

HR Heather Ridge Metro Matters

Volume 6

June 2016

Number 6

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**Judging and Contest Photo Days – July 9-10
Winners' Gardens will be featured in the
August Metro Matters**

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BMCCONN202@AOL.COM

HR Heather Ridge

PUBLISHER'S NOTE

Good News! HRMD will refinance its existing two bonds into a new single bond for \$6.8 million. Read about the plans for the new bond money which was made possible by the refinancing on page 6.

Way to go Kirk Jamison on getting a Hole in One on hole # 8 at Heather Ridge. We all know this is a hard hole to get a hole in one on. See other golf news on page 12.

Our Annual Heather Ridge Garage Sale will be held this month — don't forget to bring out all your items early for the best chance to get what you want for those special items.

Also, if you are one of the many gardeners in Heather Ridge, it is time to plant your garden and then wait to enter the Friends of the Fairways Flower/Garden Contest sponsored by Nick's Garden Center. See page 3 for additional information.



Barry McConnell
Publisher

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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**.

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Heather Ridge

COMMUNITY AFFAIRS

Bonds Refinanced

On June 1, 2016, the Heather Ridge Metro District (HRMD) will refinance its existing two bonds into a new single bond for \$6.8 million. This planned refinancing avoided a “balloon” interest rate hike effective October, 2016 – a condition of the original bonds from 2009 and 2011. Failure to refinance would have dramatically increased interest costs above 8 percent for HRMD tax payers.

The new bond reduced the interest rate from 4.2 percent to 3.4 percent allowing HRMD to fund a \$6.8 million new bond to (1) pay off the old bonds, (2) generate \$1.7 million for much needed capital improvement to the grounds and buildings, (3) to keep bond debt service costs at or below the average bond costs for the past six years; and lastly, (4) amortized the new bonds over 25 years vs. 30 years for the old ones.

The old bond payments varied significantly from year to year. They were not “level” payment comparable to a home mortgage or the new \$6.8 million bond. The old bonds were created specifically for HRMD to rapidly reduce or “pay down” principal in order to limit bond holder liabilities and to create equity faster for refinancing in 6 years. It all worked as planned! Now, the new level bond payments will be “almost the same” year after year making the annual bond debt service and Annual

Budgets more manageable.

In 2009 and 2011, the economy was in an economic free-fall. When HRMD went looking for the initial \$5.945 million in total bonds to buy and improve the golf course/clubhouse, borrowing options were very limited and expensive. HRMD closed on a \$5.195 million bond on Dec. 1, 2009 buying the \$3.1 million open space/ golf course. The remaining funds were used for Reserve and Capital

- Completion of the back-nine irrigation system and structural retaining walls
- Replacing parking lots at the club house and pro shop
- Water treatment/purification systems for golf course ponds
- Code required upgrades for clubhouse’s new roof

All these projects are expected to cost approximately \$1.7 million and will be done over the next few years.

Competitive bids will be sought for all work for transparency of operations. Another project that is needed but **WILL NOT BE FUNDED** by the new bond is the incremental replacement of the golf course cart paths. That project will be funded by the golf course operations using its profits, not taxpayer funded bond. Other recent



improvement projects. Buying the golf course open space saved the land from development, preserved our real estate values, and protected Heather Ridge’s lifestyle.

The balance of funding took place in early 2011 for \$750,000. Those funds completed the initial \$5.945 million package and were earmarked for capital improvements – primarily the front-nine irrigation system.

Plans for the new bond money made possible by the refinancing include major capital projects for land and buildings. Projects include:

improvements funded via golf course operations include a new concrete cart path around the number six green; and in 2015, a new concrete cart path from the number one tee box to the number two tee box.

Learn more about the new 2016 bonds: Bond acquisition and closing documents will be listed on our website once closed. Go to www.heatherridgecolorado.org for more details. Search on Organizations for additional details and postings.

Van Lewis



**Heather Ridge
Community
Garage Sale
June 10-11
7:30 am-4:30 pm
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June 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Double Tree Board Mtg (Bi-Monthly) Alethia	7	8 6:30 pm Sausalito Mo. Board Mtg HR Golf Club	9 6:30 pm Fairway 16 Annual Board Meeting Clubhouse	10	11
12	13 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320	14 6 pm Burgundy Board Mtg Clubhouse	15 6:30 pm CH Board Mtg Tower I, 3033 S Parker Rd, Ste 320 6:30 pm Annual Strawberry I & II Board Mtg	16 METRO MATTERS DEADLINE	17	18
19 FATHERS DAY	20 7 pm Country Club Ridge Board Mtg Noonan's	21	22	23 * 6:30 pm Council Member Charlie Richardson Town Hall Meeting EcoTech Institute 1400 S Abilene	24	25
26	27 6 pm Cobblestone Board Mtg HR Golf Club	28 6:30 pm HRS Board Mtg HRS Clubhouse	29	30		



Crime Safety Tips

Since the busy travel season is upon us, see the listed travel tips while traveling. Remember to be cautious of your surroundings at all times.

At the Airport

- Stay especially alert and watch your bags and laptop computer carefully at all times.
- Watch out for staged mishaps, like someone bumping into you or spilling a drink. Often it's a ploy to divert your attention.
- Carry your purse close to your body, or your wallet in an inside front pocket.
- And keep anything of value in a carry-on that stays with you.

- Avoid displaying expensive cameras, jewelry, and luggage that might draw attention. Your aim should be to blend in with the crowd.

At the Hotel

- Insist that hotel personnel write down your assigned room number so others can't see or hear it.
- Never leave luggage unattended.
- Keep all hotel doors and windows locked, and use all door locks.
- Learn the location of fire exits, elevators, and public phones in case of emergency.
- Keep valuable jewelry, cash, etc. in the hotel safe. Better still: leave jewelry in a safe at home.
- Don't display room keys in public or leave them on the restaurant table, at the swimming pool, or in other places where they can easily be stolen.
- If you lose the plastic key card to your room, insist on a new-keyed card.

Aurora Police Community Newsletter
PAR Officer Fermin Moreno

Heather Ridge Metro Matters June 2016

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Economic Story of Metro Denver

The graphs below were published in the May 13-20 *Denver Business Journal*, and it is worth reproducing with full credit to the DBJ and others. A picture may be worth a thousand words, but a chart can be priceless. In this case, one glance tells the economic story of metro Denver from 2009 to 2016 – wages, home prices, and residential rental costs.

