

# *HR* Heather Ridge



Metro Matters

Volume 6

September 2016

Number 9



*CHERRY CREEK OFF-LEASH  
DOG PARK — SEE DETAILS  
PAGES 18-19*

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***The Cherry Creek Dog Off-Leash Area (DOLA) is a 107-acre fenced area that has water access for canine enjoyment. Details on pages 18-19***

***IN EVERY ISSUE***

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**HEATHER RIDGE METRO MATTERS  
MAGAZINE**

350 OSWEGO COURT  
AURORA, CO 80010

BMCCONN202@AOL.COM

# HR Heather Ridge

**PUBLISHER'S NOTE**

We are offering some very good advice about "Quit Claim Deeds" — on page 6 learn what Van Lewis and David Kirch, Attorney at Law, have to say about how this could be more harmful than good.

We are happy to have Council member Charlie Richardson writing for Heather Ridge Metro Matters. If you have questions about how our City or the Council is doing things email Charlie and ask him. Charlie's email address can be found on page 9 along with his column for September.



Congratulations to our Heather Ridge Golfers — both the Men's Club and the Women's 9-Hole Club. See the winners and participants in recent golf tournaments in our Heather Ridge Golf Update section beginning on page 12.

We all know how the golf course is not the place to allow your pets to run, did you know there is 107-acres of land at the Cherry Creek Off Lease Park that allows your furry friend free reign to run and play with other dogs. See story on page 18-19.

As always, the various HOA communities offer important tips and suggestions in their monthly columns. We want to thank each writer for taking time to write and hope you will also tell them thanks for the important news they share with us each month.

Barry McConnell  
Publisher

**Cover**  
Brindle Boxer HÜTER (German for Guardian)  
enjoys the creek at the Off-Leash Dog Park

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Vice President Van Lewis  
Treasurer Mary Lou Braun  
Secretary Joan Beldock  
Regular Meeting Schedule: HRMD  
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Heather Ridge Clubhouse, providing  
there is business to conduct.

**Heather Ridge  
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[hrcolo.org](http://hrcolo.org)

**Heather Ridge Golf Club**  
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**Presidents Council**  
President, Amanda Milstead  
[amandamilstead@comcast.net](mailto:amandamilstead@comcast.net)

**Heather Ridge  
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Robert Laviolette, 303-750-9134  
[Bobbysplace@comcast.net](mailto:Bobbysplace@comcast.net)  
Aurora Police,  
PAR Officer Patty Southwick  
303-739-1826  
[psouthwi@auroragov.org](mailto:psouthwi@auroragov.org)  
Non-emergency 303-627-3100

**Heather Ridge Metro Matters**  
Editor/Publisher  
Barry McConnell  
720-324-0242  
[bmconn202@aol.com](mailto:bmconn202@aol.com)  
**Heather Ridge Metro Matters**  
Coordinator/Advertising  
Cherryl Greenman  
303-886-1693  
[cherryl.greenman@gmail.com](mailto:cherryl.greenman@gmail.com)

Heather Ridge **Metro Matters** is published monthly for the residents of Heather Ridge. Publisher: HomewoRx Publishing, Barry McConnell. [metromatters1@aol.com](mailto:metromatters1@aol.com)

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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## Be Careful Using Quit Claim Deeds

Most articles for Heather Ridge Community Affairs (HRCA) are based on current events, and so it is with Quit Claim deeds and real estate sales. Title problems in general come to light when a property is being prepared for sale, especially estate sales. This is where recorded incorrect quit claim deeds could trigger title insurance and probate court issues.

Quit Claim deeds (without proper legal advice) almost always do more harm than good. Please consult an attorney before executing a quit claim or other transfer of interest in real estate. The cost and time is minimal compared to the thousands of dollars for Probate Court, losing title and/or ownership, or losing a real estate sale.

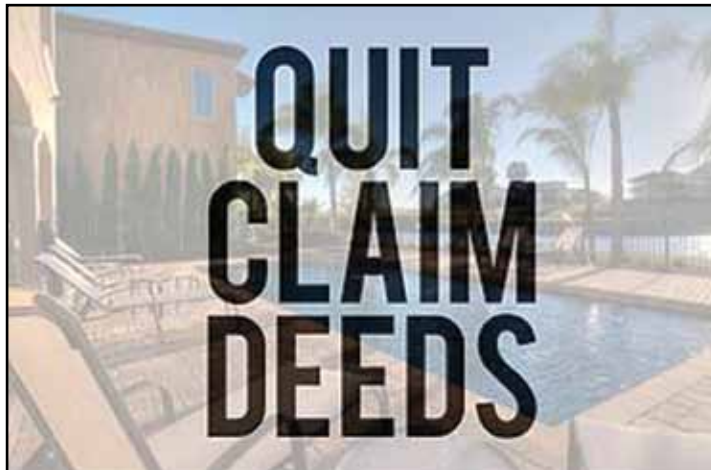
The Colorado specific quit claim deed (not “quick claim” because they are fast and easy to do) is designed for unique situations. A quit claim deed is only generally used between parties who are very close because it does not “warrant” or make any guarantees that the grantor (the person selling or conveying the property) is the actual owner, that the title is correct, the property free of liens, etc. The grantor “quits” (gives up) any interest, and the “grantee” takes title.

The most common quit claim defects are:

- ▶ Incorrectly spelled names
- ▶ Incorrect title description
- ▶ Incorrect dates and notary issues
- ▶ Incorrect transfer of title extinguishing joint tenancy for tenancy in common
- ▶ Not transferring complete ownership: detached garages, parking spaces
- ▶ Failure to record in the subject property’s county

Use of quit claim deeds could result in:

- ✓ Loss of increase in basis at death for income tax purposes
- ✓ Loss of title insurance coverage
- ✓ Loss of control of ownership if the new owner dies
- ✓ Loss of Medicaid eligibility and exemption for residences
- ✓ Loss of Colorado Senior’s property tax exemption
- ✓ Loss of property liability and casualty insurance coverage
- ✓ Lender declaring loan immediately payable in full
- ✓ Loss of benefit of personal representative controlling sale of property after death
- ✓ Being forced involuntarily into a nursing home



The most complete transfer of title is with a General Warranty deed. That and the Limited Warranty deed (also called a “Sheriff’s” or “Sale and Bargain” deed) are commonly used in normal real estate transactions. Title insurance companies are important to most sales by providing insurance and closing services. This is where most errors are discovered and legal counsel comes into play.

Real estate agents do preliminary title searches from public records and “O&Es” through title insurance companies (Ownership and Encumbrances). Once a property goes “under contract” a title insurance commitment is issued stipulating the parties and conditions to provide insurance and closing services. It is here the property’s “chain of title” history is researched by qualified title examiners. And it is here that most problems arise.

