



# *HR* Heather Ridge

Metro Matters

Volume 8

November 2018

Number 11

## *Prime Time Tours*

*"Its More Than Just A Trip"*

### *California Coast Trip*

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

Congratulations to Liz Clancy 9-Hole Ladies Club Champion. Ann Habeger was presented the Most Improved Golf Award. See page 11 for photos of the group after the Tee & Splash Tournament followed by luncheon at Kennedy Golf Course.

The Men's Golf Club held its final tournament on September 22, see pages 10 and 12 for a photo wrap-up of this tournament.

Please do not forget to get out and vote this year, on or before November 6. There are several propositions on the ballot and you may need to brush up on your options before voting.

Thanksgiving is coming up soon and the staff of *Metro Matters* hope you and your family have a blessed day.



Barry McConnell  
Publisher

**Heather Ridge  
Metropolitan District**

President Errol Rowland  
errol@idmybag.com  
Vice President Van Lewis  
van@vanlewis.com  
Bette Secord  
Joan Beldock  
Jane Klein  
Kay Griffiths  
Patt Dodd

Regular Meeting Schedule: HRMD  
4:00 pm, 3rd Thursday each month at  
Heather Ridge Clubhouse, providing  
there is business to conduct.

**Heather Ridge  
Metropolitan District**

303-755-3550 ext. 5  
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**Heather Ridge Golf Club**

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www.golfclubatheatherridge.com

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**Heather Ridge  
Metro Matters Magazine**

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### On the Cover

A scenic view of the California Coast – one of the many tours Prime Time Tours is offering in 2019. See pages 16 and 17 for details.

## IN EVERY ISSUE

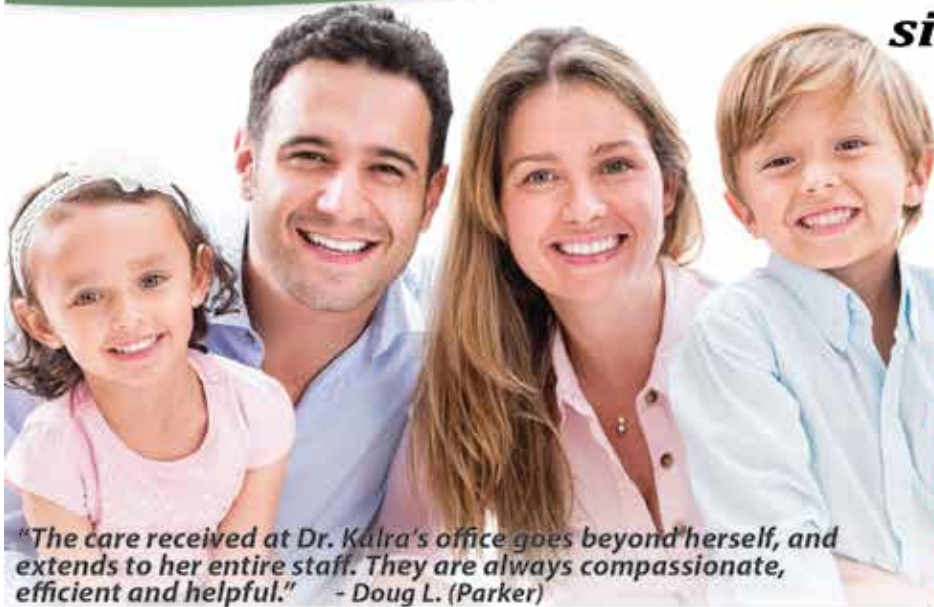
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# JR Heather Ridge

## COMMUNITY AFFAIRS

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Why get it for "almost free" when you can pay \$86...or more!

If you've received mail notices soliciting publicly recorded documents for your home, then you're not alone. These documents – deed, trusts, or anything recorded on your property – can be obtained at no cost or a very small fee by you. Please contact the Arapahoe County Recorder's Office for more details. Or, contact a Realtor or title company for assistance. Home buyers, owners refinancing, or owners

recording Trusts or other documents may trigger these companies to contact you. They scour public recorders' offices for recent recordings, and when that happens you might get a \$-Love-\$ letter from them.

Van Lewis

PROPERTY PROFILE  
400 W Franklin Blvd #218  
Glenview, CA 91741  
PHONE: (888) 411-7642

THIS SERVICE TO OBTAIN A COPY OF YOUR PROPERTY ASSESSMENT PROFILE AND GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED FOR A NOMINAL FEE.

**RECORDED DEED NOTICE**

RECORD ID# 2717401  
PARCEL NO:  
1.973482+11  
Phone Requested By: Service Fee  
10/26/2018 \$86.00

ALL FOR AADC 800

October 2018

**10/26/2018**  
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1.973482+11

Please Respond By: 10/26/2018

**PAY BY PHONE**  
1-888-411-7642  
See table expanded

**Why you need a copy of Your Current Grant Deed and Property Assessment Profile?**  
Property Profile recommends that all CD homeowners obtain a copy of their Current Grant Deed and Property Assessment Profile. These documents can provide evidence that the property at 2873 S Kanawha Way was, in fact, transferred and/or has interest to the individual(s) Van H Lewis Living Trust.

The "Property Assessment Profile" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly, as mistakes can affect property taxes. The information on the report can also be used to contest your property taxes at the County level. If you find you are paying higher property taxes than comparable properties in your area.

Records obtained through public information show a deed was recorded in your name Van H Lewis Living Trust on 09/17/2018, which indicates your ownership and/or interest in the specified property below.

**ARAPAHOE COUNTY PUBLIC INFORMATION**

Recording Date: 09/17/2018  
Transaction Amount: N/A  
Legal Property Address: 2717401

Year Built: 1974  
Square Feet: 3156  
Land Use Desc: CONDOMINIUM  
Carrier Code: C003

To obtain a copy of your Property Assessment Profile and Complimentary Grant Deed, Please detach and return in the enclosed envelope with your processing fee of \$86.00. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Assessment Profile and Complimentary Grant Deed cannot be obtained, your processing fee will be immediately refunded.

**Current Grant Deed:**

- Grant Deed provides legal evidence of ownership/interest
- Shows evidence that a transfer of interest was recorded for the subject property or entity
- Shows evidence of subject property's legal description
- Shows evidence to verify that the recorded information is indeed correct & mistake free

**Property Assessment Profile:**

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report
- Tax Delinquency

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

LOCAL RECORDS OFFICE  
1550 Larimer St. #302  
Denver, CO 80202  
PHONE: (800) 790-0723

Return By:  
**11/05/2018**

2018-LAO  
CODE IN C:\C0000100-1228  
Local Records Office has no affiliation with any Federal, state or local entity.

1052718-LAW CUD29951001 D0101  
Address: CO 80014

**LOCAL RECORDS OFFICE**

Local Records Office identifies Van H Lewis Living Trust, as the property owner of 2783 S Kanawha Way, by a recently recorded transferred title on the property. Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, legal description, property history, neighborhood demographics, public and private schools report and more.

Records obtained through public information show a deed was recorded in your name Van H Lewis Living Trust, on 2018-09-17 which indicates your ownership and interest in the specified property below.

**ARAPAHOE COUNTY PUBLIC INFORMATION**

Legal Property Address:

Purchase or Transfer Information		Property's Characteristics	
Transfer Date:	09/17/2018	Year Built:	1974
Doc. Number:	20011272	Lot Sq. Ft.:	1242 SF
Sale Amount:	N/A	Square Feet:	1833 SF
Property ID:	N/A	Floor:	N/A

For a complete property profile please detach coupon and return with a \$79 processing fee in the envelope provided. You will receive your report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and reviewed. If for any reason your request for a property profile cannot be obtained, your processing fee will be immediately refunded.

