



WEATHERSTONE AT HIGHLANDS RANCH

Winter 2008 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

Can you believe it? 2007 is over and 2008 is well underway. Our neighborhood saw many successful events in 2007 thanks to our ever-dedicated Social Committee and other neighborhood volunteers. Thanks goes out to all of you for your unselfish giving of your time to make our neighborhood an event filled one. More events are planned for 2008 as the event portion of the newsletter will address.

Many things have happened over the past couple months that affect our neighborhood. In addition, we also have some upcoming items that you should be aware of. I wanted to take this opportunity to address some of those items.

Living with wildlife – There have been several recent coyote related incidents that have been reported to our property manager and your board of directors. Because our neighborhood is located adjacent to open space, Weatherstone is particularly close to much of the wildlife living within the Highlands Ranch area. We have contacted several agencies in regards to this matter including, Metro Districts and the Colorado Division of Wildlife. Information is the best defense we can use while living with wildlife and we have posted this information on our website at www.weatherstone.us

Board Elections – Per our Weatherstone Bylaws, your five member Board of Directors is annually up for election. This Member's meeting will be held on **March 27, 2008 at 7:30pm** at Westridge Rec Center. You are encouraged to participate in this meeting in person, but if you cannot, **please be sure to sign your Proxy** (enclosed with this newsletter) and return it to our Property Manager prior to the meeting or give it to a neighbor who will be going.

Snow Removal – The association is also responsible for removing snow along most of the common areas within the Weatherstone community. Please be aware that some of the common walks are also maintained by Metro Districts and to complicate things even more, Douglas County Schools also has some limited snow removal responsibility around Stone Mountain Elementary. We, as homeowners, are also responsible for removing snow from the walks in front of and in some cases adjacent to our respective properties. Please check out our website (www.weatherstone.us) for specific rules and regulations for snow removal.

Trash pickup – Your Weatherstone homeowners' association dues, in part, pay for weekly trash pick up on Mondays by Eagle Waste Services. Living in Colorado (especially along the foothills) means that we can have some very unexpected and windy conditions at times. As a friendly reminder, please be cognizant of our unique weather when putting your trash out as we have had several incidents of unsuspecting parties "meeting" some of their neighbors by having to pick up wind blown trash from their yards.

Covenant Issues – Your Weatherstone homeowners association is not responsible for enforcement of covenants. That is the job of the HRCA. Whether you may be wanting to paint your house, put up a fence or register a covenant related issue concerning a neighbor, that can all be done by contacting HRCA's Covenant, Compliance, and Assistance Department directly either through their e-mail (covenant@hrcaonline.org) or calling 303.471.8821

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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 Franquemont

Sandy Virden

Meyerwood Lane

Linda Ohr

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

Lastly, as many of you know, we recently lost a wonderful neighbor, Jill Lamb, on February 7th. While I did not know Jill as well as many of you, I was fortunate enough to have met her and her family several times at school and personal functions (including one they hosted at their house for the entire kindergarten class!) With the limited time I saw Jill over the past couple years, I always noticed someone who was full of energy and sharing that energy with others. With the outpouring of help and warm thoughts that I have witnessed over the past week, I am reminded that Weatherstone is not just a neighborhood, but it is a very special community of good and caring people taking care of one another. Our thoughts are with the Lamb family.

A Special Tribute - by Jean Fraser

Jill Rachel Lamb, a long time resident of Weatherstone lost her battle with breast cancer on Thursday, February 7th, 2008. She is survived by her husband Brian, her daughters Taylor, Lauren and Katelyn, her mother Bette, and her two sisters Holly and Amy.

Jill was an inspiration to all of us with her endless energy and enthusiasm, her courage and zest for life. Jill was actively involved in the Weatherstone community and she volunteered as a block captain for three years.

Jill was loved by all and she touched the lives of everyone she met. We will miss her dearly.

