your investment

Burgundy

Spring is Here: Spring is officially here! Many of you have started your planting process and the rest of us – while we are envious of your bravery, we are keeping our eyes open for that “final” snow and the last freeze before we set out those delicate plants. How we love to see things green, growing and full of blossoms!

New Property Mgmt Co: Spring is also the time for community renewal, and, with that, our board of directors welcome the new property

management company – Community Management Specialists. We have already received an introduction of the company from Beth Wagoner (our property manager) and Veronica Rodriguez (management assistant). They used the March HOA board meeting to get acquainted with our community, get a clear idea of what we expect from them and to present their thoughts on building a stronger neighborhood.

Auto Payment of Monthly HOA Dues: The introduction notices included information on Electronic Funds Transfer – a safe and secure option for automatic payment of your monthly HOA dues. As mentioned in the notice, this method is only for the purpose of paying dues, not late fees, fines or other miscellaneous charges. The fees can only be deducted from your

account between the 5th and the 7th of each month. The big advantage is that you should never incur a late fee; your payment will be made even when you are on vacation. This eliminates the expense of printing and mailing coupons.

Homeowner Registration: Don't forget to complete the Homeowner Registration Information form. This is something we haven't done in many years, but, in looking at Burgundy governing documents, it is a legal requirement for our community. Those documents also require that information on any leased units must be updated with our property management company. This information is confidential.

Some contact info for CMS:

Website: www.cms-hoa.com



Beth Wagoner, Manager: 720-377-0100 X1304, beth@cmsincorp.net

Veronica Rodriguez, Asst Mgr: veronica@cmsincorp.net

Dawn Bryant, HOA dues: X1307, dawn@cmsincorp.net

Emergency (fire, criminal activity, etc.) contact – 911

For other concerns – especially involving our common areas – contact CMS after hour issues at 720-377-0100 X9

HOA Board Meetings: All homeowners are invited to attend the monthly HOA board meetings. These are held on the 2nd Thursday at 6 p.m. in the Clubhouse. Call ahead so we can save a seat for you.

Jaynie Basch

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Strawberry

New Property Management Team: We are pleased to announce that Strawberry has acquired a new Property Management Company. Please welcome Association & Community Management, ACM, as our new property management team, beginning April 1, 2015. ACM has been serving the HOA communities for over 25 years and holds the highest elite association management certifications nationwide. We are excited about our new alliance with ACM and look forward to successfully reaching our goals within the Strawberry Community. We will update everyone with their contact information in the Strawberry April newsletter.



Also, we will announce a date and time for a meet-n-greet of the Association & Community Management (ACM) team, so that our Strawberry residents will have an opportunity to personally meet the staff.

On the Horizon: As you know, we have received significant hail damage to our roofs in September, 2014. The claim process is a long and tedious one requiring extensive insurance knowledge. Strawberry has contracted with Peter O'Brien, a public adjuster from Solutia Adjusters to assist us with our insurance claim. Peter has been diligently working with the insurance company and engineers to ensure this comprehensive claim process will successfully speed up our roof project. We will keep you apprised throughout the claim process.

Corrections: We inadvertently published the wrong information to reach the Strawberry Board and our Maintenance Technician. If you submitted e-mails without response, please resubmit any previous correspondence to our new e-mail address. We apologize for your

inconvenience. Our new contact information is:

Strawberry's Board e-mail:
strawberryhoa12@gmail.com
Bryan Stone, Facilities Maintenance
Tech: 720-417-1120

Landscaping: We contracted Emerald Isle for our landscaping and pruning of our deciduous shrubs. Please Note: Our plants are overgrown and need serious attention; pruning within the development has been long-overdue. This year's pruning will lead to next year's bloom. It takes a year to realize the full effect of our efforts. Do not panic, this year's pruning may look as if the bushes are dead, but the extensive pruning is actually healthy for the plants. Although, some bushes will not be salvageable, we are reviewing plans for replacement on an as-needed basis.

Recycle Your Unwanted Items: Many items such as couches, dishes, etc. are frequently left at the dumpsters to be thrown away. We are in the process of coordinating with the local thrift stores for picking up

the unwanted items. Not only will we be saving on trash costs and keeping our development free of debris, but our donated items will help create jobs for the less fortunate. Keep your items until we make arrangements in the near future and we will keep you posted. If you need to discard your items sooner, please consider donating them to a thrift store of your choice. Some thrift stores will pick up items at your front door!

Volunteers Needed: Volunteers are needed to help keep our areas clean. We need volunteers to help fill our dog waste depots. It would only take an hour of your time each week and we will provide the bags! We continuously remind our animal-lovers to clean up their pet's waste, but this remains a perpetual problem. Let's not give these pet owners an excuse for not cleaning up after their pets. If you are willing to give up an hour of your time, please let us know by sending an e-mail to strawberryhoa12@gmail.com. Thank you, perhaps your efforts will be going to waste (dump, that is).

