



WEATHERSTONE AT HIGHLANDS RANCH

Weatherstone News, Winter 2009

Board of Directors

Skip Wehner, President * Patrick O'Keefe, Vice President * Clay Shubin, Vice President * Jason Reynolds, Treasurer * Jenn Marquis, Secretary

President's Message – by Skip Wehner

Once again, another year has passed. 2008 is over and 2009 is already well underway. Our neighborhood saw many successful events in '08, thanks to our ever-dedicated Social Committee and other neighborhood volunteers. Thanks to all of you for giving your time to make our neighborhood a busy and eventful one. More events are planned for 2009 – information will be forthcoming.

It's that time of year again when Weatherstone's Bylaws require that your Board of Directors be elected for another year. The annual meeting will be held on March 25 at the Westridge Rec Center at 6:30 pm. It's the Board's responsibility to oversee the upkeep and protection of our neighborhood assets, as well to monitor the association's annual budget and reserves.

We have several returning members of the current board who are up for re-election. Having returning members helps with continuity, but at the same time, it's important to have "new blood" involved with the board to help foster new ideas and keep your board "fresh." If you are interested in being involved with the Weatherstone homeowners association, please send a quick note and bio on yourself to our property manager, Jeff Evans: whoa_mgmt@Weatherstone.us or 303.471.7027.

As a member of Weatherstone, your vote is important and definitely counts. To vote, please use do of the following:

- Show up with your ballot to on March 25th with your ballot. They will be counted at the meeting and results will be announced
- Mail in your ballot – Instructions are enclosed, but please be sure to get them in to Jeff in plenty of time BEFORE the election
- Send in your proxy with someone who will be attending the meeting
- Give your ballot to your Block Captain – our Block Captains are very good about getting the ballots to their proper place prior to the election.

If we do not meet the minimum ballots as required by our bylaws, we will hold a second election. This not only takes additional time but also will be an additional expense the association will incur. However you decide to vote, PLEASE VOTE.

It's a New Year...Resident Information Sheets (RIS) are Needed!

Please complete an annual Resident Information Sheet (RIS) found in this newsletter and give it to your Block Captain. The RIS is used to update the Weatherstone directory & the WHOA and Block Email Lists, as well as to generate volunteer and sponsor lists for events. Emails are the best way to communicate – please make sure your email address is up to date in our system.

See you around the neighborhood!

Weatherstone Financials Update – by Jason Reynolds

Based upon the financial statements for the ten months ending November 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 & legal fees. Administrative expenses are favorable to budget for the year by \$2,331.20; with savings coming from the operating contingency, prior year expense, community activities, insurance, and postage. There are unfavorable variances in legal, taxes, and audit/tax prep.
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. These in aggregate ran favorable to budget by \$2,767.56 due to savings in Grounds Maintenance, Irrigation and clubhouse/pool supplies and cleaning.
- 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 \$1,887.24 due to savings in grounds irrigation/sewer, and trash removal.
- Grounds expenses include all non-pool grounds maintenance, flower planting, fence and lighting maintenance, sprinkler repair and snow removal. These are favorable to budget by \$847.48 specifically due to a combined savings in snow removal and grounds outside of contract. We do have unfavorable variances on Sprinkler Repair, annual flower planting, and grounds maintenance.
- Revenues are favorable to budget by \$867.42 due to late fee, legal fee and lien revenues.
- Reserve Fund Net Income is unfavorable to budget by \$1,293.20 due to interest income.
- Reserve Fund Expense is unfavorable to budget by \$13,139.55 due to unbudgeted expenses in pool area & reserve grounds expense.
- Reserve Net Income is unfavorable to budget by \$14,432.75 due to the above mentioned items.

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

Property Issues & Concerns: Highlands Ranch Community Association, Jeff Evans, 303.471.7027 whoa_mgmt@weatherstone.us
Financial Matters: Highlands Ranch Community Association, Brian Sheppelman, 303.471.8841 bsheppelman@hrcaonline.org

www.weatherstone.us

2009 Events Update – by Jean Fraser

The Weatherstone Social Committee is made up of a block captain chair and block captains (volunteers) one or two per street. This committee meets throughout the year to plan, support, host and volunteer at all Weatherstone, Neighborhood Watch and Outreach Events. Neighborhood Watch emails are sent from the DCSO to the Block Captain Chair and then to the Weatherstone Community.

We hope everyone has a chance to enjoy some of the many events and opportunities Weatherstone has to offer.

Volunteers are Needed at every Event

At least (1) Volunteer per street is needed at every event; this is in addition to the block captains who plan, host and volunteer at every event. Please contact your Block Captain and let them know which event works best for you. High School students are welcome to volunteer for their community service hours. .

Neighborhood Sponsors are Welcome at Every Event! If you would like to be a sponsor at any of the Weatherstone events please contact the block captain chair at bc_chair@weatherstone.us. Promoting a business when sponsoring an event is allowed.

Neighborhood and Community Outreach

Some of our outreach and support this year will include the American Heart Association, Concert for Kyle, Douglas County Christmas for Kids, Salvation Army, and the Susan G. Komen Foundation.

Upcoming Events for 2009

Easter Egg Hunt

The annual Easter Egg Hunt will be held on Saturday, April 4 rain, snow or shine at 10:00 am SHARP at Pronghorn Park in Weatherstone. Children 6th grade and under will look for eggs at the same time. Please bring a bag or basket for your child to collect eggs. There will be a special visit by the Easter Bunny.

Pool Opening BBQ

The Weatherstone Community Pool will open for the season on Saturday, May 16 at noon. Lunch will be available from 12– 3 pm; please watch flyers for details. Please contact your block captain if you are a new resident and need a pool key or if you have lost your pool key. Pool Keys are free for new residents; there is a \$25.00 fee to re-issue a pool key. Each household is allowed one pool key We need at least 15 volunteers for this event!

Weatherstone Garage Sale

Our annual Weatherstone Neighborhood Garage Sale will be held on Friday, June 12 & Saturday, June 13 from 8 am – 2 pm. Home-owners may use their driveways or garages for this event. There will be a dumpster in the pool parking lot for Weatherstone residents June 12 – June 14 and a charity pickup on Tuesday, June 16. 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.

Keep an Eye Out for These Other Upcoming Weatherstone Events...

Annual Neighborhood Watch Meeting will be held at the pool. Watch flyers for details and the date.

Annual July 4th Family 5K Run (8:15am) and Bike Parade (9:30 am) at the Weatherstone Pool

National Night Out - Tuesday, August 4, 6 - 8pm, the pool parking lot. Sponsored by the Douglas County Sheriff’s Office

The Annual Hans Schnettler Classic Golf Tournament - Summer ‘09. Organize your own foursome and enjoy a catered dinner after

The Concert for Kyle - September, date TDB. A fundraiser and celebration of Kyle Blakeman’s life. Info: Brad and Joanna Blakeman at gotsports@comcast.net

Susan G. Komen Race for the Cure - Join “Jill’s WeatherstoneWarriors” for the family 5K Walk/Run on October 4 in Denver.

www.komendenver.org

Fall Carnival (discontinued)

This year Stone Mountain Elementary will host their first Fall Carnival. We have decided to discontinue the Weatherstone Fall Carnival to help benefit this new Stone Mountain event.

New Residents

If you are new resident in Weatherstone please request a Welcome Packet from your Block Captain. You will be asked to fill out the RIS form & the pool waiver form found in the packet and return it to your block captain to get a pool key.

For a complete listing of Weatherstone Block Captains and their contact information, visit
www.Weatherstone.us