

# WEATHERSTONE AT HIGHLANDS RANCH ASSOC., INC.

C/o Highlands Ranch Community Association, Inc.

Managing Agent

9568 University Boulevard

Highlands Ranch, CO 80126

303-791-8958

FAX 303-791-6705

February 22, 2010

Dear Weatherstone Homeowner

This letter is to inform you of some State mandated disclosures. Senate Bill 05-100 which was signed into law on June 6, 2005 requires homeowner associations to disclose the following information once per year to all members:

- Weatherstone at Highlands Ranch Association, Inc.
- Managing Agent:  
Highlands Ranch Community Association, Inc.  
9568 S. University Blvd.  
Highlands Ranch, CO 80126  
303-791-8958
- The Subassociation Declaration for Weatherstone at Highlands Ranch Association, Inc. was originally recorded with Douglas County on July 25, 1997 beginning at Book 1450 and Page 1392.

Senate Bill 05-100 also requires homeowner associations to inform all homeowners that the following information is available at the request of the homeowner:

- The beginning of the fiscal year for Weatherstone at Highlands Ranch Association, Inc. is January 1<sup>st</sup>.
- The Association's 2010 annual budget was mailed to members on November 30, 2009 and is also available on the Weatherstone web site.
- All homes pay the same assessment of \$564.00 per year.
- Audited Financial Statements are available on the Weatherstone web site.
- A list of the association's insurance policies is available upon request.
- All association bylaws, articles, rules and regulations are available on the Weatherstone web site.
- The minutes of the Board and Annual meetings are available on the Weatherstone web site.

The Weatherstone Board of Directors is in the process of updating the web site. If you can not find something on the site, you are welcome to request the information from Jeff Evans at HRCA. The Weatherstone web site is at: [www.weatherstone.us](http://www.weatherstone.us)

At this time the Board of Directors would like to invite you to the Annual Members meeting at the Westridge Recreation Center on March 31, 2010 at 7pm.

If you should have any questions or concerns, please contact me.

Kind Regards,

Jeff Evans

HRCA, Subassociation Services

[jevans@hrcaonline.org](mailto:jevans@hrcaonline.org)

303-471-7027