**Van Lewis**  
**David Kirch, Attorney at Law**

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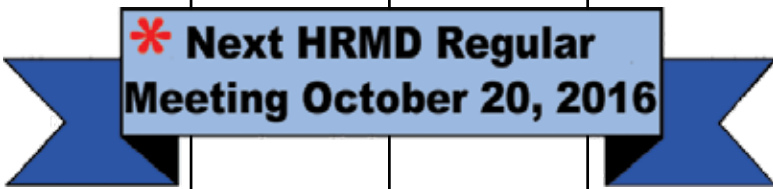



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# September 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	 Labor Day	6	7	8 6:30 pm Fairway 16 Board Meeting Clubhouse	9	10
11 	12 6 pm Cobblestone Crossing Board Mtg, 3033 S Parker Rd #320  Double Tree Wendy Traynor's	13 6 pm Burgundy Board Mtg Clubhouse	14 6:30 pm Sausalito Board Meeting HR Golf Club	15 	16 <b>METRO MATTERS DEADLINE</b>	17
18	19 6 pm Country Club Ridge Board Mtg Noonan's	20	21 6:30 pm CH Board Mtg Tower I, 3033 S Parker Rd, Ste 320 6:30 pm Strawberry I & II Board Mtg	22 6:30 pm Council Member Charlie Richardson Town Meeting EcoTech Institute 1400 S Abilene	23	24
25	26 6 pm Cobblestone Board Mtg HR Golf Club	27 6:30 pm HRS Board Mtg HRS Clubhouse	28	29	30	



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# Behind The City Scene



**Charles "Charlie" Richardson**  
Council Member  
Ward IV

Before returning to regular updates on our City and neighborhood issues, I need to clearly correct an inadvertent impression I created in the last column. It does not take contributions in the range of \$50,000 dollars to be a successful candidate in a Council race as I will dramatically demonstrate below. The optional decision to hire a professional political manager has PRO's and CON'S. You tend to raise more money because you are under constant intense pressure to fundraise and walk EVERYDAY! Most importantly is the need to pay for their professional services. In my case the fee was \$19,000. I collected \$50,834.

Now the most notable exception is the election of an At-Large meaning city-wide, candidate: Angela Lawson. She received \$1,769 in contributions and that is not a typo. Not included is help provided to all candidates by independent supporters/sources e.g. unions, endorsement by Aurora Sentinel, associations, volunteers handing out brochures and signs, etc. This is very impressive! Look to have Ms. Lawson continue to be active in the Aurora political scene. Her opponent an incumbent, who lost, received \$22,286. The rest of the field of winners are Bergen (Ward 6) \$26,625, LeGare (At-Large) \$34,581, Roth (Ward 5) 42,610, and Mayor Hogan \$102,365. Hard work and enthusiasm can overcome any amount of contributions! My figures here are very unofficial and math is not my strong suit.

We continue to have a schism on City Council over our City Manager. Nevertheless, if you watch on Comcast 8 or attend Council Meetings, you can see that in many instances the votes transcend the underlying schism. Because of my background I have a head start over the other two new Council Members. The good/bad news is that I tend to challenge established policies and protocols to the chagrin of some Council Members who respond, "But that is the way we have always done it!" Next month I will talk about traffic enforcement and what I can and cannot do to help.

**Charles "Charlie" Richardson**  
Council Member Ward IV  
303-739-7516 (Council Office)  
crichard@auroragov.org

**2016 Ward IV Town Meetings** — held on the third Thursday of each month from 6:30 to 8:30 pm at EcoTech Institute, 1400 S. Abilene St., unless otherwise noted.

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## *What we are seeing in today's real estate market*

Although we specialize in Heather Ridge, Pete and I sell a lot of real estate elsewhere. This gives us broader and deeper insights to metro-Denver's real estate beyond what the headlines shout – a value-added service by us that helps Heather Ridge sellers get top prices. Here is a snapshot of today's Heather Ridge market and beyond:



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

1. **Appraisal Problems:** There is a shortage of appraisers causing delays in closings. Also, appraisers are questioning over-priced homes including remodel ones.
2. **Mortgage Approval:** Getting a mortgage loan today is tougher than ever...but it is happening. It takes almost 45 days to close a normal loan; and troubled loan can take months.
3. **Pre-Approval Mortgage Loan Letters:** Per federal law lender loan letters must be truthful but are not a guarantee it will close. Only a cash sale is 100 percent subject to contract terms.
4. **Home Inspections:** Required in almost all sales, this is a major aggravation and bane to agents, buyers, and sellers. There's a tendency today to list and request too many inspection items for correction that were once considered normal wear and tear.
5. **HOA Documents and Closing Costs:** HOAs vary greatly from one another as to their legal language, closing costs, and customs (Rules and Regulations). The purchase contract controls who pays for what HOA expenses in a sale. Then there are clarification issues about ownership vs. HOA responsibilities: sewer lines, crawl spaces, concrete surfaces, parking, interior damage from outside sources, etc. Sometimes getting answers or clarification is difficult.
6. **Multiple Offers:** It depends upon price range, location, and condition of property. In Heather Ridge multiple offers are still happening. Reasons include its affordable prices relative to the general market, nearby transportation and jobs, and its golf course.
7. **Over-Pricing Homes to Their Condition:** Remodel vs as-is! Over-priced homes in poor condition are not selling. Remodel homes fly off the market for top dollar. Most buyers do not have the money, experiences, or time to remodel poor quality homes post-closing; but they do have buying power to pay dollar for a move-in ready remodel.

Remember, Pete and Van's remodel program helps to fund costs for top resale value. Why let an investor reap your equity? Profit yourselves with Pete and Van's help. Call today for a professional opinion and a written marketing program including remodel repairs and costs.

