

# *HR* Heather Ridge

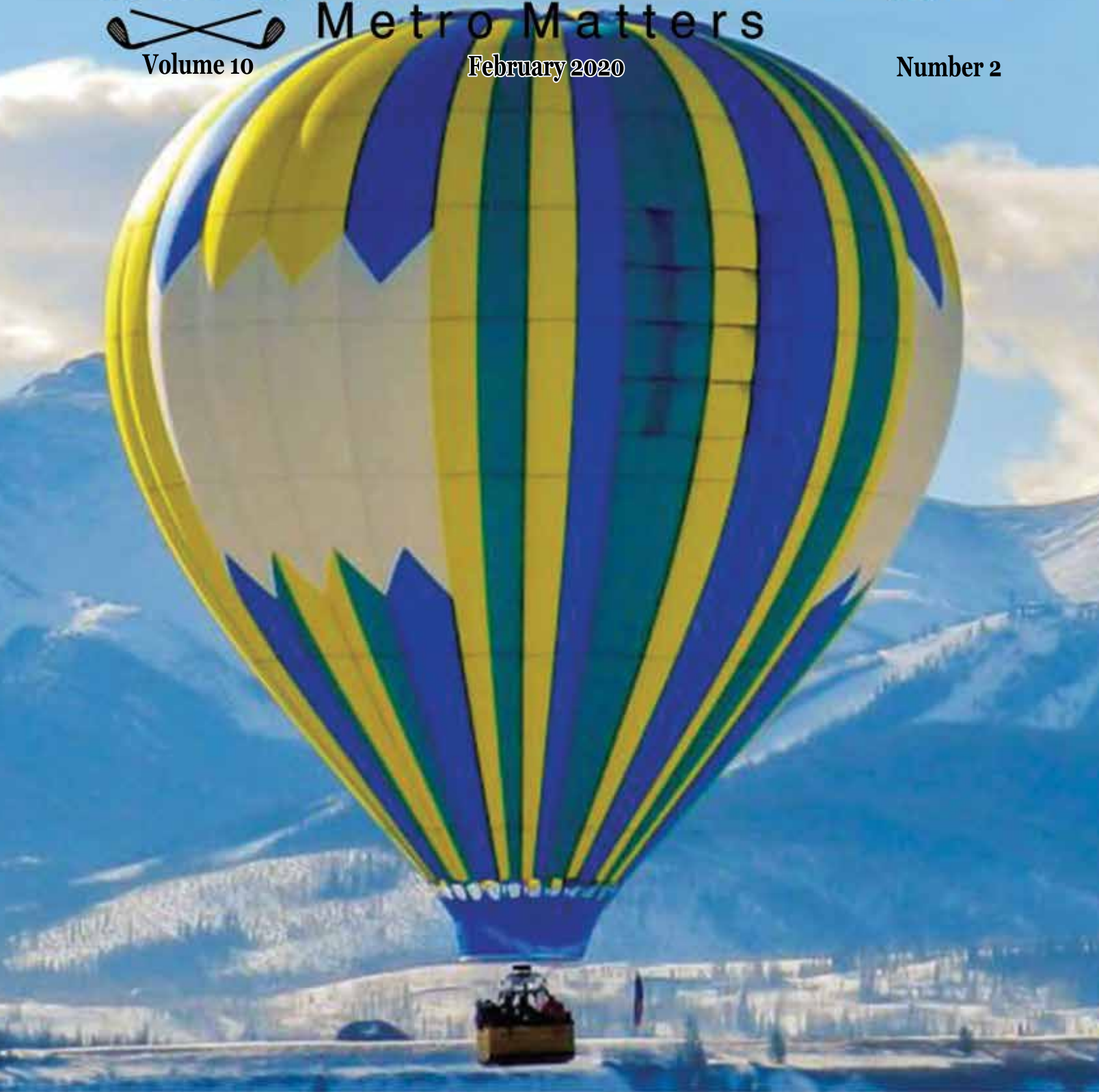


Volume 10

Metro Matters

February 2020

Number 2



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

# HR Heather Ridge

### PUBLISHER'S NOTE

It is a great time to be living in our Heather Ridge communities. On page 4 of this issue you can read more about how we fared in the real estate market. Also a summary of all Heather Ridge home sales in 2019 can be found on page 9, 10, & 11.

Aurorans are notorious for their compassion and they were no less responsive when the Stanley Marketplace and "We Don't Waste" hosted the "Canstruction Colorado: A Winter WonderCAN". Several local architects and construction firms went head to head creating giant sculptures made entirely of cans of food, which will be donated to local food pantries, soup kitchens, and shelters through "We Don't Waste". More than 17,600 cans of food were used to create the sculptures and will be on display at the Stanley Marketplace through February 3.

We are featuring the Men's Golf Club and Women's 18-Hole and 9-Hole Golf Associations' applications for the 2020 golf season (pages 13, 14, & 17). If you are thinking about joining one of the clubs now is the time to do. Club tee times begin in April.

Again, we ask you to please spend some time shopping, dining and doing business with our local advertisers. Tell them you saw their ad in *Heather Ridge Metro Matters*.



**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

info@HRColo.org

heatherridgecolorado.org

#### Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO 80014  
303-755-3550

www.golfclubatheatherridge.com

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amandamilstead@comcast.net

#### Heather Ridge

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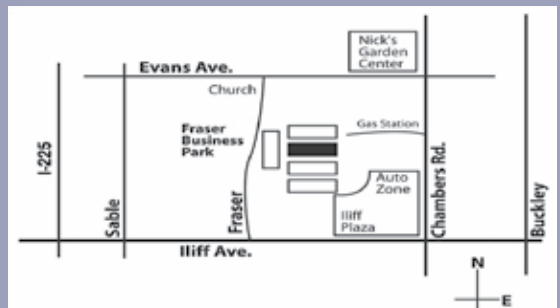
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# HR Heather Ridge

## METROPOLITAN DISTRICT

### Heather Ridge Real Estate Review for 2019

Real estate values here and in the metro Denver area flattened out in 2019. Home price appreciation across metro Denver ranged from 1.7% (Zillow) to 2.4% (Denver Metro Association of Realtors – DMAR). Heather Ridge experienced “zero” average appreciation and a small **-0.02** drop in median home prices.

Since 2009, the Heather Ridge Metro District (HRMD) has conducted a study of homes sales for its communities. If you want to view the updated chart, please visit [www.HRcolo.org](http://www.HRcolo.org) under *News/Metro Matters*.

Heather Ridge averages about 100 home sales a year. For 2019, there were 108 sales with an average sold price of \$255,568. In contrast, the metro Denver area had 57,934 home

sales in 2019. The metro average sold price for a single-family detached home was \$530,715 (median price \$418,000); and average sold price for attached housing was \$372,877 (median price \$308,788).

The biggest 2019 stand-out statistic for Heather Ridge was a dramatic increase in seller paid concessions to buyers – \$138,363 – almost twice what was paid out in 2018 (\$76,677). The average concession paid by 46 of the 108 sellers was \$3007 vs. \$2738 last year by 37 sellers in 100 sales). What this means is home prices were actually less than closed values! Sellers paid buyer concessions vs. lowering their prices too much. Buyers, perhaps short on cash or not wanting to spend more of their own opted for this sales technique. And it worked!

Because Heather Ridge has only 100 sales on average each year, its statistical numbers are too small for meaningful data. Yet, real estate trends and “market mix” can be easily spotted.

#### Things to Watch for In Heather Ridge in 2020

**Selling “as-is” vs. fixing** homes up for resale. As-is sales are lowering community prices, whereas remodeled homes fetch top dollar.

**Use of home buy-out companies** vs. traditional marketing. These companies are not in business to lose money, so they discount prices to reduce their risks.

