



WEATHERSTONE AT HIGHLANDS RANCH

Winter 2010 Newsletter www.weatherstone.us

Board of Directors

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Vice President

Walter Morton
Secretary

Rob Schultz
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HRCA Delegate
Carolyn Groom

WEATHERSTONE NEWS...

President's Message – by Pat O'Keefe

This is a fun time of the year for our neighborhood. The holiday lights are going up and seasonal social activities kick into gear.

It is also a perfect time for us to thank you for making this year so great. The social committee did its usual magic with a bunch of fun events for kids and adults. Their work is tireless and the product is always incredible. Our block captains spend hours of their time keeping the neighborhood close. A committed group of residents on the east side of our community negotiated with Shea Homes to ensure we have an appropriately landscaped division at no cost to our association. Most importantly, we all seem to stand together with challenges big and small. As I watch the construction of Backcountry, I really appreciate the evolution of Weatherstone from a new development to a mature community with established relationships and traditions.

For your Board of Directors, the end of the year is a time to start planning. We set a new budget and establish the priorities for the year. At the top of the list is always preserving our shared assets. We will continue to invest in landscaping. Of course, there is the perennial topic of security at the pool. We will continue to look for ways to create an enjoyable and safe atmosphere for both families and older kids, with as little cost and presence as possible.

Beyond these obvious needs, we engage in a periodic review of our spending needs for the future. Known as a reserve study, this effort ensures that we are saving appropriate funding from your homeowners' dues to pay for significant expenses, such as maintenance of the pool and related structures and other big-ticket items. Of course, you are all welcome to attend the monthly board meetings to learn about some of these investments and obligations.

We are all lucky to call Weatherstone home. On behalf of your Board, we appreciate your support and don't hesitate to let us know your ideas and concerns.

Community News - by Walter Morton

After nearly 8 years of volunteer service for the Weatherstone Community, Jean Fraser is retiring at the end of this year from her current position as Advisor, and the positions she held in the past as Social Committee Chair and Block Captain. She is planning to stay on board as the Neighborhood Watch Chair.

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

Block Captains

For contact information go to the Weatherstone Website.

Advisor

Open

Social Committee Chair

Open

Block Captain Chair

Open

Abbotswood Court

Maureen Undzis

Brettonwood Way

Chanda Stites

Brookhollow Circle

Lori Shultz

Kelly Melcher

Countrybriar Lane

Karen O'Keefe

Kelly Shubin

Edgemont Court

Lara Castro

Edgemont Place

Judy Smart

Meyerwood Circle/Court

Pamela Colquette

Sandy Virden

Meyerwood Lane

Linda Ohr

Ridgecrest Circle

Barbara Kelly

Jana Warwick

Ridgecrest Way

Leslie Krommendyk

Shadowstone Drive

Open

Southbury Court

Angie Greene

Southbury Place

Michelle Nevelle

Staci Mashrouteh Mehran

Weathersfield Court

Erin Burmeister

The Weatherstone Social Committee was formed in the fall of 2002 and Jean was asked to be a Block Captain as soon as they moved here in March 2003. Six months later she was asked to be the Social Committee Chair as well. During her tenure there have been four BOD Presidents and three management companies.

Jean was instrumental in encouraging neighbors and their friends to sponsor and volunteer at all of the events. She took great pride in being able to offer numerous volunteer opportunities for high school students and an opportunity for children and their families to enjoy all of the events and get involved in the community. Throughout the years residents have often heard the comment, "You must be talking about Weatherstone; no one else has that many activities and community outreach". Realtors have shared with us that families often want to move into Weatherstone because they've heard about all the events and programs in our community.

Over the years Jean has created, contributed to, organized, supported, volunteered and helped to establish numerous events, fundraisers and community outreach for Weatherstone. Listed below are some of the events and projects she was involved in:

Annual Events:

Easter egg hunt, pool opening party, garage sale, pink flamingos, Fourth of July 5K and bike parade, National Night Out, adult pool party, Hans Schnettler Classic Golf Tournament and dinner, Concert for Kyle, ALS garage sale & fundraiser, Fall Carnival, Susan G. Komen Race for the Cure, holiday lights, luminarias and the Neighborhood Watch Program.

Thousands of event flyers, resident information sheets, the neighborhood directory, quarterly newsletters, Weatherstone website social events and community information, pool waivers, pool keys, welcome packets for new neighbors, The Weatherstone Guide, entrance signs to Weatherstone, Pronghorn Park committee, annual purchase of holiday lights, wreaths, garland and bows.

Community Outreach and Support: Support for all events and fundraisers, using flyers, advertisements, newsletters, website and entrance signs. Opportunities for high school students to earn community service hours. Cards and flowers for loved ones in the hospital, church or at home.

Fundraisers:

Douglas County Christmas for Kids Program, Sunshine Kids Foundation, Susan G. Komen Race for the Cure, ALS Foundation, American Heart Association, Vietnam Vets, Salvation Army, Concert for Kyle.

