



WEATHERSTONE AT HIGHLANDS RANCH

November 2007 Newsletter

www.weatherstone.us

Board of Directors

Skip Wehner
President

Clay Shubin
Vice President

Mike McCormick
Vice President

Steven Lindauer
Secretary

Jason Reynolds
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

Check our Website for the latest info.

WEATHERSTONE NEWS...

President's Message – by Skip Wehner

As I drove to my favorite coffee shop to write this, I was reminded that we are close to the end of the year by all the cars with skis and snowboards on their racks headed towards the mountains for the day. Because this is the last Weatherstone newsletter of the year, there are many items I would like to update our neighborhood on.

- **Annual Budget meeting** is set for December 13, 2007 at 7:30pm at the Westridge Rec Center. For more on the budget, see the article by Clay Shubin enclosed.
- **Holiday Lights** are being completed this year 100% by professionals. The trees are just getting too large for our members to safely and effectively hang the lights like they have in years past. The decorating will continue to be overseen by our Social Committee.
- **Snow Removal** is being handled by our primary contractor, however, after the major storms we had last year, we have also contracted with a backup service should something like last year happen again.
- **Stone Mountain Elementary** should be open before the next newsletter comes out! I know there are a lot of excited kids in Weatherstone!
- **A licensing agreement** is currently in the works for the “no man’s land” at the end of the bike path where it connects to Weathersfield Way. By next year we should have the land signed over to Weatherstone under a license agreement with Metro Districts so that we can work on maintaining that property more up to “Weatherstone standards.”
- We recently entered into a **new grounds maintenance contract**. Our current contract recently ended and after visiting with several companies, we are excited to start next year with our new contractor.
- The **Fall Carnival** was once again well organized by our fantastic Social Committee and well attended. For more about that, see Jean’s article below. They can’t be thanked enough for their hours of preparation to help make our neighborhood special. Thank you to all our sponsors as well!
- The **Backcountry by Shea Homes** is well underway. We have started to post a monthly construction schedule on our web site (www.weatherstone.us)
- The **2008 Weatherstone Resident Directory** is already under works! Please use the enclosed RIS (resident information sheet) to help us keep this popular Weatherstone value up to date!

Those are the major items. Check our website (www.weatherstone.us) for the most up to date information and if you are not a part of Weatherstone e-mail distribution list, please send your request to join the list to whoa_mgmt@weatherstone.us

Another Weatherstone Resident Will Be Missed – by the WHOA Board

As many of you know, Brad and Joanna Blakeman recently lost their son Kyle who had fought valiantly against a rare form of cancer. Kyle was a sharp young man who made a strong impression on many and impacted the lives of those around him. He was an example to many and will be missed. Our thoughts and prayers go out to the Blakeman family.

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Block Captains

For contact information go to the Weatherstone Website.

Chairperson

Jean Fraser

Abbotswood Court

Maureen Undzis

Brettonwood Way

Chanda Stites

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

Barbara Kelly

Jana Warwick

Ridgecrest Way

Jill Meyers

Shadowstone Drive

Don Guffey

Southbury Court

Angie Greene

Southbury Place

Michelle Nevelle

Weathersfield Court

Erin Burmeister

Weathersfield Way

Lisa Iveslatt

Michelle Misuraca

A Note From The Schnettler Family

To our Weatherstone Family - Now that things have settled down a little bit, the children and I would like to extend our deepest appreciation to the entire neighborhood for all that you've done for us the past six months.

I don't even know where to begin . . . Never have I seen such an outpouring of love and support. Of course to my dear friend Jody who dropped everything the afternoon that Hans died and was a rock during the time at the hospital and the days that followed—thank you, thank you, thank you. To all of you who showed up at the hospital and held us in the midst of your own grief—you are incredible people and we will never forget. The pain we saw on the faces of the men from this neighborhood right after he died speaks volumes as to the man he was and the men you are.

Thanks to Chanda for organizing the memorial video and to all of the people who gave it to us without asking for any acknowledgement. I don't even know the names of everyone who contributed to it. The meals, the cleaning help, and the yard work provided by the Tomkos were a true godsend over the summer. The love that was shown to me on my birthday and then again the evening of the golf tournament was simply unbelievable. (I am not including your throwing me into the pool in that one Stites!)

The most amazing thing is that you all did all of these things expecting nothing in return. So many of you have just called to check on us, left anonymous gift baskets at our front door, brought over cookies, sent e-mails, helped me with the weeds, thought of me on what would have been our 20th wedding anniversary, and just listened to us cry. I was told that everyone would soon forget and we would be left alone. That simply is not true of this neighborhood. We are humbled by your empathy and support and will spend our lives paying it forward.

We are very blessed people to have you as our friends and neighbors. Hans was a very lucky man to be honored in this way. We are not trying to slight anyone by not mentioning specific people. There are just so many of you who did so many different things that the list would go on forever. Please know that each one of you and your kind acts are forever in our minds and in our hearts.

