



HIGHLANDS RANCH GOLF CLUB

2nd Quarter 2003

BOARD MEETINGS: NEW LOCATION FOR UPCOMING MEETINGS

The June Board of Directors Meeting will be held on Thursday, June 19th at the Library located at 9292 Ridgeline Boulevard. The Board meeting will begin at 6:00 P.M. followed by a homeowner's forum in which all homeowners have the opportunity to discuss issues related to the community. Owners are encouraged to attend the meeting to find out what is happening in the Golf Club.

Future meetings in 2003 have been scheduled for September 15th and November 13th.

BOARD OF DIRECTORS

Donald Monahan
President

Donna Kalahar
Vice President

Darrin Kerbs
Vice President

Robin Merriman
Secretary

Elliot Sorge
Treasurer

MANAGEMENT COMPANY

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MEET YOUR BOARD OF DIRECTORS

Don Monahan—After commuting 40 miles one way to work everyday for nine years, my wife, Judy, and I moved from Arvada into HRGC in May 2000. I am a civil engineer consultant, registered professional engineer, and Vice President for Walker Parking Consultants in the Denver Tech Center. I have designed and managed commercial projects of up to \$30 million construction cost. My experience bidding and administering construction contracts should be of value in soliciting bids and administering the service contracts of the association. I decided to become involved on the Board after attending the quarterly meeting in June of last year and finding that our finances were \$20,000 over budget. My goal is to develop a reasonable budget for the association and monitor expenses within that budget.

Donna Kalahar—My husband, Dallas and I have lived in Highlands Ranch for more than 11 years. We are both retired. The past 3+ years have been right here in the Golf Club. We were the 6th family to move in here, and have attended almost every quarterly meeting of the HOA. I volunteered to be the Flower Committee Chairman in 2002, and became a member of the Grounds Committee when it was organized and first met in December, 2002. Now, as a board member, I hope to help keep our community a place that all of us can be proud to live in.

Elliott Sorge— I am a retired Bishop of the Episcopal Church and was a missionary in Brazil for 13 years. Upon returning to the USA I served on the National Church Staff and managed over three million dollars. My entire life has been committed to building community. My wife and I moved to Highlands Ranch in 2001 to help our son and daughter –in-law with their triplets.

Darrin Kerbs- I am a Colorado native and work in the information technology field for Mortgage professionals as a National Sales Director. My wife Lori, daughter, Hannah, and I moved into the west side of our community last August and have enjoyed building a house into our home. I have a strong sense of community and want to help develop pride in our neighborhood. I look forward to serving on the Board through the year!

Robin Merriman — I am a Texas transplant who has lived in the Denver area for 13 years. I worked primarily in the technical training field for my own consulting business which I operated for 10 years. I have recently earned by Real Estate Brokerage license, and have been working for Metro Brokers Premiere Properties for almost a year. I love living in the Golf Club community and feel that serving on the Board is a small way to give back to my community.

Message from the President

By the time you read this newsletter, we are almost 9 months into self-managing our homeowner's association after taking over from Shea Homes last September. I would like to reflect on some of our accomplishments.

Thanks to Byron Abshier, last year's President, we established a Grounds Committee, a Communications Committee, and a Finance Committee consisting of volunteers from the community. Each of these committees has a Board member serving as a liaison to the committee. This year, the Board Liaisons to the Grounds Committee are myself and Donna Kalahar. Donna Kalahar has almost single-handedly bird-dogged our grounds maintenance over the last two years. Monitors have now been assigned to sub-areas within our community to survey the condition of our common areas on a periodic basis and to monitor the services provided by the snow removal and landscape maintenance contractors, as well as report necessary maintenance and repair issues. This group has prepared requests for bids and contracts for snow removal and the flower bed planting for this year. This work has resulted in substantial savings from last years expenditures for these services. Dick Sides, Vice President from last year's Board, continues on this committee and has been very instrumental in leading this group through its infancy. Other members of this committee are Jeff Schmidt, Sally Anderson, Rich Cavaliero, Mike Merriman, Matt Turner, and Ryan Olson.

The Communications Committee was initially organized by Jill Brown, last year's Board Secretary, and she continues on this committee. Robin Merriman, our new Board Secretary, will be the Board Liaison for this committee for the coming year. Darrin Kerbs, Board Vice President, has particular expertise in Web sites and will work with the Communications Committee on that project. This committee is also working on a roster of members in our community, improved newsletter, and a welcome committee for new homeowners. Other members of this committee are Joan Welk, Gabrielle Knox, Sandra LeBlanc, and Linda Foster.

The Finance Committee is responsible to bird dog our budget, review expenditures proposed by other committees, and suggest ways to enhance revenue and control our expenses. Richard Henderson, Treasurer from last year's Board, will continue to serve as Chairman of this committee. Elliott Sorge, our new Board Treasurer, will serve as the Board liaison to this committee.

Financially, the Association is in very good shape. We have almost \$100,000 in our reserve account despite an operating loss of \$46,442 for calendar year 2002. We are off to a good start for 2003. Snow removal expenses are well below last year and the cost of the flowerbeds is below last year's expenditures. However, vandalism and repairs to landscape lighting continues to exceed budgeted expenses. Sprinkler repairs are also a costly item. We have inventoried the landscaping in our common areas and find numerous trees and shrubs that are dead and must be removed and replaced. The Grounds Committee will be soliciting bids for this work in the near future.

I am proud of our accomplishments over the last 8 months and look forward to continued progress and fiscal responsibility for our association while maintaining the beauty and integrity of our common areas.

