



WEATHERSTONE AT HIGHLANDS RANCH

Fall 2008 Newsletter

www.weatherstone.us

Board of Directors

Skip Wehner
President

Clay Shubin
Vice President

Patrick O'Keefe
Vice President

Jason Reynolds
Treasurer

Jenn Marquis
Secretary

**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:
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**For financial matters
contact:**

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Check our Website for the latest info:
www.Weatherstone.us

WEATHERSTONE NEWS...

President's Message – by Skip Wehner

Once again, hard to believe that this is the last Weatherstone newsletter for 2008! As the saying goes, "Where did the year go?"

Our neighborhood is made up of 294 special households. It is our sub-association's responsibility to provide oversight of the property while making sure we are protecting/enhancing our property values. Below are several of the highlights your association accomplished this year that will continue to make Weatherstone one of the premier neighborhoods in Highlands Ranch.

Although it went up a bit later than contracted for, the trellis at the pool has received nice reviews and we finally have the additional shade so many have requested over the years.

We had continued success with our neighborhood social committee and all the events they put on each year. All of the neighborhood events happen because of our committed core of Block Captains and other volunteers who make sure our tradition of events continue to happen each and every year. Thank you all!

We also began a mulching "refresh" program for the entire property. Both entrances (Stone Mountain and Weathersfield Way) were covered with new mulch this year. Additional portions of the property will receive their enhancement in 2009.

Our new property contractor (Colorado Property Care) got our entrances back on track in early 2008 by dressing up both entrances with flowers and other plants. They also worked diligently over the summer fine-tuning our sprinkler system and dramatically reducing our water cost while at the same time keeping our green areas greener.

After a long and drawn out negotiation with Metro District, we were finally able to put together the first phase of dressing up the area adjacent to where the bike path intersects Weathersfield Way with some landscaping. We will be working in 2009 to continue to enhance this area.

After years of growing issues regarding the pool area including destruction of property, unaccompanied minors, use of vulgar language, etc., Weatherstone contracted with a security company to conduct random patrols throughout the pool season. Once implemented, the program returned fantastic reviews by your fellow homeowners. We have budgeted to continue this service next year as well.

Thank you to everyone for your support and trust of your association board. I would also like to specifically thank Clay Shubin, Jenn Marquis, Jason Reynolds, and Pat O'Keefe (your association board) for all their hard work and commitment in keeping things rolling this year. Last, special thanks goes to Jeff Evans of HRCA (our property manager) who makes everything you see around the property happen.

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

Weatherstone Financials Update – by Jason Reynolds

Based upon the financial statements for the nine months ending September 30, 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 \$1,502.80; with all savings coming from Prior Year Expense, Contingency and Community Activities. There are unfavorable variances in Legal, Taxes, and Audit/Tax Prep totaling \$4,671.69.
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. This is found to be favorable to budget by \$2,773.78 due to savings in Pool Area Maintenance, Pool/Clubhouse Supplies. We do have a large unfavorable variance in Pool Gas of \$1,377.30.
- 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 \$2,495.50 due to a combined savings in Trash Removal and Grounds Irrigation/Sewer expenses of (\$2,569.62).
- 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 \$636.06, due to the unfavorable variance in Sprinkler Repair, Annual Flower Planting, Holiday Lights, and Grounds Maintenance. We have significant offsetting savings in Grounds outside of contract (\$2,459.25), and Snow Removal (\$1,217.12).
- Overall, Net Operating Revenue is favorable to budget by \$7,488.48.

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

2008 Events Update – by Jean Fraser

Past Events:

National Night Out

Our 2nd Annual National Night Out was held in the pool parking lot on August 5th in partnership with the Community Resource Department of the Douglas County Sheriff's Office. We were told that we had the largest attendance at our event in Douglas County. Due to our large attendance we had the largest number of special vehicles and guests who attended. Free ice cream was available and goody bags for the children were provided by DCSO. A special thank you to Kelly Hess & Chanda Stites who helped served ice cream at this event.

Hans Schnettler Golf Classic

This year we had the largest turnout ever in players who signed up to play golf and those interested in attending the Golf Dinner. Golf had to be cancelled this year due to an unusual cold and rainy weather front. Neighbors and their guests were still able to enjoy a catered dinner at the Southridge Banquet Room. A special thank you goes out to Jeff Schuster, Jeff Evans and the volunteers who helped make this event possible.

Concert for Kyle

The second annual Concert for Kyle was held at Civic Green Park on September 13th in honor of Kyle Blakeman. Over \$11,000.00 was raised to benefit The Center for Cancer & Blood Disorders at Children's Hospital and The Colorado Sickle Cell Treatment and Research Center. This event was held in conjunction with the First Childhood Cancer Awareness Day. A special congratulations to the Blakeman family, friends, volunteers and sponsors who hosted such a special event.

