

November 2006



# HRCA *Volunteer Update*

Enhancing property values and creating quality of life through recreation, community events, and leadership

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## Questions and Answers Highlands Ranch Mansion

- Q.** Where is the Highlands Ranch Mansion (Mansion)?
- A.** 9900 Ranch Road (Ranch Road is located on the south side of Highlands Ranch Parkway between Broadway and University).
- Q.** What is the history of the Mansion?
- A.** See Attached Exhibit A.
- Q.** Is the Mansion open to the public?
- A.** Currently the Mansion property including the outbuildings, barns, windmill, and pastures are owned by Shea Homes. The Mansion and associated properties are private property and not available to the public.
- Q.** How can I see the Mansion?
- A.** The HRCA and the Highlands Ranch Metropolitan District (HRMD) have several events at the Mansion each year, including
- HRCA – February - Father/Daughter Sweetheart Ball
  - HRCA – May - Mothers Day
  - HRCA – September - Highlands Ranch Days
  - HRCA – September - Mother/Son Masquerade Ball
  - HRMD – December - Holiday Celebration
- Q.** What will happen to the Mansion and what is Shea Homes obligation?
- A.** Shea Homes has committed to convey the Mansion to an entity that agrees contractually to own and operate the Mansion as a public benefit.
- Q.** What process has been utilized to gather input from the Highlands Ranch community?

- A. The HRCA appointed a Mansion Vision Committee in April 2003 to determine if there was a community vision for the Mansion and associated properties. That committee defined a vision by mailing a survey to 1 in every 6 homes. 20% of the surveys were completed.

The Mansion Vision Committee was made up of representatives of community organizations such as the Highlands Ranch Metropolitan District, the Library District, the Highlands Ranch Historical Society, Douglas County Government, and interested citizens that applied to be appointed to the committee.

The vision developed by the Mansion Vision Committee is attached as Exhibit B.

- Q. Highlands Ranch Metro District (HRMD) had a proposal to own and operate the Mansion. Why aren't they involved?

- A. HRMD has and will continue to be a part of the process to convey the Mansion and the future Highlands Ranch Historic Park (Historic Park). Shea Homes and HRCA believe that HRMD is a valuable partner in the improvement and operation of this area. For example, the Board of Directors of HRCA are working to schedule a meeting among HRMD and HRCA Boards of Directors and Shea to brainstorm ideas on how best to own, operate and finance the Mansion and Historic Park. It is expected that this meeting will occur during the first quarter of 2007.

- Q. Why is the HRCA taking the leadership role for the Mansion Project?

- A. Based on the recommendations of the Mansion Vision Committee I (MVC), the HRCA appointed the Mansion Vision Committee II (MVC II) in March of 2004 to determine options related to ownership and management, funding, property management, and relationship opportunities with other entities.

MVC II included representatives of the Highlands Ranch Metropolitan District, Douglas County, the Highlands Ranch Historical Society, the HRCA and citizens at large.

The Executive Summary of the MVC II is included as Exhibit C.

The HRCA has taken the leadership to implement the plans of the two committees that developed the vision for the Mansion by the community and to begin the process of obtaining these historical assets for the Highlands Ranch community.

- Q. What is the proposal for ownership of the Mansion?

A. The HRCA Board of Directors has had the Mansion project as its highest priority on its Strategic Plan since December of 2005. The HRCA has been negotiating terms of conveyance with Shea Homes and that conveyance to the HRCA could happen as early as 2007. The HRCA Board publishes its Strategic Plan annually.

Q. If HRCA Owns the Mansion, who will have a say in how it is operated?

A. HRCA has in the past and will continue to involve citizens and other stakeholders in helping the HRCA Board of Directors make decisions about the direction they would like to take with the Mansion. Should the Mansion be conveyed to HRCA, the Board of Directors of HRCA (Board) will likely be the body making decisions about its operation, maintenance and restoration. The Board may also consider forming a committee of stakeholders (Committee) to advise the Board on matters relating to the Mansion. Such a committee would serve as a forum for voicing and addressing issues concerning the Mansion with specific recommendations brought to the Board by the Committee. In addition, the imposition of mutually acceptable deed restrictions are being considered to ensure the proper use of the Mansion, associated grounds and outbuildings. Similarly consideration is being given to granting continued access to the Mansion by Shea and HRMD for meetings and events after conveyance of the Mansion to the HRCA.

