



WEATHERSTONE AT HIGHLANDS RANCH

FALL 2009 Newsletter

www.weatherstone.us

Board of Directors

Skip Wehner
President

Clay Shubin
Vice President

Patrick O'Keefe
Vice President

Mark Berghoefer
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:**

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

WEATHERSTONE NEWS...

President's Message – by Skip Wehner

Each time I sit down to write my portion of the Weatherstone newsletter, I feel like it's the "November" letter.....where do the years go?

Some of you may have noticed that you didn't receive an August newsletter this year. In keeping with trying to be green and also not un-necessarily spending your dues, we didn't have much to communicate at that time and therefore decided against sending it out.

Speaking of expenses, your board is proud to announce that we have approved a 2010 budget without an increase to dues over 2009. This budget (a copy contained herein) will be put forth to the Weatherstone members for formal approval at the December homeowners meeting.

I wanted to take a moment to highlight some of the items your dues went towards this past year outside of some of the normal operating expenses:

- Mulch "refresh" program – Until you walk the property "looking at mulch" (exciting, huh?), you don't realize how much mulch we have to take care of. We have implemented a program whereby we will be adding fresh mulch each year in a rotating fashion amongst the areas in need.
- Fence Staining – Much of the older portions of fence along both our entrances were stained over the summer. The reserve program we implemented several years ago to help preserve the community's assets was used to fund this project.
- New trees – We added some new trees along Stone Mountain Drive to begin to help "soften" the look of the school as you come down the street. We have several other areas we are looking at adding vegetation of some sort over the next couple years. It should also be noted we have replaced several dead trees around the property.
- Mailbox Pedestals – Through some help from one of our neighbors, we were able to engage Congressman Coffman's office to help get the U.S. Postal Service out to repaint many of the weather-beaten mailbox pedestals.

The 294 families that make up Weatherstone are what make our community such a special place in which to live. I especially want to thank Jean Fraser and all of the Block Captains who make sure that all of our traditional special

Block Captains

For contact information go to the Weatherstone Website.

Chairperson
Jean Fraser

Abbotswood Court
Maureen Undzis

Brettonwood Way
Chanda Slites

Brookhollow Circle
Lori Shultz
Kelly Melcher

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
StaciMashrouteh Mehran

Weathersfield Court
Erin Burmeister

Weathersfield Way
Lisa Iveslatt

events continue on each year. I also want to thank my fellow board members (Clay, Mark, and Pat) and our Property Manger, Jeff Evans, for all of their input and guidance.

And there you have it, only 11 more months till the next November newsletter!!!

Weatherstone Financials Update - "Where do my association dues go?"

To put it simply, the association is financially sound. If you review our 2009 budget you will see that our largest annual expenses (as budgeted) are:

- Administration \$59,700
- Utilities \$43,880
- Pool \$34,140
- Grounds / Maintenance \$30,140

These expenses are offset by monthly dues collected from homeowners. As we plan for 2010, there are anticipated increases in utilities. Also, there will be ongoing maintenance for which we are budgeting (I encourage you to review the proposed 2010 budget for details).

However, with full understanding of the financial difficulties many are facing we have strongly resisted any dues increases, and will not recommend a dues increase for 2010. This means that we are taking a more critical view of any expenses beyond those that are required to maintain property values and the community benefits of living here in Weatherstone. This also means that for one small enhancement that we believe is worthy, but not critical, we will be making participation optional for those that see the value in it:

We have asked Eagle Waste (our trash disposal company) to make available larger recycling bins, including wheeled 96-gallon bins that match our current trash bins. These do come with a purchase price. While many would likely find benefit in these bins, we also want to respect that not all would want to spend extra for them. Thus, we will make these available as an option that would be paid for by the individual homeowner, rather than spreading the cost across every household. More details will come as we finalize our future contract with Eagle.

In summary, when discussing our budget (expenses, revenue, reserves) with the association CPA, we are agreed that our budget falls solidly in line with good practice guidelines.

