

WEATHERSTONE AT HIGHLANDS RANCH

November 2004 Newsletter

Board of Directors

Michelle Nelson
President

Michael Del Toro
Vice President

Kevin McAllister
Treasurer

Rodd Merchant
Vice President

Hans Schnettler
Vice President

Weatherstone Website

<http://weatherstone.us>

For all property issues and concerns contact our management company:

Cobblestone Management

Weatherstone Manager
Tom Dey

1425 East Goldsmith Dr.
Highlands Ranch, CO
80126

Phone: (303) 346-5994
Fax: (303) 683-7058

E-Mail:
tom@weatherstone.us

For financial matters contact HRCA:

HRCA

Pam Gundy

Phone: (303) 471-8804
Fax: (303) 791-6705

E-Mail:
pgundy@hrcaonline.org

Weatherstone News

Treasurer's Report – by Kevin McAllister

Enclosed with this newsletter are the financial statements for the period ending September 30, 2004. The third quarter is our busiest time of year as far as expenses go. You will notice there is a deficit for the current Y-T-D actual ending September 30, 2004. This is because our budget is based on a calendar year and many of our vendors provide the community with a seasonal service and bill in equal installments. For example, our pool company bills a total sum for the season and then invoices Weatherstone in four equal installments, thus creating the deficit. This deficit is a temporary situation that will remedy itself by the end of 2004.

Also enclosed is the proposed Weatherstone budget for 2005. A few changes have been made to this year's budget to help clarify what each line item represents. First, you will notice that some of the descriptions have changed to better reflect the actual expenses for that category. Also, some general ledger items are being zeroed out because no annual expenses have been planned. These changes are marked on the actual budget with one or more asterisks.

With the combined efforts of HRCA, Cobblestone Management and the Weatherstone Board, we have put together a comprehensive reserve study that the Board will implement in 2005. This reserve study promotes preventative maintenance, budgeted spending and will maximize the longevity of the community's assets.

Please note that effective October 1, 2004, all homeowner dues should have been sent to HRCA c/o Weatherstone. If, by chance, you sent your dues to CMS, we have collected and forwarded them to HRCA for posting. In the future, please send all dues to: Weatherstone at Highlands Ranch, C/O HRCA, 9568 South University Boulevard, Highlands Ranch, CO 80126.

Finally, you will be receiving coupons for 2005 payments from HRCA that will contain all of the necessary information for payment, as well as mailing labels. If you are interested in having automatic withdrawal, please contact Pam Gundy at HRCA (303) 471-8804.

Weatherstone Residents Seek a Change of Plans – by Rodd Merchant

You may have spotted the public notice sign postings for the property immediately east and south of Weatherstone. The postings are for the Shea Homes Preliminary Development Plan #118, Revision 6, slated to add an additional 1,377 single-family and single-family attached/cluster lots between Weatherstone and Mountain View High School, south of Wildcat Reserve Parkway. A public hearing was held in Castle Rock on Monday, November 8th in front of the Douglas County Commissioners. Fifteen Weatherstone homeowners attended to voice opposition to Shea's plan. The reasons for their opposition are summarized below, but first, a little background.

Shea's Revision 6 plan is a drastic departure from the Revision 3 plan currently on record with Douglas County. The connecting streets to Weatherstone are gone as the new development will be gated with private access from Broadway and Wildcat Reserve Parkway. The plan incorporates a break from the traditional Highlands Ranch subdivision. Community streets are narrower and utilize less curb and gutter with natural drainage to scattered landscaped and natural open spaces and detention ponds. It includes two to three parks and a private community center.

Sounds nice ... maybe not! Since the community is gated, the developer envisions a sub-HOA that will require residents to maintain the entire property, including streets and open space. One County Commissioner expressed concern that community maintenance of open space breaks from the norm whereby maintenance is under the jurisdiction of the Metro Districts. Requiring the sub-association to maintain natural open space could lead to problems such as a build-up of trash and other debris and/or other deterioration. Some of this open space will back to or be directly visible from Weatherstone.

