

WEATHERSTONE AT HIGHLANDS RANCH

February 2005 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
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For financial matters contact HRCA:

HRCA

Pam Gundy

Phone: (303) 471-8804
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E-Mail:
pgundy@hrcaonline.org

Weatherstone News

Construction To Start On Weatherstone Park – by Hans Schnettler

The Board is happy to report a recent turn of events with respect to the park slated for our community. The HRMD District 3 Board is considering a compromise solution that will advance the construction of the park. As you recall, the park has been delayed for several years now due to the lack of progress in the development of the open area to the east of Weatherstone. The HRCA and HRMD have a fiscal policy that limits construction until sufficient population base is available to cover a park's maintenance expenses. The small size of our community and the lack of neighboring construction have worked against us in this respect.

However, noting our concerns, Tom Hoby (HRCA Parks and Recreation), Terry Nolan (HRMD Manager), and our own resident/HRMD District #3 Board member, Grover Wray, have been able to work a compromise that will allow a portion of the park to be built **this year!** The compromise notes that since Weatherstone represents about 20% of the population base for this park, annual maintenance costs of 20% of the total expected is considered acceptable. Thus, a portion of the park construction can begin in 2005.

The park plan will go forward in phases, with the first three to be bid and constructed this year. This will include playground equipment, a shelter with bathrooms, trails, and a small amount of landscaping. No fields will be constructed in order to keep maintenance costs down as mowing and watering are the most costly items. Tom Hoby is drafting a letter that will go to all Weatherstone residents with the plan and drawings in a week or so. Final construction for the remainder of the park will occur as the development next to us continues.

This solution represents an innovative approach and a demonstrated effort by all involved to reach an equitable solution that maintains District financial responsibility. The Weatherstone Board considers this an excellent compromise and we hope the residents feel the same. If you have any questions, please contact me at h.schnettler@comcast.net.

New Weatherstone On-Line Bulletin Board – by Michael Del Toro

Do you want to discuss what is happening in our neighborhood? Want to get more details on the events planned in Weatherstone? Need to post information about your business or service? Want to find or suggest a nice restaurant? Well look no further. Weatherstone now has its own on-line community bulletin board! The bulletin board is available from our Website (<http://weatherstone.us>). Select the "Bulletin Board" button on main menu of our Website. This new feature can potentially be a great means of communication for our neighborhood. The success of the system depends on you participating. If you have any questions or suggestions please E-mail me at michael@weatherstone.us.

Treasurer's Report – by Kevin McAllister

Enclosed with this newsletter are the financial statements for the period ending December 31, 2004. Now that 2004 is over, we can reflect back on how it went. I am relatively pleased with the outcome even though we finished with a small budget deficit. One item contributing to the deficit this past year was the amount spent on snow removal. Because of this, the Board and Cobblestone Management have reviewed our snow removal policies and have come up with some cost-saving solutions to keep us within budget for 2005. These new policies are in effect and proving to save costs.

Additionally, the Board, along with HRCA and Cobblestone Management, has put together a comprehensive budget for 2005 and a reserve study for the future. Based on this plan there will be no Weatherstone HOA dues fee increases for this year. The reserve study is a very important tool as it helps keep long-term capital expenditures on track and manage long-term planning. Please feel free to contact me with any questions or concerns at kevin@weatherstone.us.

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Upcoming Events

Wed., Feb. 23, 07:30 PM

WHOA BOD Meeting
Highlands Ranch Library

Wed., March 30, 07:00 PM

Quarterly HOA Meeting
Highlands Ranch Library
Board of Director elections
will take place.

Sat., March 19, 10:00 AM

Easter Egg Hunt at the
Weatherstone Pool

Wed., April 27, 07:30 PM

WHOA BOD Meeting

Sat., May 21, 12:00 PM

Weatherstone Pool
Opening Party

Fri. & Sat., June??

08:00AM – 02:00 PM

Neighborhood Garage
Sale. Date TBD.