The Board of Trustees and all residents are deeply indebted to Jean's years of service to make Weatherstone a warm, welcoming neighborhood to live.

Weathersfield Way
Lisa Iveslatt

Newsletter Editor:
Walter Morton

Published By: HRCA

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

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Weatherstone at Highlands Ranch
Association, Highlands Ranch, CO

Volunteers Needed for Social and Block Captain Chairs

If you're interested in volunteering on these committees please contact Jean Fraser at jmlfraser@comcast.net. Please see other openings available under the Block Captains list in the far left column.

Message from the Treasurer by Rob Schultz

Generally, the association ended FY 2010 in healthy shape. Our revenues outpaced our expenses by over \$18,000. It was decided by our board to deposit the majority of this amount into the operating contingency account for fiscal year 2011. Deposit into the operating contingency instead of the reserve account(s) provides flexibility for future use. In part, this will pay for an up-to-date reserve study – confirming the long-range financial plan of the association as it relates to repairs and maintenance – which will begin after the first of the year. After the study is completed, we will evaluate the needs of the community. Look for a report on the study in the spring.

In addition, our 2011 budget has been completed by the board with the help of our auditors. It has been posted on our website at www.weatherstone.us. It is in your interest to review the budget. The budget will be ratified at the December 22 board meeting unless more than 67% of the homeowner's vote against the budget by that date.

HRCA News by Carolyn Groom, Delegate

Two of the current issues at HRCA are the potential landfill to the southwest of our open space and the 2011 budget.

The landfill would actually touch the HRCA open space border and Cherokee Ranch's border. It would accept household garbage as compared to the current landfill that only accepts construction waste. The landfill will require a zoning change. The application has not yet come before the Douglas County Planning Commission. Gary Debus, community manager, talks about this in his column in the November HRCA news.

The 2011 budget is on the HRCA web site at hrcaonline.org. It was passed at the November 16th meeting. There will be an \$8.00 (\$.67 per month) annual increase.

A Special Thank You -by Jean Fraser

It has been a pleasure to meet, volunteer and work with so many wonderful neighbors over the past eight years. I would like to thank my amazing family for their love, support, time, energy and enthusiasm while I was an Advisor, Social Committee Chair, Block Captain and Neighborhood Watch Chair. My family has generously offered year after year to help copy, distribute, purchase, arrange, set-up, take down, store and volunteer at the various activities, fundraisers and community outreach in Weatherstone. To my husband Gary and our kids - Thank you, thank you I couldn't have done it without you!

Working together as neighbors, sponsors and volunteers we have enjoyed many special moments:

The Easter Bunny arriving on the fire truck, a full lunch menu at the pool opening party, a fire truck leading the Weatherstone Fourth of July bike parade, 100 kids watching a movie at a pink flamingo party, a DJ at the adult pool party, the bouncies and clowns at the Fall Carnival, a special catered dinner for 80 at the pool for the Hans Schnettler Classic dinner, the largest attendance in Douglas County for National Night Out, "Jill's Weatherstone Warriors" banner pictured high above the crowd at the Race for Cure, all the love and hard work put forth for the garage sale, fundraisers and walks for ALS, the amazing fundraising efforts and celebration of life at the Concert for Kyle and the beautiful holiday lights and luminarias on the sidewalks.

My family and I would like to extend a special thank you to all the youth in our community who have volunteered for the past eight years at many of our events and community outreach. Many of these young adults have gone on to host their own fundraisers, events and community outreach programs. On behalf of the Weatherstone community we would like to let you know how proud we are of you and we would like to wish all of you the very best in your future endeavors!

As 2010 comes to a close please join me in thanking the following individuals and our volunteers and sponsors who have generously donated their time, energy and enthusiasm for our Weatherstone events, community outreach, Weatherstone financials, website, landscaping, pool and district representation.

Block Captains:

Maureen Undzis, Chanda Stites, Lori Schultz, Kelly Melcher, Karen O'Keefe, Kelly Shubin, Lara Castro, Judy Smart, Pamela Colquette, Sandy Virden, Linda Ohr, Jana Warwick, Barbara Kelly, Leslie Krommendyk, Angie Greene, Michelle Nevelle, Staci Mehran, Erin Burmeister, Lisa Iveslatt and the late Don Guffey.

Jeff Schuster who has organized the annual Golf Outing/Hans Schnettler Classic Tournament and Dinner for over eight years.

WHOA BOD:

Patrick O'Keefe (BOD President), Clay Shubin (former BOD President), Eric Mack (VP) Martin Perkins (VP), Robert Schultz (Treasurer), and Walter Morton (Secretary).

Webmaster - Michael DeToro.

HRCA District #88 Delegate - Carolyn Groom.

Property Manager - Jeff Evans.

Financial Manager - Brian Sheppelman.

