



WEATHERSTONE AT HIGHLANDS RANCH

August 2005 Newsletter

Board of Directors

Michelle Nelson
President

Michael Del Toro
Vice President

Rodd Merchant
Vice President

John Barter
Secretary

Kevin McAllister
Treasurer

Weatherstone Website:
<http://weatherstone.us>

For all property issues and concerns contact our management company:

Cobblestone Management:
Weatherstone Manager
Tom Dey
Phone: (303) 346-5994
Fax: (303) 683-7058
E-Mail:
whoa_mgmt@weatherstone.us

For financial matters contact:

Highlands Ranch
Community Association:
Pam Gundy
Phone: (303) 471-8804
Fax: (303) 791-6705
E-Mail:
pgundy@hrcaonline.org

Upcoming Events

Sat., 9/10, or 10/1, 01:30PM
Weatherstone Golf Tournament

Sun., 9/11 09:00PM
Weatherstone Pool Closes

Sat., Oct. 1, 1:00PM – 4:00PM
Fall Carnival

Wed., Sept. 28, 07:00PM
Quarterly HOA Meeting

Sat., Nov. 19, 8:00AM–12:00PM
Holiday Lights and Decorations

Sat., Dec. 4, 5:00PM – 8:00PM
Family Christmas Party
Check our Website for the latest info.

WEATHERSTONE NEWS...

Letter from the President – by Michelle Nelson

I cannot believe that our community pool will close for the season just a few weeks (September 11th). The pool is a part of the Weatherstone community that brings us together. There are many families that meet and become friends by virtue of having the pool. The utilization continues to be strong this year. End-of-season parties, group parties and picnics continue to be held at the pool and shelter areas. The pool is a wonderful enhancement to our neighborhood.

We, as a Board, receive comments and complaints throughout the season from residents. Many of these comments become agenda items for our HOA Quarterly Meetings. Comments have included the purchase of additional pool furniture, swim instructor limitations, pool temperature issues, installing a shady area, and landscaping-related issues. Based on comments from homeowners, we purchased some sand chairs for the pool and received great feedback. We are getting estimates on installing a shade cover on a portion of the trellis. The flowers and landscaping this year are thriving, not only due to wise planning by our management company and the landscapers, but also due to the early season rain.

The feedback that the community provides concerning the potential future upgrades or amenities is vital to the Board's success. If you have any ideas or suggestions, please attend the meetings or have the management company add them to the agenda.

The vandalism and trespassing at the pool continues, but is less prevalent. Please remind your pre-teens/teens to follow the rules, including the pool closure time of 9:00PM. This closure time resulted from the early season vandalism that occurred last summer as well as in an effort to be considerate to homeowners near the pool and at this time will not be changed. Some of the vandalism this year has included feces smeared all over the bathroom walls, the bathroom walls being "soaped", trash scattered, chairs/scooters/skateboards in the pool, as well as violations of pool hours and guest rules. We did see an improvement this year and we thank you for your continued support. Please continue to review the rules with your children and encourage them to act responsibly. We also have a continued problem with glass bottles being brought into the pool area. Remember the dangers of even one bottle breaking (everyone is barefoot) and purchase cans or plastic bottles for your beverages.

Do not forget to reserve the picnic shelters on-line at <http://www.weatherstone.us>. Specific rules for shelter usage and pool parties can be found under the "Reserve Shelter" section. Please be considerate of your neighbors by following the on-line rules.

We hope you continue to enjoy the pool and the outdoors around Weatherstone. This is a beautiful community with great neighbors! ENJOY!

Treasurer's Report – by Kevin McAllister

The second quarter financial statements for the period ending June 30, 2005 have been published. Below are notes from the Income Statement:

- Revenues are favorable to budget by \$1,060.50 due to late and legal fee revenue.
- Administration expenses are favorable to budget for the year by \$1,584.20. This is due to audit/tax preparation and community activities being under budget by \$625.02 and \$654.40 respectively. Administrative costs are over budget by \$260.34 due to petty cash expenses from Cobblestone from November 2004 to present.
- The Pool expenses section is running unfavorable to budget with a variance of \$1,609.98.
- The Grounds expenses are running favorable to budget by \$402.13 due to Snow removal running favorable to budget for the year by \$1,272.50. Sprinkler repair expenses are unfavorable to budget by \$1,304.51 and have run over budget for the year by \$404.51.
- The Utilities expenses are also running unfavorable to budget by \$1,029.16. We are

(Page 2 of 2)

Block Captains

For contact information go to the Weatherstone Website.

