



WEATHERSTONE AT HIGHLANDS RANCH

Summer 2009 Newsletter

www.weatherstone.us

Board of Directors

Skip Wehner
President

Clay Shubin
Vice President

Patrick O'Keefe
Vice President

Mark Berghoefer
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:
whoa_mgmt@weatherstone.us

**For financial matters
contact:**

**Highlands Ranch
Community Association:**
Brian Sheppelman
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Check our Website for the latest info:
www.Weatherstone.us

WEATHERSTONE NEWS...

President's Message – by Skip Wehner

Hello May and hello Weatherstone neighbors...lots to communicate in this newsletter, so let's get right to it.

New Board – As outlined by our bylaws, a new board of directors was elected by the Weatherstone membership. New to the board this year is Mark Berghoefer, serving as Board Treasurer. Returning to the board are Pat O'Keefe, Jenn Marquis, Clay Shubin, and Skip Wehner. We thank Jason Reynolds for the last two years of time and direction that he gave our neighborhood.

Property Refresh – Over the next couple weeks residents will notice work being started on the common areas of the property. Primary areas that will be addressed are the *fencing* (staining and some replacement) on Stone Mountain and Weathersfield Way. Residents in the affected areas will be notified of exact dates shortly. Like last year, we will continue refreshing the *mulched* areas beginning around the pool areas and moving back towards the entrances. We have worked with our property maintenance company to have *additional flowers* placed at the east entrance. We also have received notice from the United States Post Office that the *mailbox pedestals* (many of which look fairly dilapidated) will be fixed or even replaced over the summer. I would like to thank John Barter for helping us get some resolve with this issue and also thank Jeff Small with Mike Coffman's office. Both John and Jeff were able to get through the red tape that we (as a board) were not. Lastly, we recently replaced all four signs that cover both entrances after two separate thefts left us without Weatherstone signage approximately six months ago.

Pool – The pool will be open soon, and like last year, we have contracted with O'Hara Security to monitor the pool and surrounding area. As our neighborhood's most prominent gathering spot (and one that had been increasingly targeted by vandals each year), we felt it important to continue to protect this asset. Be sure to familiarize yourself with the full set up pool rules (at the end of the newsletter) as O'Hara will be enforcing them. We are also assessing the current inventory of pool furniture. We anticipate acquiring additional pieces in the next few weeks. Finally, we have replaced the gates to the pool (locks are still the same) to help alleviate unwelcome access.

We have several other projects under consideration and will continue to share those with the neighborhood.

Enjoy the summer, and see you around the neighborhood!

Road Maintenance

Let's keep Weatherstone looking good!

For all road maintenance issues, please contact Randy Teague from Douglas County Roads and Bridges. Randy can be reached at 303.660.7480 regarding street clean up and necessary repairs.

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

Based upon the financial statements for the three months ending March 31, 2009, 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 by \$1,525.28 due to savings in Operating Contingency & Postage; We do have an unfavorable variance in Legal fees of \$122.53 due to the expense for the lawyer to fill out the auditor's questionnaire.
- Pool expenses include pool cleaning, maintenance, supplies, gas, electric and irrigation. These ran unfavorable to budget by \$2.84
- Utilities expenses include trash removal, electric for all areas other than the pool, & all non-pool area irrigation and sewer expenses. These are unfavorable to budget by \$533.30 due mostly to variances in Trash Removal and Grounds Irrigation.
- Grounds expenses includes all non-pool grounds maintenance, flower planting, fence maintenance, lighting maintenance, sprinkler repair and snow removal. This general category is favorable to budget by \$2,536.63, due to a savings of \$1,421.87 in Snow Removal and \$617.73 in Grounds Outside of Contract.
- Revenues are unfavorable to budget by \$552.36 due to legal fees, bad debt recovery/loss, and late fee revenue.
- Reserve Fund Net Income is unfavorable to budget by \$4,272.98 due to variances in the Entrance Monument signs expense, the unbudgeted Pool Repair expense required by the Virginia/Baker Act. We do have a favorable variance in Interest Income of \$313.36.
- Overall, Net Operating Revenue is favorable to budget by \$2,973.41 due to the above mentioned items.

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

2009 Events Update - by Jean Fraser

Volunteers are needed at all of our events and neighborhood sponsors are always welcome.

Spring Event A Huge Success

Hats off to this years' Easter committee (Sandy Virden, Jill Meyers, Katie Franquemont, Jana Warwick and Barbara Kelly) for hosting another fabulous Easter Egg Hunt! Please join us in extending a very special thank you to Jason Reynolds of Bre Real Estate who provided the fire truck for this event.

Upcoming Events:

Pool Opening Party, May 16th

Everyone is welcome to join us on Saturday, May 16th for the Pool Opening Party. The pool opens at 12:00 pm and lunch will be served from 12:00 - 3:00 pm.

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.

Annual Neighborhood Watch Meeting - June 10th

Please join us on Wednesday, June 10th at 6:30 pm at the Weatherstone Pool for refreshments and hors d'oeuvres. The meeting will start at 7:00 pm, adults only please. Please note that the pool will be closed from 6:30 pm - 9:00 pm for this event.