Strawberry HOA Board

Sausalito

Insurance Claim: We are happy to report that there has been some recent movement on the insurance claim with our HOA insurance carrier, Nationwide, for the hail and wind damage that our homes have suffered. The damage includes our roofs, windows, siding, paint, trim, gutters.

Sausalito HOA contracted with LR Contracting, Inc., to guide us through this process after a previous claim was denied by Nationwide. Their solution suggested that we hire a public adjusting company to determine the scope and breadth of the damage to Sausalito. The fee for the public



adjusting firm is being absorbed by LR Contracting, Inc., and they

have contractually agreed to perform 100% of the scope of the work, as

defined by the insurance company, for the insurance proceeds and they

will absorb the fee charged by the public adjusting group. The damage was documented and then submitted to our insurance company. We are pleased to inform the ownership that the insurance company has acknowledged the damage and has made an offer to pay for about 70% of the documented damage. Negotiations are still active to bridge the gap of the remaining 30% in hopes that the ownership will not have to be assessed for the difference.

A determination is being made as to whether Sausalito has an RCV or ACV policy which may also affect the final outcome.

LR Contracting, Inc. attached several tarps to a few homes on some of the problem areas which have led to interior leaking. Although it appears as though we are getting closer to a settlement with the insurance company, LR Contracting, Inc., has decided to move forward and replace the tarps with new shake shingles since

our insurance companies timeline cannot be specifically anticipated. In March 12, you may have seen some of the tarps come down and replaced with shake shingles. Additional shakes have been ordered and all of the tarps should have been replaced by the end of March.


We would rather be safe than sorry and don't want to move into the spring/summer season with the unsightly tarps on the roofs for an undeterminable amount of time.

Trash Containers: Sorry to have to repeat this information from last month's newsletter, but it is necessary. To owners/renters, there are too many trash containers and loose stacks of trash items being left out, or placed out after our Friday trash pick-up day. Our trash rules are clearly stated on the signs at each trash enclosure as well on our website. Trash containers can be put out on Thursday AFTER 8 p.m. and must be put into your garage on FRIDAY BY 8 p.m. Our wooden

trash enclosures are common area property and any items left there can be removed at the homeowners' expense and a \$50.00 fine can be levied. These fines can be doubled or tripled for repeat offenders. You can purchase trash or recycling containers from Alpine Waste and Recycling at 303-744-9881.

Visitor Parking: Just a reminder that visitor parking is for visitors only with some restrictions. Ticketing and towing rules are posted on our website. Homeowners/renters are expected to park their cars in their two car garage. For those of you who may own more than two cars, you are to park on public streets like Vaughn Way. Cars are also not to be parked in a driveway and we have a zero tolerance policy for parking in auto courts.