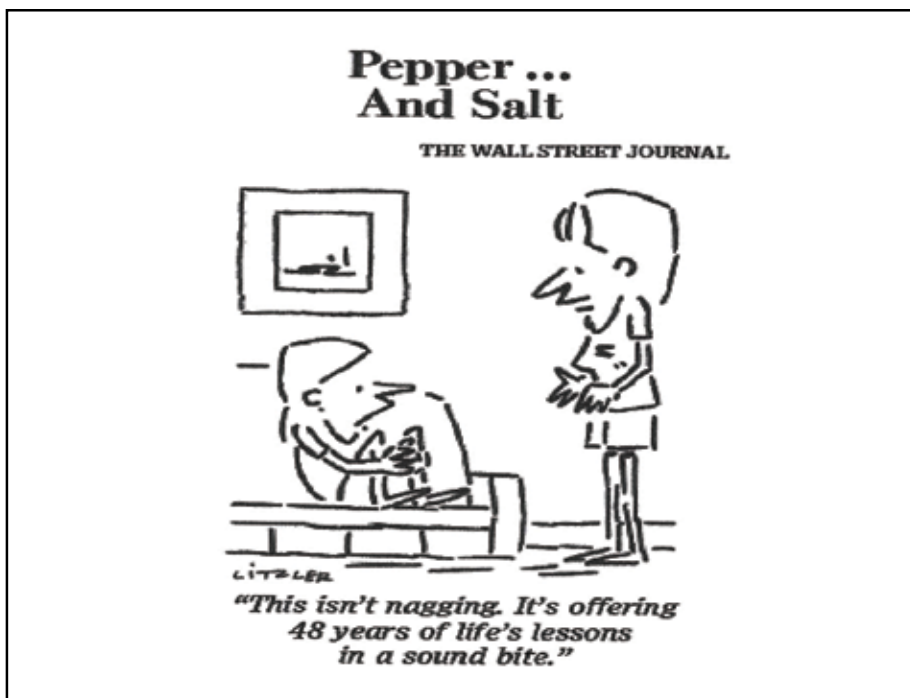
**Mix of prices** in 2019 saw disproportionately more sales in the middle-to-low value ranges than in the \$300,000 to \$380,000 range. This “mix of prices” affects average price levels.

#### Other Interesting Stats For Heather Ridge

**In 2019, there were 13 “corporate”** sales reflecting buy-out companies vs. only 3 in 2018, and 2 in 2017. In the past decade the highest number of corporate sales was 6 in 2014.

**HOA monthly fees.** Buyers are pushing back on these costs. HOAs need to do a better job “marketing” their operational costs and why. An HOA’s Reserve balance is a bigger deal to lenders and buyers than in past years.

Van Lewis



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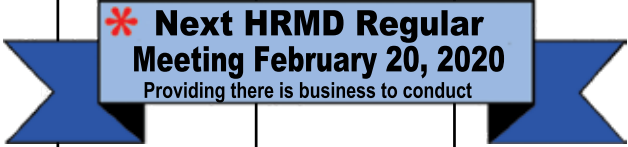


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# February 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<div style="text-align: center;">  <p><b>* Next HRMD Regular Meeting February 20, 2020</b> Providing there is business to conduct</p> </div>					1
2	3	4	5	6	7	8
9	10 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd Ste 320	11 6:00 pm Burgundy HOA Mtg Burgundy Clubhouse	12 6 pm CH Board Mtg Heather Gardens 2888 S Heather Gardens Way  6:30 pm Sausalito Board Mtg. Lower Level HR Clubhouse	13	14 	15 <b>METRO MATTERS DEADLINE 2-16-2020</b>
16	17 5:30 pm CCR Board Mtg 12100 E Iliff Ave, # 120, Aurora Conf. Room	18	19 <b>NEW DAY</b> 6:30 pm Fairway 16 HOA Meeting Clubhouse	20 	21	22
23	24 6 pm Cobblestone Board Mtg HR Golf Club	25 6:30 pm Strawberry Board Mtg, Strawberry Clubhouse  6:30 pm HRS Board Mtg, HRS Clubhouse	26	27	28	29



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# Heather Ridge Homes Sales for 2019



As we do every year, this issue lists all Heather Ridge sales as reported in MLS/REColorado for 2019. We have organized the sales by HOA names, and therein by price. Errors might be found, so please let us know. For any questions, please give us a call.

**Pete Traynor**  
**303-877-9538**  
*PeteTraynor@ReMax.net*

On page 4, the Heather Ridge Metro District reports on annual sold prices, seller concessions, and a host of other information. For a detailed chart of sales going back to 2009, please visit [www.HRColo.org](http://www.HRColo.org) under *News/Metro Matters*.

Last year, Pete and I talked about our changing market and what sellers could do to protect themselves. Without a doubt, homes sold “as-is” sell substantially less than ones updated even after fix-up costs. And, “as-is” sales definitely reduce community real estate prices. . . not a good thing.

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

Pete and I want to help owners get as much money out of their home sales as reasonably possible. We will fund your home repairs and be repaid at closing. It’s as simple as that.

Because we list and sell so many homes in Heather Ridge, we see the competition on a daily basis. That really helps our sellers. Not every home needs to be remodeled, but many homes may need newer paint, carpets, or updated features replacing décor from the 1970s. Let us help you decide what works best for you. Please call us today for an appointment.

## Big Changes at MLS/REColorado!

Effective Jan 13, 2020, real estate language, terms, and descriptions in Colorado and across the nation will be the same. This is a big change!

For example, homes will be described by how many “levels” there are (not counting the basement). So, a 2-story is now a two level, and a ranch a one level. Also, all “residential” properties will be just that. . . residential. Before, residential properties in metro Denver were either “detached or attached” categories. Now, all residential property is the same but with sub-category by property types: condos, townhomes, multi-family, single family, new homes, etc.

Pete and I plan to write about these changes throughout 2020. Overall, these changes will make all real estate markets better, but it will take time to absorb the changes and variances.

**Van Lewis**



**Van Lewis**  
**303-550-1362**  
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**Pete Traynor**  
**303-877-9538**  
*PeteTraynor@ReMax.net*

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



Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Fairway 16	\$287,500	2690	S Vaughn A	2-2	1,462	FHA	\$5,000	Individual
Fairway 16	\$348,500	2466	S Vaughn Way D	3-4	1,650	FHA	\$0	Corp/Trust
Fairway 16	\$357,000	2508	S Vaughn Way C	4-4	1,650	Cash	\$0	Estate
Fairway 16	\$359,900	2486	S Vaughn Way B	4-4	1,650	Conventional	\$0	Individual
Fairway 16	\$364,000	2640	S Vaughn Way C	4-4	1,650	Conventional	\$0	Corp/Trust
Country Club Ridge	\$269,000	2270	S Vaughn Way 204	2-2	1,124	Conventional	\$2,886	Individual
Country Club Ridge	\$275,000	2240	S Vaughn Way 101	2-2	1,196	Cash	\$0	Individual
Country Club Ridge	\$300,000	2240	S Vaughn Way 104	3-3	1,680	Conventional	\$0	Individual
Country Club Ridge	\$340,000	2270	S Vaughn Way 202	3-2	1,804	Conventional	\$0	Individual
Country Club Ridge	\$357,500	2210	S Vaughn Way 202	2-2	1,804	Conventional	\$0	Individual
Heather Ridge South	\$273,590	2723	S Xanadu Way	2-2	1,365	Cash	\$0	Individual
Heather Ridge South	\$282,500	2728	S Xanadu Way	2-2	1,462	FHA	\$2,500	Corp/Trust
Heather Ridge South	\$290,000	2887	S Xanadu Way	3-4	1,633	FHA	\$5,000	Individual
Heather Ridge South	\$290,000	2848	S Wheeling Way	3-3	1,633	Conventional	\$6,820	Individual
Heather Ridge South	\$299,900	2868	S Wheeling Way	3-3	1,633	Conventional	\$0	Estate
Heather Ridge South	\$300,000	2792	S Wheeling Way	3-3	1,633	VA	\$0	Individual
Heather Ridge South	\$310,000	2883	S Xanadu Way	3-4	1,633	Cash	\$0	Individual
Heather Ridge South	\$311,000	2737	S Xanadu Way	3-3	1,462	FHA	\$2,500	Individual
Heather Ridge South	\$315,000	2820	S Wheeling Way	3-3	1,462	FHA	\$4,000	Individual
Heather Ridge South	\$315,000	2823	S Xanadu Way	4-4	1,633	VA	\$0	Individual
Burgundy	\$246,500	2679	S Xanadu Way B	2-2	1,162	Conventional	\$0	Individual
Burgundy	\$253,000	2676	S Xanadu Way A	2-2	1,153	Conventional	\$3,000	Individual
Burgundy	\$255,000	2639	S Xanadu Way B	2-2	1,314	Conventional	\$5,000	Corp/Trust
Burgundy	\$258,000	2635	S Xanadu Way D	2-2	1,162	VA	\$3,000	Estate
Burgundy	\$264,000	2645	S Xanadu Way A	2-2	1,314	Conventional	\$0	Individual
Burgundy	\$265,000	2635	S Xanadu Way E	2-2	1,314	Conventional	\$0	Individual
Burgundy	\$269,500	2691	S Xanadu Way D	2-2	1,162	VA	\$0	Individual
Burgundy	\$280,600	2691	S Xanadu Way B	2-2	1,162	Cash	\$0	Individual
Burgundy	\$285,000	2645	S Xanadu Way B	2-2	1,314	Conventional	\$0	Individual