Weatherstone Garage Sale - June 12th and 13th

Our annual Weatherstone Neighborhood Garage Sale will be held on Friday, June 12 and Saturday, June 13th 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 June 12 - June 14 and a charity pickup on Tuesday, June 16th. Please have items clearly marked "Charity" by the curb by 8:00 am. We would like to encourage all families to donate at least one bag to charity at this event!

Newsletter Editor:
Jenn Marquis

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Contributors:

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

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

Fourth of July 5K Run and Bike Parade – Saturday, July 4th

Please join us for our annual 5K Run and Bike Parade on Saturday, 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!

National Night out – Tuesday, August 4th

Everyone is welcome to join us on Tuesday, August 4th from 6:00 – 8:00 pm in the pool parking lot; special guests visit every half hour. Last year we had the largest attendance in Douglas County. Bring the kids, enjoy free ice cream and visit with your neighbors. National Night Out is a unique crime/drug prevention event sponsored by the Douglas County Sheriff's Office.

The Hans Schnettler Classic Golf Tournament

The annual Weatherstone Golf Tournament is held once a year usually during the summer months at a local golf course. Golfers can organize their own foursome. There is a catered dinner and rewards afterwards for all golfers. Spouses and their friends are welcome to attend the dinner. This is always a great time and a fun way to get to know your neighbors! Please contact Jeff Schuster for information regarding this event at Jeff.Schuster@energyexpertise.com. Volunteers are needed for both the golf outing and dinner.

Concert for Kyle – Saturday, August 29th

Remember, Celebrate, Educate! Please join us on Saturday, August 29th at Civic Green Park from 1:00– 7:00 pm for a day in the park to celebrate Kyle's Blakeman's life & to raise awareness for Childhood Cancer. Donations will go to the Center for Cancer and Blood Disorders at Children's Hospital. Enjoy live music, food, bouncy house, face painting, sand art, clowns & more! Volunteers and sponsors are needed for this event. Please contact Brad & Joanna Blakeman at Kylesconcert@gmail.com
Additional information: concertforkyle.com

Walk to Defeat ALS – September 12th

Everyone is welcome to join our Weatherstone team at the 3K Walk to defeat ALS on Saturday, September 12th, 8:00am - 12:00pm at Denver's City Park, 17th Avenue and York Street. There is no fee to participate. The only requirements to join are a completed Registration Form and the enthusiasm to recruit friends, family members, coworkers and neighbors to join our team and begin raising donations. Please help us support the efforts of Heidi and Bill Sedgewick in promoting ALS awareness and funding for further research. <http://www.alscolorado.org>

Susan G. Komen Race for the Cure – October 4th

Please join us at the Susan G. Komen Race for the Cure on Sunday, October 4th at the Pepsi Center. Everyone is welcome to join our Weatherstone Team in honor of Jill Lamb and all those touched by this disease. Participants can register and donate online at: www.Komenddenver.org. Our Team name is Jill's Weatherstone Warriors and the team captain is Jean Fraser. Participants can choose from the Women's 5K Walk/Run, the Co-ed 5K Walk/Run or the Family Fun Walk.

Thank you!
Jean Fraser
Weatherstone Social Committee

Some friendly neighborhood reminders as we head into Summer...

Weatherstone Pool Rules & Regulations

- No Lifeguard on duty
- Swim at your own risk
- No Trespassers
- Gates must be kept closed at all times

A. *Pool Hours*

8am to 9pm - Monday thru Sunday

9pm to 10pm – Adult Swim (21 years of age or older) Only!

B. *General Information*

No glass

No diving

No smoking

No pets

No abusive or lewd behavior

No running

No bicycles, tricycles, scooters or skateboards or other wheel based toys

No motorized vehicles

Vandalism of pool property will be prosecuted to the fullest extent of the law.

No under aged drinking or use of illegal narcotics

C. *Guest Policy*

Guests are permitted only when accompanied by a member.

- On weekends, guest should be limited to immediate members family, house guest, and no more than 1 (one) additional family. Please try to limit the number of guests and children during the weekends.

Guest of adult (21yrs of age) member's minor children limited.

- Minor children of adult members using the pool facility *without* adult members supervision, who are at least 13 years of age or older, may have a maximum of three guests at any one time. Guests of unsupervised minor children must be at least 12 years of age.
- Minor children of adult members using the pool facility without adult member's supervision or their guest(s) found in violation of any pool regulation may have their pool privileges revoked by a board member or any designated agent of the HOA board. The adult member will be notified of the violation

Residents may be required to show proof of residency by showing their pool key, school ID or driver's license.

Violators may be ticketed and prosecuted by Douglas County Sheriff's Department

*** O'Hara Security has the authority to enforce the rules and regulations on behalf of the Board of Directors of Weatherstone. If you have any questions or concerns please contact O'Hara Security @ 720-690-4524 between the hours of 4pm to 11pm 7 days a week.**

For additional information or maintenance issues, Please contact Jeff Evans, Property Manager at: jevans@hrcaonline.org or 303-471-7027