



# WEATHERSTONE AT HIGHLANDS RANCH

Summer 2011 Newsletter

Check us out at: [www.weatherstone.us](http://www.weatherstone.us)

## **Board of Directors**

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**Pam Colquette**  
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**Martin Perkins**  
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*Secretary*

**Rob Schultz**  
*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](mailto:whoa_mgmt@weatherstone.us)

**For financial matters  
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Community Association:**  
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**HRCA Delegate**  
Carolyn Groom

## **WEATHERSTONE NEWS...**

### **President's Message** – by Pat O'Keefe

The summer months are upon us. For our neighborhood, that means plenty of opportunities to reconnect, whether you are at social gatherings or simply talking to other residents at the pool. The next few months are also where we see the greatest number of troublesome issues raised by residents. With a little help and attention, I believe we can avoid or resolve many of them.

#### **Vandalism**

Over the past few months, we have had a number of unfortunate vandalism incidents. Thankfully, we live in a neighborhood without much trouble, but this is persistent problem. Please keep a vigilant eye on suspicious activity and report it immediately to the Douglas County Sheriff (303-660-7505). The Sheriff's office has been quite responsive with increased patrols.

#### **Pool**

As one of our previous association presidents liked to point out, the pool is our community's greatest asset and our greatest source of challenge. There are a few things that we can all do to make sure the pool experience is enjoyable for all.

Parents should be aware they are responsible for the conduct of their children and if their kids are old enough to invite non-residents, their children's guests. No child under 13 may have a guest without an adult present. Guests of children must also be at least 12 years old. Finally, the pool is closed to anyone under 21 at 9:00 pm. The time between 9 and 10:00 is reserved for adults only. Parents should also note that the most likely recourse for serious violations of pool rules by their kids or guests is to suspend pool privileges. This could include suspension for the whole family. We have security on-board again this summer to help monitor the area, but it is always helpful if families could take a few minutes to review the rules. In general, please do your best to keep the pool area picked up. We don't pay for housekeeping services at the pool, so any trash left in the area is likely to be picked up by another resident.

#### **Landscaping**

Much of the early investment in landscaping by the community is paying off. We have more mature trees and other vegetation. Unfortunately, there was a lot of stress over the past year or so with extreme dry spells. As you are walking around the neighborhood, please note any signs of trouble and alert our community manager, Jeff Evans (303-217-6251). This will allow him to respond and hopefully avoid permanent damage. Similarly, if you see a sprinkler that isn't working or landscape lights that are out, I know that he would appreciate an e-mail. You may catch something well before our

Check our Website for the latest info:  
[www.Weatherstone.us](http://www.Weatherstone.us)

### **Block Captains**

For contact information go to the Weatherstone Website.

#### **Advisor**

Open

#### **Abbotswood Court**

Kelly Koberg

#### **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**

Tara Vogler

#### **Southbury Court**

Angie Greene

#### **Southbury Place**

Michelle Nevelle  
Staci Mashrouteh Mehran

#### **Weathersfield Court**

Erin Burmeister

#### **Weathersfield Way**

Lisa Iveslatt

landscaping crew will notice. Finally, if you have any ideas for improving landscaping, please don't hesitate to tell Jeff or someone on the board. We are happy to consider any new investments.

I hope everyone enjoys the next few months of warm weather and social opportunities in our great neighborhood.

### **Stone Mountain Entrance Visibility** by Martin Perkins

At the recent annual homeowners meeting, Mr. Tom Barnwell brought to the board's attention the safety hazard, due to poor visibility, created by the height of the landscaped island in the center of our Stone Mountain entrance (at Wildcat Reserve Parkway). The hazard relates to both automobile and foot traffic. With the help of a landscape architect, the board is in the process of analyzing solutions and costs to correct this issue. Solutions may include lowering (excavating) the earthen berm, as well as possibly changing the types of plants and trees on the island. The Board's goal is to resolve this safety issue as quickly as possible at a reasonable cost, while maintaining a quality look. We'll get back to you on this one.