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**Van Lewis**

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

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$125,000	2608	S Xanadu Way F	1 - 1	856	1 Carport	2 Story
Strawberry I	\$125,000	2680	S Xanadu Way A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$145,000	13655	E Yale Ave E	1 - 1	856	1 Carport	2 Story
Strawberry I	\$158,000	13607	E Yale Ave B	2 - 2	1,153	1 Carport	2 Story
Cobblestone	\$232,500	2121	S Victor St C	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$236,900	1969	S Xanadu Way	2 - 2	1,208	1 Garage, Det, 1 Sp	2 Story
Heather Ridge South	\$265,000	2835	S Xanadu Way	4 - 4	1,633	2 Garage Att	2 Story
Country Club Ridge	\$319,000	2240	S Vaughn 203	3 - 2	1,693	2 Garage, Att	2 Story

## Homes Sold July 16 through August 16, 2016

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry II	\$194,900	2479	S Xanadu Way A	2 - 2	1,091	Cash	\$0	Individual
Burgundy	\$200,000	2631	S Xanadu Way D	2 - 2	1,162	Cash	\$100	Individual
Sausalito	\$245,000	2447	S Victor St B	3 - 2	1,282	Conventional	\$0	Corp/Trust
Cobblestone	\$245,000	2182	S Victor St B	2 - 2	1,392	FHA	\$1,500	Individual

## Homes Under Contract as of August 16, 2016

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$129,900	13651	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$134,900	2658	S Xanadu Way D	1 - 1	856	1 Carport	2 Story
Strawberry I	\$144,900	13613	E Yale Ave D	1 - 1	843	1 Carport	2 Story
Strawberry II	\$174,900	2469	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$179,000	2471	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$179,000	2465	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Space	2 Story
Strawberry II	\$179,950	2469	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Space	2 Story
Strawberry II	\$180,000	2499	S Xanadu Way C	2 - 2	1,091	1 Space	2 Story
Strawberry II	\$184,973	2429	S Xanadu Way B	2 - 2	1,091	1 Space	2 Story
Burgundy	\$187,000	2629	S Xanadu Way A	1 - 2	942	1 Space	2 Story
Strawberry II	\$190,000	2489	S Xanadu Way A	2 - 2	1,091	1 Carport, 1 Space	2 Story
Burgundy	\$190,000	2679	S Xanadu Way B	2 - 2	1,162	1 Space	2 Story
Burgundy	\$195,000	2625	S Xanadu Way D	2 - 2	1,162	1 Space	2 Story
Sausalito	\$199,000	2503	S Victor St E	2 - 2	1,025	2 Garage, Att	Ranch
Burgundy	\$210,000	2651	S Xanadu Way C	2 - 2	1,314	1 Gar, Det, 1 Space	2 Story
Cobblestone Crossing	\$215,000	1973	S Xanadu Way	2 - 2	1,208	1 Space	2 Story
Sausalito	\$220,000	2512	S Worcester St A	3 - 2	1,273	2 Garage, Att	2 Story
Cobblestone Crossing	\$225,000	13306	E Asbury Dr	2 - 2	1,208	1 Space	2 Story
Cobblestone Crossing	\$239,900	13374	E Asbury Dr	2 - 2	1,392	1 Garage, Det, 1 Sp	2 Story
Sausalito	\$245,000	2438	S Victor St B	2 - 2	1,344	2 Garage, Att	2 Story
Sausalito	\$245,000	2467	S Victor St C	3 - 2	1,230	2 Garage, Att	2 Story
Cobblestone Crossing	\$249,900	13424	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Space	2 Story
Cobblestone Crossing	\$254,900	1943	S Xanadu Way	2 - 2	1,392	1 Gar, Det, 1 Space	2 Story
Sausalito	\$254,900	2457	S Victor St B	3 - 2	1,344	2 Garage, Att	2 Story
Cobblestone Crossing	\$255,000	13300	E Asbury Dr	2 - 2	1,208	1 Gar, Det, 1 Space	2 Story
Heather Ridge South	\$275,000	2823	S Xanadu Way	4 - 4	1,633	2 Garage, Att	2 Story

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# Heather Ridge Golf Club Monthly Update

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

## HR Men's Golf Tournament Member/Member/Guest

*This year's Member/Member/Guest Tournament was a big success more teams (22) participated— details and winners on page 14.*





Page 12, clockwise top left: John Lay, Jon Lay, Brad Thompson and Robert Arnold. Jim Murray, Bruce Larson, Ray Johnson, and Steve Johnson. Kirk Jamison, Don Blosser, Pete Traynor, and Walt Kirkwood. Pinky Gonzales, Steve Gonzales, Chris Wats, and Dan Markovich. Page 13 clockwise top left: Cameron Hoffman, Kirk Barfuss, Travis Wertz and Taylor Porrier. Larry Ricketts, Dumitri Palea, Dick Hinson, and Brian Hornstra. Arlis White, Morris Hoole, Steve Schroeder and Taron Ford. Tom Knaub, Mike Coppens, Terry Bade and Loren Janulewicz. Steve Meyer, Tom Harrity, Joe Klein, and Ken Clifford. Harold Wallace, Brandon Caldwell, Steve Burke, and Roger Anderson. (Not shown :Dwight Lyle Matt Huntington, Bob Ore and Greg Johnson.)

# HR Men's Golf

## Member/Member/Guest Tournament

This year's Member/Member/Guest Tournament was a big success in that we had more teams (22) participating than we have had in the last six years, also the 2016 Calcutta was at an all-time high. Competition was evident starting with the Friday horse race when the winners were determined by that one last putt on the third hole and where one flight decided to split the pot rather than take a chance of a chip off. This year we changed the tournament from a Member/Member to a Member/Member/Guest of which we had nine guests playing with Men's Club members.

(Aggregate) was just as competitive as the horse race, with one point making the difference between first and second place in both flights.

Noonan's café and beverage cart participated by offering a continental breakfast both days and had the beverage carts out servicing the golfers all three days. And as with any major tournament there were stories of super shots, shanks, four putts, water shots, etc. that will be discussed for weeks to come.

The tournament on Saturday (Best Ball Net) and Sunday

**Loren J. Janulewicz**  
President HR Men's Club

### Golf Club at Heather Ridge Men's Club Tournament Member/Member/Guest — July 22, 23, 24, 2016

#### Tournament Winners

<b>First Flight, Tie for Second Place</b>	<b>Score</b>
<b>First Place:</b> Bruce Larson/Jim Murray Team	196
<b>Second Place:</b> Tom Knaub/Mike Coppens	197
<b>Second Place:</b> Steve Meyer/Tom Harrity	197
<b>Second Flight</b>	<b>Score</b>
<b>First Place:</b> Pinky Gonzales/Steve Gonzales	192
<b>Second Place:</b> Steve Burke/Roger Anderson	193
<b>Third Place:</b> Chris Watts/Dan Markovich	202

#### Friday Horse Race

<b>First Flight Winners, Tie for First Place</b>	
<b>First Place:</b>	Tom Knaub/Mike Coppens
<b>First Place:</b>	Pete Traynor/Walk Kirkwood

<b>Second Flight Winners</b>	
<b>First Place:</b>	Cameron Hoffman/Kirk Barfuss
<b>Second Place:</b>	Dick Hinson/Brian Hornstra