Carol McCormick



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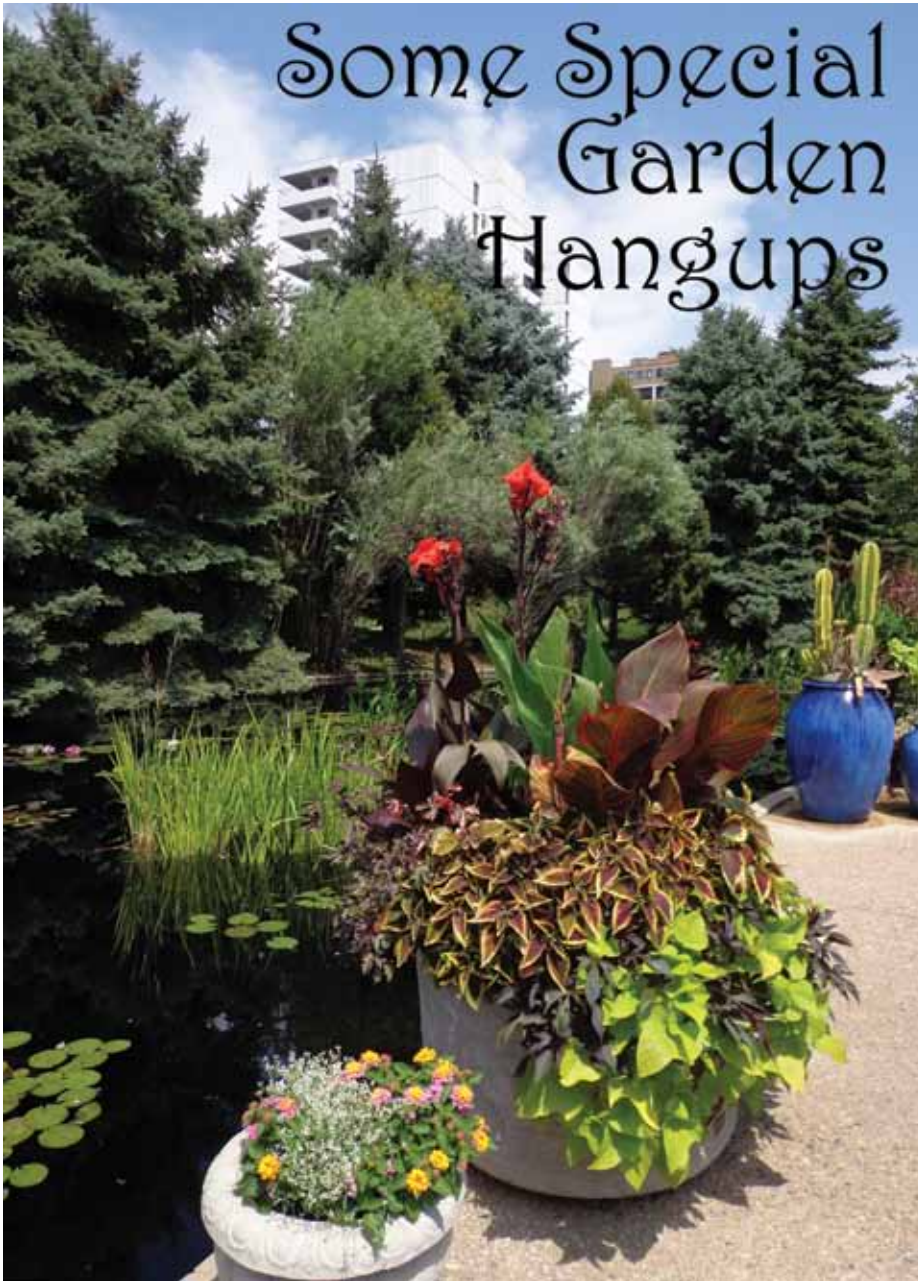
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Some Special Garden Hangups

By Panayoti Kelaidis, Director of Outreach and Senior Curator, Denver Botanic Gardens

Everybody associates container gardening with luscious mounds of color – and annuals have been the undisputed ‘Queens’ of container gardening, but as I wrote earlier, more and more gardeners are realizing that one can paint outside the garden pot, so to speak. Or rather, one can paint with many kinds of plants in a container. Succulents are becoming a more and more popular container subject due to their toughness and drought tolerance, adventurous

gardeners have known for years that you can take your prize tender succulents outdoors for the summer (rather carefully it’s true – you want to avoid sunscald at all costs!) but the whole arena of hardy succulents (sedums of all sorts and sizes including the husky border “Indian Chief” sorts especially), native cacti and hens and chicks, the list goes on and on.

But there is even MORE! Most of us have marveled at hanging baskets at seaside resorts, and we’ve despaired that we could never make tuberous begonias or fuchsias happy in our much drier, sunnier region. And I agree that the sort of tender shade

loving begonias are a stretch for Colorado, and most fuchsias demand a great deal of fuss for us to make them shine but there are nevertheless a wealth of drought tolerant trailing plants that can make spectacular, low maintenance hanging baskets in colorful Colorado.

My favorite is a trailing cousin to bindweed (obviously a plant with sterling credentials for toughness): *Dichondra argentea* is marketed under the name ‘Silver Falls.’ This native of Mexico grows quickly and will festoon for a yard or more after a few months in a container. Plant this around a *Pelargonium* or other upright mounding plant with bright red or blue flowers and you will have a basket that’s the envy of your neighborhood.

I’ve seen the same effects achieved with *Vinca major* in its variegated forms, and even a hardy *Lamium* cousin (*Lamium galeobdolon*) – given a little protection in the garage or solarium, these can even live over to festoon again another year!

Veggies in Pots!

Vegetables need not be contained just in kitchen pots, virtually any vegetable you grow in the open garden can be adapted to grow in a container around your patio where they often are as ornamental (or more so) as the mere posies. I especially love to see pumpkins and zucchini grown this way: they may need a slightly larger container – ten gallons or more to perform optimally. And care should be taken to obtain a very porous and balanced potting soil (don’t trust the bags in ‘box stores’ or other mass-market outlets – go to a good garden center or nursery and ask to obtain what they grow their container plants in. Most of the best garden centers sell their own mix, and pride themselves on its quality.