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\*\*\*Please detach coupon and mail with your check\*\*\*

CODE ID: CUD29951001-1219

PROPERTY ID NO.:	1372-
REVIEW BY:	11/08/2018
AMOUNT:	\$ 79.00
CHECK NO.:	

Mailed to:  
LOCAL RECORDS  
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Denver, CO 80202

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# CAI Managers are in the Know —

## Snow Liability Updates

Snow season is upon us! Most communities have secured their vendors for the season, with signed contracts already in place. For many communities, those snow removal contracts include snowfall triggers that obligate the vendor to mobilize and fulfill the contract obligations once a specific snowfall threshold is reached, such as two inches of snow. The threshold set in the contract drives both the cost to the association and the priority for vendor mobilization. In other words, if an association chooses a higher threshold of, say, three inches, the association will pay less but will also fall further down the line of vendor priority when a heavy snowfall occurs because vendor crews will tackle one inch and two inch trigger properties first. Association boards must weigh these factors and make business decisions according to their communities' needs when deciding on contract terms.



Boards should also consider potential liabilities as part of the snow contract negotiating and decision-making process. This attention to potential liabilities especially holds true now, after passage of Senate Bill 18-062 (“SB 18-62”) by the Colorado legislature. Senate Bill 18062 addresses snow removal vendor liability in the context of contract terms. Generally, SB 18062 creates a new statutory provision — C.R.S. 13-21-129 — that makes void any contract term that would require a vendor to indemnify, hold harmless, or defend an association when damages or injuries result from the association’s acts or omissions if the contract or other writing prohibits the vendor from mitigating a “specific snow, ice, or other mixed precipitation event or risk.”

This statutory language, known as the Snow Removal Service Liability Limitation Act, introduces new legal protections for vendors and begs attention to different

scenarios that could result in association responsibility for injuries from snow and ice accumulation on common areas. Association boards should take the following steps

to protect their communities from potential consequences related to snow removal under the new law:

Submit any snow removal contract for review by the association’s attorney. Even if the association’s attorney drafted the contract originally, the new law should prompt legal review and updates. In consultation with legal counsel, the association may decide, among other things, to (1) alert the vendor

to the expectation that the board receive communication about any problem areas on the property and options for how to address the issues most effectively and efficiently and (2) clearly state that the vendor remains responsible to indemnify, hold harmless, and defend against damages resulting from vendor’s acts or omissions unrelated to mitigation.

Discuss insurance coverage with the association’s broker, and update insurance as appropriate, in light of the new law and any contract updates.

Implement proper risk management, such as signage, ice melt, and proactive attention to drainage concerns, to help avoid slip and falls and escalating costs under the vendor contract during the snow season.

Communicate with owners about snow removal expectations throughout the community. Minimizing liability involves educating residents about risks on the property and how to protect themselves during Colorado winters.

**By Suzanne M. Leff, Attorney**

**Reprinted from Community Association Institute, CAI**



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# November 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p><b>* Next HRMD Regular Meeting November 15, 2018</b> Providing there is business to conduct</p>				1	2	3
4	5		7	8 6:30 pm Fairway 16 HOA Meeting Clubhouse	9	10
11 4:00pm Double Tree HOA Mtg at Aletha Zens' 	12 6 pm Cobblestone Crossing Budget Mtg 3033 S. Parker Rd, lower level conf room	13 6:30 pm Burgundy Annual HOA Mtg, Burgundy Clubhouse	14 6:30 pm CH Annual HOA Mtg HR Golf Club Garden Room  6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	15   6:30 pm Ward IV Town Mtg EcoTech Institute 1400 S Abilene St	16	17  <b>METRO MATTERS DEADLINE NOVEMBER 16</b>
18	19 6 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	20 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse	21	22  Happy Thanksgiving	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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303-751-0166 — All Day  
6780 S Liverpool St (Across from Grandview HS)  
303-680-1941 — 7 am — 2 pm

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Thanksgiving  
Dinner  
Entire Month  
of November*



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and gravy, cranberry sauce, green  
bean casserole and dessert!*

---

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# Behind The City Scene



**Charles "Charlie" Richardson**  
**Council Member**  
**Ward IV**  
*crichard@auroragov.org*

I want to make it very clear that this column is neither an overt or subliminal comment on the proposed Proposition 112 which deals with setbacks for oil and gas operations from various land uses. In Ward 4 we deal daily with a panoply of challenges including crime, traffic, infill dense development, and roads. Fortunately we will not be impacted by oil and gas extraction. On the other hand the north and eastern portions of the City are a battleground between land developers and Oil and Gas companies. The fight is over access to the underground Niobrara shale formation which is situated in the Denver-Julesburg Basin. I am going to assume none of us were residents of Ward 4 when it was formed between 82 and 87 million years ago.

Nevertheless, now new fracturing methods are allowing the economical access to the mineral resources in this area of Aurora. It is estimated that in the near future the Niobrara field will be as productive as the Bakker formation in North Dakota. The City Council is at ground zero on the eve of a big expansion of drilling activity. On the surface the impacted area is generally south of DIA and north of I-470 along E-470. But for the oil and gas activity this would be prime real estate in the DIA environs.

The new Gaylord hotel and conference center is situated in this area. It has always been anticipated that ancillary high quality development would soon surround the Gaylord complex. Obviously many people do not want to live in close proximity to Oil and Gas extraction activity. This industry is well funded and powerful. The land development community also has considerable economic and political clout.

How we assimilate these two interests will have long term consequences for our City. This issue is the most difficult and fierce for us on City Council and will test the Council's ability to reconcile these conflicting interests.

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

**2018 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.





## Now, More Than Ever, Professional Advice is Needed!



Our real estate market is changing, and how much it will change from a sellers' market to a balanced or buyers' market will be determined between now and early 2019. Now is the time to call agents with long, professional careers knowing what to do and why in a changing market.

**Pete Traynor**

*Double Tree*

**303-877-9538**

*PeteTraynor@ReMax.net*

The days of "let's throw out a price to see what happens" or "to sell 'as-is' because multiple offers rule the market" are over. This is where experience and professionalism counts!

Since June, in case you've missed the headlines in the *Denver Post* and *Denver Business Journal*, our residential real estate market has been changing – for sale inventory is up dramatically as well as home closings declining. Metro Denver is not alone in this phenomenon as

other major metro areas are experiencing similar or greater changes.

**Van Lewis**

*Heather Ridge South*

**303-550-1362**

*van@vanlewis.com*

Is this a short-term phenomenon? What are the causes? And, most importantly, what are the cures?

Pete and I are not surprised . . . we've seen this coming and have advised our clients. Like Arby's "We have the beef," when it comes to experiences, knowledge, and professional services. And, this is not our first rodeo. Like tree rings, we can count the circles in our careers from boom to bust and in between. Please call the Heather Ridge agents that know what's going on vs. others who have known only one real estate market . . . the current one that's changing.

