



WEATHERSTONE AT HIGHLANDS RANCH

Spring 2008 Newsletter

www.weatherstone.us

Board of Directors

Skip Wehner
President

Clay Shubin
Vice President

Patrick O'Keefe
Vice President

Jenn Marquis
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:
www.Weatherstone.us

WEATHERSTONE NEWS...

President's Message – by Skip Wehner

A lot has transpired in our little corner of Highlands Ranch over the past couple months. Let's get everyone caught up:

New Board – As outlined by our bylaws, a new board of directors was elected by the Weatherstone membership. New to this year's board are Patrick O'Keefe and Jenn Marquis. Those re-elected to the board are Skip Wehner, Clay Shubin, and Jason Reynolds. We thank Michael McCormick and Steve Lindauer for their time and direction they gave your neighborhood last year.

Property Upgrade – Over the past year, we have worked towards a mutually satisfactory agreement with Metro District to enter into a license agreement with them for the little triangular sliver of land adjacent to the bike path where it intersects Weathersfield (south side of the path). We are happy to say that the agreement has finally been approved and signed with final plans for the site being signed off by Metro District. Under the agreement, we will be allowed to develop the land (currently a bunch of weeds and dead trees) and maintain it. The plan will be posted on the Weatherstone website when it is finalized and signed off by Metro District (within the next week). The project is slated to be completed by the end of June and will be funded by some last year's budget excess. Thanks to all who helped keep this long process moving forward...especially our property manager, Jeff Evans who kept it rolling!

Entrances – By mid June, our new landscaping contractor will have the entrances and monuments planted and freshened up. Our new contract allows for ample flowers and should be a dramatic upgrade over last year which was set back by an extremely late planting. We are also going to freshen up the mulch in much of our community. The mulch is expected to cover both entrances from Wildcat down to the first street on each side as well as take care of the pool areas.

Pool Shade – Using some of our future capital budget, we have entered into an agreement with a contractor after entertaining several bids to retrofit the western facing section of the pool trellis with a shade apparatus. The cover will be removed during the winter months to help extend the life of the product. The shade will be installed before the heat of summer; it's scheduled to be installed in early June. Our goal is to have the contractors in and working on the install prior to the pool opening for the day to minimize the impact of resident usage.

Pool Parking Lot – We have had many questions about the parking situation now that the synthetic field is open for use for Metro District related activities. The pool parking lot is "owned" under a joint use agreement with the Metro District. Without going into the gory details, the parking lot is meant to be utilized under a "first come, first served" basis. We will monitor the usage, particularly on the weekends when there are both pool and field activities going on simultaneously. We have several ideas being looked into should the lot usage become an issue. In the meantime, please understand that this is a new situation for us and we will work towards a resolution should a problem arise.

Meeting Change – For those of you interested, please note that the monthly board meetings are now on the last Wednesday of the month beginning at 6:30pm.

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

A Special Thank You

May 2008

Dear Weatherstone Community,

We are excited to report that Stone Mountain Elementary's first Casino Night & Auction fundraiser for the inaugural school year raised a grand total of \$25,000! Not only was the evening a success, it brought together our community – parents, teachers, staff, Weatherstone neighbors and local businesses – to celebrate the accomplishments of our school.

Although our class sizes and student- teacher ratios are enviable, the Douglas County School district limits funding for specials instruction until we reach 600 students. Therefore, due to our enrollment, we provide physical education, music and art as the standard special's curriculum. Technology is a self-funded special. With the money that the PTO raised through the Casino Night & Auction fundraiser, we will be able to provide the same level of technology instruction for 2008-2009 as our inaugural school year.

Once again, we want to thank all our Stone Mountain families and our community sponsors for their generous support of our school and for helping to make our education goals possible.

Sincerely,

Marie Unger
Principal

Katie Lindauer
PTO President

Weatherstone Financials Update – by Jason Reynolds

Based upon the financial statements for the nine months ending March 31, 2008, 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 \$71.12; with all savings coming from the Operating Contingency in the amount of \$1,650.00
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. These in aggregate ran unfavorable to budget by \$59.03.
- 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 \$434.60 specifically due to a savings in Trash Removal of \$500.25.
- 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 \$272.13, due to the removal of the Holiday Lights that cost \$806.95 versus no 2007 budget. It should be noted that we now have a budget line item for holiday lights beginning with the 2008 budget. We also have an unfavorable variance in Lighting Maintenance of \$530.80. We have significant offsetting savings of \$967.12 in Snow Removal.

Newsletter Editor:
Jenn Marquis

Published By: HRCA

Contributors:

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

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

Content Copyright ©2008
All Rights Reserved
Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

- Revenues are favorable to budget by \$172.04 due to legal fee and lien revenues.
- Reserve Fund Net Income is unfavorable to budget by \$1.91 due to Interest Income
- Overall, Net Operating Revenue is favorable to budget by \$204.36 due to the above mentioned items.

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

2008 Events Update – by Jean Fraser

Spring Events A Huge Success

Hats off to this years' Easter, Garage Sale and Pool BBQ committees for planning, organizing and hosting our fabulous Spring Events! A special thank you goes out to our community manager, board members, block captains, sponsors and volunteers who helped make these events possible.

Special Thanks to our Spring Sponsors

Please join us in extending a very special thank you to Don Guffey for sponsoring the Garage Sale, Mike and Elizabeth Aiello for their generous donation of hamburgers for the Pool BBQ and to Kevin McAllister who donates linens at many of our events.

Pool Keys

Each family in Weatherstone is allowed one pool key; there is a \$25.00 fee for lost pool keys. If you need a pool key please contact your Block Captain. New neighbors will be asked to sign a pool waiver form before they get their key.

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. The children's bike parade will begin at 9:30 am at the pool. Don't forget your red, white and blue! In honor of Kyle Blakeman, a Weatherstone teenager who lost his battle with cancer last year; residents are welcome to make a voluntary donation to the: Make-A-Wish Foundation of Colorado, www.wishcolorado.org. Volunteers are needed at this event.

National Night out – August 5th

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 that neighborhoods are organized and fighting back. Volunteers are needed to help serve ice cream.

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 dinner 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.

For up-to-date information on Weatherstone events please visit: www.weatherstone.us

A Pool Reminder

As we welcome the summer season and the warm weather, here are just a few reminders about the rules and regulations of the Weatherstone pool:

RULES AND REGULATIONS

- No Lifeguard on duty – swim at your own risk
- Pool hours are 9:00 am to 9:00 pm
- Pool usage is for Weatherstone residents and guests only. Guests must be accompanied by a resident at all times. Trespassers will be prosecuted
- Gates must be kept closed at all times
- No glass containers
- No smoking
- No pets
- No running
- No diving
- No bicycles, tricycles, scooters, skateboards or motorized vehicles
- All children under 12 must be directly supervised by an adult 18 or older
- Children must wear waterproof pants if they are not toilet trained

* Please also remember to take the Pool Instructor Rules & regulations into consideration this summer. A copy of the rules concerning swimming instruction can be found at www.weatherstone.us under Documents, Miscellaneous, (Swimming Instructor Registration form). These rules were created to ensure that Weatherstone residents are able to enjoy our pool at their leisure.

We are very fortunate to have our own Community pool – let's be sure to take care of it! If we don't care for our pool and common areas, no one will. Please be sure to pick up your trash and take all belongings home with you after use of the pool. Our Community Manager has notified us that he has had to take various actions to clean up our pool area and have service done to restore the structures and furniture. Please do your part to ensure that Weatherstone remains a beautiful place to live!

--	--