



WEATHERSTONE AT HIGHLANDS RANCH

November 2006 Newsletter

Board of Directors

Michelle Dyer Nelson
President

Michael Del Toro
Vice President

Open Position
Vice President

Skip Wehner
Secretary

Clay Shubin
Treasurer

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

For all property issues and concerns contact our management company:

Highlands Ranch Community Association:
Jeff Evans
Phone: (303) 471-7027
Fax: (303) 346-0235
E-Mail:
whoa_mgmt@weatherstone.us

For financial matters contact:

Highlands Ranch Community Association:
Brian Sheppelman
Phone: (303) 471-8841
Fax: (303) 791-6705
E-Mail:
bsheppelman@hrcaonline.org

Upcoming Events

Sat., Nov. 18, 8:00AM
Holiday lights and Decorations
Weatherstone Entrance

Sat., Nov. 25
Luminaria Money Due to Block
Captains

Wed., Dec. 13, 7:30PM
WHOA Quarterly Meeting:
Budget Discussion

WEATHERSTONE NEWS...

2007 Budget Approved: No Dues Increase – by Michelle Nelson

The Weatherstone Board of Directors approved the budget for the 2007 calendar year, which is attached. It was the Board's goal to not have a dues increase this upcoming year, and we are fortunate to report that we met that goal for 2007. There were many favorable circumstances that contributed to the Board's ability to hold the dues constant for the upcoming year. These include: negotiated contracts for management services and landscaping, as well as a favorable renegotiation of our contract with Eagle Waste Services. Additionally, the Board has continued to require strict management of our watering budget, where overages can quickly become an unpredictable part of our budget. The December Weatherstone Quarterly Meeting will be the forum for discussion about the budget. This meeting will be held on Wednesday, December 13th at 7:30pm at the Westridge Recreation Center. Please plan on attending.

Board Update – by Michelle Nelson

Kevin McAllister served on the Board for approximately three years, during which time he contributed greatly to the Board in general and to the community at large. One of the many significant contributions attributed to Kevin is finalizing the easement agreement between Metro Districts and Weatherstone for the pool parking lot area. This agreement allows shared use of the parking lot and has provided Weatherstone with reimbursement for one-half of the cost of its building. Long-term benefits to Weatherstone include Metro District maintenance of the lot, which is another financial plus. This agreement went back and forth for years between lawyers and much negotiation and finesse was required to make both sides amenable. Thank you, Kevin, for all of your contributions.

John Barter resigned recently after over a year of service because of work commitments. John orchestrated the research on SB100 which required a significant amount of additional disclosure by all HOA to their members. His thorough research helped Weatherstone comply with the regulations in a timely manner. Additionally, John researched the prairie dog issue in the pool area and studied various communities' reactions to their own infestation. These results helped Weatherstone's Board decide what to do regarding the infestation at the pool. Thank you, John, for your efforts.

Additionally, we have added a new Board member to fill the position of Secretary. Welcome to Skip Wehner! Skip started about a month ago and has participated in the budget process for 2007. We still have one spot open, please contact whoa_mgmt@weatherstone.us. If you are interested in applying or have any questions. The time commitment is minimal, but the satisfaction from volunteering is great.

Upcoming Events, cont.

Sat., Jan. 6, 8:00AM

Holiday lights and Decorations
Removal - Weatherstone
Entrance

Check our Website for the latest info.

Block Captains

For contact information go to the
Weatherstone Website.

Chairperson

Jean Fraser

Abbotswood Court

Katie Windle

Brettonwood Way

Lurette Morton

Brookhollow Circle

Lori Shultz

Countrybriar Lane

Karen O'Keefe
Kelly Shubin

Edgemont Court

Lara Castro

Edgemont Place

Judy Smart

Meyerwood Circle/Court

Katie Lindauer
Sandy Virden

Meyerwood Lane

Cindy Brown

Ridgecrest Circle

Jean Fraser

Ridgecrest Way

Christine Testolini

Shadowstone Drive

Don Guffey

Southbury Court

Angie Green

Southbury Place

Sarah Nelson

Weathersfield Court

Diane Mitchell

Weathersfield Way

Karel Burns

Welcome Skip! – by Skip Wehner

My name is Skip Wehner, and I am your new Secretary for WHOA. I moved to Colorado when I was four and I have never desired to live anywhere else since then. I graduated from CU Boulder (no making fun of the football team...I already feel bad enough) where I earned my degree in Psychology. Naturally, after graduating, I used my new degree to get into commercial lending. I currently own a commercial leasing company located in historic downtown Littleton. My family moved to Highlands Ranch back in 1999 from Golden for the schools and our kids. We watched Weatherstone's growth from our first house in Highlands Ranch for a couple years - dreaming that we might someday live there. Well, that someday happened in 2001 and we have been here on Meyerwood Circle ever since. We love our neighbors and neighborhood more than we ever anticipated. I am married to my wife Sheri, and have two sons Jayson and Collin, and a daughter Blake.

