

# *HR* Heather Ridge



Metro Matters

Volume 6

March 2016

Number 3



**Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito**

# Ward 4 Public Art



(Top Left): **In the Swim.** Applied vinyl colorful banners depicting swimmers and water volleyball players, created by Andrew Dafford, Denver, CO. Located at 1800 S. Peoria. (1998). (Top Center): **Wave Gate.** Powder coated steel entry archway composed of waves and 3 playful figures, created by Andrew Dufford, Denver, CO. Located at 1800 S. Peoria. (1998) (Top Right): **Tween.** Cast bronze, created by James Haire, Ft. Collins, CO. Located at The Gardens on Havana, 1250 S. Ironton St. (2012) (Bottom Left): **Glass Banners.** Art glass banners of textile patterns created by Rae Mahaffey, Portland, OR. Located at Fire Station 11, 2291 S. Joliet. They look great at night! **Gemstone.** (page 22). Ceramic tile and cast concrete, one side resembles an eroded hogback formation and the other a geode or polished stone, created by Tom and Jean Latka, Pueblo, CO. Located at 16200 E. Mississippi. (2007). Photo credit Brian Molitoris: Tween, In the Swim, Wave Gate, and Gemstone. Story on page 22.

## IN EVERY ISSUE

**03 FROM THE PUBLISHER**  
**04 COMMUNITY AFFAIRS**  
**06 CALENDAR**  
**06 NEIGHBORHOOD WATCH**

**12 HR GOLF CLUB UPDATE**  
**14 HOA NEWS**  
**22 CLASSIFIEDS**  
**23 SERVICE DIRECTORY LISTINGS**

**HEATHER RIDGE METRO MATTERS**  
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AURORA, CO 80010  
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# HR Heather Ridge

**PUBLISHER'S NOTE**

Spring is in the air and our publication is chock full of great news for our community.

Regatta Plaza is moving in the final stages — a new King Soopers will be operational 12 to 13 months from now in Regatta Plaza at S. Parker Road and S Peoria Street. See page 4 for details.

A special interview with our new Ward 4 Council Member Charles Richardson — telling us what he hopes for in the future for Aurora. See page 10 for details.



Photos at right are a direct result of the Art in Public Places Commission. The mission of the Art in Public Places Commission is to create great places that contribute to neighborhood development, economic vitality and enrich and engage the community of Aurora. See details on page 22.

The 4th annual Presidents Council get together is scheduled for March 8th in the Garden Room at Noonan's Event Center. All Heather Ridge HOA Board Members are welcome. This year we will enjoy heavy hors d'oeuvres and adult beverages; and share ideas, war stories and best practices with our fellow board members from throughout the Heather Ridge Metropolitan District. Since I am now on the board at Fairway 16, I'll be there and I look forward to seeing you there as well.

The first tournaments of the year for the Heather Ridge Men's and Ladies golf clubs are just around the corner (April 2). If you haven't already submitted your application to join one of these great groups, an application can be picked up in the Golf Course Pro Shop. Golfers of all skill levels are welcome! Get off of the couch, come out and have some fun.

**Barry McConnell**  
**Publisher**

### **Heather Ridge Metropolitan District**

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Vice President Van Lewis  
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[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

### **Presidents Council**

President, Amanda Milstead  
[amandamilstead@comcast.net](mailto:amandamilstead@comcast.net)

### **Heather Ridge Neighborhood Watch**

Bev Brown 303-872-3154  
Aurora Police,  
PAR Officer Fermin Moreno  
303-739-1828  
[fmoreno@auroragov.org](mailto:fmoreno@auroragov.org)  
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Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge **Metro Matters**.

*The Heather Ridge Metropolitan District  
Invites All HOA Board Members  
To The  
Annual Presidents Council Cocktail Party  
Come and enjoy, share ideas, war stories, and fun  
With fellow Heather Ridge HOA Board Members  
Tuesday March 8th 5:30-7:30 pm  
Garden Room - Noonan's Event Center  
Great hors d'oeuvres, complimentary beer and wine,  
Cash bar for other adult beverages  
Please RSVP by March 1  
Amanda Milstead - [amilstead@ltgc.com](mailto:amilstead@ltgc.com)  
Names and number attending  
Will not attend*

## Regatta Plaza Update All Good News!

If all goes as planned, a new King Soopers will be operational 12 to 13 months from now in Regatta Plaza at S. Parker Road and S Peoria Street. That was the big announcement at the City of Aurora's public meeting, Jan 28, at Noonan's Heather Ridge. Charlie Richardson, our new City Council Representative for Ward IV introduced speakers from the city, the developer, and King Soopers to announce plans and answer questions. The meeting lasted from 6:30-7:30 pm with 150+ attendees.

To date for the past 2-3 years, the big holdup has been two of the four Regatta Plaza property owners refusing to bargain in good faith with Aurora. To move things along, City Council threatened and filed a court action seeking urban renewal condemnation of the land parcels owned by the two recalcitrant owners. As of the end of January, one of those two owners now says he will work with the city and close the sale. The other owner has indicated the same but results are still pending.

sq ft structure is built. If you want a preview of what our new store will look like, visit Kings' most recent store at S. Broadway and Littleton Blvd. Also, our new gas station will double in size along with one-way service lanes to-and-from the pumps.

Other development includes a strip mall concept on the main entry boulevard eastward on Dartmouth at S. Peoria St. It will include Key Bank, restaurants, retail, and other sustainable enterprises. At Regatta's south end along Parker and Peoria, plans call for a mix of multiple-story apartments and condos along with a pedestrian/bicycle bridge over Parker Road to Nine Mile Station. Last but not least, plans call for a 12-13 story office building to be located near King's old store site. Its development will be "market driven" meaning that private parties must initiate and fund its development, but zoning is now in place to build it.