#### Day Money Saturday

<b>First Flight Winners</b>	<b>Net</b>
<b>First Place:</b> Steve Shroeder/Taron Ford	58 Net
<b>Second Place:</b> Steve Meyer/Tom Harrity	58 Net

<b>Second Flight Winners</b>	
<b>First Place:</b> Bob Ore/Greg Johnson	57 Net
<b>Second Place:</b> Steve Burke/Roger Anderson	58 Net

#### Closest to Pin

<b>Saturday</b>		<b>Sunday</b>	
<b>Hole #5</b>	Robert Arnold Team	<b>Hole #5</b>	Dick Hinson Team
<b>Hole #8</b>	Steve Meyer Team	<b>Hole #8</b>	Cameron Hoffman Team
<b>Hole #10</b>	Bruce Larson Team	<b>Hole #10</b>	Steve Burke Team
<b>Hole #14</b>	Taylor Porrier Team	<b>Hole #14</b>	Pete Traynor Team

# HR Women's 9-Hole Golf Club

The Heather Ridge Women's 9 Hole Golf Club held their Fun Day/Guest Day event July 19. The Hawaiian Luau theme event was kicked off with a modified scramble on the back 9 holes followed a great luncheon held at the Rendezvous Restaurant at Heather Gardens Clubhouse.

In place of any further prizes Hawaiian Hot/Cold Tumblers were given to all players.

First Place Winners: Sherri Cooper, Guest Anne Cardea, Cathy Carter, and Ann Habeger.

Second Place Winners: Sally Simon, Audrey Romero, Ginny Lewis, and Joann Oswald.

Third Place Winners: Stacey Visentin, Joyce Scott, Sandy Finney, and Mabel Jordan.

**Cathy Carter/ Vice President**



*Clockwise from top left (left to right): Sherri Cooper, Anne Cardea, Cathy Carter, and Ann Habeger. Sally Simon, Audrey Romero, Ginny Lewis, and Joann Oswald. Stacey Visentin, Joyce Scott, and Sandy Finney. Paula Hammond, Sara King, and Sharon Gunderson, Mabel Jordan and Cathy Carter.*

## Golf Course News

The existing irrigation system on the back nine (south of Iliff Ave) is over 40 years old. Beginning early September this system is being replaced by a newer more efficient system. Installation of the new system will begin shortly after Labor Day. The new system will eliminate the need for labor intensive hand watering of numerous areas around the golf course. The construction should be completed around the end of the year.



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# "Friends of the Fairways" Winners

In addition to her 1st place gift certificate from Nicks Nursery, Deb Jones (far left) also received a Denver Botanic Friends and Family Membership. Other winners include Larry Gray (second from left), Rose Dipolito (second from right), and Rosemarie Moran (right). Not pictured Third Place winner Kay Griffiths, Congrats to all the winners!



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▶ **Roger Francis, CLTC**  
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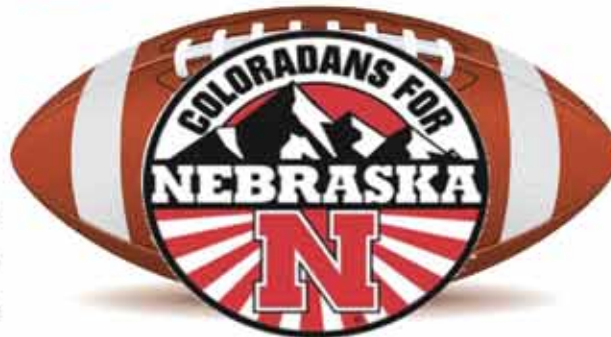
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# CHERRY CREEK OFF-LEASH DOG PARK



## ***Cherry Creek State Park Dog Off-Leash area history — Give your "best friend" a day of running carefree in the open spaces of Cherry Creek.***

In 1971, a dog trial area at the 12 Mile area of Cherry Creek State Park was established. Most users were individual trainers using live birds and live ammunition. During the 1970s and 80s use of the dog trial area was limited to about 2,000 visitors annually. By 1985, trends in use changed substantially as off-leash dog exercise gained popularity. Visitor conflicts began to increase as the area was now also being used for off-leash exercise, jogging, biking, and equestrian rides. Given that live birds and live ammunition were still allowed, safety hazards and complaints increased. In 1988, the use of live ammunition

was limited to an area immediately adjacent to the parking area. This area was gated and locked, and dog trainers could apply for a permit and the gate combination for training use. From 1997 to 2002 there were only 20 permits issued, and in 2002 the Cherry Creek State Park staff abandoned the live bird and live ammunition area formally.

Visitation to the dog off-leash area has grown substantially over the years. At the end of 1994, visitor use numbered about 12,000. In 2005, 200,000 people visited the park, and in 2009, there were 232,000 dog off-

leash area visitors. This accounted for 14 percent of Cherry Creek State Park's total visitation that year. Last year use for the dog off-leash area was 299,052. Off-leash dog use, including dog walking, socializing, and playing, continues to be one of the inviting and prevalent recreation activities at Cherry Creek State Park.

### **Cherry Creek State Park Dog Off-Leash Area Rules**

The Cherry Creek Dog Off-Leash Area (DOLA) is a 107-acre fenced area that has water access for canine enjoy-

ment. Cherry Creek flows through the DOLA and has been renovated to help with erosion control to allow for easier access to the water.

- You **MUST** have your dog within visual distance and under voice control when off leash.
- A leash and a waste bag **MUST** be carried for each dog.
- Cleaning up after your pet is mandatory, as it is crucial to the preservation and cleanliness of the DOLA and watershed.
- There is a limit of three dogs per handler, and all dogs must remain on leash when not in the fenced area.



*Above: Families enjoying the Off-Leash park with their pets: Adam and Eve Codd and Trip and Molly. Crystal Newman and her St. Bernard Murphy. Greg, Niki, Anna and Kate with Charlie their German Shepherd.*

Use of the DOLA requires a valid DOLA pass as well as a valid park pass for all vehicles entering the park. DOLA passes are available for purchase (\$2/daily or \$20/annual) at the entrance stations and the park office. When staff is unavailable to assist, daily passes can be purchased at the self-serve stations.

Due to the popularity of the DOLA, extended wait times are common during peak hours. Peak hours vary and include holidays and weekends.

Additional facilities are available for sport dog training. Please contact the Park Office at 303-690-1166 for more information.



