



WEATHERSTONE AT HIGHLANDS RANCH

February 2007 Newsletter

www.weatherstone.us

Board of Directors

Michelle Dyer Nelson
President

Michael Del Toro
Vice President

Open Position
Vice President

Skip Wehner
Secretary

Clay Shubin
Treasurer

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

Date TBD

Holiday lights and Decorations
Removal - Weatherstone
Entrance

Wednesday, March 28, 7:30 pm
Board Meeting, Election of Board
– Westridge Rec Center

Saturday, April 7, 10-11:30am
Easter Egg Hunt – see article for
details

Check our Website for the latest info.

WEATHERSTONE NEWS...

2007 Board Elections – by Michelle Dyer Nelson

At the upcoming Board meeting, elections for Board members for the 2007-2008 term will take place. Currently the Board has four members serving and one open position. At the meeting, residents will vote for five Board members. Serving your community on the Board is a vital part of the success of this community.

My involvement began five years ago when I attended my first annual meeting and the Board needed to fill a position, so I ran for election. The time commitment is minimal and the work is rewarding. My intentions, as are those of the other Board members, is to keep Weatherstone one of the most desirable places in Highlands Ranch to live, to maintain a sense of community, provide fun activities that bring our 294 households closer together, and to maintain the strong sense of pride that we all feel in our community.

Were it not for the volunteers that have helped make this community successful, we would not be where we are today. Please consider running for the Board at next month's meeting.

2007 Neighborhood Directory - by Michael Del Toro

Enclosed with this Newsletter is the 2007 Weatherstone Neighborhood Directory. 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" section. Please submit any updates to your Block Captain.

Special thanks to:

- George Kontogiannis for entering all of the updated 2007 information.
- Block Captains for collecting and reviewing the data.
- Red Rocks Credit Union for the design and production of the directory. They covered all the labor and costs.

Elementary School #43 – by Steven Lindauer

Marie Unger (Principal), John Conklin (Project Manager) and Carol Henry (Design Concepts) met with Weatherstone homeowners at the WHOA meeting on January 31. They provided an update regarding construction of the new elementary school in Weatherstone as well as answered general questions. Homeowners attending the meeting identified seven key concerns including:

- Concern for the lack of fencing along the north edge of the hard surface play area adjacent to slope down to the open space.
- Preference that paint color/s of future mobile classroom buildings are

Block Captains

For contact information go to the Weatherstone Website.

Chairperson

Jean Fraser

Abbotswood Court

Katie Windle

Brettonwood Way

OPEN

Brookhollow Circle

Lori Schultz

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

Jill Meyers

Shadowstone Drive

Don Guffey

Southbury Court

Angie Green

Southbury Place

Open

Weathersfield Court

Erin Burmeister

Weathersfield Way

Michelle Misuraca

Lisa Iveslatt

coordinated with school colors.

- Preference to provide evergreen trees in the area just south side of mobile classroom buildings to better provide visual screening of the buildings.
- Concern regarding the use of chain link fencing (vs. another type of fencing more consistent with our area) around the multi-purpose sports field, very near the community pool area.
- Concern regarding the location of bike racks, currently planned for the southwest corner of classroom wing.
- Preference for enhanced landscaping in detention area located at northwest corner of school site.
- Involvement in the design decisions for an illuminated monument sign located at main driveway entry on south side of school.

The list of concerns will be discussed with Douglas County in an upcoming meeting. To monitor this progress or to comment please go to

<http://es43.blogspot.com>

Weatherstone Financials Update – by Clay Shubin

Based upon December 2006 financials which have been accepted by the Board of Directors, the following summarizes our financial situation:

- Administration expenses include management fees, tax prep, insurance, bank and legal fees, and the like. Additionally we have included an operating contingency of 5% in the 2006 budget which falls under this area and a line item for Future Capital Improvements. In 2006, Administration expenses ran favorable to budget by \$5,097.71; with all savings coming from the operating contingency.
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. In 2006 these in aggregate ran favorable to budget by \$1,333.61 due to savings in Pool Gas and Electric.
- Utilities expenses include trash removal, electric for all areas other than the pool, and all non-pool area irrigation and sewer expenses. These are favorable to budget for 2006 by \$4,914.84 specifically due to Grounds Irrigation/Sewer expenses running favorable to budget by \$4,196.10.
- Grounds expenses includes all non-pool grounds maintenance, flower planting, fence maintenance, lighting maintenance, sprinkler repair and snow removal. This general category is unfavorable to budget by \$1,290.25 for 2006, largely due to the unbudgeted expense of \$2,200 for bark installation. The savings in Snow Removal of \$1,910 and Fence Repair of \$500 helped offset the unfavorable variances in this category.
- Overall, Net Operating Revenue for 2006 is favorable to budget by \$13,811.31. Of these remaining funds, \$4,000.00 will be allocated to the 2007 snow removal budget (due to the large late December/early January storms, we have already used a large portion of the budgeted amount), \$2,500.00 into the future capital improvements budget, and the balance will move into the reserve account.

You can view the current financial reports on our Website (<http://weatherstone.us>) under “Documents”.

2007 Events Update – by Jean Fraser

- **The Weatherstone Guide** - The Weatherstone Social Committee now provides a publication for all residents entitled, “The 2007 Guide to the Community of Weatherstone”. This new publication is being mailed

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Newsletter Editor:
Michelle Nelson

Published By: HRCA

Contributors:

- Michelle Nelson
- Michael Del Toro
- Skip Wehner
- Clay Shubin
- Jean Fraser
- Steven Lindauer

Newsletter is published in:
February, May,
August, November

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

with this newsletter and will be sent to all new homeowners. Enjoy!

- **Neighborhood Watch Program** - The Neighborhood Watch Program is a community-based crime prevention program, which is part of the Douglas County Sheriff's Office Community Relations Unit. The annual requirements for each street to host two meetings per year –
 - one scheduled in the first quarter of each year is required to be a two hour presentation by a Douglas County Community Relations Officer at the home of a neighbor on your street and
 - the second meeting should be scheduled sometime in the second half of the year and is a fun get-together for your streetPlease let your Block Captain know if you would like to host one of these events.
- **Charitable Outreach** - There are several opportunities each year for residents to donate to local charities; in the past donations have been made at the Annual Garage Sale and the Fourth of July 5K Run and Bike Parade. Please watch flyers for details.

Upcoming Events:

- **Easter Egg Hunt** - The Third Annual Easter Egg Hunt will be held on Saturday, April 7th from 10:00 AM – 11:30 AM at the Weatherstone Pool. Rain date is Sunday, April 8th from 1:00 PM – 2:30 PM. The kids will look for eggs at different times based on their ages, see below:

Age	Time
1 - 2.5	10:00 – 10:10 AM
2.5 - 3	10:10 – 10:20 AM
4 - 5	10:20 – 10:30 AM
5 - 7	10:30 – 10:40 AM
8 - 11	10:40 – 10:50 AM

Please bring a bag or basket for your child to collect eggs. There will be a special visit by the Easter Bunny. Please RSVP to your Block Captain with the number of children and adults who will be attending.