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

Block Captains

For contact information go to
the Weatherstone Website.

Chairperson

Jean Fraser

Abbotswood Court

Jill Lamb

Brettonwood Way

Karen Zingale

Brookhollow Circle

Kelly Hess

Countrybriar Lane

Sheli Riley

Edgemont Court/Place

Judy Smart

Meyerwood Circle/Court

Katie Lindauer

Sandy Virden

Weatherstone Residents Get A Change Of Plans – by Rodd Merchant

Here is a follow-up on recent events regarding the Shea Homes Preliminary Development Plan #118, Revision 6.

Following the November 8, 2004 public hearing in which Shea Homes was instructed to revise the proposed plan as it backs to Weatherstone, Shea scrambled to make revisions and address resident concerns before the November 17th presentation to the Board of County Commissioners. On November 15th, a meeting with Weatherstone residents was held at the Shea Homes office. At that meeting Shea presented a revised plan for Lots 6-17 that back to Weatherstone along Weathersfield Way. The lots were revised to match the previously recorded Revision 3 plan on-record with Douglas County. This change reduces the number of lots backing to Weatherstone and dramatically increases their size. In addition, previous concessions to reduce the number of lots along the east side of Weathersfield Way, as you enter from Wildcat Reserve Pkwy, from 7 to 6 and relocating some of the high-density housing towards the interior of the new development were also approved.

Although not everyone walked away satisfied, the revisions do more closely resemble the Revision 3 plan recorded with the County at the time most Weatherstone residents purchased their homes. This revised plan was presented to the County Commissioners at the November 17th hearing and approval was given to proceed with development. The revised plan is now on file with Douglas County and is available upon request. At this point, construction on Phase I of the project (the middle 1/3rd of the property) is scheduled to begin sometime this summer. The property immediately adjacent to Weatherstone is part of Phase III and construction is not scheduled to start for 2-3 years (subject to change of course!). The plan revisions should go a long way in protecting what we all love about our community. Thanks to everyone who got involved and cared enough to make a difference.

Weatherstone Pool Information – by Michelle Nelson

Even though it is still cold outside, the Board has been having discussions about the pool operations for the coming 2005 season. Concerns resulting from the 2004 season included negligence by our youth and swimming lessons at the pool.

The Board has looked at how to mitigate the problems we had at the start of last season with vandalism, drinking, smoking, gate propping, and after hours utilization by the teen/pre-teen population of Weatherstone. Ideas discussed to help solve this problem include: A) changing the locks and re-issuing keys to all residents, B) requiring all adult and residents over the age of 10 to read and sign a rule sheet with a disclaimer as to the ramifications for abuse, C) some combination of A and B. Because of the decline in negligence toward the end of last season, and the cost and inconvenience associated with re-keying and re-issuing keys, the Board has elected to take a “wait-and-see” approach, hoping that residents will stress the importance of appropriate pool behavior to their children and that we will continue to see a decline in negligence at the pool area during the 2005 season. The Board will revisit this issue as it proves necessary.

Last year was the first season in which Weatherstone saw frequent swimming lessons in the pool. Swimming lessons will be allowed for the 2005 season, with stricter monitoring and a requirement that swim instructors must register. These procedures will help to ensure that the lessons do not interfere with regular pool usage and that the instructors are only instructing Weatherstone residents. Details regarding these processes will be forthcoming to all residents. We welcome your input on the above two items, or anything concerning the pool/pool area for 2005. Please E-mail your comments to our property manager, Tom Dey, at tom@weatherstone.us.

Upcoming HOA Quarterly Meeting and Elections

The next HOA association meeting will be held on Wednesday, March 30, 2005 at the Douglas County Library at 07:00 PM. This is a very important meeting as the Board elections will take place. If you are interested in running for the Board, please contact Tom at Cobblestone Management at tom@weatherstone.us or (303) 346-5994 by **Friday, March 4, 2005**.

Please Slow Down!