Resident Information Sheets – by Michael Del Toro

In February 2007, we will be publishing a new Weatherstone directory. Enclosed with this Newsletter is a NEW Resident Information Sheet (RIS). Please take a few minutes to complete the form. In addition to making the directory more complete, the information will be used to update our E-mail records. E-mail addresses are very important as it is our goal to start using this as a primary means of communication for Weatherstone. Information such as Neighborhood Watch Alerts, upcoming events, the Quarterly Newsletter and other announcements are potential items that will be distributed via E-mail. Please note that many of the E-mail addresses we have on file are out-of-date or inaccurate. No information will be used for anything other than Weatherstone-related business.

Please turn in the completed RIS to your Block Captain no later than Friday, December 15, 2006. If you have any questions, please send an E-mail to directory@weatherstone.us.

Events Update – by Jean Fraser

Charity Recap 2006– There were many opportunities for charitable contributions in 2006 for Weatherstone residents:

- Thirty homes donated items to Healing Minds after the June Garage Sale.
- We collected \$1,000 in charitable donations at the July Fourth 5K Run and Bike Parade.
- Five hundred dollars was sent to the Sunshine Kids Foundation, and
- Five hundred dollars went to the Susan G. Komen Foundation.

Please let your Block Captain know if there is a foundation you would like us to donate to next year. Thanks to all who donated!

Luminarias – Transform your sidewalks into a Holiday Wonderland with Luminarias, a traditional candle-lighting ceremony from Mexico. For 2006 we will offer all the supplies so you can light up your sidewalk on Dec 23rd 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 25th with check or cash made out to WHOA if you would like to participate. Bags and Candles will be delivered to your doorstep the week of December 11th.

Newsletter Editor:

Michelle Nelson

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Contributors:

- Michelle Nelson
- Michael Del Toro
- Skip Wehner
- Jean Fraser

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

Holiday Lights Set-Up We will be putting up the holiday decorations and lights at the entrances to Weatherstone on Saturday, November 18th at 8:00AM. We need at least 15 volunteers (one per street). Please meet at the Stone Mountain entrance. Your help is greatly appreciated

Holiday Lights Removal – We will be taking down the holiday decorations and lights at the entrances to Weatherstone on Saturday, January 6, 2007 at 8:00AM. We need at least 15 volunteers (one per street). Your help is greatly appreciated.

2007 Block Captains Needed - In 2007 we are looking for Block Captains for the following streets - Brettonwood Way, Ridgecrest Circle, Ridgecrest Way, and Southbury Place. We need at least one Block Captain per street to be able to maintain the quality and quantity of the Social Events, Neighborhood Watch Program and Holiday Lights. Please contact Jean at jmlfraser@comcast.net if you would like to volunteer.

Neighborhood Watch Program - WHOA encourages all residents to participate in the annual Neighborhood Watch Program. There are two requirements to join on an annual basis. The first requirement is for one adult per family to attend a meeting hosted by a Douglas County Deputy and the other requirement is to attend a social event with your block. If you would like to host one of the meetings for your block please contact your Block Captain. Please watch for details in January on how to join or renew your membership in 2007.

A Special Thank You! - A special thank you goes out to all our sponsors this past quarter at our Weatherstone Events. Please extend a warm thank you to: Denise and Tom Barnwell, the Fox family, Don Guffey, Lisa and Jeff Schuster, John Milton, Kevin McAllister, Jean Speer, Connie and Mark Tomko, Sandy and Steve Virden.

As 2006 comes to a close we would like to extend a heartfelt thank you to all of our Block Captains for the wonderful events they organized this year; to the Weatherstone Board who works hard to make sure our community is well taken care of; and to all of our volunteers for their generous time and commitment to our community. Thanks to everyone for being a part of the Weatherstone Magic; our volunteers make it happen everyday!