The "Jill R. Lamb Memorial Fund" has been set up to help the Lamb family. You can contribute to this fund by going in to any First Bank location.

As a tribute to Jill and to all families touched by this disease please consider participating in some of the events listed below:

- **The Avon Walk for Breast Cancer** – June 28th & 29th at the Keystone Resort in Keystone. Jill enjoyed and participated in this event in California with one of her closest childhood friends.
http://walk.avonfoundation.org/site/PageServer?pagename=denv_home_2k8
- **The 5th Annual Tri for the Cure** – A Women's Triathlon on Sunday August 3rd, 2008 at Cherry Creek State Park. Please contact Kathy Rudolph who has signed up to participate and would like to invite others to join her. <http://www.triforthecure-denver.com/home.htm>
- **Susan G. Komen for the Cure** - Sunday, October 5th, 2008 in Denver. Please contact Jean Fraser or your block captain for additional information.
<http://cms.komen.org/Komen/index.htm>

Weatherstone Financials Update – by Jason Reynolds

Based upon the financial statements for the twelve months ending December 31st, 2007, which have been accepted by the Board of Directors, the following summarizes our financial situation:

- Administration expenses include management fees, tax preparation, insurance, bank and legal fees. Administrative expenses are unfavorable to budget for the year by \$6,206.96. The majority of this unfavorable amount was a result of transferring excess Operating Income to Future Capital Improvements Equity, which now has a favorable balance of \$17,556.28. This can be used for any new improvements deemed necessary for Weatherstone.
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. These in aggregate ran favorable to budget by \$3,670.60 due to savings in Pool Gas, Grounds Maintenance, Irrigation and Electric.

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Clay Shubin

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- Jean Fraser
- Skip Wehner
- Jason Reynolds
- Clay Shubin

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

- 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 \$2,450.43 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 \$1,931.46, due to the unfavorable variance in snow removal of \$2,070.50, incurred in the beginning of the year. This will create an unfavorable variance for the entire year of \$1,286.50. The sprinkler repair expense has also created an unfavorable variance in Grounds Maintenance of \$372.05, and Grounds Maintenance of \$148.96. The following offsets the unfavorable variance - Lighting Maintenance, and Fence Maintenance
- Overall, Net Operating Revenue is favorable to budget by \$2,450.43. The net income of \$2,450.43 will be netted against the negative retained earning of \$2,450.43.

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

2008 Events Update – by Jean Fraser

The Neighborhood Directory, Weatherstone Guide and Welcome Packet

The Annual Neighborhood Directory and the Weatherstone Guide will be mailed to all residents in the first quarter of each year. New residents can request a Welcome Packet any time throughout the year which includes the Neighborhood Directory, The Guide, a Resident Information Form and a Pool Waiver Form by contacting their block captain.

Neighborhood Outreach Program

The Weatherstone Social Committee organizes a variety of community outreach programs throughout the year. Please watch flyers for details.

Easter egg Hunt

The annual Easter egg Hunt will be held on Saturday, March 22nd rain, snow or shine at 10:00 am SHARP! at Pronghorn Park in Weatherstone. All children ages 11 and under will look for eggs at the same time. Hunts will be separated by age category, please look for signs. Please bring a bag or basket for your child to collect eggs. There will be a special visit by the Easter Bunny. All residents are welcome to visit with their neighbors and join us for coffee and breakfast goodies available during the event. Volunteers are needed to help with this event.

Neighborhood Watch Program

All residents are invited to join us on Thursday, April 17th from 7:00 pm – 9:00 pm at the Westridge Recreation Center for the annual Neighborhood Watch Meeting sponsored by the Douglas County Sheriff's Office. Please let your block captain know if you plan on attending. For additional information please visit:

http://www.dcsheriff.net/support/Community_Resources.html

Weatherstone Garage Sale

Our annual Weatherstone Neighborhood Garage Sale will be held on Friday, May 2nd and Saturday, May 3rd from 8:00 am – 2:00 pm. Homeowners may use their driveways or garages for this event. There will be a dumpster in the pool parking lot for Weatherstone residents May 2nd - 4th and a charity pickup on Tuesday, May 6th. Please have items clearly marked "Charity" by the curb by 8:00 am. We would like to encourage all families to donate one bag to charity at this event. We are looking for a sponsor for this event.