All our love - Mary, Allison, John, & Maggie

Weatherstone Budget and Dues Increase

For the past couple years there has not been an increase in the Weatherstone HOA dues. In general, the US economy experiences approximately 3.0% inflation on an annual basis. While we will always strive to effectively manage our communities' resources, we have found it necessary and prudent to begin implementing a philosophy wherein annual dues are increased minimally on an annual basis. This is based on the following:

- Costs generally increase every year, no matter what business you are in. Accordingly, the dues must at least match the increase so that we don't succumb to a marginalized operating budget.
- The reserve study we recently commissioned indicated that we are currently under-reserved. This budget puts us on target for the suggested reserves.
- Capital improvements - Several residents have mentioned that it would be nice to have additional capital improvement funds for trees, and other neighborhood improvements each year. This budget does that.
- Holding the annual dues at a static amount for years on end puts us at risk for an assessment to members in addition to monthly dues (which no one typically wants).

The attached budget assumes a small increase of \$1/month/household over last years budget. This equates to basically a 2.3% increase over last year. We encourage you to review this budget and participate in the quarterly board meeting on December 13 to ratify the proposed budget. We look forward to your support and participation.

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Clay Shubin

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Contributors:

- Jean Fraser
- Steven Lindauer
- Mike McCormick
- Jason Reynolds
- Clay Shubin
- Skip Wehner

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

Weatherstone Financials Update – by Jason Reynolds

Based upon the financial statements for the nine months ending September 30, 2007, 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. Administrative expenses are favorable to budget for the year by \$3,179.00; with all savings coming from the operating contingency.
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. These in aggregate ran favorable to budget by \$3,191.90 due to savings in Pool Gas, Grounds Maintenance, Irrigation 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 by \$3,735.37 specifically due to a combined savings in Trash Removal and Grounds Irrigation/Sewer expenses.
- 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 \$832.96, due to the unfavorable variance in snow removal of \$2,186.50, incurred in the beginning of the year and Grounds Maintenance in the amount \$246.28.
- Revenues are favorable to budget by \$699.12 due to late fee, legal fee and lien revenues.
- Reserve Fund Net Income is unfavorable to budget by \$2,773.84 due to the coping stone replacement around the pool. We are seeing a benefit in the interest income variance of \$2,058.16.
- Overall, Net Operating Revenue is favorable to budget by \$9,972.43.

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

2007 Events Update – by Jean Fraser

Please check the Weatherstone Website, www.weatherstone.us for the latest information.

RIS Sheet (Residential Information Sheet – 2008)

Starting this year, we are asking that all residents fill out an annual RIS Sheet and return it to their block captain by December 15th. The RIS Sheet can be found in the November newsletter and will be used to update the annual directory and the WHOA Email and Block Email Lists.

Charity Update 2007

An additional \$250.00 has been sent to the DCSO Christmas for Kids Campaign, thanks to our neighbors in Weatherstone. In honor of Kyle Blakeman a table was set up at the Fall Carnival to sell t-shirts, collect donations and pass out flyers for the Concert for Kyle that was held at Civic Green Park. The Concert for Kyle had approximately 800 people in attendance and over \$12,000.00 was donated. Thanks to everyone who participated and donated generously at these various events.

Christmas for Kids Campaign (additional funds needed):

This event is sponsored by the Douglas County Sheriff's Office - neighbors have the option to either sponsor a family or donate money.

You can sponsor one of the families: If you want to do this, I will give you the children's names and wish list. You must buy the presents, have them wrapped and labeled and delivered to me no later than December 11th (we can pick them up if it is easier). Each gift

should have the child's name on it and "From Santa" on it too.

You can donate money: We will use the money to buy a grocery card for each family. We would like to give each family a \$50.00 card to use for groceries or the holiday dinner. This money also helps when we have to buy gift cards for those "hard to shop for" teens. Any donation goes strictly to the program. The people involved are all volunteers.

Please make checks payable to:

Douglas County Sheriff's Office, 4000 Justice Way, Castle Rock, CO80104 Attention: Chad Teller.

Please let me know by November 30th if you plan on sponsoring a child or please have your donations to the Sheriff's Office by November 30th.

Thanks so much to all those who helped last year and I look forward to working with you all this year!

Deputy Chad Teller
Community Resources
Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, Co 80109
303-660-7544
E-mail: cteller@dcsheriff.net

Fall Carnival a Big Success

A special thank you goes out to the Fall Carnival Committee; Katie Lindauer, Chanda Stites, Erin Burmeister and Cindy Brown for hosting another fabulous Fall Carnival! There were over 80 families in attendance with fun in the sun for all.

A Special Thank you!

A very special thank you goes out to all our sponsors this past quarter at our Weatherstone Events. Please extend a warm thank you to: Tom and Denise Barnwell, Towne & Country Real Estate; Bob & Jill Fox, Speed Stacks, Inc.; Don Guffey, Prudential Real Estate; Mark and Connie Tomko, METCO Landscape, Inc.; Stephen and Sandy Virden, Dolphin Remodeling & Feel Great Int'l, distributors of Juice Plus+ ; and Michael J. Franquemont, DDS, South Suburban Family Dentistry.

Please join me in thanking Michael DeToro who created and maintains the Weatherstone Website and to Jeff Evans, our community manager.

As 2007 comes to a close we would also like to extend a Heartfelt thank you to the following people: all the Block Captains who meet throughout the year to plan, organize and volunteer at all the wonderful events, to the Weatherstone Board led by Skip Wehner who meets monthly and 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!

Best wishes for a safe and joyous Holiday Season and a Happy New Year!