This 22-acre site will take years to complete, but the first step is building King Soopers a new home. The old 47,000 sq ft facility will be torn down once the new 78,000

This redevelopment project has been on the drawing boards for almost a decade. It might have happened earlier except for a minor economic hiccup called The Great Recession. Aurora has worked hard and diligently getting to this point, so the January 28th public meeting was well received and applauded. Work has already started for Regatta Plaza's demolition. To learn more, please visit the City of Aurora's website for more details ([www.auroragov.org](http://www.auroragov.org); then search Regatta Plaza).

Van Lewis





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# Happy St. Patrick's Day



# March 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 Double Tree Board Mtg (Bi-Monthly) Alethia	8 Presidents Council Cocktail Party) 5:30-7:30 pm Noonan's	9 6:30 pm Sausalito Mo. Board Mtg HR Golf Club	10 6:30 pm Fairway 16 Brd Mtg-Clubhouse	11	12
13	14 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	15 6 pm Burgundy Board Mtg Clubhouse <b>METRO MATTERS DEADLINE</b>	16 6:30 pm CH Board Mtg Tower I, 3033 S Parker Rd, Ste 320 6:30 pm Strawberry I & II Board Mtg Clubhouse	17 * 	18	19
20 	21 7 pm Country Club Ridge Board Mtg Noonan's	22 6:30 pm HRS Board Mtg HRS Clubhouse	23	24	25	26
27 	28 6 pm Cobblestone Board Mtg HR Golf Club	29	30	31 * Next HRMD Regular Meeting April 21, 2016		



- Neighborhood Watch Coordinator, Cindy Bowen 303-881-7805
- Police & Fire Dispatch Non-Emergency, 303-627-3100
- Police and Fire Emergency, 911
- District 1 PAR Officer, Officer Fermin Moreno 303-739-1850

## Helpful Hyperlinks

In this information age, we are doing our best to provide you with timely and accurate information about news in Aurora. Did you know you can read news releases and important information from the police department at the same time that the local news stations get it from us? Like us on Facebook and follow us on Twitter. We send out all our important stories and information through these social media sights.

## District 1 Contact Information

- District One Commander, Ernie Ortiz 303-739-6950
- District One Captain, Christian Lertch 303-739-1812

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## In Loving Memory

### Robert "Rob" Janulewicz

Rob Janulewicz passed away peacefully in his sleep on Thursday, January 28, 2016 at the age of 48. Rob was a graduate of East High School in Denver and was successful in the Food Brokerage business and the Medical Book business. Rob was a kind, gentle, loving person that was loved by family and friends. His quirky little smile that would light up a room will remain in our minds forever. He was loved for who he was without a lot of fan fair. While in the hospital one day, he had 17 people come to visit and wish him well. Rob loved the simpler things in life, such as exploring the old Native American camp sites, watching Nebraska football with his family and playing with his puppy dogs, as he liked to call them. He was known to make a wager or two on the horses from time to time and enjoyed listening to the thunder and rain during a storm: And oh how he enjoyed watching the sunset, no matter what state he was in (look for his smiling face the next time you are enjoying a sunset). Rob is survived by his daughters, Taylor and Kaylie Janulewicz; brother, Rick Janulewicz; and his parents, Loren and Bobbie Janulewicz. Services were held at Risen Christ Catholic Church, 3060 S. Monaco in Denver on February. In lieu of flowers, Rob requested donations to the Dumb Friends League, 2080 S. Monaco, Denver, CO (303-751-5772).



### William L. "Greg" Gregory

Greg Gregory 73, passed away on January 20, 2016 in Aurora, CO. He is survived by his daughter Laura Clevenger of Broomfield, CO; son Derek Gregory of Casper, WY; (3) grandchildren, mother Lucy Gregory of Barrington, RI and sister, Susan Silvia of Seekonk, MA. Greg's family hopes that his friends will think kindly of him and say a prayer in his name.



### P. Lee Kildow

Lee peacefully passed away December 10, 2015. Beloved husband of Marjorie for 54 years; devoted father of Chris (Christine Lundgren) and Carrie Damers; proud

grandfather of Corben, Kylie, Kyra and Lola. Donations in his honor to The Denver Rescue Mission, 1130 Park Ave W, Denver, CO 80205.

### Karen R. Showell

Karen R. Showell, 84, passed away peacefully at home on July 21, 2015 surrounded by her loving family. Karen is survived by her three devoted daughters, Cindy Cusic, Jill Showell and Sherry Showell. Loving grandmother to Megan Cusic, Shannon Cusic and James Decker. Dear mother-in-law of Rod Cusic and John Decker, and deeply respected by Howard Rosenstock. Karen was born and raised in Ellwood City, Pennsylvania and grew up with four older brothers and a younger sister. As a young adult, she moved to Washington, D.C. to begin a career at the FBI. While there, she met her husband of 63 years, Archie A. Showell, and joined him in Morocco where he served as a Navy aviator during the Korean War. They settled in Denver, Colorado in 1959, where she lived until her dear husband's death in October 2014. While in Colorado, Karen became a passionate and highly skilled golfer. She had a feisty and competitive spirit, traveled extensively on the amateur golf circuit, and won or placed in numerous Colorado tournaments. A die-hard Denver Bronco fan, Mrs. Showell never missed a game -- often watching them twice. Karen was an optimist, had wonderful energy and touched the lives of many, even as her health declined. Donations in her honor can be made to the Colorado Women's Golf Association, 6 Inverness Court East, Suite 105, Englewood, CO 80112



*HRMD will make a donation to the HR Opens Space Foundation for each at the next HRMD meeting in the Spring, 2016.*

### Errol Rowland

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**Pete Traynor**

*Double Tree*

**303-877-9538**

*PeteTraynor@ReMax.net*

## Heather Ridge A Great Community to Live In

In the February 2016 issue of *Metro Matters*, we published our annual list of home sales statistics, and what a nice response from readers. They have contacted us amazed and thankful for all the good news, especially statistics measuring Heather Ridge's recover from the Great Recession.