*Shawna and her two pups Violet and Cara*

### After the Swim

Yes, you and your "furry best friend" enjoyed a day a socializing with other dogs and their masters and running carefree thru the fields and streams at Cherry Creek. But now its time to head home and that puppy is a little wet and "smelly" to say the least. What options do you have for fixing that before you arrive at your home? Two options: Choosing to wash your friend yourself or have an experienced groomer lavish your pet with all the attention they deserve (and you stay dry). Great Gooms Inc. on Iliff can help you — 303-745-2202



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## Heather Ridge South

**Proof of Property Insurance Coverage:** Mortgage companies are increasingly demanding proof of insurance coverage when an HOA provides general insurance. Not all HOAs provide insurance, but Heather Ridge South does. General insurance covers buildings, grounds, and liabilities. It provides coverage for its HOA board members as well as all property owners; and its cost is part of the Annual Budget collected in the monthly HOA fees.

If you receive notice from your mortgage company to provide proof

of insurance (a requirement usually found in home mortgage deeds of trust), please treat it seriously. **Failure to respond correctly could result in your mortgage company taking out insurance coverage for you on your home making you pay for it.**

Please don't confuse general coverage insurance with HO-6 coverage – commonly referred to as personal property insurance. Both might be required by your lender but are totally separate from each other in terms of coverage. **Always, always, always consult with your insurance agent.**

If you receive notice from your mortgage company to provide proof of insurance coverage, here's what you do:

1. Contact Janelle Maninger at our Westwind Management Company – 303-369-1800; email

janelle@westwindmanagement.com;

2. Send her a copy of the demand letter (mail, email, or hand deliver);
3. Follow up! Ask for a copy of all correspondence by Westwind; respond directly to the mortgage company's demand letter; keep notes/records of everything you do especially people.
4. Be proactive, not complacent in dealing with the demand letter. Read the letter carefully. Understand your rights and liabilities should your insurance company charge you for insurance coverage that Heather Ridge South provides.

**Annual "Walk-About" Inspection of HRS:** Each year board members walk the community as a group. In particular, they look for exterior problems such as torn damages, covenant violations, or



poorly maintained patios-fences-decks, landscaping, etc.

This year's "walk-about" found a number of problems, in particular overgrown personal landscaping and decaying older patio fences and decks. In fact, the terrible condition of a dozen or more back patio fences and decks will result in upcoming board review and major policy changes to improve our physical appearance.

If you recently received a demand letter from Westwind to correct a problem at your address, please respond to it. The board is asking for your help to keep the community in good repair, and your property might be part of the problem. The board does not ignore problems, so please respond to any notices outlining what you will do.

Van Lewis

*Worth Discovering*

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# Country Club Ridge

*“The best preparation for tomorrow is doing your best today.” – H. Jackson Brown, Jr*

**A Friendly Reminder:** CCR is a covenant controlled community. There are various restrictions and conditions which must be met by all homeowners and tenants. Not knowing and or not being informed does not relinquish one from the governing bylaws. When you purchased the property you agreed to the governing documents. As a landlord it is your responsibility to inform your tenant of the Country Club Regulations including but not



limited to trash, parking, animal clean-up, snow storage, etc. Please be informed as a unit owner or renter and avoid the costly penalty ignorance.

**Landscaping:** This year the board has been working closely with Marcan Landscaping to keep the grounds of our community looking its best. There have been several walk throughs by the Board and Custom Management with Marcan to stay on top of a never ending project.

Several areas needing attention have been updated with new foliage. Yes, we have had a few burn zones, but the repairs to the sprinklers and timing equipment have been made.

Construction will begin in the very near future on a retaining wall on the east side of building 2270. This is the first of many steps to attend to the landscaping design of the retention pond located behind this building.

**Painting and Trim:** The painting project has been completed for buildings 2250 and 2270. Any questions regarding the project please contact Custom Management. **ARC (Architectural Review Committee) Requests:** Any

exterior changes or additions to included satellite installation must be approved by the board before starting any work. This includes changes to doors and window, a/c units. Keep in mind all patio items must be kept to a minimum and kept clean of decoration in excess.

**Parking:** The issue with parking has improved. Thank you for your continued efforts. Keep in mind, visitor spaces are not to be used by the residents and you are subject to towing, fines or both. Parking in Fire Lanes will result in an immediate tow. The parking design can be narrow for first responders in the event they are needed. Do not inconvenience someone who may be in need. Park on the street or in your garage if all spaces are full.

**Trash:** Friday is trash day. Please make sure all trash is placed in the appropriate container. Please do what is necessary to secure trash items to avoid having the wind distribute your items through the parking lot. Recycling is bi-weekly September dates are 9/2, 9/16, 9/30.

*“Imagine if everyone took a moment to pick up one piece of trash per day, our world (community) would be a better place” – T.H.*

Keep it clean CCR. We are all in this together!

**Monthly Board Meetings:** Board meetings are on the 3rd Monday of each month. The time has changed to 6:00 pm. You are always welcome and encouraged to attend! Stop by and provide any thoughts to the betterment of our community. Meetings are held in the lower level of Noonan’s Tavern next to the Golf Shop. Be involved. Be informed.

**Annual Meeting: Save the Date!! October 17, 2016.** CCR will have the Annual Board Meeting to discuss financials. At the meeting we will have a detailed discussion about the allocation of the reserve funds. Attendance is **Highly** recommended this year. Your input on fund distribution will assist the HOA in making decisions that are in the best interest of our community. Remember it is **Your** money and we value your feedback. Please attend to receive information on the allocation intent of the reserve funds and provide your thoughts on how to handle your investment.

**Who? What? How?** Contact Custom Management Group is your one stop shop. Call or email 303-752-9644, [customgrp1@msn.com](mailto:customgrp1@msn.com). Ask for Channing or Taylor.

**Mocha Butkovich**



# Burgundy



September seems to be one of those “not quite” months. Not quite summer, not quite fall and definitely not quite winter (hopefully, anyhow!). It is, though, time to wind up the projects from the past few months and work on the budget to plan for next year. Some projects in the final stages of completion are: landscaping and the continuing removal of dead and damaged trees and bushes, concrete repair, and the replacement of damaged parking bumpers. Negotiations on several contracts (insurance, pool, landscaping and snow removal, trash removal, etc) are underway.

**Pool Closure:** Labor Day is the final weekend for the pool. Make plans to join your friends – or meet new ones. Just remember to keep your food and glass containers on the grassy areas outside the pool fence. It might be late in the summer season, but did you know that the fire code for multi-family housing regulates what kind of grill you can use (no charcoal allowed at any time), the size of the propane bottle and where your grill can be placed. More details will be given next spring when we are ready to bring the kitchen outside again.