Q. Why is Shea Homes (Shea) conveying the Highlands Ranch Mansion (Mansion) to Highlands Ranch Community Association (HRCA)?

A. It has not been determined if Shea will in fact convey the Mansion to HRCA. Shea is in discussions with HRCA to determine if they can come to mutually acceptable terms on an agreement that fulfills Shea's obligations and HRCA's vision concerning the Mansion.

Q. How much will it cost to operate the Mansion annually?

A. Costs to operate the Mansion in the past few years have been from \$200,000 to \$250,000. With increased usage the HRCA is estimating operating costs to be \$300,000 to \$400,000. Some of the expenses will be offset by revenues.

Q. Where will funds come from in 2007 for operations?

A. The 2007 Proposed HRCA Budget includes \$150,000 from the Recreation Operating Fund and \$150,000 from the Special Project Fund. The Special Project Fund is non-assessment dollars as a result of a preferred marketing agreement, and not derived from HRCA assessments or fees paid by homeowners.

- Q.** What will it cost to restore and/or renovate the Mansion and outbuildings?
- A.** As outlined in the report of MVC II, a total of \$4.6 million is estimated. The full report of MVC II can be viewed at [www.hrcaonline.org](http://www.hrcaonline.org) and is located on the right side of the home page under Admin Links.
- Q.** How will the HRCA verify or substantiate restoration and/or renovation costs.
- A.** As a component of negotiations with Shea Homes, the HRCA will complete due diligence studies that identify the extent and cost of restoration and/or renovation activities to meet the goals of the MVC reports.
- Q.** Where will the capital come from for restoration and/or renovation?
- A.** The MVC II recommendations include phasing necessary restoration activities. As such, the cost of restoration can be spread over several years. The MVC II also recommended that the HRCA look to other partners for possible sources of funding. HRCA will explore opportunities to work with the Highlands Ranch Metropolitan District, Douglas County, the Colorado Historical Society, and many other private and public sources of funding to help with these costs. The HRCA has already identified funding source opportunities of approximately \$1,000,000 (again, these are non-assessment dollars) to seed this project.
- Q.** What happens to the money the HRCA is budgeting for 2007 (\$300,000) if the HRCA does not obtain the Mansion and associated properties?
- A.** The funds are set aside in a restricted fund within the Recreation Operating Fund. If the project conveyance does not happen, the funds will be utilized in the Recreation Operating Fund to offset future cost of operations at current facilities.
- Q.** What will the conveyance include?
- A.** Current discussions contemplate a phased conveyance of the Mansion, associated grounds and outbuildings under mutually acceptable terms and conditions in recognition that the outbuildings and associated grounds will need to continue to be used for cattle ranching operations at Highlands Ranch as recommended by the MVC processes. Shea and HRCA are also open to other creative options that may mean conveyance of the property in one phase.
- Q.** I live in one of the neighborhoods that border the Mansion. What events will be allowed?
- A.** The MVC process identified issues to avoid and establishes use parameter guidelines to address the concern of the neighborhoods. The HRCA intends

to be a good neighbor; just as it is to adjacent homeowners at our Recreation Centers.

**Q.** Will the Mansion be open to the public, or just members of the HRCA?

**A.** There will be functions where members of the HRCA have priority to attend or to rent a room as outlined in the use parameter guidelines. There are also events today (that will continue into the future) that will be available to the public at large. Events open to the public at large currently include Highlands Ranch Days and the Highlands Ranch Metro District Holiday Celebration.

**Q.** What happens to the Mansion if the HRCA doesn't obtain the conveyance?

**A.** At some point, Shea Homes may convey the Mansion to another organization or business that will be able to use the Mansion as allowed by zoning and meets Shea's obligations.

**Q.** Is the Metro District planning a historic park near the Mansion?

**A.** Yes, a portion of the land set aside has been committed by Shea Homes for a future historic park.

**Q.** How will the community benefit from HRCA owning the Mansion?

**A.** If another business or organization were to own the Mansion, there is no guarantee that the property would be used as envisioned during the MVC processes. HRCA ownership insures that the property is retained in community ownership, managed and maintained to Highlands Ranch standards and as such will be used by the community for the community's betterment. The historical aspect of the Mansion is significant not only to Highlands Ranch, but also to the Denver Metro Area and Colorado.