With a 19.3 percent rise in average values from 2014 to 2015, Heather Ridge can credit its phoenix like recovery to three things: The recovery of metro Denver's general economy, saving our open space best used as a golf course, and light-rail finally going operational this December.

But there are other factors at play too!

Remodeled and updated homes led the way to record prices! Pete and I specialize in how to upgrade home values through cost-effective suggestions. Getting top dollar for your home is more than slapping a price on it and letting the market respond.

Pete and I can show how specific improvements can generate two, three or more times their costs in the sales price. We have the facts and want to share them with you. We also have experienced and trusted contractors to bid on your updating or remodel ideas.

Secondly, we know how our ten HOAs operate, how they compare to others, and how to market their best features. Buyers and their agents need to be educated on Heather Ridge when comparing us to other neighborhood. Pete and I know how to do that because we have sold homes here for over 40 years each.

And lastly, there's the marketing impact of our community magazine *Metro Matters*. Please, do not under estimate its marketing value and readership. Pete and I constantly get calls from prospective Heather Ridge buyers and their agents wanting to understand Heather Ridge. The Metro District's magazine and its website is a wealth of information for buyers, sellers, agents, and lenders.

If you are thinking of selling with the agent who sold you your home, your newly licensed niece, or someone recommended by a friend, please give us a call. Pete and I are friendly, professional, and willing to listen first. We answer questions directly, and we provide professional reports outlining comparable values, home improvement considerations, and sales costs and proceeds.

Remember, don't leave home without us.

**Van Lewis**



**Van Lewis**

*Heather Ridge South*

**303-550-1362**

*van@vanlewis.com*



**Alliance  
3000**



**Van Lewis  
303-550-1362**

*van@vanlewis.com*

**Pete Traynor  
303-877-9538**

*PeteTraynor@ReMax.net*

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



## **Homes Sold January 1 through February 15, 2016**

<b>HOA</b>	<b>Sold Price</b>	<b>No.</b>	<b>Street</b>	<b>Be/Ba</b>	<b>SqFt</b>	<b>Sold Terms</b>	<b>Concess</b>	<b>Seller Type</b>
Strawberry I	\$147,500	2690	S Xanadu Way B	2 - 2	1,153	Conventional	\$2,000	Individual
Strawberry I	\$174,000	2680	S Xanadu Way C	2 - 2	1,098	FHA	\$0	Individual
Cobblestone Crossing	\$194,900	1975	S Xanadu Way	2 - 2	1,208	VA	\$0	Corp/Trust
Sausalito	\$205,000	2418	S Victor St A	3 - 2	1,273	FHA	\$0	Individual
Sausalito	\$209,000	2504	S Victor St C	3 - 2	1,230	FHA	\$0	Individual
Chimney Hill	\$224,500	13637	E Evans Ave	4 - 3	1,472	FHA	\$0	Individual
Cobblestone	\$225,000	2161	S Victor C	2 - 2	1,392	FHA	\$3,000	Individual
Fairway 16	\$250,000	2548	S Vaughn Way D	4 - 4	1,650	VA	\$0	Individual

## **Homes Under Contract as of February 16, 2016**

<b>HOA</b>	<b>List Price</b>	<b>No.</b>	<b>Street</b>	<b>Be/Ba</b>	<b>SqFt</b>	<b>Gar/Spaces</b>	<b>Style</b>
Strawberry I	\$125,500	2634	S Xanadu Way B	1 - 1	856	1 Space	2 Story
Strawberry I	\$129,900	2612	S Xanadu Way B	1 - 1	843	1 Space	2 Story
Strawberry II	\$165,999	2445	S Xanadu Way A	2 - 2	1,091	1 Space	2 Story
Strawberry I	\$176,000	2694	S Xanadu Way B	2 - 2	1,153	1 Space	2 Story
Strawberry I	\$177,000	13659	E Yale Ave	2 - 2	1,098	1 Space	Ranch
Sausalito	\$187,000	2457	S Victor St A	3 - 2	1,273	2 Garage, Att	2 Story
Cobblestone Crossing	\$194,900	13446	E Asbury Dr	2 - 2	1,208	1 Garage, 1 Space	2 Story
Chimney Hill	\$219,900	13651	E Evans Ave	3 - 3	1,344	1 Garage, Att	2 Story
Heather Ridge South	\$249,000	2704	S Xanadu Way	3 - 4	1,633	2 Garage, Att	2 Story

## **Homes For Sale as of February 16, 2016**

<b>HOA</b>	<b>Price</b>	<b>No.</b>	<b>Street</b>	<b>Be/Ba</b>	<b>SqFt</b>	<b>Gar/Spaces</b>	<b>Style</b>
Cobblestone Crossing	\$175,000	13326	E Asbury Dr	1 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$200,000	1923	S Xanadu Way	2 - 2	1,351	1 Space	2 Story