Upcoming Events

Wed., Nov. 17, 01:00 PM

Shea Homes Preliminary
Development Plan #118
Review Meeting
Castle Rock

Wed., Dec. 15, 07:00 PM

Quarterly HOA Meeting
Red Rocks Credit Union

Thur., Dec 23 and

Fri., Dec 24 05:30PM

Neighborhood Luminarias

Wed., Jan. 5, 07:00 PM

Block Captains Meeting

Sat., Jan. 8, 08:00 AM

Holiday Lights,
Garland Decorating
Removal

Please check the
Weatherstone Website at
<http://weatherstone.us> for
up-to-date information.

Newsletter Editor:
Michael Del Toro

Contributors:

- Jean Fraser
- Kevin McAllister
- Rodd Merchant

WHOA Newsletter is published
in:

- February
- May
- August
- November

Content Copyright ©2004
All Rights Reserved

Weatherstone at Highlands
Ranch Association,
Highlands Ranch, CO

Send Newsletter comments to:
michael@weatherstone.us

Since the new community is gated, they will not be required to build an elementary school. All the children from this neighborhood will go to the planned elementary school in Weatherstone. Douglas County Planner Brad Mueller has indicated that the School Board has proposed a bond issue for this school in 2006. If the school is built, we will see increased traffic on Weathersfield Way and Stone Mountain.

At the tail-end of construction in Weatherstone, the home buyers who face or back to this property (including myself) contacted Shea Homes directly to find out what would be built behind us. Many of us also went to Douglas County to find out what was on record with the county. Nearly everyone who asked heard essentially the same story from Shea. Our homes would back to semi-custom or custom homes on lots averaging three-quarters of an acre and/or open space. This information is consistent with the Revision 3 plan on record with the county and factored heavily in many residents' decision to purchase their home.

The Revision 6 plan changed all of that - condensing the lots backing to Weatherstone to a third the original size and incorporating town-home and single-family attached clusters immediately adjacent to Weathersfield Way. Fearing, among other things, a loss of privacy and reduction in home values, concerned residents got together to discuss a strategy for fighting the revision. In addition, a meeting with Shea was held to air concerns and discuss possible revisions to the plan. As feared, the concessions offered by Shea fell short of many residents' wishes. Shea also failed to answer the question of why information given to residents conflicted with their planned revision. As a result, residents attended the November 8th hearing and express their concerns directly to the county commissioners. Some residents even went door-to-door to solicit support.

Nearly every resident who spoke at the hearing talked about the discrepancy between the information given to them by Shea and the Revision 6 plan that already existed. After hearing these and other concerns the county commissioners voted overwhelmingly (5-1) against immediate approval of the Revision 6 plan, effectively sending Shea back to the drawing board. Provisional approval was granted on the condition that Shea revise that portion of the plan backing to Weatherstone to be consistent with the Revision 3 plan. They also urged Shea to work with the Weatherstone community to resolve our differences before moving forward.

This is a big win for many of our residents **and** for our community but it's not over yet! Anyone interested is encouraged to get involved. We anticipate a follow-up meeting with Shea to review plan revisions before the next public hearing, currently scheduled for November 17th at 1:00 PM in Castle Rock. For more information or to lend your support please E-mail me at rodd@weatherstone.us. Check our Website for updated information.

Events Update – by Jean Fraser

Neighborhood Watch Program

Our first Neighborhood Watch Meeting was held on Wednesday, November 10th at the Westridge Recreation Center. Cocha Heyden, Douglas County Deputy, presented information about how the program would benefit Weatherstone. This program is a highly effective tool, not only in neighborhood communication, but also in crime prevention. She discussed how all citizens are responsible to build and maintain livable and cohesive neighborhoods and to support and assist each other to prevent crime. Contact your block captain if you would like to be included in this program. We would like to form Neighborhood Watch Groups of 10 –15 homes. The basic requirement is to attend a Neighborhood Watch Meeting twice-a-year. If you have any questions or concerns please contact Jean Fraser at fraserg@aol.com or Jim Vanderbleek at jvanderble@thesportsauthority.com.

Weatherstone Holiday Luminarias

Last Christmas the Weatherstone Neighborhood was transformed into a Holiday Wonderland with Luminarias, a traditional candle-lighting ceremony from Mexico. For 2004 we will be offering all the supplies so you can light up your sidewalk on December 23rd and 24th starting at 5:30 PM. For \$8.00 you will be provided with 24 bags and 24 nine-hour burning votive candles. Please prepay your Block Captains \$8.00 by November 19th with cash or check made payable to Katie Lindauer. Bags and candles will be delivered to your doorstep the week of December 13th.