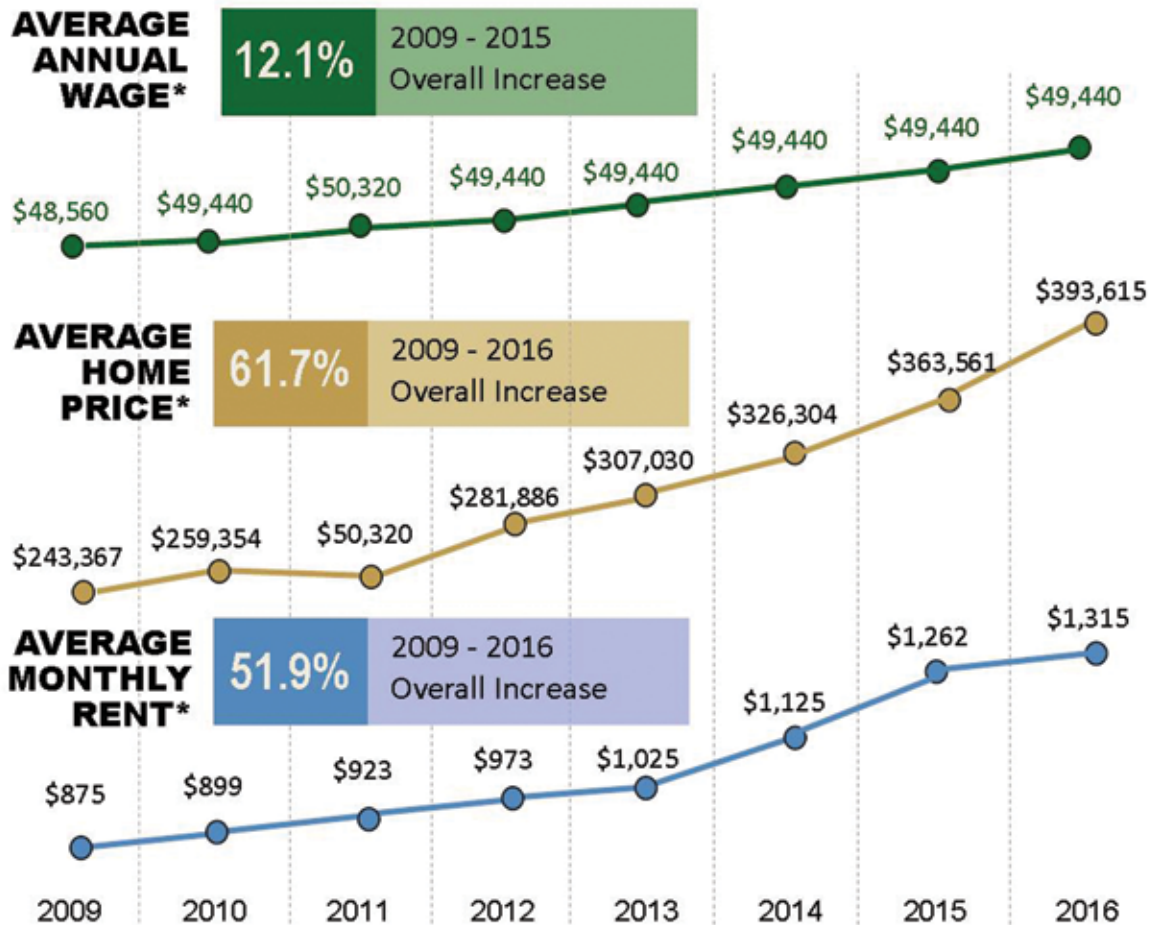
Why is this important to you? As a Heather Ridge homeowner who might sell today or tomorrow, knowing market trends is critical... especially as this market matures. All market rise and fall, so call Pete and Van to discuss your real estate needs. Maximize today's opportunities.



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

WAGES LAGGING BEHIND HOME PRICES AND RENT

Home prices and rent increases in metro Denver have run away from wages in recent years, making a solution for affordable housing even more critical.



*Note: Wages: through 2015; Home price: through April 2016; Rent: through first quarter 2016

Sources: U.S. Bureau of Labor Statistics (wages), REColorado (home price) and Apartment Association of Metro Denver (rent)

Homes Sold April 17 to May 16, 2016

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$140,000	13621	E Yale Ave B	1 - 1	856	Conventional	\$0	Individual
Strawberry I	\$177,000	13635	E Yale Ave C	2 - 2	1,153	Conventional	\$0	Individual
Chimney Hill	\$215,000	13398	E Asbury Dr	2 - 2	1,392	Conventional	\$0	Individual
Sausalito	\$225,000	2407	S Victor St C	3 - 2	1,230	Conventional	\$0	Individual
Cobblestone	\$228,000	2122	S Victor St E	2 - 2	1,392	Conventional	\$250	Individual
Cobblestone	\$232,500	2151	S Victor St A	2 - 2	1,208	FHA	\$5,846	Individual
Country Club Ridge	\$238,000	2280	S Vaughn Way 204	2 - 2	1,136	Conventional	\$0	Individual
Chimney Hill	\$240,000	13682	E Evans Ave	2 - 3	1,344	VA	\$0	Individual
Sausalito	\$240,000	2503	S Victor St C	3 - 2	1,230	Conventional	\$3,000	Estate
Chimney Hill	\$241,000	13594	E Evans Ave	2 - 2	1,344	Conventional	\$0	Individual
Heather Ridge South	\$255,000	2761	S Xanadu Way	2 - 2	1,365	Conventional	\$0	Individual

Homes Under Contract as of May 16, 2016

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$124,500	2606	S Xanadu Way B	1 - 1	856	1 Space	2 Story
Strawberry I	\$124,900	2604	S Xanadu Way B	1 - 1	856	1 Space	2 Story
Strawberry I	\$139,900	13641	E Yale Ave D	1 - 1	856	1 Space	Ranch
Strawberry II	\$179,900	2449	S Xanadu Way B	2 - 2	1,091	1 Space	2 Story
Sausalito	\$198,500	2419	S Worchester St F	3 - 2	1,273	2 Garage, Att	2 Story
Burgundy	\$199,900	2629	S Xanadu Way B	2 - 2	1,162	1 Space	2 Story
Burgundy	\$199,900	2639	S Xanadu Way B	2 - 2	1,314	1 Space	2 Story
Chimney Hill	\$210,000	13644	E Evans Ave	2 - 2	1,512	1 Garage, Att	2 Story
Sausalito	\$212,000	2487	S Victor St A	3 - 2	1,273	2 Garage, Att	2 Story
Sausalito	\$228,000	2467	S Victor St B	3 - 2	1,344	2 Garage, Att	2 Story
Cobblestone Crossing	\$229,900	13476	E Asbury Dr	2 - 2	1,392	1 Garage, 1 Space	2 Story
Cobblestone	\$244,000	2151	S Victor St B	2 - 2	1,208	1 Garage, 1 Space	2 Story
Chimney Hill	\$245,000	13663	E Evans Ave	2 - 2	1,344	1 Garage, Att	2 Story
Fairway 16	\$255,000	2568	S Vaughn Way B	4 - 4	1,650	2 Garage, Att	2 Story
Heather Ridge South	\$259,995	2786	S Wheeling Way	4 - 3	1,633	2 Garage, Att	2 Story
Heather Ridge South	\$269,900	2783	S Xanadu Way	3 - 4	1,633	2 Garage, Att	2 Story