***Pete and Van can show how specific improvements can generate two, three or more times their costs in the sales price. Don't leave home without them!***

# Charles Richardson

## Ward 4 Council Member

Heather Ridge Metro Matters publisher Barry McConnell recently met with Ward 4 Council Member Charles Richardson, who addressed some issues facing Aurora in 2016

**After 38 years of service to the city of Aurora, what made you decide that representing the people of Ward 4 was the next thing you wanted to do?**

"I retired at the age of 63. I was taking 3 blood pressure medications with one kidney. I decided I needed to step off the hamster wheel before I flew off. Managing 30 lawyers with their law school enhanced egos is not for the faint hearted. Plus the fact that I was serving "at the pleasure" of City Council was very "exciting" at times. Nevertheless I thought I could still contribute to the City with my energy and my memory of accomplishments and shenanigans. Most importantly I know when the City administration responds to a request for help in a negative fashion whether they can't help or just do not want to help. Even though local government gets favorable ratings from the public there is still an entrenched bureaucracy that needs to be prodded at times.

**Now that you have had a few weeks to let the dust settle, what has surprised you most about the difference between your previous staff positions and your new Ward IV council position?**

I am surprised at how much time is spent as a Ward Council Member. I am sure glad I am retired. I am not proselytizing for a full time Council but just stating a fact. Ward Council Members get much more requests for assistance. I also soon realized that as the City Attorney I could "decree" things and they would happen. Now I am one out of eleven Council Members. The Council has a way of leveling the field as between the whole group. I have to balance my activist personality with being a good member of Council for the betterment of my Ward. I am working on it but it is hard.

**What Ward IV issues/opportunities are you most focused in the near future?**

While a lot of work has been done it still could go off the rails in the sense of an unexpected delay. On a positive note I am glad we are now focused on construction related traffic, parking and waste disposal issues associated with the actual completion of the project. Also challenging are the various in-fill projects where long established communities are experiencing proposals for adjacent more dense housing. Absent negotiated compromises these matters end up in front of the entire City Council where the outcome is certainly unpredictable.



**What impact if any do you feel the new Iliff Ave light rail station will have on Heather Ridge residents?**

I believe that there will be an inevitable increase in traffic on both Yale and Heather Gardens Way. Unfortunately the proximity to the light rail station of the new multi-family project was foreseen by the City planners who encourage high density development in Transit Oriented Development areas adjacent to light rail stations. The ability of elected officials to influence the installation of specific traffic control devices is severely limited by the provisions of the Model Traffic Control Manual. The hope is that the apartment dwellers will go directly to the station for work related metropolitan travel. Of course they will also be transiting through neighborhoods for everyday needs. It would be interesting to determine just how many residents forego motor vehicles completely. The City planners believe this will occur but I am not so sure.

**Barry McConnell**



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## Highlights of 2015 HR Golf Clubs

Enjoy the camaraderie at Heather Ridge when you join one of the great golf clubs — Men's Golf Club, 18-Hole Ladies' Golf Club, and the 9-Hole Women's Golf Club.



Above (left to right): Jim Carpenter, Ben Barnes, Jim Murray and John Fortune. 2015 Men's Golf Club members.



Above (left to right): Stacey Visentin, Liz Clancy, Patti Enright-Harris and Sue Smith. 2015 18-Hole Ladies' Golf Club members.



Left (left to right): Carrie Klaus, Sally Simon, Judy Straayer, and Ginny Lewis. 2015 9-Hole Women's Golf club members.

## HR 18-Hole Ladies' Club

The 18-Hole Ladies' Club Spring kick-off luncheon will be at 12:30 pm, Saturday, April 2, 2016, at Noonan's.

Lunch will be preceded by an 8:00 am shotgun start tournament (weather permitting).

Watch for the sign-up sheet, which will be put up on the bulletin board outside the Pro Shop, two weeks prior to the event.



Join your friends for the next gathering of the  
 Out to Lunch Bunch on March 16 at 12 noon

**Red Robin America's Gourmet Burgers and Spirits**

1491 S Havana St., Aurora, CO 80012

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Contact Josie at 303-671-5634  
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13521 E. ILLIFF Ave, Aurora, CO  
info@noonansportsbar.com  
720-246-0309

# ST PATTY'S PARTY

Thursday March 17th

## ALL DAY SPECIALS

**Irish Dancers**  
6:00 PM

### ACTIVITIES

**DJ SWEET ANGEL**

Playing requests, folk, & dance music!

7PM - CLOSE

### CORNER BEEF & CABBAGE

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**\$4 Jameson**

# Easter Brunch Buffet

## SUNDAY MARCH 27TH

WE OPEN AT 10AM

*Come join the fun!*

*\$10 per person - Available from 10am - 3pm*

*\$12 per person - Includes your first B.Y.O. or mimosa*

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**SAM ADAMS**



**RICK BRYAN**



host: **TERRI BARTON-GREGG**

**FRIDAY APRIL 29TH**

**\$10.00**

**DOORS 7PM**

**SHOW 8PM**



**JEFF ALBRIGHT**



**KIRA MAGCALEN**



**JILL TASEI**



**PETER COHEN**



13521 E ILLIFF AVENUE, AURORA, CO 720-246-0309 info@NoonansSportsBar.com



# Heather Ridge ASSOCIATION NEWS

## Burgundy

**Walk Throughs:** Spring planning has begun! We are now scheduling several “walk throughs” in our neighborhood so that actual working plans can be made. These will mostly involve landscaping, separate walks to determine damage to trees and shrubs, plantings favorable to our long-range plan for xeriscaping, retaining walls and building damages. Homeowners are invited and encouraged to join us and voice your thoughts on these projects. Please call CMS to be included and to get specific dates and times.