Here are recent trends and numbers about today's market and a peek at 2019:

- In September, a total 3,989 homes sold in metro Denver – a drop of 28.9 percent from August and a 20.2 percent decline from September 2017. The last time so few homes closed was September 2012.
- Homes-4-sale shot up 7 percent from August to September -8,807 – the highest numbers since the fall of 2013. Some sages forecast 10,000-12,000 homes for sale as a monthly average in 2019 – however, please realize that's a more balanced and normal market for us given our population and economy.
- *Prices:* Soft and falling now. In August, 37 percent of all for sale listings cut prices to move inventory. For the year, prices are up 8.54 percent – but the year isn't over yet. Sellers needing to sell now, cutting prices is one way to deal with the market. There are other ways, too!
- *Ratio of homes-4-sale to under contract:* For the past five years, Heather Ridge has had "almost always" more homes under contract than for sale (the opposite of the Great Recession). Today, this month's inventory report herein has almost three times more homes for sale than under contract. That hasn't happened since the 2012-2013 period.
- *Mortgage rates:* The Fed promised and delivered on three increases this year. . . and possibly one more to come. A year ago, Freddie Mac reported 3.8 percent for 30-year mortgages. Today, mortgage rates are knocking on 5 percent – and stretching home affordability to the maximum.
- *New apartment construction:* With 21,000 new ones this year, and 10,000 scheduled for 2019, builders are offering "great move-in" deals. Many millennials are renting to wait for a more balance market, to be closer to work vs. the suburbs, and close access to the downtown culture.

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**Pete Traynor  
303-877-9538**

*PeteTraynor@ReMax.net*

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



## Homes For Sale as of October 16, 2018

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$159,950	13633	E Yale Ave A	1 - 1	856	1 Carport	2 Story
Strawberry I	\$218,000	13619	E Yale Ave D	2 - 2	1,098	1 Carport	2 Story
Sausalito	\$230,000	2504	S Victor St E	2 - 2	1,025	2 Garage, Att	2 Story
Cobblestone	\$250,000	2142	S Victor St C	2 - 2	1,208	1 Reserve Space	2 Story
Cobblestone	\$260,000	2121	S Victor St C	2 - 2	1,208	1 Reserve Space	2 Story
Cobblestone	\$264,000	2172	S Victor St C	2 - 2	1,208	1 Reserve Space	2 Story
Cobblestone Crossing	\$265,000	1963	S Xanadu Way	2 - 2	1,208	1 Garage, Det, 1 Space	2 Story
ChimneyHill	\$265,000	13644	E Evans Ave	2 - 2	1,512	2 Garage, Att	2 Story
Cobblestone Crossing	\$269,000	13306	E Asbury Dr	2 - 2	1,208	1 Reserve Space	2 Story
Cobblestone	\$270,000	2161	S Victor St C	2 - 2	1,392	1 Reserve Space	2 Story
Sausalito	\$279,900	2094	S Worchester St	2 - 3	1,337	2 Garage, Att	2 Story
Cobblestone Crossing	\$280,000	13266	E Asbury Dr	2 - 2	1,392	1 Reserve Space	2 Story
ChimneyHill	\$269,900	13590	E Evans Ave	2 - 3	1,344	1 Garage, Att	2 Story
Sausalito	\$310,000	2409	S Worchester St A	3 - 3	1,512	1 Garage Att	2 Story
Country Club Ridge	\$339,900	2210	S Vaughn Way 104	3 - 3	1,680	2 Garage, Att	2 Story
Fairway 16	\$343,900	2466	S Vaughn Way D	3 - 4	1,650	2 Garage, Att	2 Story
Double Tree	\$347,500	2669	S Vaughn Way	3 - 3	1,919	2 Garage, Att	2 Story
Country Club Ridge	\$358,000	2240	S Vaughn Way 202	3 - 2	1,804	2 Garage, Att	2 Story
Country Club Ridge	\$299,900	2210	S Vaughn Way 202	2 - 2	1,804	2 Garage, Att	2 Story

## Homes Sold From September 16 to October 16, 2018

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Burgundy	\$250,000	2635	S Xanadu Way C	2 - 2	1,162	Conventional	None	Individual
Fairway 16	\$252,000	2640	S Vaughn Way C	3 - 3	1,650	Cash	None	Individual
Sausalito	\$264,000	2417	S Victor St E	3 - 2	1,282	Conventional	None	Individual
Cobblestone Crossing	\$267,000	13376	E Asbury Dr	2 - 2	1,208	VA	None	Individual
Sausalito	\$267,500	2407	S Victor St F	3 - 2	1,273	Conventional	None	Individual
Burgundy	\$278,000	2645	S Xanadu Way B	2 - 2	1,314	Conventional	None	Individual
Heather Ridge South	\$300,000	2839	S Xanadu Way	3 - 3	1,633	Cash	None	Estate
Heather Ridge South	\$343,000	2874	S Wheeling Way	3 - 3	1,633	Cash	None	Individual

## Homes Under Contract as of October 16, 2018

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$155,000	2616	S Xanadu Way B	1 - 1	856	1 Carport	2 Story
Cobblestone Crossing	\$254,900	13536	E Asbury Dr	2 - 2	1,392	1 Garage, Det, 1 Sp	2 Story
Sausalito	\$262,000	2500	S Victor St D	3 - 2	1,230	2 Garage, Att	2 Story
ChimneyHill	\$280,000	13591	E Evans Ave	3 - 3	1,524	1 Garage, Att	2 Story
Sausalito	\$284,900	2447	S Victor St C	3 - 2	1,300	2 Garage, Att	2 Story
Sausalito	\$299,000	2504	S Victor St C	3 - 2	1,230	2 Garage, Att	2 Story
Heather Ridge South	\$300,000	2884	S Wheeling Way	3 - 3	1,633	2 Garage, Att	2 Story

## Heather Ridge Men's Golf Update

### HR Men's Golf Club Board President

Well, the 2018 season is in the books and it was another very successful year. Fun was had by one and all and I want to personally thank all the club members for making it so. I especially want to thank Loren and the rest of the board for all the help they gave during the year to make all the tournaments run so smoothly. Loren has been a fantastic president for the past 9 years and has left me a huge set of shoes to fill! I will do my best to keep the club moving forward and that will only be accomplished with the help of each and every board and club member. One of the big things we can all be working on over the winter is recruiting new members for our 2019 season.

Please feel free to contact me or any member of the board with any comments or thoughts on how we can improve our club. The new board members are Roger Andersen, Pinky Gonzales, Dick Hinson, Matt Huntington, Steve Meyer, Darrel Vanhooser, George Wahbeh, Chris Watts, and Arlis White.

Our fall banquet at the Fresh Fish Company was a great time and very well attended and it was great to hand out all the awards to our winners from throughout the year!

Below are the results of our season-ending tournament.

**Darrel Vanhooser**  
 President HR Men's Club  
 dvanhooser@hotmail.com

### 2 Man Scramble September 22, 2018

1st Net	Team	Score	Payout
	Ben Barnes/Troy Faulkner	52	\$200/Team
2nd Net	Dan Markovich/Matt Huntington	53	\$170/Team
3rd Net	Jim Murray/Tom Knaub	55	\$150/Team
4th Net	Don Blosser/Pete Traynor	57	\$100/Team
5th Net	Bruce Larson/Jerry Weakley	57	\$80/Team

#### Closest to Pin Team

Hole #5	David Barela/Bob Ore	\$30
Hole #8	Darrel Vanhooser/Steve Van Wermer	\$30
Hole #10	Dan Markovich/Matt Huntington	\$30
Hole #14	Jay Watson/Steve Harmon	\$30



Top: Darrel Vanhooser, Steve Van Wermer, Dick Hinson, and Morris Hoole. Center: Andy Schmidt, Arlis White, Harold Wallace, and Dwight Lyle. Bottom: Grant Wolfe, Roger Andersen, Bob Willey, and Dimitri Palea.