Once again, we are receiving complaints about the speeding in our neighborhood. The latest concerns have been voiced from the residents on Ridgcrest Way. Please keep our community safe and observe the posted speed limits in Weatherstone.

Block Captains (Cont.)

Meyerwood Lane
Suzanna Steller

Ridgecrest Circle
Jean Fraser

Ridgecrest Way
Kim White

Shadowstone Drive
Open

Southbury Court
Open

Southbury Place
Open

Weathersfield Court
Jim Vanderbleek

Weathersfield Way
Melinda Mueller

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Michael Del Toro

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- Jean Fraser
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WHOA Newsletter is published in:

- February
- May
- August
- November

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Weatherstone at Highlands
Ranch Association,
Highlands Ranch, CO

Send Newsletter comments to:
michael@weatherstone.us

Send Us Your E-mail Address – by Michael Del Toro

Periodically, neighborhood information will be sent out via E-mail. This includes updates, notices, and other general information about Weatherstone. Please make sure that we have your current E-mail address. If you want to be included on the Weatherstone distribution list, either fill out a Resident Information Sheet (available on-line or from your Block Captain) or send your E-mail address to michael@weatherstone.us.

Events Update – by Jean Fraser

Second Annual Easter Egg Hunt

The Second Annual Weatherstone Easter Egg Hunt will be on Saturday, March 19, 2005 from 10:00AM - 11:30AM at the Weatherstone Pool. The rain date is Saturday, March 26. The kids will “hunt” at different times based on their age. Below are the scheduled times:

Age	Time	Age	Time
1 – 2.5	10:00 – 10:10AM	5 - 7	10:40 – 10:50AM
2.5 – 3	10:10 – 10:20AM	8 - 11	10:50 – 11:00AM
4 – 5	10:20 – 10:40AM		

Please bring a bag or basket for your child to collect eggs. Face painting and the Easter Bunny will be available from 10:00-11:30AM. Volunteers are needed; High School students may help in exchange for community service hours. Please R.S.V.P. to your Block Captain with the number of adults and children who are attending. We will need two volunteers from each block to bring a breakfast item.

Weatherstone Garage Sale

Our third annual Weatherstone Neighborhood Garage Sale will be held in June. The date is yet to be determined. Homeowners may use their driveways or garages for this sale. This is a great opportunity to clean out your closets and basements and visit with your neighbors. For updated information please visit our Website.

Pool Opening BBQ

The Weatherstone Community Pool will be open for the season on Saturday, May 21, 2005 at 12:00PM. Tentative plans include a BBQ from 12:00PM - 3:00PM. If anyone would like to donate hamburgers, hot dogs, a bouncey or games for the party please contact Melinda Mueller at (303) 683-5362 or Jill Lamb at (303) 471-5663. The rain date for the BBQ is Sunday, May 22.

If you have lost your pool key and need a replacement, contact Tom Dey at tom@weatherstone.us. There is a \$25 charge for re-issuing a pool key and each household may not have more than one key at a time. There will be more details soon. Please check our Website at <http://weatherstone.us> for updated information.

Resident Information Sheets

Block Captains will be distributing new Resident Information Sheets (RIS) for each family to fill out and return to their Block Captain. The RIS will help us plan for activities throughout the year. Also, these sheets will be used to update the information in our neighborhood directory.

Neighborhood Watch Program

The Neighborhood Watch Program is starting in Weatherstone. Block Captains and/or other neighborhood representatives may be in contact with you soon to ask for your participation. This program is a highly effective tool, not only in neighborhood communication, but also in crime prevention. Within the Weatherstone Community, we would like to form Neighborhood Watch Groups into groups of about 10 homes that are within sight of each other. Once we have enough participation we will get one Neighborhood Watch sign at each entrances to Weatherstone.

Block Captains Needed

We currently need Block Captains for Southbury Place, Southbury Court, and Shadowstone Drive. Please contact me at fraserj@aol.com for more information.