**Water & Sewer Lines:** One of the first projects is to locate water and sewer lines that are located within each of our homes. Because our homes were built in the 1970’s there are no blueprints

showing exact locations, therefore, our contractor and assistant will require access to your crawl space. The process will take less than 10 minutes per home and should be completed within the planned days. This project will begin in Drive F with scheduling in March. The goal of this mapping is to prepare for the sewer cleanouts for all units. Due to the cost of the cleanout, this will be a project lasting several years.

**Parking:** Thank you for the continuing success of our parking policy. There have been some hiccups but the new signs should make it much easier to understand and enforce. The new signs should be installed by the end of the month and will “spell out” what is expected of those who park on Burgundy property. You may have noticed that other HOA’s in Heather

Ridge are just beginning to address these same problems.

**Snow Removal:** With the last snow storm, we encountered some difficulties with the removal. The biggest problem was that the wind blew what had been shoveled/plowed. You can help by shoveling or sweeping if possible. All units have been provided ice melt for you to sprinkle on walk ways. If you have special needs (disabilities, small children, unusual work hours, etc) please call CMS to request special attention. If you need extra/additional shoveling – call CMS.

**HOA Assessments:** Did you notice that the HOA assessments increased January 1, 2016? Have you made the change? And don’t forget your automatic payments. If you need help

with this or to know what your fees might be, call CMS.

**FYI:** City Council has passed the ‘affordable housing’ and approved an apartment complex to be built in our area (we are talking

about two building projects within blocks of our community) that – along with the light rail – will bring added traffic to our neighborhood. Questions have been asked about security, foot traffic and additional vehicles. Most of these questions and even more information can be found at the NEXTDOOR website for Aurora residents. Residents can sign-up and participate to receive postings directly related to what happens in our neighborhood <https://heatherridgese.nextdoor.com>

**Board Meetings:** Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. These meetings are held on the 2nd Tuesday of every month at 6 pm in the Clubhouse. The meeting sign is posted in the parking area during the week prior to the meeting.

**Please Note:** Due to a conflict in scheduling, the March meeting will be held on Tuesday, March 15 at 6 pm.



**Contact info for CMS:** Website [www.cms-hoa.com](http://www.cms-hoa.com) user ID is burgundy and password is aurora. This site is available to all residents, homeowners and anyone interested in knowing about Burgundy. Beth Wagoner, manager, 720-377-0100 x1304 [beth@cmsincorp.net](mailto:beth@cmsincorp.net).

**Jaynie Basch**




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# Fairway 16

**Fencing Update:** Installation continues for the complex, weather permitting. With this warm weather, the fences are going in more quickly than we had previously thought, and we expect completion by early May. Lowes will continue to contact residents in advance of courtyard fence replacement at their homes, so people will have time to move plants, furniture and decorations. Each courtyard will present different issues you may want to discuss with the installation team. If your schedule allows, you may want to be at home when they begin your courtyard. If not, you will want to contact them in advance and/or leave them written instructions or questions.



**Sewer System:** Please keep in mind that we have an aging sewer system (as do all the HOA's in the area), please do not flush the following items down the toilets: diapers, feminine personal products, dog "wee pads", or sanitary hand wipes (*they really are not flushable despite what the boxes say*).

**Ice Melt:** Residents who already have buckets for ice melt, or for north-facing homes or homes with ice issues in driveways, please contact Westwind to have buckets refilled with ice melt, or to obtain new buckets for your use.

**Gutter Cleaning:** Residents, please check your gutters to see if they still need to be cleaned, and report any gutter cleaning needs to Tara at Westwind.

**E-mail Addresses:** It would be very helpful for Westwind and the HOA board to have residents' email addresses, so we can communicate in a more efficient and cost-effective manner. Please email your address to Tara at: [Tara@westwindmanagement.com](mailto:Tara@westwindmanagement.com). We will still send postal mail to you regarding important issues

or upcoming dates, but email is quicker and much less costly for normal communications. Be assured your emails will not be shared or used for any commercial purposes.

**Committees:** The Board committees would like to have resident participation on the following committees:

- **Litigation/Insurance Committee:** Chaired by CJ Baar, resident Susan Bruce participating, but we need more volunteers, especially those with insurance or litigation experience;
- **Landscape Committee:** Chaired by Barry McConnell, resident Mike Carter participating; we need other volunteers with landscape, arborist or horticulture backgrounds as well;
- **Strategic Planning Committee:** Will be discussing a five-year plan for the community, and discussing reserve studies: Co-Chaired by Barry and CJ, and we need volunteers with financial planning experience.
- **Architecture Committee:** Chaired by Vickie Weeast, resident Donna Reagan participating; we need other volunteers.

## Updates:

- The R&R Committee will meet a few more times before presenting their recommendations. They are also working on updates to the Declarations and By-Laws, with a view to presenting those for resident approval at the April 2016 annual meeting.
- We still have some refrigerator magnets for residents, with the contact information for Westwind on them. Pick them up from a board member.
- The next round of sewer jetting began in February. Residents will be contacted as the contractor comes around for that service work.
- In early March, the board will interview landscape and irrigation companies for the upcoming seasonal contracts.

**Board Meetings:** Our board meetings are the second Thursday of each month, at 6:30 pm in the clubhouse. Contacts at Westwind Management are: Tara at 303-369-1800, ext. 125, and her assistant Sarah at 303-369-1800, ext. 118.