Weathersfield Way Landscaping by Judy Purcell

In mid-October, Shea Homes completed new landscaping in the Backcountry development where it abuts Weatherstone property. This strip of land extends along Weathersfield Way from Wildcat Reserve Parkway down through the drainage area where Weathersfield curves. These trees were requested by a group of 22 Weatherstone families.

Our concern began late last year when owners of adjacent land were notified by Douglas County Community Planning that Shea had requested a replat of the planned Backcountry development at the Weathersfield-Wildcat intersection. Under the proposal, the number of homes in this parcel would increase from 21 to 27, the square footage of each would drop from 3,000-plus to about 2,200, and the anticipated home price would be in the \$300,000 range. Due to this increased density, the elevation of the homes above Weathersfield Way, and the price differential between homes in the parcel and those in Weatherstone, several Weatherstone neighbors became concerned about potential effects on views and property values.

On March 18, Richard and I joined neighbors Niklas and Lisa Iveslatt, Kyle and Diane Gjersee, and Jason and Jamie Reynolds in writing a letter to Shea requesting a thick landscape barrier of 10-foot evergreens along Weathersfield Way. This was to mitigate any potential negative effects and avoid protracted issues with Shea and the county.

Shea's Community Relations Manager, Ryan McDermed, agreed to meet with us. On a cold, blustery day last April, a group of about 25 Weatherstone residents and our sub-association property manager, Jeff Evans, met with Ryan on the property. Shea representatives in charge of landscaping and utility placement also attended. Together, we literally stepped through the rectangular parcel of land adjacent to Weathersfield Way. Neighbors expressed their concerns about views and privacy. Ryan and his team placed stakes in the ground where we asked that clusters of trees be located. We also discussed the types of trees that would survive best in this area.

Later, Ryan submitted a revised landscaping plan to our group of neighbors. We provided multiple comments, and Ryan provided a final plan incorporating our requests. Primarily, we asked Shea to increase the number of trees in the area and switch some deciduous trees in the original Shea plan to

more expensive evergreens at least 10 feet in height for increased coverage over time. Shea accommodated both requests. Ryan promised us that all trees would be planted by October. After hot weather ended, Shea laid irrigation lines and began planting the trees, and the task was completed in mid-October.

Here is the thank-you note I wrote to Ryan on Oct. 14:

"It appears that the trees along Weathersfield Way in the area between Backcountry and Weatherstone have all been planted. They look very green and healthy and certainly should help to create a beautiful landscape screen as they grow to maturity.

The neighbors in Weatherstone were glad to have your cooperation and collaboration over the past six months with this project. We are particularly appreciative of your willingness to switch some of the plantings from deciduous trees to evergreens, which will provide year-round greenery going forward.

Here are a couple additional comments from neighbors:

'We think the trees look great and feel like Shea did a good job to meet Weatherstone's needs. It will be nice to watch them grow through the years.'

Thanks,

Todd and Tracy Schmitt

'We all really appreciate it. The trees look beautiful.'

Melinda Mueller"

It was very gratifying to work together as neighbors for a positive outcome to this situation. In the decades to come, we hope all Weatherstone neighbors enjoy the enhancements to our views and environment that these trees provide.

Repair, Don't Replace Problem Windows by Judy Purcell

Like many other homeowners in Weatherstone, we have several windows for which seals around the panes are breaking. This problem is caused by a manufacturing design that allows accumulated heat, particularly in south- and west-facing windows, to negatively affect the seals. The windows collect condensation between the interior and exterior panes and look cloudy. Many homes in Weatherstone were built about 10 years ago, and window warranties no longer apply. (The window company that supplied Sanford, the original builder of most Weatherstone homes, went out of business anyway.) New windows are quite expensive, and may not match the existing ones. If you buy replacements that do match the existing windows, you run the risk of experiencing the same problem and expense all over again at some point. We decided to see whether we could repair the glass in our windows before investing in replacements. As it turns out, a good window repair company can do this. There are several such companies listed in the Yellow Pages. Look under both "window repair" and "glass" and carefully evaluate each, checking with the Better Business Bureau if you like. We selected Rocky Mountain Window and Door based in Denver. The knowledgeable owner, Chris

Patrinias, formerly worked with Pella and has 17 years of experience. He carefully measured, custom cut the glass to fit, gave us a fair price and installed the windows one week later. For preferred treatment, mention that you live in the Weatherstone neighborhood, and that the Purcells referred you.

A word of advice: In Sanford homes, the windows have clear, double-pane glass. If you select "low-E" glass, it's more energy efficient, but it costs more, and the color may not match your existing windows.

Newsletter Format Change

In an effort to save on postage costs, the Weatherstone Newsletter will be transitioning to an electronic e-mailed format over the next 12-18 months. For the interim period, you will receive the newsletter both via hard copy and e-mail. If you do not receive the e-mail version in the next few days, please contact Jeff Evans at whoa_mgmt@weatherstone.us to update your e-mail address with us.

On behalf of the Weatherstone Community we would like to wish all of you a safe and happy holiday season!

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