Photos Continued on page 12



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**Heather Ridge Men's Golf — 2 Man Scramble**  
*(Continued from page 10)*



*David Barela, Bob Ore, John Whitlock, and Chris Watts.*



*Don Blosser, Pete Traynor, Brandon Caldwell, and Pinky Gonzales.*



*Mike Coppens, Loren Janulewicz, Ben Barnes, and Troy Faulkner*



*Steve Gonzales, Terry Bade, Jim Murray, and Tom Knaub.*



*Steve Harmon, Jay Watson, Kirk Jamison, and David Meredith.*



*Dan Markovich, Matt Huntington, Bruce Larson, and Jerry Weakley.*



# 9-Hole Ladies Payne Stewart Tournament



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# Understand Proxy Voting in Your HOA

The topic of HOA homeowner voting via proxy ballot surfaces inconsistencies, abuse and diverse opinions among those involved in HOA governance, including lawyers. The primary authority for the legality of proxy voting is state law, the Colorado Common Interest Ownership Act. HOA proxy voting is legal in Colorado. But the law doesn't define implementation of the proxy process. An HOA's declaration and bylaws may address the use of proxy voting but can't contradict state law. HOA bylaws are frequently more definitive on the use of proxies.

Proxy voting can encourage voting by those who can't attend a meeting to vote or drop off a ballot, or who simply wouldn't otherwise vote. But proxy voting also can be used by HOA boards and others to manipulate voting results when a "default" process is implemented and/or abuse occurs with "hoarding" proxy votes. (Read a detailed article at [coloradohoaforum.com](http://coloradohoaforum.com).)

"Defaulting" of signed proxies occurs when a homeowner fails to include a named individual to act on their behalf, or when the option to default the proxy to an HOA official results in undue influence to an HOA board on any issue requiring a vote, including elections. Defaulting may occur without the knowledge of the homeowner, either because they are not notified that information is missing or they are not given the opportunity to correct their ballot. Homeowners may not realize their vote could default to a member of an HOA's board and that their vote could go against their wishes — and they might never learn how a vote was cast.

HOA boards are not legally required to tell homeowners what will

happen to their proxy vote if they fail to assign the task to a specific, named individual. Also of concern is the practice of "hoarding" proxies whereby an individual personally



contacts homeowners and persuades them to sign a proxy assigning their voting rights on an issue or election. The practice is legal providing the HOA's bylaws don't restrict this practice. A proxy can be limited to one issue/election or expire after about a year.

All proxy votes should be reviewed by the board for expiration dates. Some would argue that defaulting a homeowner's vote to a member of an HOA board makes sense, since that person likely is knowledgeable about the topic at hand and might vote for the greater benefit of the community. However, allowing this practice does bring into question the ability of an HOA board to unduly influence the outcome of a vote. The HOA also is not required to identify the number of defaulted votes in a referendum, so homeowners will not understand the impact of proxies.

HOA boards should develop ballots

that clearly explain what is involved in a proxy ballot/vote and also that homeowners are not required to submit a ballot. Ideally, each ballot should clearly explain what is involved in a proxy vote and that homeowners should include an authorized proxy's full name. Each ballot also should clearly explain who will vote on the homeowner's behalf if a specific proxy is not indicated and for what type of votes this proxy will be used — election, use of funds, etc. In addition, each ballot should explain that a proxy vote could go against a homeowner's wishes and make clear whether the proxy is valid for a single issue/election or the next 12 months.

The easiest way to avoid abuse in proxy voting is to end the practice of defaulting proxies to an HOA board official and eliminate the ability to hoard proxies. If proxies are defaulted, it should be clear how the board official intends to vote. HOAs can eliminate hoarding of proxies by limiting the number of homeowners one person can represent. HOAs should limit proxies to specific events, issues and elections to avoid problems with expired proxies. If homeowners want to end this practice they can vote to repeal the practice and modify their HOA bylaws. Homeowners should work with their HOAs to reform the use of proxy voting and ensure the balance of power in the HOA is not tilted toward the board via use of proxy voting.

Is it time your HOA discussed proxy default voting and proxy hoarding?

**By Stan Hrincevich,  
YourHub Contributor**

*Stan Hrincevich is president of the Colorado HOA Forum, a homeowners advocacy organization.*

*"Defaulting" of signed proxies occurs when a homeowner fails to include a named individual to act on their behalf. . .*

*The easiest way to avoid abuse in proxy voting is to end the practice of defaulting proxies to an HOA board official and eliminate the ability to hoard proxies.*



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November — Panama



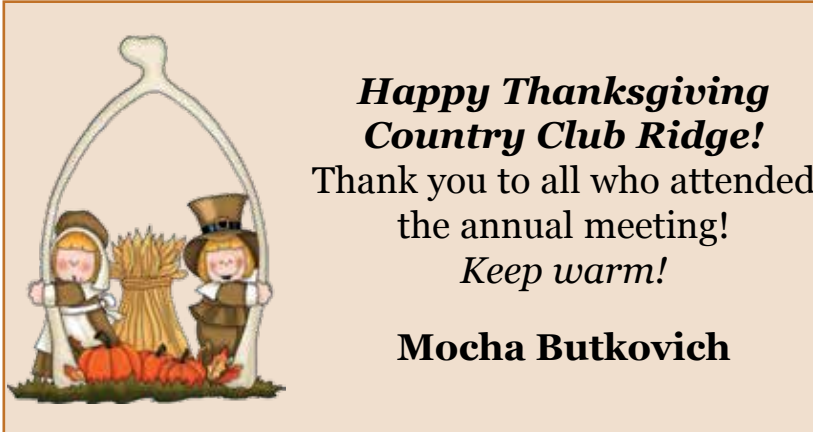
December — Branson Christmas

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# JR Heather Ridge

ASSOCIATION NEWS

## Country Club Ridge



## Fairway 16

Dates to Remember	
1	All Saint's Day Dios Los Muertos
2	All Soul's Day
4	Daylight Savings (fall back 1 hour)
5	Guy Fawkes Day
6	General Election Day
11	Veteran's Day
22	Thanksgiving Day
23	Black Friday



**Daylight Savings, November 4:** Don't forget to turn you clocks back one hour!

**General Election Day, November 6:** Please be sure to vote!

**Hiring:** The board is interested in filling the position of handyman for Fairway 16. Requirements include basic skills in maintaining the property as needs arise, the rock walls, xeriscaping around the clubhouse and weeding/maintaining four small flowerbeds. Liability insurance is required.

If you are interested, please contact Roger Mitchell, 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net).

**Tree and Bush Trimming:** Residents should be aware that low branch tree and bush trimming are scheduled to take place in November. The board is not able to advise homeowners of the exact date at this time, because the contractor develops the specific schedule. If you have a special concern, please contact Roger Mitchell, 303-745-2220, [roger@wsps.net](mailto:roger@wsps.net).

**Snow Removal:** The snow removal

contract is in place for the coming season. Our streets will be plowed when 2" of snow has accumulated. Sidewalks will be shoveled when 1" of snow has accumulated.

These numbers are a fairly common standard for liability purposes. Properties that have tried 4" and 2" accumulation to save money, have typically run into more issues regarding slip and fall problems. (See [article on page 5](#).)

Additionally, areas that are prone to develop icy conditions would require



a more expensive method of clearing the area if a 4" accumulation is allowed.

Anyone wishing to have his/her courtyard shoveled may contact Roger Mitchell 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net). CW will be offering this service at a nominal fee.

**Gutter Cleaning:** The gutters in Fairway 16 will be cleaned in November after the majority of leaves have fallen.

Gutters are scheduled to be cleaned in the spring and fall each year. However the board has discussed the fact that some units' gutters require more frequent cleaning than others. We will identify these units and schedule an additional cleanout for them.