**Karen Peters**

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# Cobblestone

**Change is Good:** No, we're not talking politics, we're talking management companies! Homeowners should have received their welcome letter from our new management company, Hammersmith Management Incorporated or HMI. The board looked at many things when considering new companies and one of the reasons we chose to go with HMI is their Client Services Team. HMI has a dedicated Client Services Team which fields homeowner calls and requests from 6 am-12 pm each day of the week. The Client Services Team will have all the HOA's information (from contracts to homeowner's accounts) at its fingertips to help respond to whatever the call



may be about – from service requests to dues questions. The board was also impressed with how HMI handles any contractors a community engages to help manage their property. HMI ensures that companies we will be working with have the appropriate insurance coverage, follow a code of conduct while working on our property and includes HMI doing follow-up inspections to ensure the completed work is what was required by the contract. Your HOA Board has heard homeowner requests for improved communication and response from the management company; in addition to ensuring our property is maintained to look its best and have responded by hiring HMI. We feel the services they have in place will be a positive step in continuing to make our community great! Enough with the background, let's get into the details.

1. The welcome letter included dues coupons through March and the information necessary for Homeowners to update their payment information to the new company if using alternative payment methods.
2. HMI's Client Services contact information for homeowner needs is 303-980-0700. They

can also be reached via email at [ClientServices@eHammersmith.com](mailto:ClientServices@eHammersmith.com) or through HMIs website at [www.e-hammersmith.com](http://www.e-hammersmith.com). Our new property manager's name is Jon Duval, but first contact for homeowners is through Client Services and if needed, Client Services will pass along the information to Jon to follow up on.

**Annual Meeting Updates and More:** Thanks to all homeowners who attended the Annual Meeting; it takes your involvement, ideas and feedback to make this community successful. The Welcome letter from HMI also included notes from the Annual Meeting in November but below are the homeowner "need to know" items including a few updates that have happened since!

1. A homeowner vote 5.20.2015 officially finalized the change with the payment calculation method used for Homeowner siding assessment payoff requests. Siding Assessment Payoff requests are to be requested through HMI Client Services. As a reminder for homeowners, if you plan on selling your unit, the

siding assessment can carry over to the buyer of the unit vs. paying off the assessment at the time of sale if that is what both parties agree to.

2. Zachary Mahaffey resigned from the Board with his term officially ending in December. We thank him for his time and effort. Don Huber had also previously resigned but both of their terms ended in December so with that we welcome Ray Griffiths who volunteered to join the board at the Annual Meeting with all attendees unanimously agreeing. Ray is your new HOA Vice President and has already shown great energy as a volunteer with a subcommittee prior to joining the board and it has only continued!
3. The board is currently working on the 2016 budget and will have updated payment information out prior to April.

Here's to a successful new year with a new management company and please attend your monthly HOA Board meetings on the 4th Monday of each month at 6 pm at the Heather Ridge Golf Clubs 19th Hole.

**Marla Ritter**



## STAC's

## HOME REPAIR

**Replace sliding shower doors**  
**\$85.00 labor**



**Bob Stevenson**



# Chimney Hill

**Facebook:** To help members and residents stay current and share concerns, events, and positive moments regarding our community, we have set up a Facebook group for Chimney Hill titled “ChimneyHill in HeatherRidge – Aurora, Colorado”. If one has trouble searching for it in Facebook, the URL address is <https://www.facebook.com/groups/ChimneyHillHeatherRidge/>. The group is closed, which means that posts are only visible to members of the group. A Facebook member of the community who requests to join will have to be approved by the group admin. The group also has an email address, [ChimneyHillHeatherRidge@groups.facebook.com](mailto:ChimneyHillHeatherRidge@groups.facebook.com).



com, which will allow members to post information to the group without being logged in to Facebook. Although not confirmed, the email address probably also allows non-Facebook members to communicate and receive information from the group’s admins. This should be a great way for the community members to connect and communicate timely information.

**Guest Parking Issues:** We would like to remind residents of the community that the driveway space immediately outside a unit’s garage is designated through the

HOA covenants and current parking regulations as an exclusive parking area for that unit, as long as any vehicle in this space does not extend into the private street area. Please consider your neighbors and fellow owners by using your own available parking spaces inside and outside your garage when available, so that the flow of guest parking will stay welcoming for visitors of all community members.

**Board Meeting:** The next Chimney Hill board meeting will be held on Wednesday, March 16, at 6:30 pm. However, due to scheduling conflicts

at the Heather Ridge Clubhouse, this meeting and future meetings will take place at the **Accord Management offices at 3033 S. Parker Road, Tower 1, Suite 320**. All association owners are welcome to present issues to the board. Please remember that property related issues can be addressed directly to Alec at Accord Management via email, [alec@accordhoa.com](mailto:alec@accordhoa.com), or phone, 720-230-7321. Do not hesitate to follow up if you have not gotten a response.

**Kerry Reis,  
Laura Leveroos**

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# Heather Ridge South



**Wood Garage Doors:** For the last two years the HRS Board has written about and informed its property owners to replace their wood garage doors; and last year the Board financed replacement of 12 of the remaining 18 wood garage doors. In 2016, all remaining wood garage doors will be condemned requiring replacement or fines. Protesting owners will be invited to the Board's March meeting for a Hearing.

Those owners may appeal for exemption from the Board's Demand Letter, dated February 2016, or be fined for non-compliance. The fine would be \$10 a day until agreement is reached for replacement of an HOA approved garage door.

