



# WEATHERSTONE AT HIGHLANDS RANCH

## November 2005 Newsletter

### Board of Directors

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**Michael Del Toro**  
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*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](mailto: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](mailto:pgundy@hrcaonline.org)**

**Upcoming Events**  
**Wed., Dec. 14 7:00PM**  
Quarterly Meeting.  
Westridge Recreation Center

**Fri., Dec. 23, Sat., Dec 24**  
**5:30PM – 9:00PM**  
Holiday Luminarias.

**Sat., Jan. 7, 8:00AM–10:00AM**  
Holiday Lights and Decorations Removal.

*Check our Website for the latest info.*

## WEATHERSTONE NEWS...

### **2006 Budget – by WHOA Board of Directors**

The Board has been diligently working on the 2006 Weatherstone Community HOA budget over the past two months. In this newsletter, we are presenting you with what we believe is a very prudent and well-researched budget plan for our community for 2006. The proposed budget includes:

1. Our required transfers to reserves (which allow for the maintenance, replacement and repair of capital items including the pool building, the pool, fences, and the monuments)
2. Annual budget items (including all trash, pool area, and landscape maintenance dollars)
3. A contingency amount (in case we have unexpected costs or cost overruns)

While our goal was to continue the same level of services with no increase to homeowner's dues, the numbers would not allow it. The budget for the upcoming 2006 calendar year does require an increase in dues that each homeowner pays on a monthly basis. Currently our dues are \$37.50 (\$112.50 per quarter) per homeowner per month (PHPM). Starting in January 2006, the dues will increase to \$43.00 (\$129 per quarter) PHPM. We understand that homeowners, ourselves included, are facing increases in costs in a multitude of areas that is putting strain on all budgets; therefore, we tried to keep costs and increases to an absolute minimum.

The primary reason that we are requesting this increase is to meet rising utility costs. In 2005, the irrigation and pool area water expenses exceeded budget significantly. We have worked with the district to review our budgets for 2006 and will be monitoring watering in our common areas more strictly. Additionally, while our 2005 gas and electricity costs were under budget, due to projected increases for this fall and for 2006, the Board elected to budget the same figure for 2006 to allow for the proposed increases.

We have also added a line item for future capital improvements. During the past four years, we have had requests from homeowners for a number of improvements, none of which we have had or will have future budget for unless we plan ahead. This budget item will allow us, as a community, to have the ability to add a capital improvement in the future. Some requests have included: improving the entrances, adding a shady area at the pool, adding playground equipment at the pool, adding tennis courts, volleyball courts, etc. at the pool, raising the height on the pool fence, and/or permanent signage near the entrances (for events/meetings, etc.). This list is not all-inclusive and makes no representation of where the monies will be spent. It is simply for informational purposes only.

Here is how Weatherstone's dues compare to those of neighboring communities:

Community	2005 Dues	Includes:
Firelight	\$25/month	Trash Removal, Common Area Maintenance
Golf Club	\$22/month	Common Area Maintenance
Hearth	\$20/month	Trash Removal, Common Area Maintenance
Indigo Hills	\$20/month	Pool, Common Area Maintenance
Stonebury	\$42/month	Trash Removal, Common Area Maintenance
<b>Weatherstone</b>	<b>\$37.50/month</b>	<b>Pool, Trash Removal, Common Area Maintenance</b>

*(This chart is based on provided information. WHOA BOD is not responsible for errors or omissions)*

The information is provided for comparison purposes. Many of the communities listed above are proposing dues increases in 2006 as well.