**Q.** Will the HRCA be looking for funding from grants, private donors, and foundations?

**A.** Absolutely

**Q.** What are the next steps?

**A.** Next steps include:

- Scheduling a meeting among HRCA, HRMD and Shea to brainstorm ideas on ownership, operation and financing the restoration and operation of the Mansion and Historic Park.
- HRCA and Shea continue to negotiate the terms of an agreement to convey the Mansion to HRCA to own and operate it for the public benefit.

- Obtain permission from Shea for HRCA to access the Mansion, associated grounds and outbuildings for the purpose of performing due diligence investigations, tests and surveys of the building and property and then perform that work.
- Meet with the Board of County Commissioners of Douglas County to discuss the process for the possible conveyance of the Mansion and Historic Park.
- Meet with the Douglas County School District to discuss offering dedication of the outbuildings for use as part of a high school or other Agricultural education program in fulfillment of a prior commitment.

## **2007 HRCA Budget Process**

A presentation of the DRAFT 2007 Budget was presented by the HRCA Staff at the October 17, 2006 Recreation Advisory Committee Meeting and can be reviewed online at [www.hrcaonline.org](http://www.hrcaonline.org). The Board of Directors will have the opportunity to adopt a Budget at the November meeting. A 3.5% increase in both the Administrative and the Recreation Function Assessments is proposed in the Draft 2007 Budget.

If you have any questions about the document, please feel free to contact Harry Daughters at [hdaughters@hrcaonline.org](mailto:hdaughters@hrcaonline.org) or 303-471-8804 or Gary Debus at [gdebus@hrcaonline.org](mailto:gdebus@hrcaonline.org) or 303-471-8801 and we'll be glad to answer your questions.

## **December RAC and Board Meetings**

The December Recreation Advisory Committee and the Board of Directors Meeting will be held at the Historic Highlands Ranch Mansion on Tuesday, December 19 at 6:30 p.m. Mark your calendars. You will receive an invitation in the mail the first week of December. The agendas will be short and a holiday open house will follow the meetings so that our volunteers can enjoy some social time during this special season.

## **Douglas County 2020 Master Plan Update**

Douglas County is in the process of updating the 2020 Master Plan and extending it to the 2030 planning horizon. The Master Plan is intended to be an evolving visionary document that responds to, and reflects the values of a community over time. Public input and participation are invited to help the County make informed decisions.

### **Public Open House Meetings are planned as follows:**

November 14, 7 to 9 pm - Louviers Village Clubhouse, 7865 Louviers Blvd. in Louviers  
November 15, 11 am to 1 pm - Philip S. Miller Library, 100 S. Wilcox St., Castle Rock  
November 16, 7 to 9 pm - Lone Tree Golf Club/Hotel, 9808 Sunningdale Blvd., Lone Tree

## **November 2006 Meetings**

AC, November 7 and 21 at 5:30 p.m.  
DRC, No Meeting  
CCW, November 13 at 6 p.m.  
RAC, November 21 at 6:30 p.m.  
(BOD follows RAC)

PIC, No Meeting  
Finance, November 15 at 6:30 p.m.  
Cultural Affairs Association, No Meeting

## **HRCA VOLUNTEERS**

We welcome your questions or suggestions, please contact us, and we'll get you the information you need.

### **Board of Directors**

David J. Martz            303-683-9524  
Paul Meyers              303-791-7868  
Nick Robinson          303-791-0840  
Carole Schumacher      303-470-5902  
Jeff Wasden              303-683-5549

Gary Debus  
Community Manager  
303-471-8801

Harry Daughters  
Controller  
303-471-8804

Linda Dorré  
Human Resources Manager  
303-471-8805

Ken Joseph  
Operations Manager  
303-471-8857

Jamie Noebel  
Community Relations Supervisor  
303-471-8807

Kathleen Odorizzi  
Covenant Compliance &  
Assistance Supervisor  
303-471-8820

Sharon Washington  
Executive Assistant  
303-471-8802

Peggy Zack  
Assistant Community Manager  
303-471-8803

Administration  
9568 S. University Blvd.  
303-791-8958

Recreation Facilities  
303-791-2500

Recreation Center at Northridge  
8801 S. Broadway

Recreation Center at Eastridge  
9568 S. University Blvd.