**Ice and Snow:** It has been a tough winter season removing ice and snow from our driveways and walkways. Congratulations to JBK Landscaping and our on-site worker Wayne Mueske for their work on this safety issue, but they are not perfect. They can't see or experience everything that needs to be done, so please contact Janelle at Westwind for any issues, 303-369-1800 x105; [janelle@westwindmanagement.com](mailto:janelle@westwindmanagement.com). So far this snow season HRS has consumed twice its seasonal allowance of chemical ice melt, and our heaviest snow months are coming. Please be prudent and not wasteful using ice melt.

**Broncos' Party at Our Clubhouse:** Hats off to board members Linda Hull, Ronni Jones, and Dave Elgin for again sponsoring community fun watching our Broncos go all the way to be Super Bowl 50 Champions. They held two Bring-Your-Own parties at our clubhouse to watch the games

on our huge HD TV. What made the victories so sweet was sharing the games with friends and neighbors. Everyone had a great time with tables stacked with home-made snacks, all kinds of beverages, and chairs and couches spread out before a 60-inch big-screen TV. Linda, Ronni, and Dave help make HRS a better place to life, so thanks to them as leaders as well as fun people to be around.

**Our Clubhouse:** For safety reasons a new front porch railing will be installed soon. We have never had railing at the front door, but that will change soon. The new railing posts will be removable for seasonal and other issues such as moving large furniture items in or out.

Also, the old and tired carpet will be replaced with wood-like flooring. Research is ongoing to determine the best materials and costs, but once done the floor should last for decades. Carpeting wears out every 5-7 years

and requires constant cleaning and repairs.

**Clubhouse Rentals Costs:** For 2016, the fees have changed as follow: \$75 for parties up to 20 people; \$100 for parties from 21-60 people; \$125 for parties from 61-100 people; and \$200 for parties from 101-160 people.

**Parking Issues:** Parking outside of garages is permitted but controlled by the HOA. It is not recommended except for temporary overnight needs. Parallel or perpendicular parking is determined by each driveway site based on roadway space and safety requirements. Park on the concrete driveway as close to the garage as you can. Please! Garages are meant for parking and not workshops, storage areas, or additional living rooms/spaces. If you drive around HRS afterhours or on weekends, please ask yourself this question, "Does the area look better or worse for all the cars parked outside?"

**Van Lewis**

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## Strawberry

**Appreciation:** Strawberry would like to recognize Victoria Torok, Tracy Frye and Sharon Lewis for their contribution to our community.

Our photo enthusiast, Victoria, braved the cold weather to capture Strawberry's holiday decorations with photos that were published in the January *Metro Matters*. Sharon created and built a proposed model for the Strawberry sign on Yale and Xanadu. During our last Board Meeting, Tracy Frye suggested we exchange the smaller dumpsters for larger ones, which helps with the trash overflow. With her suggestion, Alpine Waste replaced the small dumpsters at no charge.



We appreciate your contributions to help make our community better. Thank You!

**Website Portal and Strawberry Website:** Strawberry has a portal that connects Homeowners with

valuable information. From this portal, Homeowners are able to submit ACM requests, rent the clubhouse, view

Strawberry documents, update your profile, view your personal account information, and more. We hope that this new tool will enable you to interact easier with Strawberry on various levels. All the individual Homeowner information is confidential. Only homeowners have access to the portal. If you haven't already established your portal account, please call Felicia or Kimberly at ACM for your user ID and password.

We have proceeded to the finalization phase of our website. We are looking for this website to be up and running in the next month. The website links into the portal, accessing the same information detailed above and more. We are all looking forward to this project being completed.

**Landscape Committees:** We are forming two landscaping committees and are seeking volunteers for both. One committee will be a Landscape Maintenance Committee, the other will be our Landscape Planning Committee.

The *Landscape Maintenance Committee* will report issues that need attention or repairs, etc. As part of this committee, you will be our "eyes" in identifying issues around the property.

The *Landscape Planning Committee* will be responsible for developing and submitting proposed landscape improvements. These plans will be designed for the short and long range planning goals (budgeting). For this committee, we request Homeowners have knowledge of various foliage types and needs.

Call Kimberly or Felicia at ACM 303-233-4646 and indicate which committee(s) you are interested in serving on and your contact information for us to schedule a meeting. We would like to get this going as soon as possible.

**Homeowner Contact Information:** Please ensure that your contact information is up-to-date. ACM makes extensive use of emails for important community notices and the newsletter.

"Phone blasts" are also utilized to keep you informed with urgent information.

If you haven't already given ACM your email address and other contact information (all kept confidential), please do so soon. This will save the Association money in printing and paper for newsletters/notices.

**Board Meeting:** Strawberry's Board Meetings are held on the third Wednesday of each month at 6:30 pm in the Clubhouse. We encourage all Homeowners to attend. There is a wealth of information discussed so you can be informed of our activities.

**ACM:** Our management company is ACM, 303-233-4646. Please contact them with any concerns, needed work orders, accounting or other questions. Felicia McKee is our Property Manager; Assistant Manager is Kimberly Phillips. The same number is also used for after hours emergencies.

**Chris Nicklas**

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## Country Club Ridge

*Just a few tidbits!*

**Outdoor Water Consumption:** The outside water use on the property has been greatly reduced and the prior efforts of xeriscape and landscaping adjustments have reduced the overall cost. There will be continued efforts in the spring as more adjustments will be made.