The following is a breakdown of the major items within our proposed budget (numbers are approximate and include rounding):

### **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**

Lara Castro

#### **Edgemont Place**

Judy Smart

#### **Meyerwood Circle/Court**

Katie Lindauer

Sandy Virden

#### **Meyerwood Lane**

Suzanna Steller

#### **Ridgecrest Circle**

Jean Fraser

#### **Ridgecrest Way**

Christine Testolini

#### **Shadowstone Drive**

Don Guffey

#### **Southbury Court**

Open

#### **Southbury Place**

Sara Nelson

#### **Weathersfield Court**

Jim Vanderbleek

#### **Weathersfield Way**

Melinda Mueller

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#### **Newsletter Editor:**

Michael Del Toro

#### **Published By:** HRCA

#### **Contributors:**

- Jean Fraser
- Jim Vanderbleek
- Kevin McAllister
- WHOA BOD

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Weatherstone at Highlands Ranch  
Association, Highlands Ranch, CO

Trash Removal – 21.4%	Pool/Pool House/Pool Area – 21.0%
Grounds Maintenance/Snow Removal – 18.2%	Community Management – 10.2%
Reserve Transfer – 9.1%	Insurance – 5.4%
Operating Contingency – 5.3%	Future Capital Improvements – 3.4%

Our annual budget meeting will be held on December 14, 2005 at 7:00 pm at the Westridge Recreation Center. Per our by-laws, the budget will be presented and voted on. The budget will pass unless 67% of the Weatherstone at Highlands Ranch Association reject the budget.

### **Neighborhood Park Update** – edited by Michael Del Toro

Our future neighborhood park now has a name – Pronghorn Park. The following paragraph highlights a message from Brian Muller, Park Planning Manager, from Metro Districts.

The construction plans for Pronghorn Park have just been approved and signed by Douglas County. The contractor is Goodland Construction. They have applied for a grading permit through Douglas County. The contractor, after receiving the permit, needs to schedule a meeting with the County's Erosion Control Inspector to coordinate placement of the silt fence on the site prior to any grading operations. The contractor will then have his surveyor place stakes in the ground that will indicate the proposed cut and fill for the grading operation. That is how the project physically starts. If all goes well and weather permitting, it is anticipated that breaking ground should happen sometime in November. The contractor has 90 calendar days to complete the project but will have an allowance for bad weather days. We will not be able to seed or sod any grass until spring.

### **Treasurer's Report** – by Kevin McAllister

The third quarter financial statements for the period ending September 30, 2005 have been published and are included with this newsletter. As requested by the Board, we have added a column named "Budget Remaining".

#### **Income statement notes:**

- Revenues are favorable to budget by \$1,889.00 due to late and legal fee revenue not budgeted.
- Administration expenses are favorable to budget for the year by \$1,916.83.
- The Pool expenses section is running favorable to budget with a variance of \$1,063.04.
- The Grounds expenses are running unfavorable to budget by \$1,174.79 due to Sprinkler repair expenses being unfavorable to budget by \$2,262.11 and have run over budget for the year by \$2,262.11.
- The Utilities expenses are also running unfavorable to budget by \$6,073.76.
- Net operating income for Weatherstone is -\$6,587.90 which is unfavorable to budget by -\$2,379.68.

As of September 30, 2005 our accounts receivables are in great shape with 97.8% collected. If you have not yet taken advantage of our convenient auto-pay you can contact HRCA @ 303-471-8800. Thank you for your prompt payments!

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### **Events Update** – by Jean Fraser and Jim Vanderbleek

**Luminarias** – Transform your sidewalks into a Holiday Wonderland with Luminarias, a traditional candle-lighting ceremony from Mexico. For 2005 we will offer all the supplies so you can light up your sidewalk on Dec 23<sup>rd</sup> and Dec 24<sup>th</sup> starting at 5:30PM. For \$8.00 you will receive 24 bags and 24 candles. Please pre-pay your block captain \$8.00 by November 18th with check or cash made out to Katie Lindauer if you would like to participate. Bags and Candles will be delivered to your doorstep the week of December 11<sup>th</sup>.

**Holiday Lights and Decorations Removal** – 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 10 volunteers (2-3 per street). Your help is greatly appreciated.

**2006 Block Captains Needed** for Brettonwood Way, Meyerwood Lane, Southbury Ct., Weathersfield Ct., and Weathersfield Way. Contact Jean at [jmlfraser@comcast.net](mailto:jmlfraser@comcast.net) if interested.