Homes For Sale as of May 16, 2016

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$139,900	2622	S Xanadu Way A	1 - 1	843	1 Space	2 Story
Strawberry I	\$140,000	2658	S Xanadu Way D	1 - 1	856	1 Space	2 Story
Strawberry II	\$177,000	2421	S Xanadu Way B	2 - 2	1,091	2 Spaces	2 Story
Strawberry I	\$189,900	2664	S Xanadu Way C	2 - 2	1,153	1 Space	2 Story
Sausalito	\$219,000	2522	S Worchester St F	3 - 2	1,273	2 Garage, Att	2 Story
Heather Ridge South	\$295,000	2835	S Xanadu Way	3 - 4	1,633	2 Garage, Att	2 Story

Heather Ridge Golf Club Monthly Update

www.golfclubatheatherridge.com

HR Men's Golf Club

The Men's Golf Club at Heather Ridge is off and running and now that the weather is clearing we are looking forward to a great summer of golf. We have had three successful tournaments and are making plans for the very popular Mixer tournament to be held on June 4th. This combo tournament combines the Men's Club and Women's Club. Results will be posted in the July issue of Metro Matters.

Gentlemen, mark your calendar for July 22, 23, 24, as that is the weekend for the Heather Ridge Men's Club Member/Member – Member/Guest tournament. This event will kick off with a Horse Race on Friday evening followed by a Calcutta auction in the café. The tournament itself will be a two-day event, Saturday and Sunday, with T-times starting at 8:00 am both days. The team sign-up sheet is posted on the board at the golf club. We anticipate a big field so get your team together and join in the fun and action this tournament has proven to create.

Loren J. Janulewicz
 President HR Men's Club

Hole in One!

Congrats to Kirk Jamison on getting a Hole in One on hole # 8 at Heather Ridge.

Date: May 4th
 Hole: #8
 Club: 7 iron
 Witness: Mary Cho

Too bad it wasn't during a Men's Club event as there would have been a nice pay out.

This is a hard hole to get a hole in one so "Hats Off" to Kirk.



Loren J. Janulewicz
 President HR Men's Club

Heather Ridge 18-Hole Ladies' Golf Club

The sign-up sheet is up for the HR Men's Club Mixer to be held on Saturday, June 4 with a shotgun at 8:00 a.m.; lunch is included in the entry fee. Sign-up to enjoy all the fun and camaraderie that this tournament provides to the golfers.

Sign-up sheets are also up for the Saturday, June 11, and Wednesday, June 15, "Bring a Guest Day" Tournament. Please consider bringing one or more guests to either or both days.

The format for both days will be a Scramble and handicaps are not being used so any guest can play for prize money. The rules will be simple so everyone can comfortably play on a team of 4 players. You can sign up as a team of four

or join an existing team. Some members may not choose to bring a guest and there will be spaces for everyone.

The entry fee for these tournaments will be \$10 per player. Regular tee times will be assigned so this is not a shotgun tournament. Please sign up by June 1st so enough tee times can be reserved.

Please tell your friends and co-workers about our Wednesday and Saturday HR 18-Hole Ladies' Club play days and be sure to tell them what a fun, but competitive, group of gals we are.

Teresa Anderson



Happy Father's Day



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Aurora 2016 Concert Schedule



All concerts will take place Thursday evenings from 6:30 to 8 pm

June 16, Bicentennial Park:
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June 23, Utah Park:
Buckstein – Country Rock. Sponsor: Community College of Aurora. On-site vendor: Meat Truck Jones BBQ Catering. Voted Top 5 2013 Denver's a List.

June 30, Aurora Municipal Center:
Raising Cain – Pop/rock Variety Dance Music. Sponsor: Citiwide Banks. On-site vendor: Legends of Aurora Sports Grill.



Chris Daniels & the Kings performing in Loveland.



Past Aurora Concert

July 7, Meadowood Park:
Hazel Miller – Blues, Jazz, R&B. Sponsor: Aurora Credit Union Alliance. On-site vendor: Subway, Iliff.

July 14, Meadowood Park:
Pan Jumbies – Steel Drum. Sponsor: City of Aurora Cultural Services Division. On-site vendor: Atlanta Bread Aurora City Place.

July 21, Aurora Municipal Center:
Chris Daniels & the Kings with Freddi Gowdy – Roots Rock and Roll with Horns. Sponsor: Colorado Technical University.



Buckstein Band

On-site vendor: L&L Hawaiian BBQ Aurora City Place. Inducted into the 2013 Colorado Music Hall of Fame.

July 28, Aurora Municipal Center:
6 Million Dollar Band – 80s. Sponsor: The Aurora Chamber of Commerce. On-site vendor: Jim Nicks Bar-B-Q.

August 4 will be a make-up rain day, if required.

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Rebates Save Money and Water

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Toilet Rebate

Toilets consume more water than any other appliance in the home. If your toilet is older than 1994, you may qualify for a \$150 ultra high-efficiency toilet rebate for 1.1 gallons-per-flush models. If your toilet is newer than 1994, you may be eligible for a \$50 rebate.

Irrigation Rebate

Automatic sprinkler system repairs can be costly. If you or your HOA is planning on making repairs this year, rebates might be available. Call Aurora Water to schedule a free outdoor water



assessment, and specialists can tell you how much money you could save.

Xeriscape Rebate

Become a convert and let the city help cover the cost of switching to a low-water, low-maintenance landscape. Additional rebates are available for Z-Zones, which are landscapes that require no additional water after establishment. The maximum residential rebate is \$3,000. Commercial properties – including HOA's and multifamily properties – can receive up to \$10,000.

Rebate guidelines are available at aurorawater.org, but make sure and call Aurora Water before you get started to ensure you qualify – 303-739-7195.

Rory Franklin
Public Affairs Officer



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Buy one meal (breakfast, lunch or dinner) and 2 drinks, get second meal of equal or lesser value for **99¢.**

Up to \$7.00 Value

Not valid with other offers. Expires 6-30-2016

THANK YOU HEROS!!

Active Duty & Veterans join us for a drink

Your 1st Well Drink or

Domestic Draft Pint is on us!