Given a good rich potting soil in a sunny spot, you will be astonished how quickly a squash will attain tropical size and provide a perfect foil for fussier little pots of flowers. You will find you can examine it more often with pleasure near at hand at a patio and pick the squashes before they become too massive. (I always rue how mine turn into “baseball bats” out in the back forty because I

don't check them often enough.) Best of all these are emphatic in showing their need for watering, wilting with Operatic flourish: they're the perfect "canary" to let you know it's time to water.

Of course, the favorite vegetable for containers is the tomato, again, better garden centers often label the ones that thrive best in pots, but I've found that I can grow any tomato better in a pot of rich soil. There's something about the way the pot warms up more that pushes them in the early part of the season. And of course, if you get an untimely cold snap, it's easier to whisk a pot into the garage than take in a vegetable patch in the ground!

Root crops, like carrots and beets, do seem to be better left to open soil. I know fanatic gardeners who've attempted these, but they seem to resent the warmer soil of pots. Stick to leaf crops like lettuce and drama queens like cabbage and kale that can give any flower a run for its ornamental money!

Planted near a back door or patio,

you will find having veggies near at hand in pots means you utilize them more, appreciate them more and often obtain an appreciably longer and better harvest. If you enhance them with pots of a variety of herbs, you will find that your home cooking will improve as rapidly as the aesthetic complexity and beauty of your garden.

The more time you put into dreaming, planning and researching such a garden will pay dividends for years to come. You can reuse much of the soil (mixed with lots of compost of course in future years), and you can move pots around as the seasonal sun patterns shift. You can create special displays with your pots for parties, and use the containers to mask unsightly corners. Give some thought on how the containers themselves harmonize with one another, and think of perching some on tree stumps or stable rocks to add height and interest.

And clean a corner of your garden



out so that when fall comes you can tuck the pots safely (preferably upside down so they don't break) in a safe spot to be ready for next year.

Everyone around the country thinks that Colorado has lost its head over pot – well we have: only it's the ceramic variety!

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Healthy Living

Five years ago, my body started falling apart; or at least I felt like it was. I had pain in my right shoulder, excruciating pain across my lower back, an extremely obvious rash around my mouth, and insomnia, to name the worst. My doctor's first reaction, "Have you ever had surgery?" His second: "How about a cortisone treatment?" My response was, "No! No! and No!"



Oxford's definition of "symptom": A physical or mental feature that is regarded as indicating a condition of

disease, particularly such a feature that is apparent to the patient. Symptoms reveal problems. I was convinced that curing my symptoms was like telling my body to shut up, while studying my symptoms would help me find and eradicate the condition causing the symptoms. I read, researched, found answers, tried new things, discontinued others, made mistakes, became overwhelmed, and finally obtained a functional doctor to assist me. But, the discovery that helped me put all the puzzle pieces together was Know The Cause, with Doug Kaufmann, on TV and Internet.

Like the tip of an iceberg, one thing led to another and I began to realize all the common, yet negative things I had done to my body all my life that had accumulated, inundated and privately festered. I began to eliminate each negative thing and started a gluten-free diet. Know The

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Lemon Bars

Crust:

1 cup blanched almond flour
 1/4 cup coconut flour
 1/2 cup xylitol, powdered in coffee grinder or blender
 2 tablespoons butter, melted
 1 egg

Place flours and xylitol in food processor and pulse briefly. Add butter and egg and pulse until mixture forms a ball. Press dough into a 9-inch square glass dish. Bake at 350 degrees for 20 minutes.

Filling:

3 eggs
 1/2 teaspoon baking powder
 1 cup xylitol, powdered in coffee grinder or blender
 1/4 teaspoon salt
 2 tablespoons fresh lemon juice
 1 tablespoon fresh lemon zest

Combine all filling ingredients Pour over baked crust. Bake at 350 degrees for 20 minutes

Shirley Berry
 Fairway 16

Cause led me to a grain-free, sugar-free, yeast/growth-free diet known as Phase One. Upon every change I made, symptoms disappeared as the underlying cause began to heal.

Let's take our symptoms seriously. They are a valid indication of an encroaching condition that is demanding our attention. To health!

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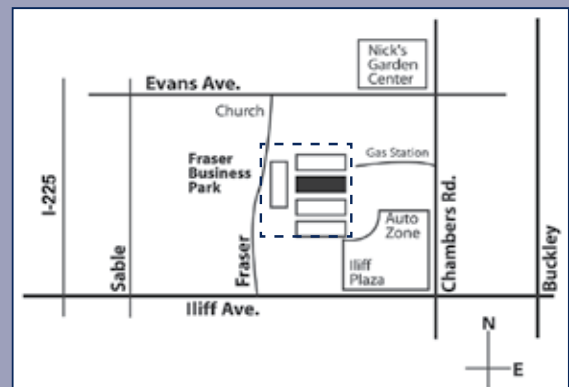


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