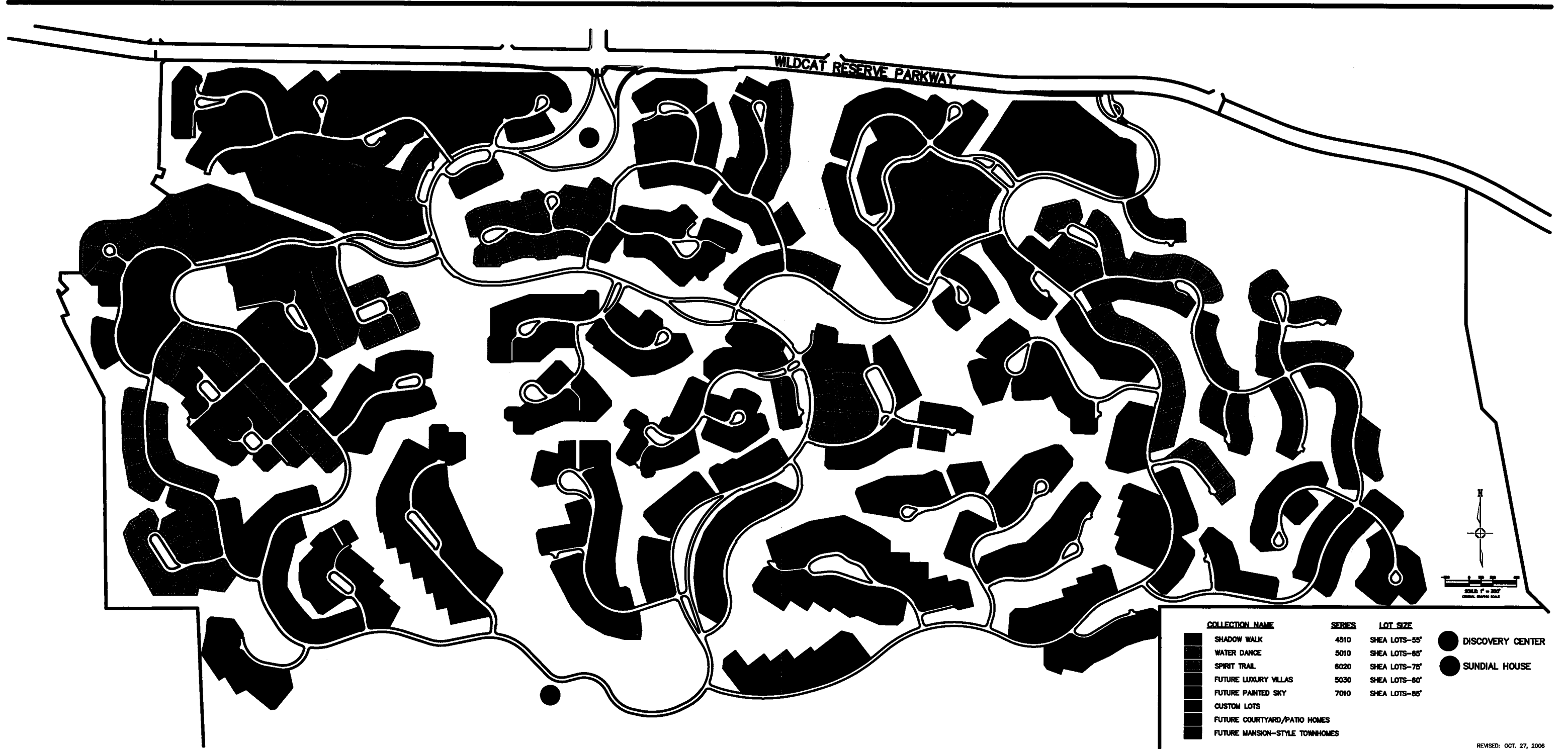
Recreation Center at Westridge  
9650 S. Foothills Canyon Blvd.

Recreation Center at Southridge  
4800 McArthur Ranch Road

HRCA Event Line  
303-471-8888

HRCA Web Site  
[www.hrcaonline.org](http://www.hrcaonline.org)

# BACKCOUNTRY at HIGHLANDS RANCH



COLLECTION NAME	SERIES	LOT SIZE	
SHADOW WALK	4510	SHEA LOTS-55'	● DISCOVERY CENTER
WATER DANCE	5010	SHEA LOTS-85'	● SUNDIAL HOUSE
SPIRIT TRAIL	6020	SHEA LOTS-75'	
FUTURE LUXURY VILLAS	5030	SHEA LOTS-60'	
FUTURE PAINTED SKY	7010	SHEA LOTS-85'	
CUSTOM LOTS			
FUTURE COURTYARD/PATIO HOMES			
FUTURE MANSION-STYLE TOWNHOMES			

REVISED: OCT. 27, 2006

Sheet 1

