



HIGHLANDS RANCH GOLF CLUB

3rd Quarter 2003

BOARD MEETINGS: NEW LOCATION FOR UPCOMING MEETINGS

The September Board of Directors Meeting will be held on Monday, September 15th 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.

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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JUNE 2003 BOARD MEETING RECAP

The following items were addressed at the June 19, 2003 Board Meeting

..John Alexander from US Lawns gave a report on the landscaping for the Association. The dead trees have been removed from the Association. Sixteen trees will be replaced.

..The proposal from Winzenburg, Leff, Purvis & Payne to draft a general services contract was approved by the Board at an expense of \$500.00.

..Grounds Committee Report — The committee will look into having two of the mail kiosks that have a design flaw repaired by the engineer who developed the kiosks. The committee had learned that Douglas County will require that Shea Homes install the missing sidewalk between the golf course and the community. The committee is in the process of obtaining snow removal and Christmas light contracts.

..Finance Committee Report — The charter for the newly named Finance Committee was presented. The committee will begin preparing recommendations for the 2004 budget in August.

..Communication Committee Report — The committee will be working on a directory as well as a website for the community. The committee will look into ways to advertise board meeting at the mail kiosks.

LANDSCAPING REMINDERS

Thinking of making any additions or changes to the exterior of you home or yard? Make sure that you follow the Residential Design Guideline Process for approval. You must obtain approval for any exterior change to your home including the following:

- landscape design and integration
- residential yard lighting
- fences and retaining walls
- decks
- spas and hot tubs
- play structures

Please contact Hammersmith Management with any questions you may have regarding the Design Review Committee Process.



HRGC Myths & Facts

Myth: The HRGC Homeowner's Association is responsible to plow the streets in our community.

Fact: The streets in our community are owned by Douglas County and they are responsible for plowing the streets. For more information visit http://www.douglas.co.us/DC/PublicWorks/snow_policy.htm. (underscore between snow & policy).

Myth: The HRGC Homeowner's Association is responsible to plow the sidewalks in front of the homes in the community.

Fact: The sidewalks are in the Douglas County street right of way, however, by law, each homeowner is responsible to plow the sidewalk adjoining their property within 24 hours of the end of a snowfall. The HRGC HOA is responsible to shovel the sidewalks at the mail kiosks and sidewalks adjoining other common area parcels within the community. The HRGC HOA contracts with U.S. Lawns for this snow removal.

Myth: The HRGC Homeowner's Association is responsible for maintaining the street lights in our community.

Fact: The street lights are owned by Metro Districts Highlands Ranch (MDHR). Homeowners are billed by MDHR for the cost of operating and maintaining the street lights. (See Section 6.3 of the Community Declarations)

Myth: The landscaping installed by the homebuilder complies with the HRGC Homeowner's Association landscape rules and regulations.

Fact: The number and variety of plantings installed by the homebuilder often does not meet the landscape regulations of HRGC. The homeowner is responsible to install additional plantings and to have the landscape plan approved in advance by the Architectural Control Committee.

Myth: The black steel picket fence between a homeowner's property and the golf course is the property of the homeowner.

Fact: The black steel picket fence between the individual house lots and the golf course property is owned and maintained by the HRGC Homeowner's Association. Homeowners may not make any alterations or modifications to this fence without the approval of the HRGC HOA Board of Directors. Maintenance and repairs to this fence is the responsibility of the HRGC Homeowner's Association. (See Section 2.9 of the Community Declarations)

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

August 20, 2003
September 17, 2003
October 15, 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),

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:

Scottish Festival-August 9th-10th
Farmer's Market- Wednesdays & Saturdays through Mid-October
Film in the Park- October 8th, 15th & 22nd
Arts Festival-August 30th

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.



**TIRED OF WRITING
CHECKS?**

Were you aware that it is possible to have your Association dues automatically drafted from your checking account?

Contact Hammersmith Management at 303-980-07700 for more details on the Auto-Pay system.

FINANCIAL RECAP June 2003

	YTD BUDGET	YTD ACTUAL
Income	\$68,825	\$90,843
Expenses		
Administrative	\$17,905	\$22,613
Grounds Maintenance	\$38,977	\$14,705
Utilities	\$11,200	\$2,587
Reserve Transfers	\$0.00	\$12,711
Total	\$68,082	\$52,616

PET WASTE, WHAT A PROBLEM.

Nothing is better than walking your pet within the Highlands Ranch Golf Club community and nothing is worse than encountering pet waste.

As responsible homeowners, please be responsible pet owners. Pet waste can contain roundworm, hookworm, giardia and salmonella, it carries germs and disease which could possibly be tracked into a home. Highlands Ranch Metro District has adopted one simple rule for dogs and dog owners: "Owners must leash and pick up after their pets."

It only takes a moment to dispose of pet waste properly and to keep the common areas of the community clean for everyone to enjoy. The Association does not want to spend assessment dollars having the walking trails and play area cleared of pet waste when it is individual homeowner responsibility.

DROUGHT UPDATE

Centennial Water and the Metro District has changed the mandatory two-day per week out door watering schedule to a voluntary two-day per week watering schedule that will run through Friday, October 31st. Outdoor water use will still be prohibited between 10:00 a.m. and 6:00 p.m. to minimize the effects of evaporation in the heat of the day.

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



HRGC Directory is Coming Soon!

Finally! The Highlands Ranch Golf Club Directory is in now in the process of collecting data to be published in September. This directory will include all of the townhomes and homes in the HRGC. In the next couple of weeks you will be receiving a letter from the Communications Committee asking for you to submit your phone numbers or to request not to be published.

Since all names and address are public information, we are using this information as the basis of the directory. If you want to include your phone number or ask not to be published, all you will need to do is fill out the addressed, postage-paid postcard included with your letter, by August 30, 2003. If we don't receive a postcard, we will assume that you have given us your permission to print your address and name.

Also, if you provide a service or business, please feel free to inquire about advertising in this directory! Call Gabrielle Knox (303-683-7718) for rate information, or if you have any other questions.

SO, get on board! Submit your postcard soon! We will be delivering them to your homes sometime at the end of September or early October.

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