**Property Walk-Through:** Fairway 16 manager Roger Mitchell and Jesse from CW conducted an end-of-the

-season, walk-through in October. They inspected various grassy areas; checked rock walls; discussed the viability of a sprinkler system for the pool rock wall; and the distribution of ice melt buckets and driveway reflectors for the upcoming winter season.

**Tree Removal:** A large cottonwood tree was removed to the north of the pool as it posed a danger to two units and the pool property. Two small trees – an Autumn Blaze Maple and a Crimson King Maple will replace the cottonwood. A large, dead pine tree was also removed behind 2680-B

**Homeowners Please Contact Western Management:** Please contact Roger Mitchell, 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net) to report any issue concerning your unit or common, surrounding area. Although board members and our manager frequently walk the property, there are items that slip their attention

or situations of which they are not aware.

**Monthly Board Meetings:** The Fairway 16 board meets on the second Thursday of each month at 6:30 pm at the clubhouse. The next meeting will be November 8, 2018.

Website for Fairway 16: [www.fairway16.com](http://www.fairway16.com)

**Western State Contact Information:** Roger Mitchell, 303-745-2220. [roger@wsps.net](mailto:roger@wsps.net)

If you notice any vandalism, mischief or suspicious behavior in our area, please contact the authorities.

**Emergency #:** 911

**Non-emergency #:** 303-627-3100

**Security:** Covenant Community Services, 303-552-9027 (choose supervisor option or operator, which goes directly to the officer on-call).

**Bette Secord**

---

## Heather Ridge South

Who to contact for HRS management and HOA concerns: Please contact Janelle Mauch at Westwind Management, [Janelle@westwindmanagement.com](mailto:Janelle@westwindmanagement.com); general number 303-369-1800 x 115; and her assistant, Audrey, [Audrey@westwindmanagement.com](mailto:Audrey@westwindmanagement.com), and extension 117.

### Upcoming Events:

- **Nov 18, 2 pm:** Broncos party at our clubhouse; and yes, bring a dish.
  - **Nov 27, 6:30 pm:** HOA monthly meeting at clubhouse (do not bring a dish).
  - **Dec 1, noon to 3 pm:** Clubhouse holiday decoration party; and yes, it's at the clubhouse with beverages and food.
  - **Dec 4, 7-8 pm:** Annual HRS Homeowners' Meeting at our clubhouse.
  - **Dec 7, 6-9 pm:** Annual Holiday Party for all residents at our clubhouse (pay at the door); hors d'oeuvres, cocktails, dinner, dessert...and door prizes! Please RSVP to Janelle at Westwind and bring a dish per the invitation. Please volunteer to set up and clean up the party.
- Please Consider the Following:**
- Park your vehicle(s) in your garage overnight vs. on your



- driveway – especially when it snows.
- When it snows, any and all cars parked on driveways will be towed for plowing.
- Check with your insurance agent about your insurance needs and liabilities – especially HO-6 and “loss assessment” by your HOA. Ask if there’s any “limitation” in full coverage for a damage assessment claim and payment.
- Disconnect your exterior hoses

and drain faucets to prevent interior water lines from freezing – and rupturing; Never set your furnace thermostat too low or off if the home is unoccupied for any duration. Owners are liable for frozen pipes and a \$10,000 deductible for HOA insurance claims. Do you have \$10,000 in your cookie jar for the deductible?

**Van Lewis**

# Strawberry



Board Meetings: Strawberry's Board meetings are held the 4th Tuesday of every month except in December. Our next meeting is November 27, 2018 in the clubhouse. These meetings are a great way to stay informed about the goings on in the community, about volunteer positions and what we are accomplishing from month to month. Come to the meetings for updates. We look forward to seeing you and meeting any new residents in our big community. Please visit our website [www.strawberry1hoa.com](http://www.strawberry1hoa.com) for meeting minutes, meeting dates, community resources, and forms needed for ACC requests. No Meeting in December.

## Fall/Winter Checklist:

- Buy a shovel. Have one before you need one. Have extra water and nonperishable food on hand. Colorado weather can go from 2 inches of snow to a blizzard. Best to be ready. Build a snowman. Make hot chocolate.
- Replace furnace filters regularly. Helps with efficiency. Pay for someone's meal. Bake cookies. Insulate pipes when temps drop. Ceiling fans help to keep warm air down to ground with one flip of the switch on the fan.
- Family time. Donate socks to shelters. Buy extra batteries. Keep flashlights, and have warm blankets on hand. Power can go out for many reasons. Check in on your neighbor with a warm

treat. Set the clocks back.

- Whatever it is you do to get ready for this time of year, enjoy getting ready for winter. Eat yummy food, share laughter with friends and family. Winterizing your home; helping others if they need it. Make snow angels, trim trees and drive downtown to give something to the homeless. This month is all about that. Giving back. *Wishing everyone a Happy Thanksgiving.*

**Local Snow Removal:** Wondering about how the City of Aurora handles snow removal around you – visit [www.auroragov.org/snow.com](http://www.auroragov.org/snow.com). Remember homeowners, its 24 hours after the snow falls for snow removal by most companies. 48 hours when

it's a blizzard type storm.

**Fireplace Use:** Residents and Community it is time to clean your flue in the chimneys. It can build up of creosote, causing a fire within the flue and start the building or homes on fire. It is up to the homeowner or landlord to hire a chimney sweep who can inspect the chimney and flue. Depending on how much you do burn as a homeowner, will depend on how often you should clean it for the safety of everyone around you. Many chimney sweeps in the phone book and online. Please be mindful of the burning restrictions in our city. <https://www.csia.org/chimneyfires.html>

**Management Information:** ACM phone number is 303-233-4646. Send work orders/service request to [kimberly@acmhoa.com](mailto:kimberly@acmhoa.com), or call 303-233-4646 ext 200. Accounting questions please call: 303-233-4646 ask for Carrie. For Covenant Compliance questions call: 303-233-4646 ext 136. General questions or concerns should be directed [andrew@acmhoa.com](mailto:andrew@acmhoa.com), or [laura@acmhoa.com](mailto:laura@acmhoa.com). This information is also available on the website: [www.strawberry1hoa.com](http://www.strawberry1hoa.com).

## Dates to Remember this Month:

November 2	Epitaph Day
November 3	Sadie Hawkins Day
November 4	Clocks Back
November 11	Veteran's Day
November 13	World Kindness Day
November 18	Use Less Day
November 22	Thanksgiving
November 23	National Day of Listening
November 30	Stay Home Day

Amy Ringo





# Burgundy

**Welcome to all our New Burgundy Residents from the Burgundy Board.**

Please review our *Association's Bylaws, CC&Rs and Rules and Regulations*. If you have not received your welcome packet from the Management Company, please contact KatiJo with CMS (information below).

**Friendly Reminder:** Burgundy is *covenant controlled*. Restrictions and conditions must be met by *all* homeowners and tenants. Not knowing or not being informed does not relinquish one from the Governing Bylaws. When you purchased your property, you agreed to the Governing



Documents. As a Landlord, you are responsible to inform your tenant of all *Rules and Regulations*. Be informed and avoid costly penalties. If you need additional information, please call Colorado Management Specialists or visit the website *www.cms-hoa.com*.

**Please remember to winterize your home.** All hoses should be removed from the outside faucets and properly stored.



**Save the Date:**  
Saturday, December  
8 – Holiday  
Gathering at the  
Burgundy Clubhouse



**Trash Removal:** Please use tightly closed trash bags when depositing in the dumpster. **No large items, i.e. mattresses, construction debris, electronics, appliances or paint.**

Trash collection is Monday and Friday mornings with the Recycle Collection on Wednesdays. If you have something oversized or construction debris, please contact SouthWaste Services, 720-981-9144, [SouthWasteServices@Outlook.com](mailto:SouthWasteServices@Outlook.com) to schedule arrangements for special collection.