MONDAY JUNE 6TH

D-DAY IN NUMBERS



Source: D-Day Museum and The National D-Day Memorial | Picture: AP/Getty | Graphic: Neal Choudhury



HAPPY FATHERS DAY!

DADS GET 20% OFF DRINKS

ALL DAY - Sunday June 19th

Restrictions Apply

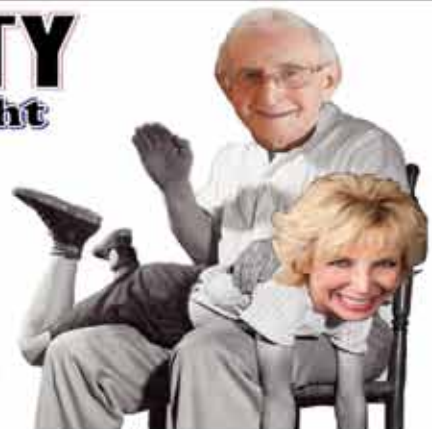


Nice & NAUGHTY Comedy Night

A very special Happy Birthday Show for our Producer, Terri Barton Gregg!! There's too many comedians to list!

FRIDAY JULY 15TH

DOORS 7PM SHOW 8PM \$10.00



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Saturday, June 11, 2016
10 am to 6 pm
Aurora Municipal Center
15151 E. Alameda Parkway
Aurora, CO 80012

KidSpree

The City of Aurora, invites you to experience the metro area's most exciting (and free!) kids' event. The City's Municipal Center Great Lawn will transform in to a wonderland filled with some of your little one's favorite characters, booming slides and engaging live performances guaranteed to inspire their imaginations. Food trucks will be on site.
(Photos provided by City of Aurora)

- ▶ ***Free Admission***
- ▶ ***Free Parking***
- ▶ ***Amazing Crafts***
- ▶ ***Face Painters***
- ▶ ***Petting Zoo***
- ▶ ***Unique Stage Entertainers***
- ▶ ***Pony Rides***
- ▶ ***Inflatables***



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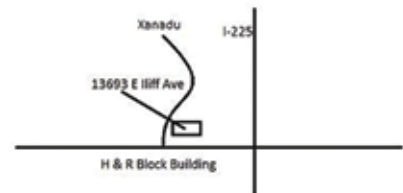
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Heather Ridge **ASSOCIATION NEWS**

Burgundy

Finally, the warmer days are with us! This year seems to have taken longer than usual – just now getting my garden planted and the patio swept clean of the left over leaves.

Xeriscape Plans: Our plan to xeriscape has taken a different path. We found out that to qualify for the possibility of receiving a rebate from the City of Aurora, a very large part of Burgundy grounds would need to be converted into xeriscape design. As you can imagine, this would be a very expensive project with no guarantee of the rebate. So-o-o, we will progress with a simpler plan to remove more of the dead and damaged trees and bushes and to replace them with drought resistant plants and grasses. Some of these will be new

and some are the result of thinning our existing plants. A *Landscape Committee* has been formed to guide the planting and you are welcome to join us. Please call CMS to learn our schedule to complete this community beautification task.

Wildlife: A reminder, too, please **Do Not** feed the wildlife! It doesn't matter a bit how cute they are. Putting out food of any sort encourages fearlessness, interrupts their natural eating cycle and encourages multiple "batches".

Communication Boxes: Boxes are – or soon will be – placed at all drives. These will be used to communicate more quickly with everyone. They can hold info on special events within our community, projects that are being planned, etc. Be sure to check them often.

Burgundy Estate Sale: An Estate Sale will be held on June 10, 11 (same date as Heather Ridge Community Garage Sale) from 9 am to 4 pm in Burgundy Clubhouse. Your treasures can be set up inside the week prior during special afternoon and evening

hours. Call CMS to find out when the Clubhouse will be open. If you don't have anything to sell, be sure to stop in to see all the special stuff that has been hidden in many homes and to meet neighbors.

Sewer/Water Cleanout: Thank you for allowing access to your crawl spaces so that sewer and water lines could be located and mapped. This has allowed the sewer cleanout project to begin sooner than planned. Half of Burgundy homes (starting on the north side) will be completed in the current year with the remainder next year.

Parking: While most of us have become accustomed to our parking situation, there are still a couple of issues keeping it from being the best. Some residents are playing games with their interpretation of the guidelines. These neighbors have been warned and, now unfortunately, face being towed at their expense. Parking passes must be visible when parked on Burgundy property (down between the dash and windshield is not visible) Residents with more than 1 vehicle are only to park in their legal

space. Any additional vehicle must be parked on the street. Guest parking cannot be used by a regular resident. Burgundy is a covenant controlled community and all residents have received their own copy of our *Rules and Regulations*. Additionally, the guidelines for guest parking are posted on signs in front of each available space.

Garage/Parking Space: Did you know that the garage or parking space you use is a legal part of your mortgage? If you have switched or traded spaces with another homeowner, there needs to be a legal adjustment to your deed. The homeowner on record is liable for all damages and/or repairs that are required for proper maintenance. This could also include other vehicles and property kept in the building.

HOA Board Meeting: Homeowners are welcome and encouraged to attend the monthly meetings of your Board of Directors. We want and need your input. Regular meetings are held on the 2nd Tuesday of every month. The next meeting will be held on Tuesday, June 14 at 6 pm in the Clubhouse. Contact CMS so we can save a chair for you. The meeting sign is posted in the parking area during the week prior to the meeting.

CMS: Contact info for CMS: Beth Wagoner, manager, 720-377-0100 x 1304; website: www.cms-hoa.com
Jaynie Basch



Farmer's Markets		
Parker	Sunday 8 to 1 pm	Mainstreet
Old South Pearl	Sunday 9 am to 1 pm	Florida & Iowa
Cherry Creek	Saturday 8 am to 1 pm	E 1st Ave & University
Wednesday 9 am to 1 pm, starts June 16		

Strawberry

Board Meetings: Strawberry's Annual 2016 Meeting will be held on June 15th. 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.

Landscaping: Our Landscaping Committee has been diligently working the past few weeks to create an improvement plan. The group collaborated and prioritized areas of need. They thoroughly researched and selected drought resistant plants that are best suited for our community. Although we have several areas in need of improvement, our budget constraints will impact how much we are able to complete this year. We ask that you be patient because this



will be an ongoing project throughout the next few years. A *Big Thank You To Our Committee Members:* Alan Ware, Jim Hamilton, Terry Bollomo, Jason Walker, Bev Earley, Gisela Vaughan, Linda Hall, Gloria Franzek, Victoria Torok, Sharon Lewis, and Chris Nicklas. These members volunteered to take a great deal of time out of their busy schedule for this effort. *Thank You!*

ACC Violations: While the Landscape Committee members were walking through the neighborhood, they noticed numerous violations of the HOA regulations. If you need a copy of our regulations, please contact ACM so you will be compliant. Strawberry takes pride in keeping our community beautiful.