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*The properties stated herein are listed by Realtors from all companies in the metro-Denver area, and are not the exclusive listings or dealings of Pete Tranor and Van Lewis as shown herein.*

Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Concession to Buyer	Seller Type
Chimney Hill	\$245,000	13643	E Evans Ave	2-2	1,344	Cash	\$0	Individual
Chimney Hill	\$250,000	13556	E Evans Ave	3-3	1,512	Conventional	\$0	Individual
Chimney Hill	\$253,000	13609	E Evans Ave	2-2	1,344	FHA	\$0	Corp/Trust
Chimney Hill	\$258,000	13482	E Asbury Dr	2-2	1,208	FHA	\$5,000	Individual
Chimney Hill	\$260,000	13562	E Asbury Dr	2-2	1,392	Cash	\$366	Individual
Chimney Hill	\$265,000	13306	E Asbury Dr	2-2	1,208	Conventional	\$0	Corp/Trust
Chimney Hill	\$282,500	2054	S Worcester St	3-3	1,457	FHA	\$3,508	Individual
Chimney Hill	\$284,000	13594	E Evans Ave	2-3	1,344	FHA	\$6,300	Individual
Chimney Hill	\$291,500	13676	E Evans Ave	3-3	1,344	Conventional	\$500	Individual
Chimney Hill	\$295,000	13590	E Evans Ave	2-3	1,344	Conventional	\$0	Individual
Chimney Hill	\$300,000	13663	E Evans Ave	3-2	1,344	Conventional	\$0	Individual
Chimney Hill	\$305,000	13672	E Evans Ave	2-3	1,344	Conventional	\$0	Individual
Sausalito	\$260,000	2504	S Victor St F	3-2	1,273	FHA	\$5,000	Individual
Sausalito	\$265,000	2501	S Victor St E	3-2	1,282	FHA	\$3,000	Individual
Sausalito	\$265,000	2401	S Worcester St B	3-3	1,344	Conventional	\$0	Corp/Trust
Sausalito	\$266,500	2408	S Victor St F	3-2	1,273	Conventional	\$0	Individual
Sausalito	\$268,000	2450	S Worcester St A	3-2	1,273	VA	\$5,000	Individual
Sausalito	\$275,000	2468	S Victor St A	3-2	1,273	Cash	\$0	Individual
Sausalito	\$285,000	2458	S Victor St D	3-2	1,300	Conventional	\$0	Individual
Sausalito	\$285,000	2447	S Victor St E	3-2	1,282	Cash	\$200	Individual
Sausalito	\$287,000	2419	S Worcester E	3-2	1,282	Conventional	\$5,000	Individual
Sausalito	\$290,000	2450	S Worcester C	3-2	1,300	Conventional	\$2,500	Corp/Trust
Sausalito	\$292,900	2418	S Victor St F	3-2	1,273	FHA	\$0	Individual
Sausalito	\$295,000	2487	S Victor St B	3-2	1,282	Conventional	\$2,000	Individual
Sausalito	\$295,000	2504	S Victor St C	3-2	1,230	VA	\$0	Individual
Sausalito	\$300,000	2501	S Victor St F	3-3	1,273	FHA	\$0	Individual
Cobblestone	\$210,000	2152	S Victor St B	2-2	1,392	Conventional	\$0	Individual
Cobblestone	\$235,000	2101	S Victor St C	2-2	1,208	FHA	\$0	Individual
Cobblestone	\$238,000	2102	S Victor St C	2-2	1,208	VA	\$0	Individual
Cobblestone	\$250,000	2161	S Victor St C	2-2	1,392	Conventional	\$1,000	Individual
Cobblestone	\$252,450	2121	S Victor St C	2-2	1,208	Conventional	\$0	Individual
Cobblestone	\$259,500	2172	S Victor St C	2-2	1,208	Conventional	\$2,500	Individual
Cobblestone	\$262,500	2191	S Victor St B	2-2	1,208	Conventional	\$3,500	Corp/Trust
Cobblestone	\$265,000	2151	S Victor St B	2-2	1,208	Conventional	\$2,500	Individual
Cobblestone	\$268,000	13334	E Asbury Dr	2-2	1,392	Conventional	\$0	Individual
Cobblestone	\$275,000	2181	S Victor St E	3-2	1,392	Conventional	\$0	Individual
Cobblestone	\$280,000	2458	S Victor St A	3-2	1,273	Conventional	\$1,300	Individual
Cobblestone	\$281,000	2102	S Victor St F	2-2	1,392	Conventional	\$1,808	Estate
Cobblestone	\$290,000	2152	S Victor St B	2-2	1,392	Conventional	\$450	Individual

Community	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Sellers Con- cession to Buyer	Seller Type
Cobblestone Crossing	\$215,000	1945	S Xanadu Way	2-2	1,392	Cash	\$0	Individual
Cobblestone Crossing	\$225,000	13412	E Asbury Dr	2-2	1,208	FHA	\$0	Individual
Cobblestone Crossing	\$243,000	13486	E Asbury Dr	2-2	1,208	Conventional	\$0	Individual
Cobblestone Crossing	\$253,000	13594	E Asbury Dr	2-2	1,208	Other	\$3,000	Corp/Trust
Cobblestone Crossing	\$254,500	13256	E Asbury Dr	2-2	1,208	Conventional	\$1,000	Individual
Cobblestone Crossing	\$257,000	1921	S Xanadu Way	2-2	1,208	Conventional	\$0	Individual
Cobblestone Crossing	\$275,000	1983	S Xanadu Way	2-2	1,392	Conventional	\$0	Individual
Strawberry I	\$155,000	2682	S Xanadu Way A	1-1	856	Conventional	\$4,650	Individual
Strawberry I	\$155,000	13645	E Yale Ave A	1-1	856	Conventional	\$4,650	Corp/Trust
Strawberry I	\$155,000	2616	S Xanadu Way B	1-1	856	Conventional	\$4,000	Individual
Strawberry I	\$165,000	2694	S Xanadu Way D	1-1	843	Conventional	\$0	Individual
Strawberry I	\$166,000	13633	E Yale Ave B	1-1	856	Cash	\$0	Individual
Strawberry I	\$167,000	2658	S Xanadu Way E	1-1	856	Conventional	\$300	Individual
Strawberry I	\$173,500	13613	E Yale Ave D	1-1	843	FHA	\$0	Individual
Strawberry I	\$175,000	13649	E Yale Ave	2-2	1,098	Conventional	\$0	Individual
Strawberry I	\$176,500	2628	S Xanadu Way A	1-1	856	Conventional	\$3,000	Individual
Strawberry I	\$177,000	2650	S Xanadu Way B	1-1	856	Conventional	\$0	Individual
Strawberry I	\$187,500	2676	S Xanadu Way A	2-2	1,153	Cash	\$0	Individual
Strawberry I	\$193,000	2662	S Xanadu Way B	2-2	1,153	Conventional	\$3,000	Individual
Strawberry I	\$208,000	2672	S Xanadu Way B	2-2	1,153	Conventional	\$2,000	Individual
Strawberry I	\$208,893	2632	S Xanadu Way A	2-2	1,153	Cash	\$0	Individual
Strawberry I	\$215,000	13613	E Yale Ave B	2-2	1,153	VA	\$0	Individual
Strawberry I	\$216,000	2608	S Xanadu Way A	2-2	1,091	VA	\$0	Individual
Strawberry I	\$222,000	2668	S Xanadu Way C	2-2	1,153	Cash	\$0	Individual
Strawberry II	\$206,500	2445	S Xanadu Way A	2-2	1,124	Conventional	\$125	Individual
Strawberry II	\$212,000	2469	S Xanadu Way A	2-2	1,091	Conventional	\$0	Individual
Strawberry II	\$214,000	2421	S Xanadu Way A	2-2	1,091	Other	\$0	Individual
Strawberry II	\$215,000	2491	S Xanadu Way	2-2	1,091	Cash	\$500	Individual
Strawberry II	\$217,500	2459	S Xanadu Way B	2-2	1,235	Conventional	\$0	Individual
Strawberry II	\$217,500	2431	S Xanadu Way D	2-2	1,091	Cash	\$0	Estate
Strawberry II	\$219,000	2451	S Xanadu Way B	2-2	1,101	Conventional	\$4,500	Individual
Strawberry II	\$219,000	2459	S Xanadu Way D	2-2	1,091	Exchange	\$0	Individual
Strawberry II	\$220,000	2449	S Xanadu Way B	2-2	1,091	Conventional	\$0	Corp/Trust
Strawberry II	\$224,000	2423	S Xanadu Way C	2-2	1,091	Conventional	\$5,000	Individual
Strawberry II	\$225,000	2459	S Xanadu Way A	2-2	1,091	Conventional	\$2,500	Individual
Strawberry II	\$238,500	2499	S Xanadu Way B	2-2	1,091	Conventional	\$2,500	Individual
Strawberry II	\$242,000	2441	S Xanadu Way C	2-2	1,091	Conventional	\$5,000	Individual
Strawberry II	\$246,000	2479	S Xanadu Way D	2-2	1,091	FHA	\$0	Corp/Trust