**Landscaping/Snow Removal:** Weston is our landscaping company and the regular maintenance day is Wednesday. Snow removal begins at 2" – 4". Crews will return as snow falls through the day or night. Ice melt buckets are available for your use between units and at the mailboxes. If a bucket is empty or disappears, please contact the Management Office.

**Reminders from Your Neighbors:** Parking lots are dangerous as a playground. *Children must be accompanied by an adult* while playing in common areas/parking

lots. Drivers, remember to enter the lots carefully using the *speed limit of 10 mph*. Also, Burgundy has a *Nuisance Clause* and *Quiet Time*, so please be conscious of car radios, language and noise levels. Save yourself a Violation Notice.

**Board Meetings:** Monthly meetings are held the *second Tuesday at 6:00 pm* in the Clubhouse. Please join us. We welcome your voice and interest in our community. If you have a question or concern for the board during the Homeowner Forum, please contact our community Manager KatiJo Jordan, [KatiJo@cmsincorp.net](mailto:KatiJo@cmsincorp.net), to be added to the agenda. Homeowner participation will take place at the *beginning* of the meeting.

The 2018 Annual Meeting was held on October 9. Board Members are: President: Amanda Milstead; Vice President: Michelle Ruble; Secretary/Treasurer: Andrew Malkoski; and Members-at-Large: Lori Foster and Bev Valvoda.

**Clubhouse Rental:** Contact our Management Company.

**Management Company/Questions:** For questions regarding our community, please contact Community Management Specialists, Inc. Our Community Manager, KatiJo Jordan, Ext. 1324, [KatiJo@cmsincorp.net](mailto:KatiJo@cmsincorp.net); Assistant Jack Higgins, Ext. 1315, [Jack@cmsincorp.net](mailto:Jack@cmsincorp.net). CMS office number is 720-377-0100. To access Architectural Request Forms and other important Burgundy documents please visit [www.cms-hoa.com](http://www.cms-hoa.com). Contact the Management Office for questions and login information.

**Beverly Valvoda**

# ChimneyHill



November has arrived with fall chills and the end of daylight savings time. Coming home from work in the cold and dark will require more attention driving into our community, so continue to observe the 10 mph speed limit and keep an eye out for late walkers. November also honors veterans with a special day and leads into the holiday season with the celebration of Thanksgiving. In addition, this November will be memorable for an important midterm election year for local, state, and national races and issues. For those who are registered to vote and have received their ballots in the mail, be aware that the closest ballot drop-off for our community is a 24-hour box at the Utah Park Indoor Pool at the northeast corner

of Jewell and Peoria, a nice little walk from our community. Finally, November is the month of the annual HOA meeting for our ChimneyHill community.

**Annual HOA Meeting:** The annual meeting for the ChimneyHill HOA will be held this year at the Garden Room at the Heather Ridge Golf Course Clubhouse at 6:30 pm on Wednesday, November 14. Two board member terms will be up for election. Homeowners who are unable to attend the meeting should send in the proxy back to our property management company or hand the proxy to a fellow homeowner to pass on their votes. The meeting is also important to get a report from the board about what was accomplished the past year, as well as plans for the community in the 2019 and beyond, while the board will receive valuable responses from the homeowners. Besides the important business to be handled, the meeting will also give homeowners a chance to connect with fellow community members.

**Parking:** One of the common issues that continue to arise is parking in the common area spaces. The main reason for the parking rules and enforcement actions set by the HOA for these common area spots is to be sure all residents of the community have fair access to these spots. The number of available spots is less than half of the number of townhouse units in the community and is designed to provide temporary parking when needed for residents and their guests. Since every townhouse unit has at least one garage and an exclusive spot in the driveway outside the garage, residents are strongly encouraged to use these spots and not try to claim one of the common area spots for their long term parking. However, every so often, a few residents will attempt to abuse the use of the temporary parking spots for their vehicle storage, reducing the amount of spaces available for their neighbors to host visiting guests. It is understood that occasionally a resident needs to temporarily park one's vehicle in the common area when a contractor

is handling a repair or remodeling project, and a resident can request a temporary parking waiver for longer term projects in the unit by contacting the property manager. However, it is important to review the current parking rules for the benefit of the community and avoid enforcement actions from the contracted towing company.

**Community Information:** Property management is provided by LCM. Our property manager, Marilyn, can be reached by phone at 303-221-1117, ext 105 or by email at [mrubybal@lcmpm.com](mailto:mrubybal@lcmpm.com). Owners can also get general community information and submit requests through LCM's website at [www.lcmpm.com](http://www.lcmpm.com). New users will have to create an account with a username and password before using the site.

**Kerry Reis & Angie Olsen  
with input from the  
ChimneyHill HOA Board**



## ***Out To Lunch Bunch***

***Our Next gathering will be held on  
Thursday, November 15 at noon***

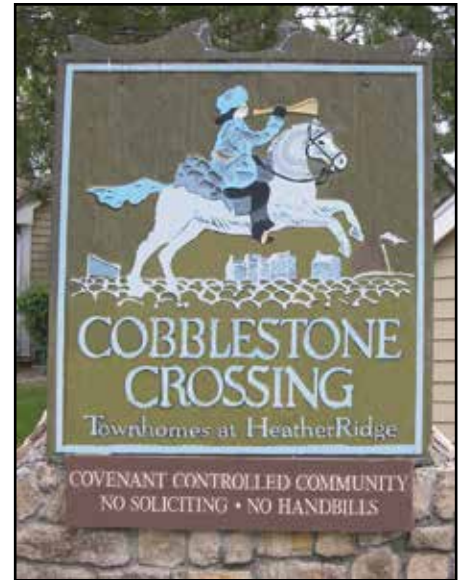
***Bent Fork American Grill  
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303-337-6600***

***It's the last one for 2018. Come join us for lunch  
and  
please invite your friends and neighbors too!***

***RSVP: Josie Spencer  
[amipep@aol.com](mailto:amipep@aol.com)  
303-671-5634***



# Cobblestone Crossing



**Financial Meeting:** The HOA's Budget Meeting will take place at 6 pm on Monday, November 12th at Accord's Office Building, 3033 S. Parker Road, Aurora, CO 80014, in the lower level conference room with easiest access through the back (west side) entrance. The primary focus of the meeting will be discussion of next year's budget. Accord Property Management will send additional information to owners.

**Patio/Front Porch:** When cleaning up pots and plants, please remember to bag up dirt and place in dumpster. Do not dump the dirt in the rocks and/or common area.

**Hoses:** Please disconnect the exterior hoses if a freeze is forecast. You can reconnect to water plants and bushes as necessary when it warms up the next day.

**Snow Removal:** It's time to think about snow removal. Sidewalks will be cleared when two inches of snow accumulate, and plowing will take place at four inches. When plowing is in progress, please take care when maneuvering around the plow!

**Security:** Car break-ins can occur in Cobblestone Crossing at any time. Please remember to remove any items of value from your car, always lock the doors and notify the Aurora Police Department as soon as break-in is discovered.

**Exterior Lighting:** While there are exterior lights throughout the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exte-

rior fixture to turn on lights at dusk and off at dawn.

**Pets:** Pets are not to be tethered in your open or enclosed patio or anywhere on the property, nor are they allowed to run loose. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Picking up after your pets is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

**Parking:** A reminder that residents are not to park in guest spots at any time and are subject to towing. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Also, be responsible and

ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review the Rules and Regulations for complete parking regulations.

