

Heather Gardens, our neighbors to the SE across I-225 was built by EDI, the same developer as Heather Ridge. In 1983 Heather Gardens formed a special district to buy and gain control of their golf course & community center. We - UAHR - are modeling our efforts after their successful special district formation. This September, 2005 news letter demonstrates the seriousness of our situation and the support from our neighbors.



HGA Board President Reports

By Jack Hull

HG Residents should be concerned about Heather Ridge

When the rumor surfaced earlier this year that the Heather Ridge Golf Course might close and be developed into additional condominiums many HG residents saw it only as an opportunity to attract more golfers to HG. But, on closer analysis, if those plans would come to fruition, HG could be affected in many ways — most of which would not be to our benefit.

Jim Regan (CP1), a resident attorney and reliable watchdog, sensing a number of consequences that such a move at Heather Ridge would dump into our laps, has taken it upon himself to stay on top of the issue. He agreed to give us these insights.

In the Aug. 4 issue of *The Rocky Mountain News*, an article described the negative reaction of Heather Ridge residents to what they believe is a plan to terminate the operation of the Heather Ridge Country Club and Golf Course. The property comprises an 18-hole golf course, large outdoor swimming pool, golf shop, two restaurants, bar and other assorted facilities. Fueling their concerns was the demolition in 2002 of the Heather Ridge tennis facility and construction of multi-family units on the approximately 5.9 acres.

Recently a large number of Heather Ridge residents appeared before the Aurora City Council to voice their opposition to redevelopment of remaining Country Club property. They were informed that as of that date no formal plan had been submitted to the city's planning department.

"Why should HG residents also be concerned? The original Heather Ridge development plan called for a golf course and 15 condominium units per adjoining acre. The golf course comprises 90 acres. Based upon the currently effective development plan, the golf course could provide space for more than 1,000 additional condominium units. That number of units added to the present real estate housing inventory could seriously affect property values throughout the surrounding area — including ours!

"Moreover, with a population density increase of that size — schools, water supplies, sewage systems, natural gas and electricity supplies would all have to be expanded — that could cost all of us. Not only would those of us in the area lose an attractive, appealing greenbelt area, we would see a substantial increase in traffic congestion and general pollution.

"Presently Heather Ridge residents are discussing how to protect their property values and save the greenway provided by their golf course. Under consideration is a plan to purchase the country club properties, using a tax district as the purchaser (similar to HGMD).

"Since the Aurora City Council will certainly be deeply involved in the situation, and since Heather Ridge residents will continue to be heard, we will maintain contact with those directly involved to determine and advise HG residents as to our most favorable position."

All in all, what happens at Heather Ridge is of vital interest to each of us as HG residents. Stay tuned.



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