## 2020 Schedule Heather Ridge Men's Club

Thurs 4/9/20	Men's Club Spring Banquet	Sat 7/4/20	Red, White, Blue, (and Gold) 4 Man Scramble (Computer Draw) Tee Times Start at 8 am
Sat 4/11/20	Member/Member – Member/Guest Four Man Shamble A,B,C, D Players (Computer Draw – 80% of Handicap for Each Player) 8 am Shotgun Start	7/17-18-19/20	Member/Member – Member/Guest (Partners Must be within 10 Strokes) Horse Race Starts at 5 pm on Friday Tee Times Start at 8 am on Saturday/Sunday
Sat 4/25/20	Point Par, Playing Groups Set by Computer Tee Times Start at 8 am	Fri-Sat-Sun	
Sat 5/9/20	6-6-6, Two Man Teams (Computer Draw) Tee Times Start at 8 am	Sat 8/1/20	Point Par, Playing Groups Set by Computer Tee Times Start at 8 am
Sat 5/16/20	Individual Gross/Net, Playing Groups Set by Computer Tee Times Start at 8 am	Sat 8/8/20	2 Man Point Par, Playing Groups Set by Computer Tee Times Start at 8 am
Sat 5/30/20	Two Man Best Ball, Pick Your Partner (Partners Must be within 10 Strokes) Tee Times Start at 8 am	8/15-16/20	Club Championship, Playing Groups Set by Computer Tee Times Start at 8 am
Sat 6/13/20	Men's Club/Women's Club Mixer (Computer Draw) 8 am Shotgun Start	Sat-Sun	
Sat 6/27/20	Individual Gross/Net, Playing Groups Set by Computer Tee Times Start at 8 am	Sat 9/5/20	Tournament of Champions/Non-Winners Tournament Playing Groups Set by Computer Tee Times Start at 8 am
		Thurs 9/17/20	Men's Club Fall Banquet
		Sat 9/19/20	2 Man Scramble (Computer Draw) 9:15 am Shotgun Start

## D'Amico, Mauck & Ricci

*Your neighborhood dentist — Our Promise "Integrity and Quality Care"*

**Emergency care available.**

**21 Years at HG.**

**Senior Discount Offered.**



**Dr. Mauck**



**Dr. D'Amico**



**Dr. Ricci**

**Now's the time to consider the comfort and reasonable cost of dental treatment.**

3131 S. Vaughn Way

**303-745-1400**

## Heather Ridge Men's Club Golf Association 2020 Membership Application

This year the HRMC will continue a schedule of 14 tournaments to include a Member/Member—Member/Guest, and a separate Flighted Match Play tournament. The Spring banquet is April 9, 2020 and our first tournament will follow on April 11, 2020. Membership is open to all male golfers who are 18 years or older. The membership fee includes:

- USGA maintained GHIN handicap
- Access to HRMC website [www.heatherridgemensclub.com](http://www.heatherridgemensclub.com) (contact info for members/tournament signups, results, and other HRMC info)
- Two banquets: a Spring banquet (Stag) and a Fall one (Bring your significant other)
- Tournament access. Each tournament will have a \$20 per day fee which is paid out in prizes (The Member/Member—Member/Guest will have a total fee of \$100.00/player)

**PLEASE PRINT CLEARLY AND LEGIBLY.**

**Name:** \_\_\_\_\_ **Wife's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Work Phone:** \_\_\_\_\_ **Cell Phone:** \_\_\_\_\_

**Email address:** \_\_\_\_\_

### **New Members Only:**

**List the name of the Men's Club member who suggested that you join HRMC, so they can get their \$20 Finder's fee bonus** \_\_\_\_\_

**Do you have a recent or current USGA handicap? Yes** \_\_\_\_ **GHIN #** \_\_\_\_\_ **No** \_\_\_\_

**If no, you will need to post 5 scores to establish a handicap prior to playing in any HRMC event**

**USGA handicap index** \_\_\_\_\_ **Name of previous club** \_\_\_\_\_

***You must have an active handicap in order to play in any tournaments or match play.***

**THE FIRST 25 APPLICATIONS SUBMITTED WILL RECEIVE A SLEEVE OF PRO V's!!!**

Make checks payable to: **HEATHER RIDGE MEN'S CLUB GOLF ASSOCIATION**

<b>Membership*</b>	<b>\$150.00</b>	<b>\$</b> _____
<b>Hole-in-One Pool*</b>	<b>\$5.00</b>	<b>\$</b> _____
<b>Match Play</b>	<b>\$25.00</b>	<b>\$</b> _____
<b>TOTAL DUE</b>		<b>\$</b> _____

\* HRMC memberships are non-refundable

\* Hole-in-One pool eligibility is for tournament and match play, and the pool will be shared by all who get a Hole-in-One during the 2020 season.

**Return this application, with your check to the Heather Ridge Golf Shop or mail to:  
Heather Ridge Golf Club, 13521 E. Iliff Ave., Aurora, CO 80014, Attn: Men's Club**

# Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2020 Membership Application

This organization is for ladies who prefer to play only nine holes of golf. The group tees off every Tuesday morning from April through October.

## Benefits of Membership:

- ♦ Preferred tee times
- ♦ Prizes in each Flight
- ♦ Directory of Members

**To join**, complete the bottom of this form and mail it with a check payable to 9-Hole Ladies Golf Association, mail to:

**Patti Hatfield  
2212 South Nome Court  
Aurora, CO 80014  
Phone # 303-589-7095**

**DEADLINE FOR PAYMENT OF DUES IS MARCH 15, 2020**

✂ Cut Here

Cut Here ✂

## Golf Club at Heather Ridge Women's Golf Association 9-Hole League 2020 Membership Application

**Dues are \$55.00 PLUS a \$35.00 computer fee for GHIN (Golf Handicap Index Number) Services**

Check here if you plan to also join the 18-Hole group and pay your GHIN fee through them.

Name \_\_\_\_\_ Husband's Name \_\_\_\_\_

Home Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell # \_\_\_\_\_

Birthday (Month & Day) \_\_\_\_\_ GHIN Number \_\_\_\_\_

Email address \_\_\_\_\_



# Heather Ridge Residents

The golf course is for golfers who have paid a fee to play on it.

Stay safe and stay off of the golf course.

Report golf course trespassers to:

Front Range Patrol at

303-755-0665

Heather Ridge



Golf Club

PRIVATE PROPERTY

**NO TRESPASSING**

STRICTLY ENFORCED

**WARNING**

THIS PROPERTY  
PATROLLED BY

**FRONT  
RANGE  
PATROL**

CRIMINAL TRESPASS IS  
STRICTLY ENFORCED

303-755-0665

## HELP WANTED

**Cobblestone Crossing** is seeking a maintenance person to work on the property. This is an independent contractor position responsible for:

- Plowing snow
- Repairing sprinkler heads
- Tracing electrical issues
- etc.

Please send resume to:

Alec Hrynevich, Accord Property Management  
3033 S. Parker Road, Suite 320, Aurora, CO 80014

or via email at

Alec@accordhoa.com

## KEN'S AUTO SERVICE



Ask about our new 36,000 miles or 36 month warranty!

**10% Off Labor**

Heather Ridge Residents  
Mention This Ad for Discount  
Up to \$50.00 Off.

**\$10.00 OFF**

Any Oil  
Change Package

Up to 5 qts Semi-Synthetic Oil  
or Full Synthetic Oil

Free  
Shuttle Service  
& Loaner Car  
Available

**303-743-9800**

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

Family Owned in Aurora since 1996

15293 E. Mississippi Ave.  
NW Corner of Chambers and Mississippi  
(across the street from McDonalds)

HOURS: Monday - Friday  
8 am - 5:30 pm



February 25

Mardi Gras/  
Fat Tuesday



January, 2020

Dear Women Golfers,



I would like to invite you to join the Heather Ridge Women's 18-Hole Golf Association for the 2020 season. We have a fun filled golf season with different tournament play each week from April through September.

We have two play days, Wednesday and Saturday, beginning in April. You must be a paid member of HRWGA to participate.