Mark Berghoefer, Treasurer

2009 Events Update - by Jean Fraser

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

Newsletter Editor:
Clay Shubin

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Contributors:

- Jean Fraser
- Skip Wehner
- Mark Berghoefer
- Patrick O'Keefe
- Clay Shubin

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

In September, Heidi Sedgwick lost her very courageous battle with ALS. She was an amazing wife, mother, daughter, sister and friend and she touched the lives of everyone who knew her. She will be greatly missed. Our deepest

sympathy, thoughts and prayers go out to Bill Sedgwick and his family during this difficult time.

In preparation for next year events the Weatherstone Social Committee would like to extend an invitation and a welcome to any homeowner who would like to join the Social Committee as the Block Captain Chair or a Block Captain for their street. Volunteer activities will begin in January, 2010. If you are interested please email Jean Fraser at: whoa_bc_chair@Weatherstone.us.

As 2009 comes to a close we hope that everyone had a chance to visit with their neighbors and attend some of the following events: Easter Egg Hunt, Pool BBQ, Garage Sale and ALS Fundraiser, Annual Neighborhood Watch Meeting, Fourth of July 5K Run and Bike Parade, National Night Out, The Hans Schnettler Classic, Concert for Kyle, ALS Walk and the Susan G. Komen Race for the Cure.

A special thank you - goes out to everyone who donated and participated in our community outreach and support; this included the following: The Salvation Army, ALS fundraisers - in honor of Heidi Sedgwick, The Make a Wish Foundation in honor of Kyle Blakeman, DCSO Christmas for Kids Program, The American Heart Association - in honor of Hans Schnettler, The Concert for Kyle - in honor of Kyle Blakeman, Susan G. Komen Race for the Cure - in honor of Jill Lamb, Stone Mountain Elementary Casino Night and Fall Carnival And ThunderRidge High School.

Our annual Social Events and Community Outreach is the result of the enormous efforts put forth by the Block Captains, Board Members, HRCA and all our volunteers and sponsors!

Please join me in recognizing and thanking the following volunteers (Block Captains) who generously donate their time and commitment to the Weatherstone community:

Angie Greene
Chanda Stites
Erin Burmeister
Jill Meyers
Karen O'Keefe
Kelly Melcher
Kelly Shubin
Linda Ohr
Lori Shultz
Michelle Nevelle

Barbara Kelly
Don Guffey
Jana Warwick
Judy Smart
Katie Franquemont
Staci Mashrouteh
Lara Castro
Lisa Iveslatt
Maureen Undzis
Sandy Virden

Special thanks and recognition goes out to Jeff Schuster who has done a fantastic job at organizing the Annual Golf Outing; renamed the Hans Schnettler Classic for more than seven years.

The Weatherstone Board of Directors is a group of volunteers who meet at

least once a month to oversee and maintain the Weatherstone financials, pool and property.

Please join me in recognizing and thanking the following volunteers who generously donate their time and commitment to the Weatherstone Community:

Skip Wehner - Board President Clay Shubin - Vice President
Patrick O'Keefe - Vice President Mark Berghoefer - Treasurer

In addition we would like to extend special thanks and recognition to Jeff Evans - WHOA Community Manager, Brian Sheppelman - WHOA Financial Manager, and Michal DeToro - Weatherstone IT, Web design and support.

A special thank you goes out to our neighbors who were sponsors this year at Weatherstone Events and Community Outreach and they are Tom and Denise Barnwell, Don Guffey, Kevin McAllister and Jason Reynolds.

Please join me in recognizing the Blakeman and Sedgwick families for their outstanding contributions to Children's Hospital and the ALS Foundation respectively. Both families have raised over \$23,000.00.

Thanks to everyone for being a part of the Weatherstone Magic; our volunteers and sponsors make it happen everyday! Best wishes for a safe and joyous Holiday Season and a very Happy New Year!

Thank you!

Jean Fraser
Weatherstone Social Committee

www.Weatherstone.us - Where you can find up-to-date Event Information 24/7!