Chairperson

Jean Fraser

Abbotswood Court

Katie Windle

Brettonwood Way

Karen Zingale

Brookhollow Circle

Lori Shultz

Countrybriar Lane

Karen O'Keefe

Edgemont Court/Place

Judy Smart

Meyerwood Circle/Court

Katie Lindauer

Sandy Virden

Meyerwood Lane

Suzanna Steller

Ridgecrest Circle

Jean Fraser

Ridgecrest Way

Christine Testoloni

Shadowstone Drive

Don Guffey

Southbury Court

Open

Southbury Place

Sara Nelson

Weathersfield Court

Jim Vanderbleek

Weathersfield Way

Melinda Mueller

Newsletter Editor:

Michael Del Toro

Published By: HRCA

Contributors:

- Michael Del Toro
- Jean Fraser
- Kevin McAllister
- Michelle Nelson
- Jeff Schuster

Newsletter is published in:

- February
- May
- August
- November

Content Copyright ©2005
All Rights Reserved

Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

currently working with HRMD & Centennial Water to work out our water budget issues.

- Net income for Weatherstone is \$14,138.01 which is favorable to budget by \$12,090.97. \$5,217.99 of this budget variance is due to the three reserve transfers from 2004 being deposited into 2005.

We hope to have audited financials soon as the company doing the audit plans on starting at the beginning of August 2005. Our accounts receivable is in great shape with 99.3% collected. If you have not yet taken advantage of our convenient auto-pay you can contact HRCA @ 303-471-8800. Thank you all for your prompt payments!

Updated Neighborhood Directory – by Michael Del Toro

Enclosed with this Newsletter is the 2005-2006 Weatherstone Neighborhood Directory. This year we added pages to cross-reference the last names of families in our community. This will make it easier to find people in our neighborhood if you do not know their address.

I am maintaining the database of information used for the directory. If you have any updates or suggestions, please send them to directory@weatherstone.us or go to the Weatherstone Website (<http://weatherstone.us>) and complete the Resident Information Sheet in the "Documents" area. Thanks to the Block Captains for getting me the updated data. Special thanks to Red Rocks Federal Credit Union for the design and production of the directory. They covered all the costs!

Events Update – by Jean Fraser

Please check the Website for the latest information on Weatherstone Events.

Weatherstone Golf Tournament – (by Jeff Schuster)

The 5th Annual Weatherstone Golf Tournament will be held at The Meadows Golf Club in Littleton. The two dates currently being considered are September 10th or October 1st. The first tee time will be 1:30PM. We will also be working on scheduling a banquet after the tournament for anyone who wants to attend. If you are interested in playing, please E-mail me at golf@weatherstone.us. Please indicate: 1) Date availability: 9/10 or 10/1 2) Team grouping if you want to play with certain people, 3) Average score or USGA handicap. It is estimated that the cost will be between \$85 and \$120 per player depending on the dinner, course selected, number of players and the prize package selected at the golf course. Please respond as soon as possible. Thanks!

Fall Carnival - The Annual Weatherstone Fall Carnival will be held on Saturday, October 1, from 1:00PM – 4:00PM. The cost will be \$10.00/family payable to your Block Captain or \$12.00 at the door. Neighbors will be asked to donate food or drinks and each street is asked to provide a game and volunteers to run the games. We plan to have two bounceys, a clown, cotton candy, face painting and more. We need as many volunteers as possible to help at the Carnival, please let your Block Captain know if you are available.

Holiday Lights and Decorations – Help decorate our Neighborhood on Saturday, November 19th from 8:00AM to 12:00PM. Hot chocolate and snacks will be served. We will be taking down the holiday decorations and lights at the entrances to Weatherstone on Saturday, January 7, 2006 at 8:00AM. We need at least 15 volunteers (one or two per street). Please join us at one or both events and visit with your neighbors.

Family Christmas Party - Weatherstone's First Annual Family Christmas Party will be held on Sunday, December 4th from 5:00PM - 8:00PM at the Weatherstone Pool. Come sit by the fire, enjoy hot cider and cookies, visit with Santa and join your neighbors caroling through the neighborhood on a horse-drawn sleigh.

Luminarias - Despite the frigid temperatures last Christmas, the Weatherstone neighborhood was once again warmed by Luminarias, a traditional candle-lighting ceremony from Mexico. For 2005 we will again offer all the supplies so you can light up your sidewalk on December 23rd and 24th starting at 5:30PM. For a small fee you will be provided with 24 bags and 24 nine-hour-burning votive candles, see the Fall Flyer for details.