Your name, phone number and e-mail address will be listed in our membership roster book if your completed application is received by our Treasurer, Teresa Anderson, before March 15, 2020.

An email will be sent to registered members in mid-March for our kick-off luncheon. Tournament schedules will be posted in the 19th Hole and will appear in the membership roster book.

I hope you will join us for the 2020 golf season.

Please feel free to call me with any questions 303-750-6363.

Sincerely,

Joyce Scott  
President,  
Heather Ridge Women's Golf Association



## Downsizing & Estate Liquidation

Tuesday, February 25  
 11:30 a.m.-1 p.m.

Downsizing often involves letting go of items that have value but may not fit your new lifestyle. Learn about estate liquidation with this insightful presentation.

Presented by Kristina Brendlinger,  
 Estate Liquidation Specialist and  
 owner of Googie Down, LLC.

# LUNCH & LEARN



CHERRY CREEK  
 RETIREMENT VILLAGE  
 A SENIOR LIVING COMMUNITY

CALL 303.693.0200 TO RSVP.

14555 East Hampden Ave. • Aurora, CO 80014  
 CherryCreekRetirement.com

142280

# Heather Ridge Women's Golf Association Application And Handicap Only Application

HEATHER RIDGE WOMEN'S GOLF ASSOCIATION (HRWGA) is an organization open to women golfers who enjoy playing an 18-hole round of golf and who enjoy the camaraderie of their fellow women golfers. USGA/CGA Handicap Service is available to HRWGA members and Handicap only members.

**Benefits of membership:**

- Wednesday and Saturday play days
- Early tee times all Wednesdays and most Saturdays
- Member/Guest Event
- Spring Luncheon and Fall Awards Event
- Membership Rosters
- Hole-in-One "Insurance"

**The Colorado Golf Association (CGA) bills Heather Ridge Women's Golf Association for all Women's Handicaps at Heather Ridge Golf Course.**

**To join Heather Ridge Women's Golf Association.      Membership dues are \$65.00**  
Fully complete the application below and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

**OR**

**To join Handicap Only.      Fee is \$45.00**  
Note: This is to establish a handicap only and does not allow you to play with the women's golf league. Complete the address information for CGA records and mail it with your check (payable to Heather Ridge Women's Golf Association) to Teresa Anderson, 2438C South Victor Street, Aurora, CO 80014.

## 2020 Heather Ridge Women's Golf Association Membership Application

(If received by March 15, 2020 will be included in the roster)

**Name** \_\_\_\_\_ **Spouse's** \_\_\_\_\_  
Last                      First                      First

**Address** \_\_\_\_\_  
Street                      City                      Zip

**E-mail Address** \_\_\_\_\_

**Phone Number**    (    ) \_\_\_\_\_ (    ) \_\_\_\_\_ (    ) \_\_\_\_\_  
(For Roster)                      Home                      Cell                      Work

**Birth day**    **Month** \_\_\_\_\_ **Day** \_\_\_\_\_ **GHIN#** \_\_\_\_\_

Include either HRWGA Membership dues of \$65.00 **OR** Handicap Only fee of \$45.00. The Wednesday and Saturday weekly tournament entry fee is \$5.00 and is paid at the Pro Shop prior to play.



# Canstruction Colorado: A Winter WonderCAN at Stanley Marketplace

*We Don't Waste* and *Stanley Marketplace* have teamed up to bring you Canstruction Colorado: A Winter WonderCAN!

Canstruction Colorado is a friendly competition in which local architects and construction firms build giant sculptures made entirely of cans of food, which will eventually be donated to local food pantries, soup kitchens, and shelters through *We Don't Waste*. "Canstruction Colorado: A Winter WonderCAN" sculptures will remain on display at Stanley Marketplace through February 3. More than 17,600 cans were used to create sculptures and will be donated.

- Nearly 1 in 11 Coloradans struggle with hunger, not always having enough money to buy food.
- Nearly 1 in 8 Colorado children are food insecure, and do not know where or when they are going to get their next meal.
- 40% of food produced in the United States ends up the landfill. This leads to wasted resources, full landfills, and greenhouse gas emissions.

*We Don't Waste* has recovered more than 118 million servings of good food since 2009. Food is then distributed free-of-charge to hunger-relief agencies all along the front range.

You can help us reach more Coloradans who are struggling with hunger.

More information: [www.WeDontWaste.org](http://www.WeDontWaste.org)

Shown are 3 of the several sculptures displayed at the Stanley Marketplace.





# Painting

All your interior painting done by Professional Painters.



We will prep, patch, spot texture, and paint any Vacant (2) bedroom condo for \$950.00. (You furnish the paint.)



Occupied (2) bedroom condo \$1,100.00 (You remove all pictures and fragile items from walls.)



Wallpaper removal extra.

## STAC'S HOME REPAIR

We have **over 40 years of experience** in home repairs and plumbing and electrical repair and installation. No one comes within 30% of our prices.

Now accepting credit cards: *Visa, MC, Discover and American Express.*

**Robert L. Stevenson, Owner**

**720-849-4749**





# JR Heather Ridge

## ASSOCIATION NEWS

### Cobblestone Crossing

**Exterior Decorations:** Just in case you haven't removed your holiday decorations, please do so as soon as possible!

**Snow Removal:** A reminder 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!

**Ice Melt:** There are ice melt buckets by the mailboxes for use during icy conditions. A little goes a long way and please avoid dumping on the grass.

**Onsite Maintenance:** As stated the last couple of months, the community no longer has an onsite maintenance person. If you know of anyone who would be qualified and interested in the maintenance job, which is an independent contractor position responsible for plowing snow, repairing sprinkler heads,

tracing electrical issues, etc., please ask them to submit a resume to Alec Hrynevich ([alec@accordhoa.com](mailto:alec@accordhoa.com)).

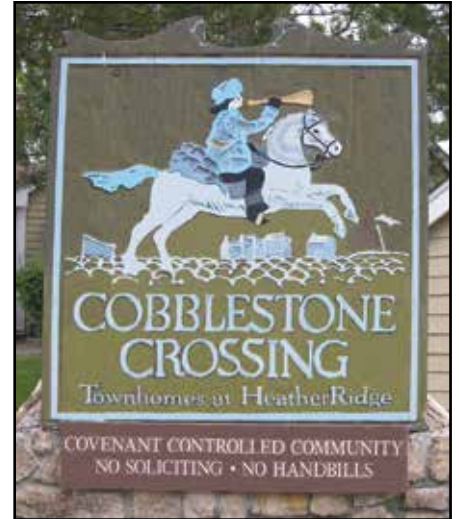
**Exterior Changes:** Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making changes or additions to the exterior of the home. This includes installation of new doors and windows, installation of a satellite dish, new A/C unit (not replacement), gas line for gas fireplace or any changes to the Common area. Failure to obtain approval prior to changes could result in a fine and/or removal, at owner's expense, of unapproved or incorrectly installed items.

**Water Valves:** Each unit and building has a water shut-off/ on valve for inside water. Individual unit owners are responsible for their water valves, and the HOA for the building valves. Unit owners should check them periodically for safe operation and replacement. Unit valves are located in the little closet next to the furnace. The building valves are located in manholes around the property. Owners are encouraged to periodically test their water valves.

There's a risk it might be defective and will need replacement. Original valves by the builder are now 45 years old and were screw or "gate" valves, a design feature that has not done well over time. Owners are encouraged to replace them using "ball valve" devices that open and close faster along with a longer lifespan. Costs vary, but as a water-household safety issue, please investigate and invest wisely.

**Recommendations:** In order to prevent frozen and burst pipes, maintain the heat at 60 degrees throughout your home including unoccupied rooms. Bring your home up to code – add smoke and CO detectors and fire extinguishers.

**Pets:** Pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up pet waste immediately and dispose of it. Contrary to popular belief, it's not fertilizer. Not picking up pet waste might seem innocuous, but when waste is left behind, it can harm the environment. According to the Environmental Protection Agency,



animal waste that decomposes in bodies of water releases nutrients and pathogens that causes excessive weed and algae growth. Excessive growth turns water green and makes water dangerous to swim or fish in. You might be a responsible person but if no one else picks up, you're going to think, 'Why should I bother?' That snowball effect is dangerous. 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.

**Safety Tips:** Lock doors and windows when leaving home, even for a few minutes; put lights on automatic timers; pick up packages from front porch as soon as possible to avoid theft and ask a neighbor to keep an eye on your home when you are out of town. On the same topic, while there are exterior lights throughout the community, recommend leaving on front and back porch lights. Light control sockets can be installed in the exterior fixtures to turn on lights at dusk and off at dawn.