New homeowner gardens must be approved by the ACC Committee before proceeding with planting. Drought resistant plants are required to reduce our water consumption. Approval is needed; the homeowner will be responsible for damages to the sprinkler system, underground

wiring, etc. If you have an existing homeowner garden, it must be maintained, clean and free of weeds or you will be in violation. Unattended gardens will be cleaned-up by the Association and the clean-up costs incurred will be passed along to the homeowner. For homeowners who maintain their gardens, we are requesting that you pick up a marker/flag. Contact Kimberly at 303-233-4646 and she will coordinate with you to pick up your flag at the Clubhouse. We ask that you do this soon because we will be cleaning up neglected gardens. This will eliminate confusion for Emerald Isle when they begin their clean-up.

Ice Cream Social: June 21 begins the official Summer. Warm weather and ice cream go hand in hand. We would like to celebrate Summer and have an Ice Cream Social on June 25th from noon to 3:00 p.m. at the Strawberry Clubhouse. We hope you can celebrate Summer with us!

Sign Committee and Beautification Program: The sign

committee is still working on solid bids. A decision will be had shortly. We are still anxiously awaiting feedback from the City of Aurora for our Beautification Program.

Water Consumption/Aurora's Water Variance Program: The Aurora Large Property Variance Program offers a reduction in the water bill for the summer season if we meet certain watering restrictions. Some of the guidelines are reduced water usage for turf, shrub beds, and xeriscape areas: watering between 10 pm. through 4 am; watering on assigned days. Water bills are a big part of the Strawberry's budget and water reduction is the plan, our advantage. We will keep you posted.

Pool Hours: Pool hours are 8:00 am through 10:00 pm. We appreciate your adherence to these times and the rules posted on the gates of each pool. Have a great, safe summer swimming!

Christine Nicklas



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Fairway 16



Pool: Elevation Concrete was hired to remove, replace and seal the corroding pool deck. The replacement of the old deck was expedient due to safety hazards that would have prevented the pool from being opened this season. Patching was no longer an option. The life expectancy of the new pool deck is 15-20 years. The old, cement dumpster pad was also removed. The hope was to have the pool open by Memorial Day, weather permitting.

Fencing: The vinyl fence installation is almost completed. A unit-by-unit walk-thru will be conducted by the board members to assess any

items needing repair or replacement. **Important** – Any resident who has fence issues, questions or repair items, please contact Tara at Westwind in order to alert board members to those areas.

Trees: Board members met with an arborist in May to walk the property. Trees that needed to be trimmed or dead trees that should be removed were identified.

Community Yard Sale: Fairway 16 will be participating in the Heather Ridge Community Yard Sale to be held on Friday, June 10 through Saturday, June 11 from 8 am-4 pm. Signs will be posted at each cul-de-sac entrance.

Rules and Regulations: The updated R&R are back from the

attorney's office and the committee will review them one last time. The document will then be posted on the Fairway 16 website or mailed to residents upon request.

Landscaping: CW Landscaping is our new landscape and maintenance company. They are in the process of working with the irrigation system and have begun mowing the property. The board was pleased with the job they did on tree trimming after the heavy snowstorm and the cleaning of the concrete ditch on the north end of Fairway 16. Several board members conducted a "walk-about" in May with CW Landscaping to discuss maintenance issues.

Rabbits and Squirrels: Please do not feed the rabbits or the squirrels. They can be adorable until they wreak

havoc on your home. Several of our homeowners have had squirrels invade their attics and cause damage. One of our homes had rabbits get into the drop ceiling of the finished basement. The rabbits chewed through the television cable and air conditioning wires. They ruined the ceiling, couch and carpet in the basement with urine. Thousands of dollars later, the charm of these critters had lost their allure.

Board Meeting: 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.

Bette Secord

Country Club Ridge



Are you covered??

Living in Country Club Ridge we have both unit owners and renters. With that there are 3 different types of insurance policies to keep in mind:

- **Condo/Townhome Insurance:** Needed for those of you who own the unit but it is also your primary residence.
- **Rental Condo Unit Owner:** For those of you who "rent" your

unit to another party even if they are family.

- **Renters Insurance:** Non unit owners who occupies the dwelling.

A few things to look out for:

Building Property Coverage: In the event of a total loss like a fire for example. Building coverage needs to be high enough to rebuild the inside of your home. If you are not sure,

look at 75% of the purchase price and start there. Forget about what you could sell the unit for, make sure you are covered for the amount needed to rebuild or repair the unit. The market value has nothing to do with the insured value.

Personal Property: If you did have a total loss, could the amount listed on your declarations page cover all of your personal items? Most people are

quick to think about their electronics, but if you have kids you know how quickly things add up. If you don't keep receipts of things take a quick inventory with a camera. In the event of a total loss, insurance companies will ask you to inventory all items. Something like a fire could make this a daunting task. A few photos are a great way to make sure you don't

short yourself and provides proof of ownership.

Quick Tip: Find out the limitations of your personal property on the policy. Items such as jewelry, silver or gold ware, guns, musical instruments, etc. may have a limit in coverage. You may need to increase coverage or purchase a separate policy.*

Find out if you have a replacement cost policy or an actual cost policy. You want to make sure you are getting like for like, not only for the construction of the home but your personal possessions as well.

Replacement Cost: The amount it takes to replace your property subject to policy limits.

ACV/Actual Cash Value: The cost of repairing or replacing property with the same kind of property less depreciation subject to policy limits.

Do you know your deductible? If you do have a potential claim, make sure you know what your deductible is and what the out of pocket expense will be.

Quick Tip: Have an external savings account equal to the deductible of your home and auto policies. That way in the event of any loss you are not on hold for repairs because you don't have the deductible.*

Personal Liability: This provides protection if you or a resident causes bodily injury or property damage to another.

Loss Assessment: If the HOA needed to assess a fee to all unit

owners to recoup from a covered loss, the loss assessment coverage may come in handy. Check with your agent on the specifics. For many insurance companies coverage may vary. In many cases the loss would be one that impacts all units within a development and it must be a named peril (ex. hail, wind, fire). The fine assessed may be covered by your policy so you are not out of pocket.

Building Ordinance or Law Endorsement: As the complex ages this may be a good one to add for very low cost. There could be a code change done within the city of Aurora or the county of Arapahoe. This endorsement covers increased cost of demolition, construction, renovation or repair associated with the enforcement of building ordinances and law.