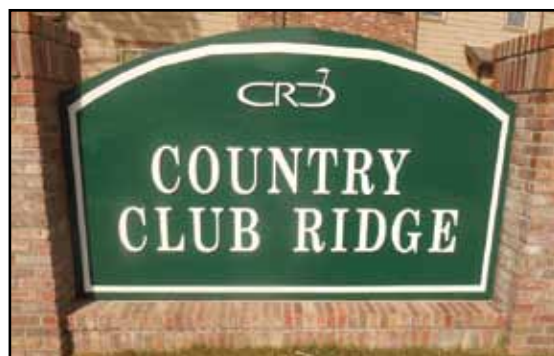
*"Conservation is a state of Harmony between men and Land" – Aldo Leopold*

**Indoor Water Consumption:** The in-home water use is high as our costs continue to rise. I encourage all of you to take time to check the plumbing in your home. As our property continues to age we all need to look at spending a little now to make corrections along the way. As a community who relies on one another, we either pay now to correct that which we can. Or, pay later in increased HOA dues to cover the expense. For example, it might just be time to replace the **whole** toilet!

*"Save water-shower together!" – Anonymous*

**Parking Reminder:** Visitor spaces

are not for tenant use. If you have someone visiting, please be respectful of the complex as a whole. Your visitors may be at risk of tow if parked longer than 24 hours. Handicapped spaces are also for visitors to the complex. We are fortunate to have a new storage facility just to the East of our complex. If you cannot park in the garage you may want to stop by I'm sure they will be happy to help. Cars parked in snow spaces 24 hours prior to and after an event will be towed. If this has happened to you please call Max Towing to recover your vehicle and pack a lunch and your documents! You will need it if you have to plan time off to recover



your vehicle.

*Maxx Auto Recovery – Phone: 303-295-6353*

**Board Meetings:** Should you have any comments, questions or suggestions come to the next board meeting. Everyone is welcome. Generally the 3rd Monday of the month but always good to check with Custom Management. 303-752-9539

Have a great month!

**Mocha Butkovich**

# Invite Aurora Water Over



You'll also receive a bucket of water-saving freebies. To schedule an indoor water assessment, call 303-739-7195. Aurora Water provides a host of additional ways to save water and money at [aurorawater.org](http://aurorawater.org), including classes on conducting your own indoor water assessment.

Rory Franklin  
Public Affairs Officer  
Aurora Water  
720-427-2081  
[rfrankli@auroragov.org](mailto:rfrankli@auroragov.org)

Undetected water leaks can mean a lot of wasted water and money. Aurora Water offers free indoor water assessments to help pinpoint problems.

For one Aurora couple, an indoor water assessment saved them a ton of cash and water. Although they didn't even have a yard, they were using about 18,000 gallons a month and a \$200 water bill. The average water use for two people is around 4,000 gallons per month. After an assessment, it turned out that there was a silent water leak in one of the toilets. For a \$13 easy fix, the subsequent water bills were at a normal level.

When scheduling an assessment, a Water Conservation Specialist will come out to the residence and conduct a whole-home water efficiency assessment.

Here are some of the things provided in an indoor water assessment. Check consumption history for the home, including past owner's usage if necessary.

Identify possible leaks and water-wasting fixtures and appliances. If

appliances need to be replaced, the specialist will recommend the most cost-effective upgrades and the order of replacement.

Look at the water meter to also assess possible leaks. Although the specialist does not fix the leaks, the homeowner will be told whether a plumber or another specialist is necessary.

Provide additional recommendations, such as wrapping the hot water heater pipes or how to care for a swamp cooler (if applicable).





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# Ward 4 Public Art

Yale on the south, Chambers on the east and Havana on the west.

Fire Station 11 has Folk Art Banners hanging in its lobby. Utah Pool has a big sculpture outside called Wave Gate and also banners above the inside pool called In the Swim. Rocky Ridge Park has a large tile and concrete sculpture called Gemstone. There is also a bronze sculpture called Tween in the rose garden between Sprouts and Kohl's on S. Havana Street.

How many have you seen? How about a bike ride around the ward or a car tour with out-of-town

guests this spring or summer? Utah Park and Rocky Ridge Park are great places to enjoy a picnic. New collection guides of Aurora's 240 pieces will be available at the Ward 4 meetings soon. The mission of the Art in Public Places Commission is to create great places that contribute to neighborhood development, economic vitality and enrich and engage the community of Aurora. If you'd like a tour or a speaker for your group, contact program manager Roberta Bloom at 303-739-6747.

Susan Bruce,  
Fairway 16 and  
AIPPC Commissioner

There are 6 Wards in Aurora and all of us who live in the Heather Ridge communities are in Ward 4. The money to buy public art comes from a 1993 City Ordinance that requires that 1 percent of all city construction and remodeling projects worth \$100,000 or more be used for public art purposes. This covers acquiring art, maintaining it and administering the program. Ward 4 boundaries are roughly Mississippi on the north,

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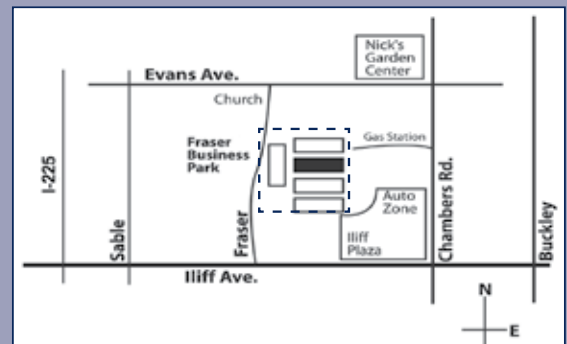
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