**Clubhouse Rental:** The end of summer means that the holidays are getting closer. Your Clubhouse is for rent. Reserve it now to get your best selection of dates these fill quickly once the weather cools off. This is the perfect place to host family and friends for parties, football games and most any celebration you can think of. Call CMS to get your best choice, especially on the weekends.

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

**Annual HOA Meeting:** Mark your calendars now for our Annual HOA Homeowner's Meeting. The meeting will be held on Tuesday, October 11, 2016 at 6:30 pm. Given the aging

of our community and the increase in the costs and fees for services, it's no longer a question of “if” or “when” our HOA assessments will increase, but “by how much”. The sewer cleanouts will continue over the next couple of years and we are due to start the first phase of painting our homes, however, the current siding needs to be replaced because of dry rot that is affecting the majority of the buildings. We are comparing insurance costs that have increased an average of almost 10% over last year, utilities (including water) costs of \$23k monthly, most of the remaining services (management, snow removal, pool care, landscaping, etc) are expected to increase with the new contracts. So, you really need to be at the meeting!

**HO6 Coverage:** We have all heard numerous ways to help reduce water/sewer costs, but did you know that you can help to reduce the cost of our insurance by verifying the HO6 coverage on your home insurance policy. For only a few dollars per month, it can help to offset additional assessments needed for your community.

**Volunteer:** We have so much to discuss and to present to everyone. Our Board of Directors is selected by homeowners to be stewards of our money – and we need your help. The decisions made will have an effect on all of us – be a part of that by volunteering to be a Board member. If this seems like too much of a time commitment, there are several special committees:

Landscape, reviewing and revising of our governing documents and architectural concerns (you know, when you want to change something that affects the appearance on the outside – trimming bushes, replacing windows/ doors, hot water heaters and so on and you have submitted the proper request.)

**Welcome:** The housing market in this area is on fire! So many new faces and we want to extend a heartfelt welcome to each of you! Whether you are a homeowner or a renter, we invite you to view our website (listed below) to become familiar with the rules and regulations (covenants) that make Burgundy a very desirable community to live.

**Monthly 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. The next meeting is Sept 13, 2016 at 6 pm in the Clubhouse. The meeting sign is posted in the parking area during the week prior to the meeting. Welcome, also, to Jack, our new property manager. KatiJo will remain with our community as his assistant.

**Contact info for CMS:** New Community Manager is Jack Higgins, 720-377-0100 ext 1315. [jack@cmsincorp.net](mailto:jack@cmsincorp.net). Website <http://www.cms-hoa.com/>

**Jaynie Basch**



# Sausalito



**CC&RS:** Because we continue to have quite a few new homeowners and renters, this part of our Newsletter will be repeated over the next few months. We believe it is important that all homeowners are aware of this information. The HOA Board would like to welcome you to our Covenant Controlled planned community. Communities such as ours, who enforce our Covenants, Conditions and Restrictions, remain attractive longer and retain real estate value better. Please take a few minutes to read this important information about our controlling documents. When you closed on your property in our community, you signed legal governing documents including the Covenants,

Conditions and Restrictions (CC&RS) and Sausalito Rules and Regulations. When legally signed and recorded on a deed conveying land, a covenant has the legal effect of a binding contract term, and may be so enforced. The buyer is subject to CC&RS's whether or not they have been reviewed, read or understood. Therefore, it is very important to have these governing documents on hand. Homeowners can always find these documents on our website [www. Sausalitohoa.com](http://www.Sausalitohoa.com). Homeowners should be sure to provide, at the very least, a copy of these documents to each new renter in their unit. Sometimes we homeowners want to update or make changes to our homes. Rule of thumb is to read your homeowner Rules and to attend our monthly HOA Board meetings to present plans and get permission when required. You can also call HOA Simple Manager, Emily at 303-260-7177 x5 for information.

**Architectural Approval:** Please remember to get Board approval before proceeding with any changes or additions to your home such as windows, air conditioners, doors, solar panels, or patio decks.

**Trim and Painting Project:** The Board has chosen Butch Woodard of Woodard Painting to complete our touch-up painting and rotted wood replacement project for patio's and trash enclosures. Butch and his crew will be working in the area for the next month or so. Notices will be posted on unit garage clips notifying residents of scheduled work for their units. It is important that Woodard's crew have access to all patios. Residents are requested to be sure patio gates are unlocked and access to internal patios be made available at

time of work. L&R's painting, which was specific to our insurance hail claim, was completed the end of July. For those of you who personally like to paint small areas of wood in your patio, call our HOA Vice President Tom Scally at 303-750-8772 to obtain small cans of our mandatory color exterior paint.

**Upgrades:** We will be installing new Fire Lane and Visitor Parking signs in designated areas.

**Speed Limits:** School has started and students are walking everywhere. Please drive carefully and slowly throughout our area.

**Pools:** Our pools will close Labor Day, September 5.

**Neighborhood Watch:** Our new PAR Officer for Areas 10 and 11 is Patty Southwick. She has been an officer with the police department for 26 years and was assigned as the PAR officer in Area 4. Her contact information is: desk phone: 303-739-1826 and her email is [psouthwi@auroragov.org](mailto:psouthwi@auroragov.org)

**Visitor Parking:** Visitor Parking Rules and Regulations are enforced by Brownstone, our Security Company. Visitor parking spaces are for *guests only* not residents of Sausalito. When you have an overnight guest, please call Brownstone at 720-879-4568 to inform them about your guest. Ticketing and towing rules are always in effect. Rules and Regulations are on our website. Homeowners and residents are expected to use their garage for their cars. Business vehicles must be parked on public streets not in Sausalito Visitor Parking spaces. Sadly Vaughn Way looks like

a parking area in an industrial park. Sausalito is a residential community, not a business community.

**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.

**Board Members:** We want to welcome Teresa Anderson who volunteered to become our newest Board member. 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; Rick Wilhelm, Landscaping, 505-412-1190; and Member-at-Large, Teresa Anderson, 303-755-5970.

**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. [Sausalitohoa.com](http://Sausalitohoa.com).

**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 meeting room.

**Carol McCormick**



# Strawberry

With fall, and the opening up of school, please remember to be cautious and slow down and keep an eye out for children in the parking areas and in the many streets nearby. A stopped school bus with flashing red lights means that all cars must stop until the bus leaves.

**Unwanted Items:** Are you unsure what to do with your unwanted items? A good place to start is at our many local thrift stores. Smaller items can be boxed up and dropped off at the rear of these stores. For larger items, like furniture and appliances, some thrift stores will pick them up from your home. Each store has their individual policies on pick-ups, so it is best to call or visit their website. Not only is this a great way to get rid of unwanted items and get a tax write-off, but the

thrift stores use the money that they make for employment and training programs for people with disabilities.