**Owners and Renters:** If you are renting your unit, it is the owner's

responsibility to keep you informed of activities and processes for the complex. Please ensure your owner/management company has your contact information.

**Trash:** A reminder it is the resident's responsibility to dispose of large items that do not fit in the dumpster. Please call Alpine Waste at 303-744-9881 to arrange for large item pick-up. Also, please break down boxes before depositing them in the recycling dumpsters.

**Parking:** A reminder that residents are not to park in guest spots at any time and are subject to a boot or a tow. 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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## Chimney Hill

February has arrived, and many are hoping that the groundhog will see an early spring, even though there is an extra day to enjoy in February this year. However, there are still potential snow blasts for winter fanatics to enjoy, so walk around safely during these spells, and drive safely in the community to keep the walkers safe. May the positive connection of our community enhance a wonderful Valentine's Day.

Last year, after a major gas explosion in nearby Heather Gardens, the HOA board started the process to create a contact database in the event of a major emergency within the community. A voluntary emergency contact form was mailed out to all owners and residents



to help complete this database with an absolute assurance that all information collected would remain private and only used by emergency personnel in case of a major danger to the community. As of now, only a little over 25 percent of the community have returned completed forms. For those owners who wish to be a part of this database but failed to send in the form or are new to the community, contact Marilyn, our property manager, for another blank contact form to complete and send

back. For those who completed the form but have changes, please email the changes to Marilyn to have the database updated. It is our goal to stay safe, but to be prepared when potential danger arises.

The next HOA board meeting will be on February 12, 2020 at the second floor board room at Heather Gardens, 2888 S. Heather Gardens Way, at 6 pm.

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 [mruybal@lcmpm.com](mailto:mruybal@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**  
With input from the  
**Chimney Hill HOA Board**





# Burgundy



Welcome to all Burgundy Heather Ridge Owners and Tenants!

Burgundy is Covenant Controlled. Take time to familiarize yourself with Rules and Policies of Burgundy.

**New Parking Monitoring Company:** You will be receiving information shortly on the new parking lot monitoring company, **“Park It Right”**. Information on how to obtain your new parking

placard, registering your vehicles and details of the new parking rules will be included.

Please be responsible and remember to ask your visitors or contractors where they parked. They must not park in an owner’s (numbered) parking spot unless the parking spot belongs to you. Please be respectful of others.

Remember **No Parking** in the Clubhouse Parking Lot unless you are attending an event in the Clubhouse. Vehicles will be towed at the Owner’s expense!

**HOA Dues Increase Reminder:** You should now be paying the new HOA fees that took affect 1 January 2020. Make sure your auto pay, automatic withdrawal, etc. is the correct amount and updated for January 2020. If you have any questions, contact the Management

Company or a Board Member.

**Maintenance and Insurance Chart:** The chart previously posted on Burgundy’s homeowner site was incorrect and has been removed. Check back for updated chart.

**Snow Removal:** Our snow removal company is Metro MCM. Sidewalks are cleared at two inches of accumulation and plowing at four inches.

**Architectural Requests:** Updates to exteriors of units must have Board approval. This includes changes to windows, doors, satellite dishes, holes placed, venting and fences. You must submit an ACC request form, with photos if possible. Not sure or have questions, call the Management Company for procedures or check their website.



**New Stop Light:** As you all may have noticed, the new stop light at the intersection of Yale and Xanadu, will be or already is operational! It will be so nice to be able to walk across Yale without fearing for our lives! What a great improvement for our Community’s safety.

**Security:** Please keep Outdoor lights on at night and lock all doors and windows to help prevent break-ins.

**2020 Projects and Repairs:** New projects, painting of Drives C and D, and repairs to our aging property will be coming in 2020. Interested in community projects, attend an HOA meeting. We would love to have you get involved.

**Board Meetings:** *Second Tuesday at 6:00 pm* in the Clubhouse. All Owners welcome! Have questions/concerns for the board during the Homeowner Forum, or wish to be added to the Agenda, contact our community Manager, Mara Robertson, 303-369-1800 ext. 142, email [Mara@westwindmanagement.com](mailto:Mara@westwindmanagement.com). Homeowner participation is at the start of the meeting.

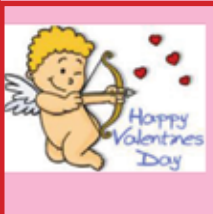
**Clubhouse Rental:** Contact our Management Company.

**Management Company/Board:** Board Members: Pres – Amanda Milstead, VP – Michelle Ruble, Sec/Treas – Beverly Valvoda, Members-at-Large – Lori Foster and Joshua Ryines. Management Company: Westwind Management 303-369-1800, [www.westwindmanagement.com](http://www.westwindmanagement.com).

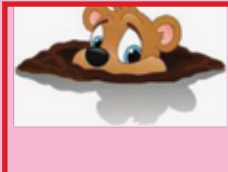
**Beverly Valvoda**

## February Trivia:

- February is named for the Latin word februum, which means purification.
- Valentine’s Day – Legend states that St. Valentine defied the emperor’s orders and secretly married couples to spare the husbands from war. It is for this reason that his feast day is associated with love. Valentines commonly depict Cupid, the Roman god of love.



- The celebration of Groundhog Day began with German immigrants as the legend of Candlemas Day which states, “For as the sun shines on Candlemas day, so far will the snow swirl in May...” In Germany, they used Hedgehogs to predict weather. The settlers found groundhogs were plentiful and were the most intelligent and sensible animal to carry on the legend of Candlemas Day.



# AUROMA

BE HEARD. BE SEEN. BE COUNTED.



**YOU** have the power to stand up, have a voice and **shape your future.**

Being counted benefits you and your community:

- Better schools
- Improved healthcare
- More housing options
- Stronger infrastructure
- Increased representation in government

**\$675 billion** in federal funds are given annually to states and cities based on the census data every 10 years.

Taking part in the census is **important, safe** and **easy!** You can complete the census in just 10 minutes online, by phone or by mail. Fill it out and **shape your future.**



#AuroraBeCounted  
AuroraCensus2020.org  
303.739.7400



United States  
**Census  
2020**

Drunk in ~~Love~~  
**JUST DRUNK**



**Valentine's Day**  
Friday, Feb 14th

**Tito's**  
Promo @ 9pm

7pm-close

- \$5 Tito's Vodka
- \$5 Jack Daniels
- \$5 Craft Cans
- \$4 16oz Domestic Cans



9pm-close

- \$5 Jagermeister
- \$5 Root Beer Barrels



13121 East 8th Ave. Aurora, CO 80014

720-246-0309 info@noonanssportsbar.com

**Nice & NAUGHTY**

Noonan's Comedy Night  
\$10.00 in advance at Eventbrite.com  
\$15.00 at the door on show night

**2020 SCHEDULE**

**FEB 14TH**

**MAR 13TH**

**APR 17TH**

**MAY 8TH**

DOORS 7PM

SHOW 8PM



**MARDI GRAS**  
**FEB. 25TH**

\$4  
**HURRICANES**  
ALL DAY



\$2 PINKS CUPCAKES



FIND THE BABY  
AND GET 1 FREE  
WELL, WINE, OR  
DRAFT!



**HOMEMADE**  
**JUMBALAYA**

&  
**GUMBO**

ALL FEBRUARY



**NO HANDS CUPCAKE**  
**EATING CONTEST**

**FAT TUESDAY**

13521 E ILLIFF AVE. AURORA, CO 80014  
720-246-0309 INFO@NOONANSDEETS.COM



13521 E Illiff Avenue, Aurora, CO 720-246-0309 info@NoonansSportsBar.com



# Sausalito

*"All you need is love. But a little chocolate now and then doesn't hurt."*

— Charles M. Schulz

Welcome home, residents of Sausalito at Heather Ridge! We are an HOA community. Homeowners are encouraged to attend board member meetings, the second Wednesday of every month at 6:30 pm, across the street in the Heather Ridge Golf Club, below Noonan's, in the 19th Hole room.

The board is composed of the following members: Carol McCormick as President, Teresa Anderson as Vice President and Landscaping, Betty Haarberg as Treasurer, Marlene Woodruff as Secretary, Jeff

Jamieson on Architecture and Member at Large, Renee Cermak on Pools and Member at Large.

**Important Contact Info:** Our property is managed by *H.O.A. Simple, LLC*. If you have any requests or issues, please contact Emily Terry at [eterry@hoasimple.com](mailto:eterry@hoasimple.com) or 303-260-7177 x5. Our website is located at [www.sausalitohoa.com](http://www.sausalitohoa.com) where you can find legal documents and other helpful community information, updated regularly. Our security and covenants are enforced by *Brownstone Services, LLC*, owned and operated by Randy Brown, who can be reached at 720-879-4568. Our landscaping company is *Landwise and C.W. Contractors, Inc.*, whose president is Jesse Young and Operations Manager is Paul Menningen. They can be reached at 303-523-0471. Our waste collection is handled by *Alpine Waste and Recycling*, who can be reached at 303-744-9881.