### **Message from the Treasurer** by Rob Schultz

The Board has been busy digesting, providing input and reviewing the 5-year Reserve Study that is attached to the website. This was the first time at the rodeo for many of the Board members, so we asked a lot of questions – and we have Jeff Evans to thank for his patience and guidance.

Think of the Reserve Study as a home inspection – the first draft makes you feel as if your house (or community) will collapse tomorrow! Obviously, it is not nearly that bad and in fact, we are in pretty terrific shape. The engineers who prepared the study (Borne Engineering out of Englewood) simply estimated a replacement time and a value to items in our community that require maintenance and created a schedule that approximates the funds needed to replace the given items. This is admittedly an estimate, but we do the best we can based on our experiences ... there is as much "art" as "science" to this task.

As an example, the pool boiler (probably our largest line item with the exception of the fence) is stated to have a 10-year average life. The engineers assume that in 2012, the boiler will need to be refurbished for a cost of \$16,500, and be replaced in 2022 for an additional cost of \$17,000. This does not assume any maintenance, and inherently assumes year-round use (versus our 4 months of use each year). By showing this expense in 2012, our Reserve Fund balance went negative quickly. Common sense tells us that we have a few years left on the current boiler (we had a thorough overhaul last year) and that we are not going to refurbish or replace it unless it is needed. So, we went

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Walter Morton

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Association, Highlands Ranch, CO

through line item by line item discussing and mostly pushing items back at least five years – until the next study.

This exercise is a bit academic and a balance between (i) looking at the balance in the Reserve Fund; (ii) reviewing our expectations as to depleting the Reserve Fund due to unforeseen and expected maintenance items; (iii) evaluating our current assessment rates. Personally, I view this as the single most important task we have. In summary, we have over \$109,000 in our Reserve Fund and have additional monies in our Operating Account as contingency. Conversely, we have not raised HOA fees since 2005. We will continue to monitor our balances and use the Reserve Study as a barometer for our general financial health. The Board did decide to at least consider an increase in dues later this year – so to the extent you feel strongly about an increase, please let one of us know.

A copy of the Reserve Study and audited financials of the Association have been placed on the website for your review.

### **HRCA News by Carolyn Groom**

The HRCA is looking for volunteers for the Tribunal, Architectural, and Finance Committee. □ □

**The Tribunal** is a panel of homeowner volunteers appointed by the Board of Directors to hear appeals of Architectural Committee rulings on non-compliance issues or improvements to property. Recommendations of the Tribunal are based on compliance to governing documents and are forwarded to the Board of Directors for acceptance. □ □

**The Architectural Committee** is comprised of homeowner volunteers with expertise in various home improvement and construction disciplines that are appointed by the Board of Directors. The Committee meets to review plan sets and submittals made by homeowners to assure they comply with HRCA Residential Improvement Guidelines. □ □

**The Finance Committee** assists the Board of Directors in the management of the financial operations of the Association including monthly review of financial statements, investments, annual budget and audit review. They also assure that the books and records of the Association conform to generally accepted accounting principles and the HRCA Declarations. □

Please send resume, letter of interest, completed Committee Application Form and Conflict of Interest Form to [rcampbell@hrcaonline.org](mailto:rcampbell@hrcaonline.org) to apply.

These committees are a good way for residents to become involved in community activities.

Your Board also recently received this e-mail from the HRCA Board of Directors...

Good news. Waste Connections, the company that was proposing to build a landfill in Sedalia has withdrawn their application. The attached article provides the specifics regarding the situation. As Gary Debus states in the article, we do not expect that this is the end of the issue. We will continue to monitor the situation and take appropriate action as necessary. Your support was and will continue to be an important element of our plan to oppose a dump at this location. Thank you for your support. We may be calling on you again in the future. [http://www.denverpost.com/breakingnewsold/ci\\_18138623](http://www.denverpost.com/breakingnewsold/ci_18138623)

*On behalf of the Weatherstone Board of Directors,  
we look forward to serving you in 2011.*

[www.Weatherstone.us](http://www.Weatherstone.us) - Where you can find up-to-date Event Information  
24/7!

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