Pool Opening BBQ

The Weatherstone Community Pool will be open for the season on Saturday, May 17th at 12:00 p.m. Hamburgers and hot dogs will be served from 12:00 – 3:00 pm and residents will be asked to bring a dish to pass. The rain date is Sunday, May 18th. If you are a new resident and need a pool key or if you have lost your pool key please contact HRCA at

whoa_mgmt@weatherstone.us or call (303) 471-7027. Each household is allowed one pool key. Pool Keys are free for new residents; there is a \$25.00 fee to re-issue a pool key. We are looking for volunteers who would like to help grill and set-up at this event.

Fourth of July 5K Run and Bike Parade

Please join us for our annual 5K Run and Bike Parade on Friday, July 4th. The 5K Race will begin at the Weatherstone pool at 8:15am. All ages are welcome to run or walk; there will be a water station at the half-way mark. The children's bike parade will be held at 9:30 am at the pool. There will be food and drinks available. Don't forget your red, white and blue! Volunteers are needed at this event.

National Night Out

Everyone is welcome to join us on Tuesday, August 5th from 6:00 pm – 8:00 pm in the pool parking lot; free ice cream will be available. National Night Out is a unique crime/drug prevention event sponsored by the Douglas County Sheriff's Office. This event is designed to heighten crime and drug prevention awareness, generate support for and participate in local anti-crime programs, strengthen neighborhood spirit and send a message to criminals letting them know that neighborhoods are organized and fighting back.

The Hans Schnettler Classic Golf Tournament

The annual Weatherstone Golf Tournament is held once a year usually in August or September at a local golf course. Golfers can organize their own foursome. There is a dinner and rewards afterwards for all golfers and spouses are welcome to attend the dinner. Last year we held a catered event at the pool. This is always a great time and a fun way to get to know your neighbors! Watch for details in future newsletters.

Fall Carnival

The annual Weatherstone Fall Carnival is usually held the first Saturday in October. There is a small fee for admission. Each street will be in charge of running a game and providing at least 3 volunteers. The carnival in the past has included bouncies, clown, cup stacking tournament, face painting, food and drinks, games, mum sale, petting zoo, and a redemption table full of fabulous prizes. Please let your block captain know if you would like to sponsor or volunteer at this event.

Susan G. Komen for the Cure

In honor of Jill Lamb, we would like invite all residents in Weatherstone to participate as a team in the Susan G. Komen Race for the Cure in Denver on Sunday, October 5th, 2008. Residents may choose from the Women's 5K Walk/Run, the Co-ed 5K Walk/Run and the Family Fun Walk. We are planning to have a leader for all three groups and we will plan to meet in the parking lot at Stone Mountain Elementary. Please watch flyer for details. For additional information please visit: <http://cms.komen.org/komen/index.htm>

In 2008, Susan G. Komen for the Cure celebrates the 25th anniversary of the Komen Race for the Cure, the largest series of 5K runs/fitness walks in the world, with well over 1 million participants since 2005.

The Komen Race for the Cure Series raises significant funds and awareness for the fight against breast cancer, celebrates breast cancer survivorship, and honors those who have lost their battle with the disease.

Sponsors

If you would like to be a sponsor at the Easter Egg Hunt, Garage Sale, Pool BBQ, 4th of July, Golf Dinner or Fall Carnival please contact the block captain chair at bc_chair@weatherstone.us or your block captain.

Volunteers are Needed at every Event

We would like to ask all families to volunteer once a year at an event for two hours. Please contact your Block Captain and let them know which event would work out best for you or a family member. High School children may volunteer for community service hours.

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

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