**CCR's and Architectural Approval:** Sausalito is governed by *Covenants, Conditions & Restrictions*. These rules, provided when you bought your home and available on our website, are intended to keep everyone's home in relative conformity with everyone else's, to foster a cleaner and more cohesive community with higher property values. If you are planning any external home improvements, thank you in advance for getting approval from the Board before proceeding. If you need exterior touch-up paint, please contact Jeff Jamieson at 720-924-6178.

**Black History Month:** Many people

know February is Black History Month, but have you ever wondered why this month in particular? Abraham Lincoln, America's 16th president, issued the Emancipation Proclamation, declaring "all persons held as slaves . . . henceforth shall be free", and Frederick Douglass, an escaped slave from Maryland, led the abolitionist movement to end slavery. Both men have long been celebrated among the black community, and both were born in February, Lincoln on the 12th and Douglas on the 14th.

**Helpful Tip Regarding Insurance:** Everyone should certainly have Home Owners' Insurance already, specifically an HO6 policy, intended for condo owners, to protect the interior structure and personal contents of your home. However, as a matter of advice (not requirement), homeowners would be wise to consider adding Loss Assessment Coverage to their policies. In the event of significant and unexpected loss, such as hail damage to the roof, the HOA's insurance should cover the cost of repairing or replacing the roof as needed. However, if the HOA's insurance requires a large deductible or denies a portion of expense, and if funds are unavailable to make that payment, homeowners may be asked to pay a share of that cost. In such a scenario, Loss Assessment Insurance on the homeowners' policies will reimburse their obligation (perhaps minus your deductible, but discuss those details with your agent).

**Trash:** Trash is picked up almost every Friday, and as such, should be placed outside almost every

Thursday evening. The exception to this otherwise steady rule is weeks containing major holidays. The week of New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas, trash will be picked up one day late, which is to say, on Saturday, and so, you should place your trash out on Friday evening. Barring these exceptions, if your trash is not picked up, that means Alpine accidentally skipped your unit. This doesn't happen often, but it's not unheard of. In such a case, if you call Alpine the same day they should've picked up your trash, they will usually return to get it. Their phone number again is 303-744-9881.

**Security:** If you see anything suspicious, please call 911 first. You will be routed to either an emergency line or non-emergency line as applicable. The aforementioned Brownstone Services, LLC, owned by Randy Brown, provides on-site covenant enforcement, security observation, and legal process services for Sausalito.

**Parking:** One great feature of every Sausalito home is an attached garage. Please use these to park your vehicles, so that visitor spaces can be left available for our guests. During the winter months, these spaces are also sometimes used to plow snow into, or for the temporary storage of snow removal equipment, all the more reason to please not store your own vehicles in them. Thank you in advance for your cooperation!

*Happy Valentine's Day*  
**Jeff Jamieson**



# Double Tree

**Board of Directors:** Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. Homeowners are welcome to attend the HOA Board meetings. Notices will be posted on the mailboxes. Please let a board member know if you are interested in attending and would like to be added to the agenda.

**Website:** If you would like access to the “residents only” section of the website ([www.doubletreetownhomes.com](http://www.doubletreetownhomes.com)), please send your email address to [secretary@doubletreetownhomes.com](mailto:secretary@doubletreetownhomes.com).



**Landscaping Update:** The fall clean-up was completed, in an effort to clear away the dead leaves. Unfortunately, the early freeze left a lot of dead leaves clinging to the branches, so there will still be some residual debris. The gutters were also cleaned out.

**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 **February 6 and 20**. 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.

**Mailbox Vandalism:** The pedestal mailbox at the east end of the community was the victim of a hit and run. We are hopeful that, as you read this, the mailbox has been repaired and reinstalled. We don't know if this was an intentional act or the result of going too fast on an icy driveway. In any event, it was a huge inconvenience for twelve of our homeowners, as they had to go to the Gateway Station to retrieve their mail. The post office reports damage of this nature has increased in our area. In fact, they had four or five other mailboxes to repair as a result of vandalism and/or break-ins.

**Important Notice:** Our landscaper/snowplow contractor has requested that we leave the last parking spot to the west of 2661 open as a place to pile snow. A sign has been erected indicating there will be **No Parking** 24 hours prior to and/or during a snow event. Please pay close attention to the weather reports this winter to stay informed of snowstorms that may begin during the night. When the snow removal service arrives early the next morning, they will have the authority to tow. If you have a doubt, best to leave that last spot vacant.

As a reminder, the sidewalks will be shoveled at 3" accumulation; driveway will be plowed at 6" accumulation.

**Patt Dodd**

## Country Club Ridge



*Happy  
Valentine's  
Day  
Country  
Club Ridge!  
Mocha Butkovich*





# Heather Ridge South

**Management Information:** For HOA management information please contact Janelle Mauch at Westwind Management at 303-369-1800 x 115; [Janelle@westwindmanagement.com](mailto:Janelle@westwindmanagement.com) or her assistant April at 303-369-1800 x 135, [april@westwindmanagement.com](mailto:april@westwindmanagement.com).

**When the snow is plowed. . . or not.** Our last big snow storm, Dec 28, was a close call whether to plow or not. The decision to plow is based on snow levels, and we fell short of the 4-inch standard to plow. We were not alone, either; most if not all surrounding HOAs didn't plow.

Each storm brings with it unique challenges. We watch weather reports to chart storm intensity, duration, and subsequent weather systems. Safety is a primary concern, but not every snow flake deserves a plow truck response. The 4-inch snow standard is used by most HOAs with one eye on "reasonable safety standards" and the other on the budget.

Please contact Janelle with ANY concerns or questions about snow and ice removal. Ice melt buckets are placed throughout the community, and sometimes they run empty. Please let us know.

**Holiday Maintenance Issues.** Over the 2019 holiday period we experienced one major sewer backup that affected an entire building. The damages were minimal because the residents caught the problem early and the HOA responded quickly.

What caused the backup couldn't be determined even after "roto-rootering" out 125 feet to the main

sewer line. It was definitely blocked but by what we don't know.

The "usual suspects" include holiday affairs with greater garage disposal and commode use. In particular, personal wipes is the culprit in almost 90 percent of blockages, so please don't flush them. And don't believe for a second they are "biodegradable" and commode safe. They ain't!

We also had several leaking unit water shutoff valves that needed replacement. In most cases they had been leaking for some time.

Leaking water shutoffs are a growing problem. Shutoffs installed by the builder are starting to fail, and individual unit replacement is an owner's responsibility. Main water lines and valves to buildings fall under HOA jurisdiction.

Please find and inspect your unit's shutoff. If replacement is needed or desired, please contact Janelle to coordinate repairs.



**Rita Zirckle**  
12/07/1932 – 01/02/2020:

Long-time resident and retired nurse, she will be greatly missed by those who knew her. Rita moved to HRS in 1993 and made a point of volunteering for community functions. . . especially pool and holiday parties. She loved to laugh and share stories, especially ones about her times in the Navy (that's the U.S. Navy just to be clear). Many of her friends here were retired nurses too, and together they were a formidable force to be reckoned with. May Rita rest in peace.



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**303-368-1118**

## Out To Lunch Bunch

Please come join us for lunch and invite your friends and neighbors to join us too!



Thursday, February 20  
Noon

**Star of India**  
3102 S Parker Road  
Suite A10  
Aurora, CO 80014  
303-755-1921.

RSVP to Josie Spencer  
[ami pep@comcast.net](mailto:ami pep@comcast.net)  
303-671-5634 (home)  
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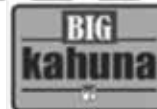
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# Fairway 16

## Dates to Remember

2	Groundhog Day
	Super Bowl Sunday
12	Abraham Lincoln's Birthday
14	Valentine's Day
17	President's Day
22	George Washington's Birthday
25	Mardi Gras/Fat Tuesday
26	Ash Wednesday
29	Leap Day



**Reminder:** All Christmas decorations should have already been taken down and stored until next year.

**Request Forms:** Spring is on the horizon and with it, our thoughts turn to improvements around the house and gardening. Please make sure to submit an Architectural Request Form for any exterior project. The form may be obtained through Roger Mitchell, 303-745-2220 or [roger@wsps.net](mailto:roger@wsps.net).

**Attention:** Monthly Board Meetings: The Fairway 16 board will now meet on the **third Wednesday** of each month at 6:30 pm at the clubhouse. The next meeting will be Wednesday, February 19th.