For items like old prescription drugs, household chemicals, automotive waste and old batteries, check with the city of Aurora for drop off sites and pick-up policies. For more information call: 303-739-7173 or go to [www.auroragov.org/recycle](http://www.auroragov.org/recycle).

**Dumpsters and Trash Violations:** We have been experiencing some serious trash violations that have been escalating recently and causing numerous problems. Only normal daily Household waste should be placed in the trash dumpsters. When tossing your trash bags, make sure that they are securely tied, so that nothing spills over onto the

pavement. Once again Do Not leave items outside of the dumpsters.

Large items such as sofas, TV's etc. placed outside the dumpster are a violation and homeowners are responsible for the removal. Although appliances such as stoves, dishwashers, etc., may fit into the dumpsters, disposal is the homeowner's responsibility to discard. Many local charities will pick up your items, such as ARC, Salvation Army, Goodwill, etc.

The Association will impose fines for anyone who violates trash dumping. Keep in mind that the extra pick-up fees that our Association incurs, will negatively impact homeowner fees.

**Board Meetings:** Strawberry holds

regular board meetings on the third of each month at 6:30 pm at the Strawberry Clubhouse. We hope to see you there.

**Beautification Project:** Our project team has been working hard to improve the property aesthetics on the corner of Xanadu and Yale. You may have seen the large piles of dirt, rocks, and mulch wondering what we will be doing with them. We are starting to see the fruition of our works. The retaining wall is coming together nicely and should be completed soon. We plan to put in a garden within the retaining wall surrounded by decorative rock on each side of the garden. Below are some beginning pictures!!!

**Christine Nicklas**



***Come join the fun and help make Strawberry beautiful!***

# Chimney Hill

As our community ages, it warrants constant upkeep that requires a watchful eye in all areas. Communities such as ours, 'Covenant Controlled', that enforce their Certificate of Incorporation, also known as Corporate Charter Documents, remain appealing to the real estate market retaining their value better and longer. Chimney Hill is presently involved in many property improvement projects at various stages and in enforcing our governing documents, especially our Architectural Approval process.



## **Painting and Trim Work:** The board is reviewing numerous painting

proposals. They are being considered for best pricing within our budget, warranty and job excellence upon completion. The estimates are for the 7 buildings and 30 units located in the back (3rd cul-de-sac) section. More information to follow as the project progresses.

**Tree Trimming:** Our entire landscape area is being inspected for dead tree limbs, tree removal and trimming. Estimates are being drafted as this project has to be concluded before the painting phase.

**Irrigation Zone:** The board is working through proposals to renovate and improve our irrigation. Including, but not limited to, replacing malfunctioning controllers, repairs to irrigation supply to south entrance triangle, reconnecting existing lateral lines to better regulate valves and repairs as needed. Updates to follow.

**Parking Rules and Regulations:** Parking Rules and Regulations are a work in progress! Updates to our Parking R & R's are in its final stages to be announced via regular mail and internet access.

**Covenant Enforcement:** As stated in previous articles, our controlling documents restrict ownership to the rules and regulations of the community and it's HOA Board. That

restriction is an agreement between the parties to abide by rules to protect real estate values and maintain the good order and working of the community. Example: you can't do the following without HOA approval – paint your unit whatever color you like, park extended cab trucks in your driveway, replace windows and doors, make changes to your patio, store your extra vehicle in the common area parking, etc. Chimney Hill at Heather Ridge is legally defined as a Townhome development, which property owners own the inside of their units 'only'.

Please call Accord Property Management at 720-230-7321 with all questions, concerns and need of explanations on the above mentioned projects or any other community related matters. Verifying each issue with APM will empower you as a resident of our covenant community. Take time to read all governing documents and be an informed resident. New and existing residents/owners are subject to our governing documents whether or not they were reviewed, read or understood. Too many times, we ask neighbors or get unsolicited answers to personal experiences that are not in our governing documents.

**Board Meetings:** The board extends a big thank you to all residents who

have attended our monthly meetings these past months. Your participation has given great ideas to work from and direction on pursuing solutions to issues that are important to us all. Regular monthly meetings are held every 3rd Wednesday at 6:30 pm. The next meeting will be held on September 21, 2016 at 6:30 pm at the Heather Ridge Country Club Clubhouse.

**Theft Problem:** Our storage shed was recently burglarized. The key lock was removed and several tools and various items were stolen. If anyone saw any activity surrounding the storage shed between Tuesday, August 2 thru Saturday, August 6, 2016, please report any information to Accord Property Management, 720-230-7321. As Aurora residents, we are the eyes and ears that our Police Department depends on. Reporting crimes as they might be happening is best than those reported days later. Please be vigilant and watchful of your surroundings, reporting any suspicious persons or activity and gathering as much information as you can. Do not get involved, be safe and call 911 or our new PAR Officer Patty Southwick, 303-739-1826, [psouthwi@auroragov.org](mailto:psouthwi@auroragov.org) to assist in neighborhood needs. Our governing documents, state keep doors locked, windows and garages closed, etc.



**CH Annual Pool Party**



**Pool Party:** Great food mixed with new and old friends, made for a great time! A big Thank You to all our community volunteers who helped in making our pool party a successful event enjoyed by all.

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**Dr. Nick D'Amico**

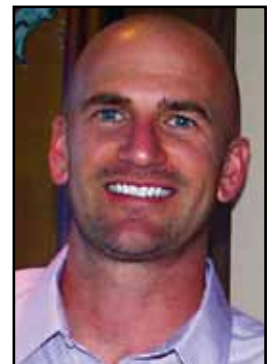
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**Dr. Matt Mauck**

# Fairway 16

**Pool:** It will be necessary to wait until the pool is drained for the winter before repairing the wobbly, step rail. The work should be completed in September. A sign reading, *Please Do Not Climb on Wall* has been posted on the pool's rock wall. Climbing on the wall loosens the landscape rocks, affects the integrity of the wall and kills the xeriscape plantings there.

**Originals Gathering:** A coffee and pastry gathering was held for original homeowners on August 13th at our clubhouse. Fifteen original homeowners still live in Fairway 16 after 41 years. Eight of those were able to attend. Many wonderful stories of "the old days" were shared. In the early 70's there

was a pig farm a mile or so away. The Heather Ridge developer had a heliport where Legend's now sits. Iliff became a dirt road at I-225 (which had yet to be built). Many well-known celebrities such as The Kingston Trio, Joel McCrea and Margaret Whiting entertained at Heather Ridge Country Club. "The Originals" shared so many interesting reminiscences. A slideshow of Heather Ridge early days was also presented. A shout out to Barry McConnell for sharing his technological expertise and equipment!