Medical Payments: If you like to entertain or have people come to your home on a regular basis, this could be a good one to increase. This provides coverage if a person other than you or a resident of the home is injured. Medical expenses are paid subject to the policy limit.

Loss of Use or Additional Living Expense: Covers increased living expenses during the time required to repair or replace the damage to your home following an insured loss. Coverage may be subject to time and expense limitations.

If you rent, you are responsible for the possessions you have brought into the home including your guests.

Renters insurance is very affordable and starts at about \$10.42/month. Don't leave yourself unprotected at such an affordable rate!

If you rent out your home make sure you have coverage for the structure, but then any of the items you may have included for your tenants. These items could include a fully furnished home or simply the appliances. The Rental Condo policy is very similar to the unit-owners policy, however a key difference is what is called "Loss of Rents". This allows you to recoup the cost of rent if your location is uninhabitable due to a covered loss. For most companies there needs to be a signed lease agreement between all parties with the stated rental amount in the lease agreement.

Double check on what your policy excludes. Things like flooding, settling or cracking of the structure, mold or fungi, house pets, contamination, wear and tear etc.

Make sure to check with you agent about the specifics of your policy as the companies may vary with coverage. It is always good to review. Always check about discounts. Something like a fire/burglar alarm or combining condo and auto may give you additional discounts. Know what you are paying for and how you are covered. A little extra time with your agent now could save you a headache later! If you need help outside of your local agent or company you can also contact the Colorado Division of Insurance.

Mocha Butkovich



Sausalito

Retaining Walls Update: Our new block retaining walls with new split rail fencing looks great. Replacing all the old wooden retaining walls in our complex is an expensive operation but our long term plan is to replace wood retaining walls on an as-needed basis.

Landscaping: Broken tree limbs have been removed; the grass has been sprayed for weeds; sprinkler system is on; and new plantings are underway. If you should see a broken sprinkler head, please contact Emily Bresina our Sausalito Manager at 303-260-7177 x5.

Water Consumption: The cost of water continues to rise so we are

asking Sausalito residents to be aware of how you consume water, indoors and outdoors. Our sprinklers are regulated to conserve water and only water during the cool early morning hours. As residents, we can keep the cost of water down by conserving on indoor usage. You can check your home for possible leaks and water wasting fixtures and appliances. Shortening your long hot shower goes a long way toward water conservation.

Opening of Sausalito Pools: Our two pools opened on Memorial Day. Each household is allowed one pool key which must *Not Be Given to Anyone Who Does Not Live in Sausalito*. Our pools are for Sausalito residents only. The HOA Pool Rules and Regulations document is posted at the entrance of each pool. Please read and adhere to all the rules. No food, no drinks, no animals, no children without an adult, gates *must remain locked* at all times, and remember, both senior citizens and families use our pools. Also please keep the noise level down because our pools are situated next to homes. Please practice common courtesy.

Some users come to the pool to relax quietly in the sun and swim in the pool. The pool and the bathrooms are cleaned and maintained daily.

Follow-up Painting and Trim Work: Over the next few months, you may see workmen throughout our community who will be repainting some areas and replacing a few hail damaged windows.

Trash Removal Regulations: Trash pick-up is early morning on Friday. Trash containers are to be put out behind trash enclosures no earlier than 8 pm on Thursday night and all trash bins must be returned to your garage no later than 8 pm on Friday night. No exceptions to this rule.

Neighborhood Watch: As always, be alert to people walking throughout our community. Be a good neighbor and watch out for your neighbors' property while they are on vacation. 911 is simply a phone call away. Contact Carol McCormick at 720-668-3604 if you are interested in joining the Sausalito Neighborhood Watch team.

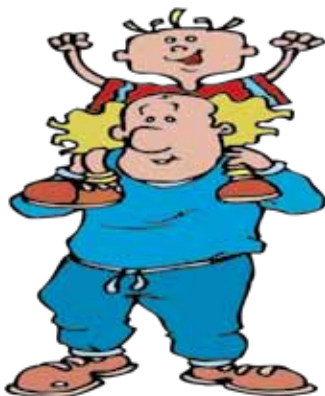


Board Members: Vincent Roith, President, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-668-3604; Pat Horton, Treasurer/Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large, Rick Wilhelm, 505-412-1190 and Katie Avery, 303-506-2917.

Property Management Company: H.O.A Simple LLC. Contact Emily Bresina our Sausalito Manager at 303-260-7177 x5. If you need work done, replacement outside light bulbs, etc., please complete a maintenance request form on our Sausalito website.

HOA Board Meetings: Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 pm at the Heather Ridge Golf Club lower level.

Carol McCormick



HAPPY FATHER'S DAY

Heather Ridge South



New Rules and Regulations Approved! At its April 26 meeting, the HRS Board gave imprimatur to its latest revision effective May 1, 2016. Each property owners will be mailed a copy. The newest R&Rs will also be posted at www.westwindmanagement.com and www.heatherridgesouth.com. Additional copies may be downloaded and printed, or they will be available from Westwind Management Company at its printing cost.

All property owners and residents are assumed to have read

and understand the R&Rs. This is especially important for new homeowners and tenants not familiar with HRS community rules and regulations. The latest version has been reformatted for easier reference and reading along with a new spreadsheet listing items requiring "written permission" before starting. Also, there are more narratives explaining references and application of rules, policy, and procedures.

The new R&Rs also focuses on a growing problem – parking outside of garages, especially when it snows. HRS's streets, buildings, and open space were designed some 45 years ago when people had two "standard sized vehicles" at the most. Also back then, parking in front of garages was not allowed. It is allowed now but under HOA oversight and control.

HRS garages were built for parking cars and not for home storage, workshops, or living space. More and more residents are parking full time in front of garages creating

more congestion and snow plowing problems.

Our last big snow removal on April 15-17 was longer and more costly due to too many cars parked outside of the garages. The Board is now formulating an enhanced snow removal policy for next season which will include ticketing and towing cars parked outside of garages. This policy will be built on existing rules that allows the HOA to tow vehicles. Written notice(s) will be distributed to all owners/residents/occupants before the 2016/2017 snow season.

Tree Damage and Dangerous Limbs: The April snow storms caught many of our fruit trees in full blossom snapping and damaging many limbs. Board members Skip Cunningham and Dave Elgin quickly cleared away the fallen limbs, but danger still lurks in our trees. Weaken limbs might come down later on, especially in wind storms. Maintenance people will remove damaged limbs within reach, but ones higher-up will be cataloged for removal in one-fell-swoop by professional trimmers.

Please be careful around trees and report suspected damage to Westwind. Please don't try to remove limbs yourself.