**Board Meetings:** The Board meets at Accord's Office Building, 3033 S. Parker Road, Aurora, CO 80014, the second Monday of the month at 6 pm and all residents are welcome. The meeting takes place in the lower level conference room with easiest access through the back (west side) entrance.

Midge Miller

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# Sausalito

**Important Winter Prep:** Please disconnect all exterior water hoses if you have not already done so. Check all outdoor and indoor faucets. Repairs and freeze damage are the owner's responsibility. If you don't have anti-freezing exterior faucets, turn them off at their interior control valves. It is always wise in very cold weather to open cabinet doors and let faucets drip to prevent frozen lines. Snow and ice on north facing auto-courts tends not to melt. If you need a container of ice melt, please call Jesse at C.W. Contractors, 303-636-9352. One of his crew will bring a container to you.

**Landscaping:** Irrigation system is off for the winter. All gutters will be cleaned at one time once all leaves have fallen from trees.

**Animal Control and Pet Waste:** Remember, snow does **Not** cover up animal waste! Once the snow melts, the waste remains on the ground. Please pick up after your pets. As the posted signs say, fines will be imposed to those pet owners who disregard this covenant.

**Snow Parking Reminder:** Please do not park your cars in Visitor Parking during snow storms. The snow removal crew needs to clear our roads and have space in which to put the snow. Visitor Parking rules and regulations remain in force at all times.

**Neighborhood Watch and Safety Issues:** Help keep burglaries and theft down by closing garage doors at all times. If you park your car on nearby public streets, do not leave any items visible and lock your car doors. Please call 911 if you observe anything of concern. 911 dispatchers handle emergency and non-emergency calls. Err on the side of safety.

**External Holiday Decorations:** Please remember Less Is Best.

**Trash Pick-up:** Trash pick-up is about 7 am on Friday. Trash containers are to be put out behind trash enclosures no earlier than 8 pm on Thursday night. We have noticed an uptick of trash containers being left out over the weekend. All trash bins must be returned to your garage no later than 8 pm on Friday night.



Donation items are to be put next to your garage, not on the street, and **must be picked up the day they are put out.**

**Board Members:** Board approved the following Board Members terms and positions: 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; Teresa Anderson, Landscaping, 303-755-5970 and Betty Haarberg, Member at Large, 303-696-6783.

**Property Management Company:** H.O.A Simple LLC. Contact Emily Bresina, our Sausalito Manager, at 303-260-7177 x5 with your requests or issues. Our website is [www.sausalitohoa.com](http://www.sausalitohoa.com). Our security and covenant enforcement company is Brownstone Services LLC. Randy Brown, the owner, can be reached at 720-879-4568.

**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, Room 19th Hole.

**Carol McCormick**



# Happy Thanksgiving







# Holiday

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256355

# Double Tree

**Board of Directors:** Double Tree continues to be a self-managed community. Board members include President Alison Ruger; Vice President Bev Nosewicz; Treasurer Aletha Zens; Secretary Patt Dodd; and Member-at-Large Reggie Adams.

**Annual Meeting:** Please plan to attend the annual homeowners' meeting on Sunday, November 11, 2018, at Aletha Zens' home. The meeting will begin at 4 pm. All material packets, including agenda, proxy, and proposed budget, have been hand-delivered. Non-resident homeowners were mailed the packet. If you are unable to attend, please sign and return your proxy, but we would love to have you attend. If we do not have a quorum of homeowners and/or proxies, the meeting will



have to be postponed.

**Trash and Recycling:** Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on November 1, 15 and 29. Remember to set your recycling out the night before, as they have been coming before 8 am. Please make sure you put your trash and recycle bins back in your garage at the end of the day on Thursday, so they don't roll or blow around.

**Winter is Here!** In advance of the coming snows, this is a reminder that plowing will commence with a

snowfall accumulation of six inches; hand-shoveling of the sidewalks and walkways will begin with a three-inch accumulation. If the weather report predicts significant accumulation, please keep your driveway clear. If the plow has to navigate around cars, it can be difficult. Driveways with cars parked in them will not be plowed.

**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. You also need ACC approval to any changes you plan to make to your front garden area between the

sidewalk and your garage.

**Reminder of the Covenants:** Please remember that Double Tree Townhomes is a covenant controlled community. When you purchased your townhome, you were given copies of, and agreed to abide by, the By-Laws and Covenants. As the property owner, it is your responsibility to convey these rules and regulations to your tenants. These covenants help protect the investment we have all made in our homes. Not knowing or not being informed does not excuse you from the governing By Laws and Covenants.

**Patt Dodd**

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# Stop Clogged Pipes

*Help prevent sewer backups and recycle used cooking oil throughout the year.*

Throughout Aurora, clogged pipes have resulted in sewer backups and spills, created environmental problems, or even flooded homes and businesses. Sewer backups are expensive. One household had \$19,000 in damages when raw sewage flooded their basement.

What is poured down the drain or thrown in the toilet often causes these backups. Oil and grease — as well as so-called “flushable wipes”, which don’t break down in the sewer line — are some of the main culprits.

Please do not use the toilet as a trash can. In the kitchen, scrape food into the garbage can and wipe off grease and oil with a paper towel. Additionally, used cooking oil and fryer grease can be recycled. Aurora residents can recycle their oil and grease; 100 percent of the oil is then used as biodiesel fuel as part of the city’s partnership with ClearEcos.

The city has an ongoing program to combat the issue, as well as a free, post-Thanksgiving event.

With winter approaching, now is a great time to schedule a consultation so you can be ready for installation once the warm weather returns. Typically, consultations last a little over an hour and take place at the Aurora Municipal Center. Design participants may be eligible for rebates. For more



information or to schedule a design consultation, call 303-739-7195 or email [conservation@auroragov.org](mailto:conservation@auroragov.org).

**Rory Franklin**  
**Senior Public Information Officer**  
**Aurora Water**

## Year-Round Program

Collection drums are located at Central Facilities, 13646 E. Ellsworth Ave., at the south end of the Wastewater and Stormwater building parking lot.

To ensure that your oil can be recycled:

- Strain your oil first so that it is as free of food debris as possible.
- Oil must be in a liquid form in order to pour it into the collection drums.
- Do not leave anything on the ground.
- Dumping is not allowed.

## Post-Thanksgiving Cooking Oil Collection Event

November 24, 10 am. to 1 pm  
Central Facilities Recycling Station  
13646 E. Ellsworth Ave.