Original Homeowners (top left to right) Bill Yeager, Kirt Martwart, Carol Preisser. (Bottom left to right) Rena Rae Birks, Vicky Tucker, Darlene Yeager. Not pictured, Jim & Susan Bruce



**Residential Toilet Rebate:** The Aurora Water Department is offering a rebate of up to \$50 if a homeowner replaces his/her 1.6 gpf or less toilet with a 1.1 gpf or less toilet. The Program Requirements: Only Aurora Water customers in good standing may apply. Rebates are offered on a first-come, first-serve basis. New toilets must use an average of 1.1 gpf or less and have the EPA WaterSense logo on the package. There is a limit of

two toilets per residence per 10 years. Installations must be completed prior to applying. Applications must be submitted within 90 days of purchase. An inspection may be required to verify the replacement of your toilet. For further information contact the Aurora Water Department at 303-739-7195 or [conservation@auroragov.org](mailto:conservation@auroragov.org).

As a further cost saving measure, board member Laurie Travis has offered to compile a list of homeowners wishing to replace a toilet. The order will be placed with a reputable plumbing company where discounts are typically available when ordering a number of toilets at the same time. You can contact Laurie at [ddlt100@msn.com](mailto:ddlt100@msn.com) for further information.

**Rules and Regulations:** The revised Rules and Regulations Handbook will be distributed to all Fairway 16 homeowners this month. The board strongly advises all homeowners read and familiarize themselves with the rules and regulations of our community.

**ACC (Architectural Control Committee):** Please be aware



Fairway 16 had a visitor to our pool this year. A voluntary vine began to grow along the fence. Hum... We watched it develop blooms. Hum... Then Acorn Squash began to form! Nature is an awesome thing.



that the Board must approve any improvements or changes made to the outside of a unit in order to assure compliance to HOA Rules and Regulations. This includes, but not limited to, windows, patio doors, air conditioning units, and porches. Approval must be obtained before the project begins. To obtain an ACC Request Form contact ACC Chairperson Marion Ballins at [marianballins@gmail.com](mailto:marianballins@gmail.com). Completed form and attachments must then be submitted to Marion Ballins.

**Fencing:** An invoice for damage to the irrigation system as the result of fence installation, has been submitted to Lowe's for reimbursement.

**Cement Sidewalks:** A list of damaged sidewalk areas in the community is being compiled. All these areas will be addressed at the same time as a cost effective measure.

**Split Rail Fence:** The split rail fence behind 2588-B is falling down and will be replaced by Mike Carter.

**Trees:** A bid from Aesthetic Tree Service to remove six dead trees and a quote from CW to install six new replacement trees have been submitted for approval by the board. The large, dead Juniper by 2508-D is scheduled to be removed and replaced with a Chanticleer Pear.

**The Back Nine:** The Golf Course at Heather Ridge will begin the renovation of their irrigation system on the back nine in September. Be prepared for additional activity in the area.

**Website:** Western State has set up a website for Fairway 16. The address is: [www.fairway16.com](http://www.fairway16.com). Western State Contact Information: Roger Mitchell, 303-745-2220, [rogerwsps.net](http://rogerwsps.net)

**Bette Secord**

# 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, September 12 at Wendy Traynor's home. All homeowners are welcome to attend.



**Chemical Roundup:** The City of Aurora is holding a chemical roundup

on September 10 at Aurora Central Facilities, 13645 E. Ellsworth Ave. The event is open only to Aurora residents, and proof of residency is required. While the event is free, there is a \$3 fee for tires. Donations to offset event costs are appreciated. To find out more, visit [www.aurorawater.org](http://www.aurorawater.org).

**Clean Your Showerhead:** Growth of a bug called atypical mycobacteria can build up, which can cause coughing and shortness of breath and be especially dangerous for COPD sufferers. Every six months fill a plastic bag with white vinegar and attach it to the showerhead with a rubber band so the head is

submerged. Remove after an hour and run the shower to flush out.

**Insurance:** Please take a moment to review the insurance coverage you have on your home. It might be time to re-examine your deductible and coverage for the actual cash value of your townhome or "dwelling unit." Your insurance agent will help you discern what coverage you currently have and whether or not you may need to step things up. Also, confirm with your carrier that you are covered for Loss Assessment.

**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.

**Great Resource:** *Nextdoor.com* is the private social network for you, your neighbors, and your community. It's the easiest way to connect online, and it's free to join. Please visit *Nextdoor.com* to see how Next Door uses the power of technology to build stronger and safer neighborhoods.

**Patt Dodd**

## Out To Lunch Bunch

The next gathering will be  
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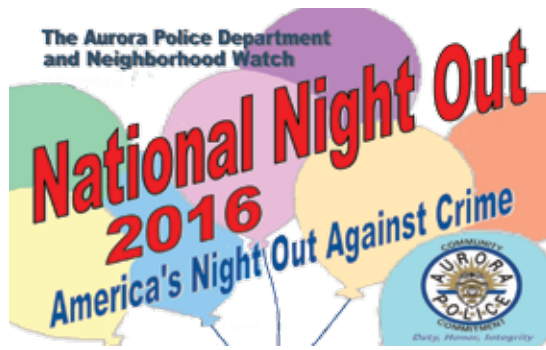




Aurora City Council member Charlie Richardson and his faithful companion talking with Aurora Police Officer.

# Heather Ridge

NEIGHBORHOOD WATCH



Aurora Police Department and area Neighborhood Watch organizations hosted this annual event on Tuesday, August 2 at Utah Park Pavilion.



Left to right: Aurora Sgt. Mike Pitruso, Dean Semelbauer, and Officer Patty Southwick, new PAR Officer for Areas 10 and 11.



Left: Aurora Police Explorers created the children's Safety Town. Cameron is receiving instructions from one Explorer. Right: Empire Foods Catering, Target, King Soopers, Noonan's, Donut House, and more furnished food items for the National Night Out event.



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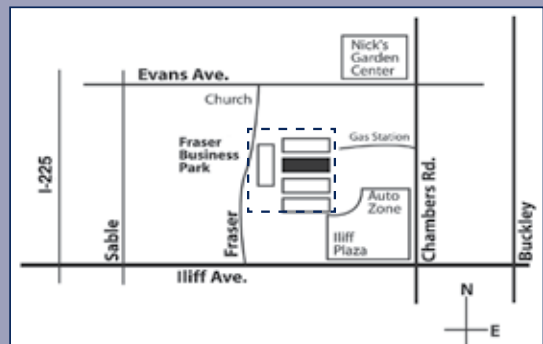
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