**Please Be Alert:** Coyotes are most frequently seen and heard during mating season (January-March) and when juveniles start leaving the family pack (September-November).

Coyotes are naturally timid animals and will usually flee at the sight of a human. If they linger or approach, it's time to begin "hazing." This is a term applied to the following actions that can be taken to scare coyotes and chase them away:

- Be as big and loud as possible. Do not run or turn your back.
- Wave your arms, clap your hands,

and shout in an authoritative voice.

- Make noise by banging pots and pans or using an air horn or whistle. These sounds can also alert the neighbors.
- Throw small stones, sticks, tennis balls or anything else you can lay your hands on. Remember the intent is to scare and not to injure.
- Spray with a hose, if available, or a squirt gun filled with water and vinegar.
- Shake or throw a "coyote shaker" — a soda can filled with pennies or pebbles and sealed with duct tape.

Hazing should never be attempted if the coyote is accompanied by pups or appears to be sick or injured."

*Coyote Smarts*

**Roofs:** The third, new roofing phase will begin this spring and will include units 2610, 2620, 2630, 2640. The board has hired the company "Weather Sure" to conduct the reroofing project.

**Mailboxes:** The board will be testing the viability of installing motion lights at mailboxes this month. It is hoped that the lighting will not only aid residents in accessing their mailboxes after dark, but act as a deterrent to vandalism.

**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 **third Wednesday** of each month at 6:30 pm at the clubhouse. The next meeting will be held on February 19th, 2020.

**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

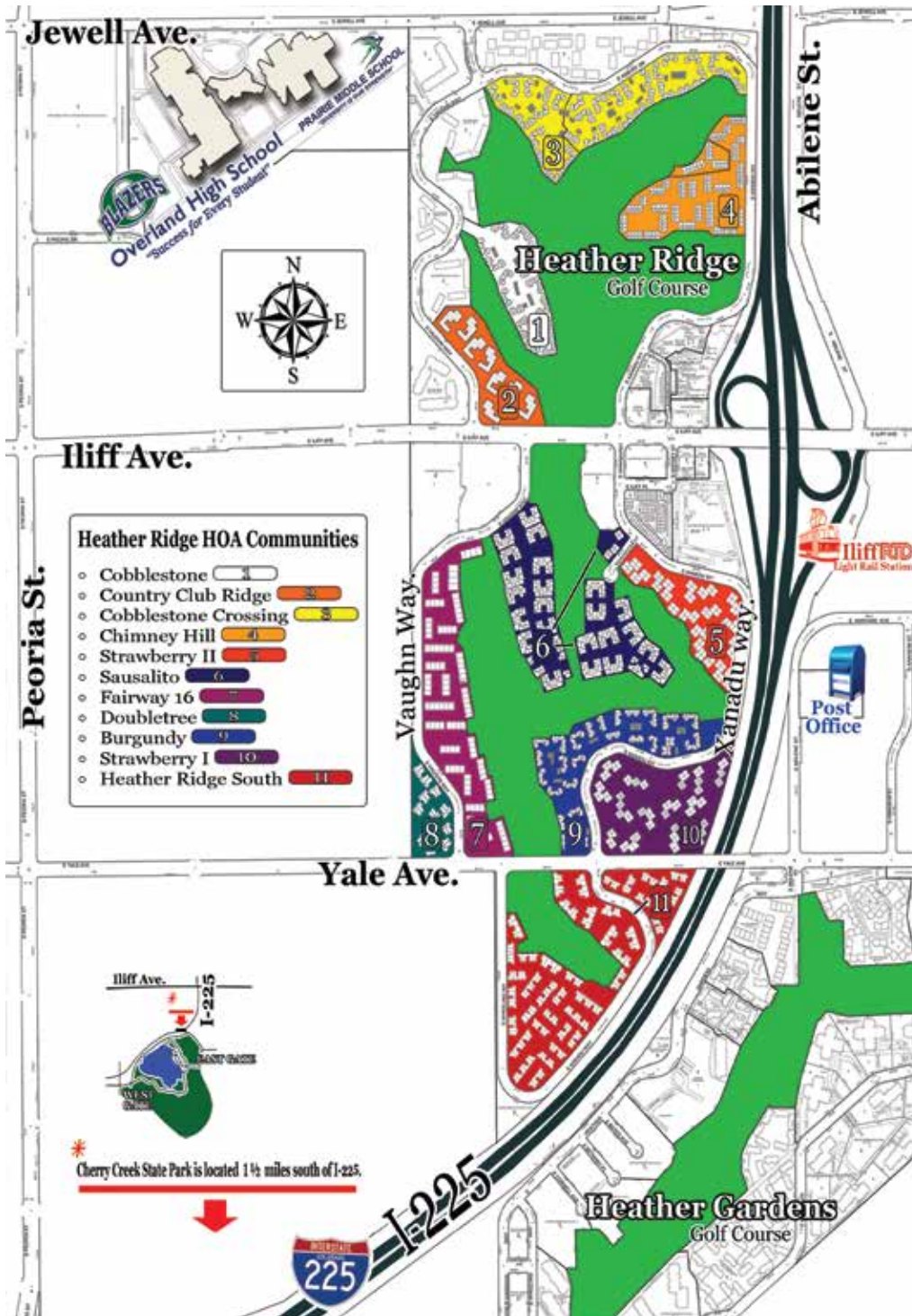
**Non-emergency:** 303-627-3100

**Front Range Patrol:** 303-591-9027

**Bette Secord**



# 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. 5:30 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  
 rogerwsps.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@westwindmanagment.com  
 # Units: 176  
 HOA Meeting: 4th Tues, 6:30 pm  
 HRS Clubhouse, 2811 S Xanadu 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**  
 Accord Property Management  
 Kyle, 720-230-7303  
 # Units: 328  
 HOA Meeting: 4th Tues. 6:30 pm  
 Strawberry Clubhouse,  
 2638 S Xanadu Way

**Burgundy**  
 Westwind Management Group, Inc.  
 Chris Heron, Manager  
 chris@westwindmanagement.com  
 303-369-1800 x 112  
 # 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  
 Heather Gardens Clubhouse  
 2888 S Heather Gardens Way



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To Place Your Service Directory Ad in Heather Ridge Metro Matters  
Call Wanda McConnell — 303-881-3066  
Or Email Wanda — ensley53@aol.com

# Free Days in February 2020

## Children's Museum of Denver

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

## Fine Arts Center Museum, Colorado Springs

Friday, February 7  
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

Monday, February 10 - Darwin Day  
Sunday, February 23  
2001 Colorado Blvd., Denver  
303-370-6000  
[dmns.org](http://dmns.org)

## Denver Botanic Gardens

1007 York Street, Denver  
720-865-3500  
[botanicgardens.org](http://botanicgardens.org)  
Monday, February 18 - President's Day

## Chatfield Farms

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

## Plains Conservation Center

12 noon-4:30 pm  
21901 E. Hampden Avenue  
Aurora, CO 80013 720-865-3500  
[info@botanicgardens.org](mailto:info@botanicgardens.org).

## Denver Art Museum

Saturday, January 4  
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)

## Four Mile Historic Park

Friday, February 1  
715 Forest Street, Denver 80246  
720-865-0800  
[www.fourmilepark.org](http://www.fourmilepark.org)

## Aurora History Museum

Free Tuesday-Friday, 9am-4pm  
Free Saturday-Sunday, 11am-4pm  
15051 E. Alameda, Aurora 80012  
303-739-6660  
[museum@auroragov.org](mailto:museum@auroragov.org)

## Clifford Still Museum

Saturday, February 15  
1250 Bannock St, Denver 80204  
720-354-4880  
[www.clyffordstillmuseum.org](http://www.clyffordstillmuseum.org)

## Classified Ads

### Help Wanted

Cobblestone Crossing is seeking a maintenance person to work on the property. This is an independent contractor position responsible for plowing snow, repairing sprinkler heads, tracing electrical issues, etc. Please send resume to Alec Hrynevich, Accord Property Management, 3033 S. Parker Rd. Suite 320, Aurora, CO 80014 or via email at [Alec@accordhoa.com](mailto:Alec@accordhoa.com)

### Help Wanted

Community Maintenance Person Needed. Immediate Need for a Jack or Jane of all trades. Permanent Part Time - Heather Ridge Area. Competitive Pay — Mostly Outside Work. For Interview call 720-324-0242.

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### Tax Return Preparer

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### Selling Your Home?

Attention Heather Ridge Homeowners! Thinking of selling your home? Call us. . . we are cash buyers. 303-501-6967

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