[AuroraGov.org/Recycle](http://AuroraGov.org/Recycle) or 303-739-7173

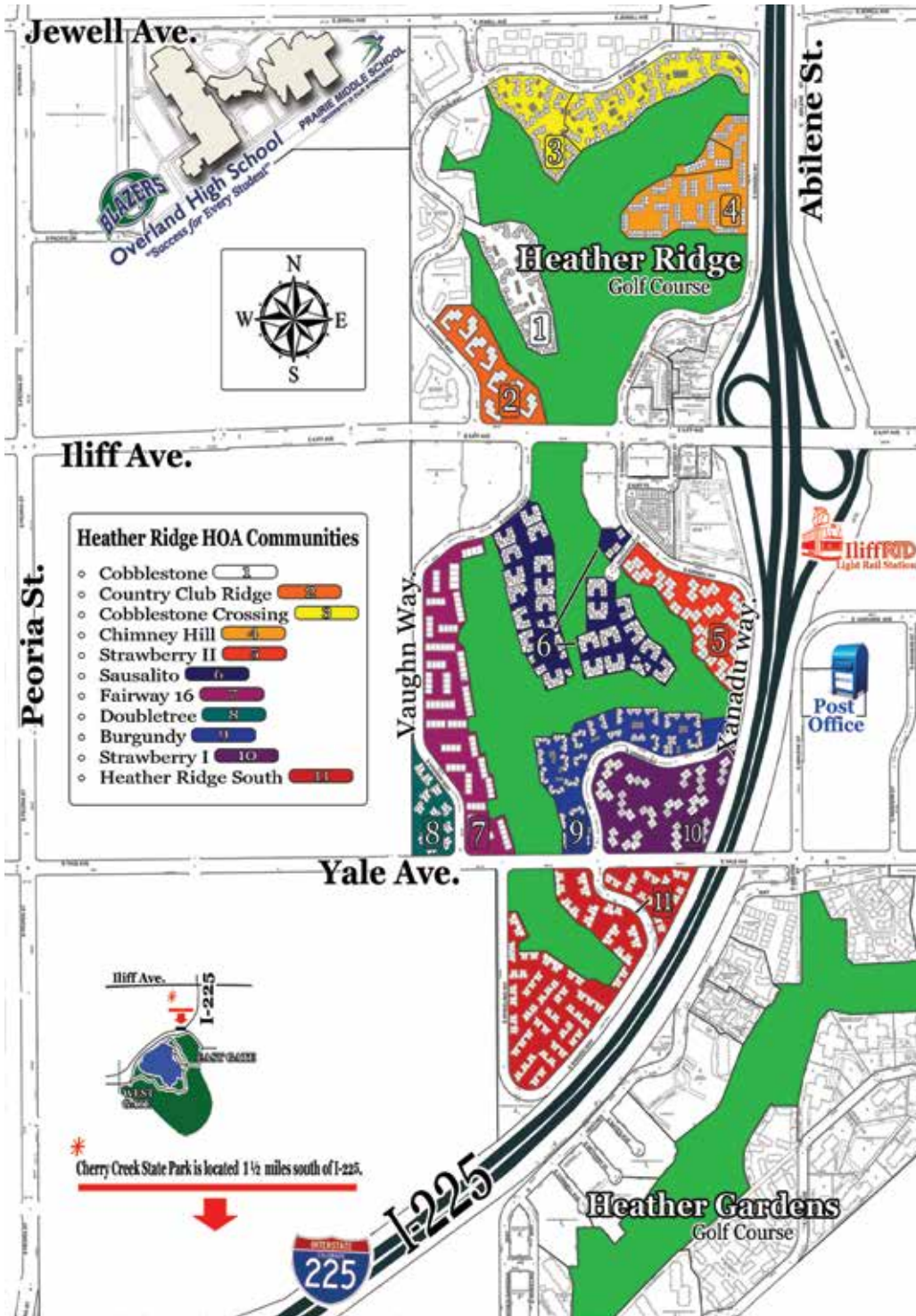
Drop off used cooking oil from turkey fryers for proper disposal to divert the oil from municipal water systems and landfills. Oil must be kept indoors and warm so that it can be easily poured. This event is free.

## Free Water-Wise Design Consultations Available

Want to reinvent your home’s outdoor landscape? Aurora Water’s Conservation team offers water-wise landscape design consultations to customers at no cost, and participants are eligible for up to \$3,000 in rebates.



# Heather Ridge Community Map



**Cobblestone**  
 Hammersmith Management  
 Kevin Bredell, 303-980-0700  
 # Units: 74  
 HOA Meeting: 4th Mon. 6 pm  
 Heather Ridge Golf Club

**Cobblestone Crossing**  
 Accord Property Management  
 720-230-7393  
 # Units: 150  
 HOA Meeting: 2nd Mon. 6 pm  
 3033 S Parker Road, Ste 320

**Country Club Ridge**  
 Colorado Management Specialists  
 303-690-3932  
 12100 E. Iliff Ave, Ste 100  
 # Units: 64  
 HOA Meeting: 3rd Mon. 6 pm  
 12100 E Iliff Ave., Ste 120

**Double Tree**  
 Self Managed, Alison Ruger  
 # Units: 24  
 HOA Meeting: 1st Mon. semi-monthly  
 Contact Aletha for information

**Fairway 16**  
 Western States Property Services, Inc.  
 Roger Mitchell, 303-745-2220  
 rogerwsp.net, # Units: 116  
 HOA Meeting: 2nd Thurs. 6:30 pm  
 Clubhouse, 2600 S Vaughn Way  
 www.fairway16.com

**Heather Ridge South**  
 Westwind Management Group, Inc.  
 Janelle Maninger – 303-369-1800 x115  
 Janelle@westwindmanagement.com  
 # Units: 176  
 HOA Meeting: 4th Tues, 6:30 pm  
 HRS Clubhouse, 2811 S Xandau Way  
 www.Heatherridgesouth.org

**Sausalito**  
 H.O.A. Simple LLC  
 Emily Bresina, Manager  
 ebresina@hoasimple.com  
 303-260-7177 x5; # Units: 159  
 HOA Meeting: 2nd Wed. 6:30 pm  
 Heather Ridge Golf Club  
 www.Sausalitohoa.com

**Strawberry I & II**  
 Association & Community  
 Management, 303-233-4646  
 # Units: 328  
 HOA Meeting: 3rd Tues. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xandau Way

**Burgundy**  
 Community Management Specialists, Inc  
 KatiJo Jordan, 720-377-0100 x 1324,  
 KatiJo@cmsincorp.net  
 # Units: 120  
 HOA Meeting: 2nd Tues. 6 pm  
 Burgundy Clubhouse  
 www.cms-hoa.com

**Chimney Hill**  
 LCM Property Management  
 303-221-1117  
 # Units: 116  
 HOA Meeting: 2nd Wed. 6 pm  
 HR Golf Club 19th Hole  
 Meeting Room

# Service Directory

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# Free Days in November 2018

## Children's Museum of Denver

Tuesday, November 6 — 4-8 pm  
2121 Children's Museum Drive, Denver  
303-433-7444

## Fine Arts Center Museum, Colorado Springs

Friday, November 2 — First Friday Art Party, 5-7:30 pm  
30 West Dale Street, Colorado Springs  
719-634-5581, [csfineartscenter.org](http://csfineartscenter.org)

## Denver Museum of Nature & Science

Saturday, November 3 — Night at the Museum  
2001 Colorado Blvd., Denver  
303-370-6000  
[dmns.org](http://dmns.org)

## Denver Botanic Gardens

Saturday, November 3 (Dia de los Muertos and  
Night at the Museums)  
1007 York Street, Denver  
720-865-3500  
[botanicgardens.org](http://botanicgardens.org)

## Botanic Gardens, Chatfield Farms

Tuesday, November 6  
8500 W Deer Creek Canyon Road, Littleton  
720-865-4346  
[botanicgardens.org/chatfield-farms](http://botanicgardens.org/chatfield-farms)

## Denver Art Museum

Free First Saturdays  
Children under 18 Free everyday  
100 W 14th Avenue Parkway, Denver,  
720-865-5000, [denverartmuseum.org](http://denverartmuseum.org)

## Denver Museum of Miniatures, Dolls & Toys

Call for time and date  
1880 N Gaylord St, Denver  
303-322-1053

## Hudson Gardens

**Free Garden Admission**  
6115 South Santa Fe Drive, Littleton  
303-797-8565  
[info@hudsongardens.org](mailto:info@hudsongardens.org)

# Classified Ads

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## House Cleaning

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## Classified Advertising Rates

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