Sincerely,
Don Monahan



INFORMAL NEIGHBORHOOD GATHERINGS

Highlands Ranch Golf Club
Neighbors Meet at the
Highlands Ranch Golf Club
3rd Wednesday of the Month
6:00 p.m. –8:00 p.m.

Upcoming Dates

June 18, 2003
July 16, 2003
August 20, 2003

Neighbors gather each month to say "hello" and to enjoy some great conversation. We order refreshments in the dining area. Some of us stay for a light dinner. Some arrive after 6:00 p.m. or leave early, depending on their family or work schedules. This is a wonderful opportunity for neighbors to get together. Please join us!!

Please RSVP each month by noon the day before the social. This is helpful as we work with food services at the Golf Club. Please call either Aldis Sides at 720-344-9278, (e-mail absides@earthlink.net), or Joan Welk (720-344-1560).

We hope you will join us!!

MORE SOCIAL HAPPENINGS

Ladies Bridge Group
1st Thursday of Each Month

Ladies Luncheon
2nd Friday of Each Month

To Join In, Please Contact
Jill Brown — 303-791-4640



**HIGHLANDS RANCH
COMMUNITY ASSOCIATION
SPECIAL EVENTS**

Highlands Ranch Community Association offers numerous events throughout the year.

UPCOMING EVENTS:

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| Farmer's Market | June 7th |
| Ranchstock Music Fest | June 14th |
| Father's Day Pool Party | June 15th |
| Car Show | June 21st |
| 4th of July Celebration | July 4th |
| Sports Memorabilia Show | July 12th |
| Hawaiian Luau | July 19th |

For more information regarding any of these events please visit the Highlands Ranch Community Association website at www.hrcaonline.org or call the HRCA Events line 303-471-8888.



PARKING CONCERNS

Parking near intersections and roundabouts can be hazardous. Vehicles parked close to these areas can impede visibility and could result in an accident.

Please park cautiously and please park in areas where visibility will not be impaired.

MARCH 2003 BOARD MEETING RECAP

The following items were addressed at the March 11, 2003 Board Meeting:

- ..The Board voted to moved an additional \$5,000 into the reserve funds to bring the reserve funds very close to meeting funding projections as of the end of 2002.
- ..The flower bid from Valley Crest Landscaping was unanimously approved by the Board at a cost of \$6,030.
- ..In an effort to minimize lighting repair costs, it was agreed to only do repairs to the lights on a quarterly basis. Estimates on repairs will be obtained prior to each meeting for Board review. Emergency safety repairs will continue to be done as needed.
- ..Winter Watering of Trees — An expense of \$2,160 was approved to do a one-time winter watering of the trees.
- ..It was requested that bids be obtained from several law firms for the drafting of a general services contract for the Association.
- ..An expenditure of \$4,000 was approved for the addition of mulch to many of the landscape beds throughout the community.
- ..The Board of Directors approved the recommendation from Shea Homes that the 2000-2001 audit be completed by Brashier and Company. With the turnover of the community, Shea Homes will pay for this expenditure.
- ..Grounds Committee Report — This 9 member committee had met 4 times since December. The committee has been actively working on the flower bid for this year, has discussed tree replacement, is looking at ways to improve the lighting in the community without repairs being a huge expense, and reviewed the winter watering bid from US Lawns.
- ..Communications Committee — This five member committee met at the end of January to address the development of a community directory, welcome packets to new neighbors, the web site and possible social events for the community.
- ..Budget Committee — This committee will monitor expenditures of the Association and work on developing a budget for 2004 that reflects anticipated expenditures.
- ..Issues addressed by homeowners included questions on xeriscaping, which will be considered on a case-by-case basis, artificial turf, which will not be allowed, working with the Golf Course to see if there is any possibility of having them complete a section of sidewalk and the block voting of the townhomes.
- ..Meeting Dates — The Board established the dates of June 19, September 15th and November 13th as the meeting schedule for the balance of the year.

It was an informative meeting for all. The Board looks forward to seeing you at the next meeting on June 19th.

DROUGHT UPDATE

Centennial Water and the Metro District have implemented a mandatory two-day per week out door watering schedule that will run through Friday, October 31st. Most metro area communities have indicated that they will follow the same schedule this year. The schedule gives every home both a weekday and weekend watering day. The days will remain the same throughout the summer, thereby reducing confusion.

Odd number addresses watering days are Wednesday and Saturday. Even number addresses watering days are Sunday and Thursday.



FINANCIAL RECAP APRIL 2003

	YTD Budget	YTD Actual
Income	\$90,158	\$55,060
Expenses		
Administrative	\$20,311	\$14,988
Grounds Maintenance	\$9,954	\$21,126
Utilities	\$2,378	\$4,050
Reserve Transfers	\$11,000	\$6,000
Total	\$43,643	\$46,164



Homeowners Association at
Highlands Ranch Golf Club
c/o Hammersmith Management, Inc.
12200 E. Briarwood Avenue, Suite 250
Centennial, CO 80012

GROUNDS COMMITTEE UPDATE

The Highlands Ranch Golf Club Grounds Committee has been working diligently to improve the common areas of the community.

Over the last few months the common areas have seen much improvement. The committee is insuring that all contractual obligations of the landscaper are being met.

In addition the Grounds Committee has also overseen the installation of the flowers at the entrances to the community. Within the next few weeks homeowners should see the removal of tagged trees and the installation of 16 new trees at a cost of \$5,400. Additional mulch will also be installed at a cost of \$3,960.

Thanks to everyone on the Grounds Committee for all their time and efforts this season. It is greatly appreciated.