HRS Community Pool Policy for 2016: The pool has opened for the season. A letter about pool usage was mailed to all owners/residents in early May reminding them about pool ID wrist bands that were issued to all owners last year. Please read the letter carefully as well as All pool rules in the new R&Rs. Please call Westwind with any questions.

New Clubhouse Floors: Commercial grade simulated wood flooring was installed in April, replacing worn out and torn carpet as well as the old parquet wood dance floor. The new floors will last three-times longer than carpet, won't require carpet cleaning, and clean-up will be easier after parties. The trade-off might be greater noise levels sans carpet which absorbs noise; however, if noise becomes a problem then area rugs or drapery might be considered. Time and usage will tell.

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Double Tree

Board of Directors: Residents Wendy Traynor and Patt Dodd have joined the Board as President and Secretary, respectively, joining Vice President Dick Buchanan, Treasurer Aletha Zens and Member-at-Large Bob Buehler. Bev Nosewicz is the new contact person for maintenance/landscaping issues. Board meetings are held every other month, with the next meeting scheduled for Monday, July 11 at Aletha Zens' home. All homeowners are welcome to attend.

Great Resource: If you are interested in neighborhood updates via

e-mail or the internet, please check out *Nextdoor.com*. It is a wonderful resource with regular news and postings from residents and city officials, as well as road construction warnings and progress updates on the Regatta Plaza demolition.

Architectural Control Committee: Please remember to get the approval of the Architectural Control Committee before proceeding with any cosmetic changes to your townhome; i.e., windows, doors, or patios/decks.

Landscaping Maintenance: We are very pleased with our new landscaping service, EP Landscaping. They have been working hard to keep our community looking great. Next steps are to attack the weeds! Bev Nosewicz will be walking the property twice a month with the landscapers,

so please make sure you have picked up after your pooch.

Insurance Carrier: As a reminder, we have switched our community insurance carrier to Farmers Insurance. If your mortgage company needs proof of insurance, please contact Cheryl Lucas with Farmers Insurance at 303-834-9933 or email her at clucas@farmersagent.com.

New Roofs: If you have not received the warranty on your new roof from Priority Restoration, please call Double Tree Secretary Patt Dodd at 303-368-7713.

Parking: Please utilize your garage as your primary parking spot, and remember that the visitor parking is for visitors, not overflow parking for residents with more than one car. Also, it is in violation of the



Declarations and Covenants for a commercial vehicle of any type to be parked for any length of time on the common area.

Trash Removal: Please have your trash at the end of your driveway by 7 am Thursday. Recycling pick-up is every other Thursday.

Water Usage: Our monthly water bill continues to take a bite out of our budget, and not only because of our efforts to keep the grounds looking good. Please check the plumbing in your home. You would be surprised at how much water is wasted through a running toilet or a dripping faucet. If your aging toilet needs replacing, please consider one of the low-flow options available.

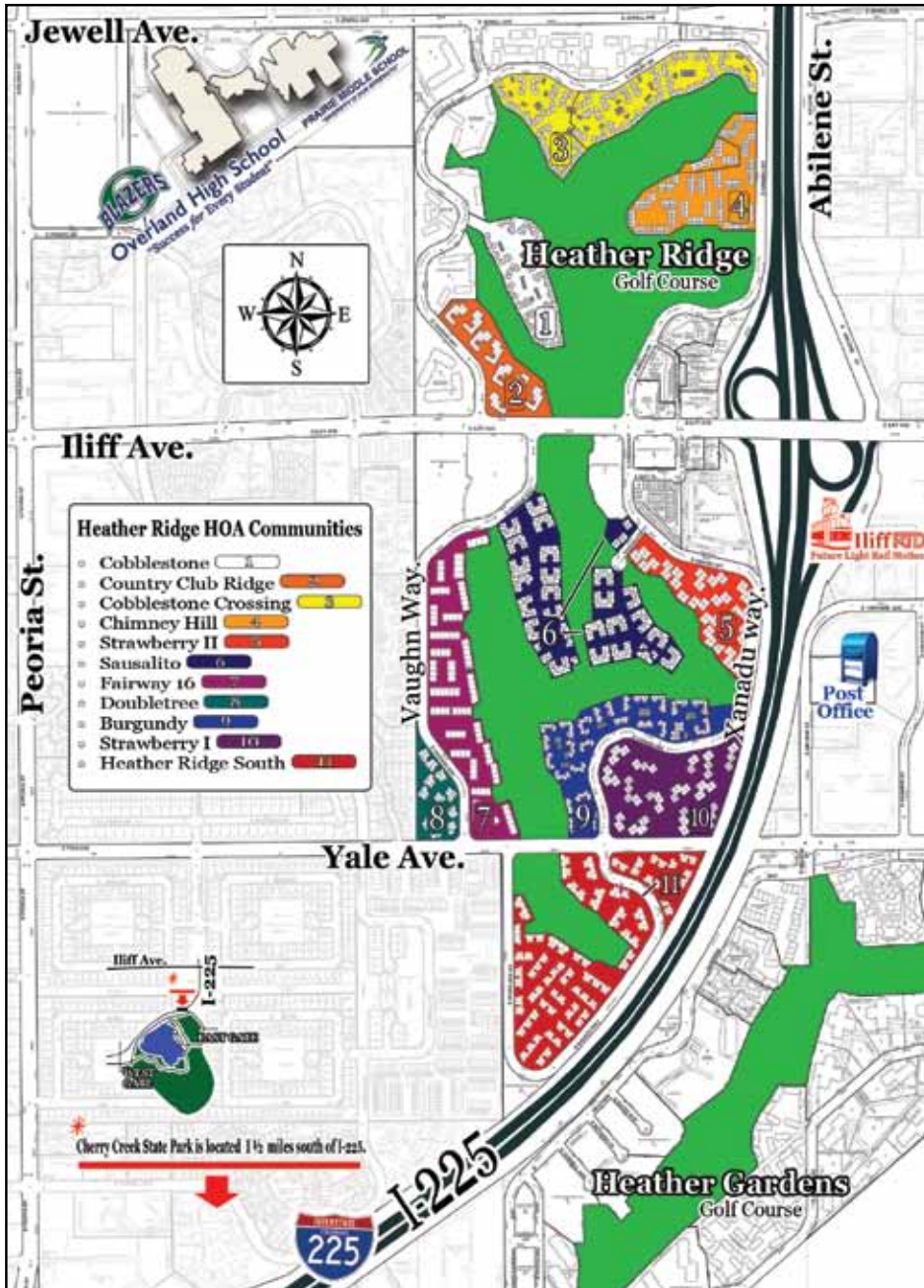
Patt Dodd



**Heather Ridge
Community
Garage Sale
June 10-11
7:30 am-4:30 pm
Burgundy
Fairway 16
Heather Ridge South**

**Bring your own table and
chairs and all your clean
unwanted items!**

Heather Ridge Community Map



Cobblestone Crossing
 Accord Property Management
 720-230-7393
 # Units: 150
 HOA Meeting: 2nd Mon. 6 pm
 3033 S Parker Road, Ste 720