Fall Carnival

We had another outstanding Fall Carnival this year with children's games, bouncies, prizes, clown, petting zoo, fire truck, popcorn and snow cones. A very special thank you goes out to our Fall Carnival Committee; Lori Schultz, Chanda Stites, Don Guffey and Maureen Undzis for hosting this event.

Newsletter Editor:
Jenn Marquis

Published By: HRCA

Contributors:

- Jean Fraser
- Skip Wehner
- Jason Reynolds
- Clay Shubin
- Jenn Marquis
- Patrick O'Keefe

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

Susan G. Komen Race for the Cure

Thank You to everyone who participated or donated in honor of Jill Lamb and all those touched by this disease at the Susan G. Komen Race for the Cure on October 5th!

Our team the Weatherstone Warriors raised over \$2,000.00 for the Susan G. Komen Foundation and we plan on making this an annual event. We had over 70 families join our team this year and we hope to double in participation by next year.

The day after the race in the Denver Post you could see the banner "Jill's Weatherstone Warriors" being held high above the crowd. The banner was hand made and given to the Lamb/Batal family prior to the race and then carried by various neighbors and children during the race and after.

Thanks for sharing this special event with the Lamb/Batal families and friends and we look forward to seeing everyone next year.

In honor of all those touched by cancer; I have included a link to a recent Fox News article regarding the toxic chemicals found in cosmetics and body care products. Please share these articles and websites with whoever might be interested.

<http://www.ewg.org/book/export/html/26953> and www.costmeticsdatabase.com.

Our Deepest Sympathy

The Weatherstone Community would like to extend our Deepest Sympathy to the Seifried, Paulsen, Post, Hess, Snyder and Clark families who had a parent, grandparent or spouse pass away this fall.

Upcoming Events

The ThunderRidge High School International Craft Benefit Festival

This event will be held on November 22, 2008 from 10 am until 6 pm at ThunderRidge High School. 100% of the money collected at this festival goes to our charity of choice, which we haven't decided on yet, though we are leaning towards microfinance in Africa. Any donations of crafts would be greatly appreciated. We are also looking for art or other items to enter into the silent auction. Thank you again for any help you may offer. Please feel free to contact Megan Shea at (720-344-9735) or (303-204-3598).

Douglas County Sheriff's Christmas for Kids Program

This program was developed five years ago and it provides gifts to families facing hard times and in need of extra care during the holiday season. Law enforcement as well as county employees are able to nominate Douglas County families that they had come in contact with and felt could use extra help this year. This program, while organized and coordinated by the Sheriff's Office would not have been possible if were not for the generosity of the community. All the sponsorships and funds came from the generosity of those that live and work in Douglas County. Many of the Neighborhood Watch groups get involved with this program. How can you help?

You can sponsor one of the families: Deputy Teller will give you the children's names and wish list. You will need to buy the presents, have them wrapped and labeled and delivered to him no later than December 8th (they can pick them up if it is easier). Each gift should have the child's name on it and "From Santa."

You can donate money: Money will be used to buy a grocery card for each family. They would like to give each family a \$50.00 card to use for groceries or a 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; all involved are volunteers.

Please make checks payable to:
Douglas County Sheriff's Office, 4000 Justice Way, Castle Rock, CO 80104
Attention: Chad Teller.

Please contact Deputy Chad Teller at 303-660-7544 or: cteller@dcsheriff.net by **November 25th** if you plan on sponsoring a child or please have your donations mailed to the Sheriff's Office by **November 25th**.

A Special Thank you!

As 2008 comes to a close we would like to thank all the board members, the block captains, sponsors and volunteers who helped make all the Weatherstone events, community outreach and support possible. Thanks to everyone for your generous time and commitment to our community!

It was a busy year and we hope that everyone had a chance to attend some of the following events: Easter Egg Hunt, Garage Sale, Pool BBQ, Fourth of July 5K Run and Bike Parade, National Night Out, The Hans Schnettler Classic Dinner, Concert for Kyle, Fall Carnival and the Weatherstone Warriors Race for the Cure.

Our community outreach and support this year included the Salvation Army, The Make a Wish Foundation, National Night Out, The Concert for Kyle, Susan G. Komen Race for the Cure, Stone Mountain Elementary, ThunderRidge High School and the Douglas County Sheriff's Christmas for Kids Program.

A very special thank you goes out to all our sponsors this past quarter. Please extend a heartfelt thank you to: Tom and Denise Barnwell, Towne & Country Real Estate; Mark and Connie Tomko, METCO Landscape, Inc.; Stephen and Sandy Virden, Dolphin Remodeling & Feel Great Int'l, distributors of Juice Plus+ ; John Milton (music); Kevin McAllister of Snow-white Linen and Jason Reynolds,.

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

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 very Happy New Year!

The end.

Keep Updated....

You can keep on top of all the latest Weatherstone news by submitting your email address at the Weatherstone website – www.Weatherstone.us. Just click on “Mailing Lists” on the left-hand column and enter your information.