Country Club Ridge
 Custom Management
 303-752-9644
 # Units: 64
 HOA Meeting: 3rd Mon. 7 pm
 Noonan's 19th Hole

Double Tree
 Self Managed
 Wendy Traynor
 # Units: 24
 HOA Meeting: 1st Mon. semi-monthly
 Contact Aletha for information

Fairway 16
 Westwind Management
 Tara – 303-369-1800 x125
 # Units: 116
 HOA Meeting: 2nd Thurs. 6:30 pm
 Clubhouse, 2600 S Vaughn Way
 www.fairway16.com

Heather Ridge South
 Westwind Management Co
 Janelle Maninger – 303-369-1800
 Janelle@windmanagment.com
 21 Inverness Drive, Englewood, CO
 80122
 # Units: 176
 HOA Meeting: 4th Tues, 6:30 pm
 HRS Clubhouse, 2811 S Xanadu Way
 www.heatherridgesouth.com

Sausalito
 HOA Simple - Craig Supplee owner
 Emily Bresina, manager
 ebresina@hoasimple.com
 303-260-7177 x5; # Units: 159
 HOA Meeting: 2nd Wed. 6:30 pm
 Heather Ridge Golf Club
 www.sausalito.com

Strawberry I & II
 Association & Community
 Management
 # Units: 328
 HOA Meeting: 3rd Wed. 6:30 pm
 Strawberry Clubhouse,
 2638 S Xanadu Way

Burgundy
 Community Management Services
 Beth Wagoner – 720-377-0100 x
 1304
 beth@cmsincorp.net
 # Units: 120
 HOA Meeting: 2nd Tues. 6 pm
 Burgundy Clubhouse
 www.cms-hoa.com

Chimney Hill
 Accord Property Management

Alex – 720-230-7321
 # Units: 116
 HOA Meeting: 3rd Wed. 6:30 pm
 Noonan's 19th Hole

Cobblestone
 Capital Management Co
 Chris – 303-832-2971 x 303
 # Units: 74
 HOA Meeting: 4th Mon. 6 pm
 Heather Ridge Golf Club

Aurora Fourth of July Spectacular



Monday, July 4, 2016

6 to 10 pm

**Aurora Municipal Center
15151 E. Alameda Parkway
Aurora, CO 80012**

The City of Aurora, invites you to experience the 4th of July Spectacular and celebrate Independence Day with a fireworks show that lights up the area skyline. The Aurora Municipal Center Great Lawn will feature live music, delicious food and a fireworks display revered as one of the best in Colorado.



-  1: Aurora Municipal Center, 15151 East Alameda Parkway
-  2: City Center Park, 14701 E Alameda Ave
-  3: Aurora City Place Shopping Center, 14151 East Cedar Avenue
-  4: Town Center at Aurora, 14200 East Alameda Avenue
-  5: CenterPoint Plaza, 14980 E. Alameda Drive.

9th Annual Cruzin' Havana Car Show & Poker Run

*Free Event presented by Havana Auto Parts
Saturday, June 11, 2016, 10 a.m. to 5 p.m.*

Four Festival sites along Havana with food, music, and lots of classic cars at these locations:

- ◆ Concorde Healthcare Training, 111 North Havana
- ◆ Gibby's/Buckingham Village Shopping Center, 1555 S Havana
- ◆ The Stampede, 2430 S Havana St
- ◆ Havana Machine, 940 S Havana St

Cruisin' Oldies Radio DJ Rick Crandall will be doing a live remote and the Cruisin' Cats Band with Randy Jay will be performing live at the Concorde Healthcare location for the cruise. DJ Van Jeffries will be at the Gibby's Restaurant. Da Boogiemani will be at The Stampede, and Rusty the Ragtop Rocker and the Atomic Drifter Rockabilly Band will be at Havana Machine.



Annual Heroes Night

Free Concert featuring the music and stage show of the U2 Tribute Band, "Under a Blood Red Sky"

Tuesday, June 28, 2016, 6-8 p.m.
Rose Garden Plaza at The Gardens on Havana.

Bring a lawn chair and bottle of water and head to the Rose Garden Plaza at The Gardens on Havana at 6 p.m. Under a Blood Red Sky is a fabulous U2 tribute band that tours nationally. They are preparing a special concert to honor our local heroes including our military guys and gals and their families, our first responders here in Aurora and our fantastic business owners

in the Havana District that always step up in the time of need. The first 400 people in attendance will receive free "hero" sandwiches purchased from On Havana Street restaurants. We will be doing door prizes at 7 p.m. (no purchase necessary to win door prizes). You won't want to miss the music and all the special effects lighting at this concert!



Free Days in June/July

Denver Museum of Nature & Science June 5
2001 Colorado Blvd.
303-322-7009, www.dmns.org

Botanic Chatfield Farms June 7
8500 W Deer Creek Canyon Road, Littleton
720-865-4346
www.botanicgardens.org/chatfield-farms

Aurora History Museum June 9
15051 E Alameda Parkway, Aurora
www.auroragov.org

Four Mile Historic Park June 10
715 S. Forest Street, Denver, 80246
720-865-0800, info@fourmilepark.org

Denver Botanic Gardens June 23
1007 York Street, Denver
720-865-3500
www.botanicgardens.org

Clyfford Still Museum June 24
1250 Bannock Street, Denver
720-354-4880, info@clyffordstillmuseum.org

Denver Art Museum July 2
100 W. 14th Ave. Pkwy.
720-865-5000, www.denverartmuseum.org

Hudson Gardens Garden Admission Free
Everyday
6115 S. Santa Fe Drive, Littleton
303-797-8565, www.hudsongardens.org

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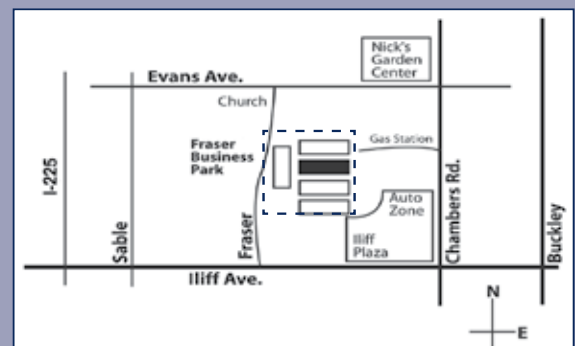
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