



HIGHLANDS RANCH GOLF

4th Quarter 2004

BUDGET RATIFICATION MEETING

A Special Meeting of the Homeowners will be held November 30, 2004 at 6:00 p.m. at the Highlands Ranch Library, located at 9292 Ridgeline Boulevard, Highlands Ranch, CO 80129 in the meeting room. **The purpose of the meeting is to ratify the 2005 budget.**

Immediately following the Budget Ratification Meeting, the Board of Directors will conduct their quarterly meeting. At the conclusion of this meeting, a homeowners' forum will be held in which you will have the opportunity to ask questions or express concerns regarding the community. **Registration and Ballot Distribution will begin at 5:30 P.M.**

Please arrive early to register as the meeting will begin promptly at 6:00 P.M. In accordance with our governing documents, one vote shall be granted per owner. The budget will be adopted automatically unless 67% of the homeowners request

BOARD OF DIRECTORS

Donald Monahan
President

Jeff Schmidt
Vice President

Darrin Kerbs
Vice President

Kerry Roy
Treasurer

Robin Merriman
Secretary

MANAGEMENT COMPANY

Hammersmith Management
12200 E. Briarwood Avenue
Suite 250

Centennial, CO 80112

Phone – 303-980-0700

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Scott Ryan
Managing Agent
scott@e-hammersmith.com

www.highlandsranchgolfclubhoa.com

The website for the HOA at Highlands Ranch Golf Club is now online. Please visit the site for up to date information regarding the Association.

Website address
www.highlandsranchgolfclubhoa.com

Contact the Board of Directors
Board of Directors—board@hrgchoa.com

Contact a Committee
Communication—communications@hrgchoa.com

Finance—finance@hrgchoa.com

Grounds—grounds@hrgchoa.com

Information on the Erickson Development
www.hrgchoa.com/erickson



Holiday Fun!

Come join your neighbors and celebrate the holidays December 15, 2004 at 6:00 at the Highlands Ranch Golf Club.



MORE SOCIAL HAPPENINGS

Ladies Bridge Group
1st Thursday of Each Month

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

Ladies Luncheon
2nd Friday of Each Month

Please contact Barbara Tracy
at 303-730-0828

Did You Know?

Several residents in the community have formed a core team to express concern over the proposed Erickson planned development. These residents are working together to better understand the project, oppose the rezoning application and develop a plan to keep the community residents up to date with the latest information.

We need your help! There are several ways to get involved:

1. **Sign our petition.** During the month of November, several residents will be doing a door-to-door campaign to get our petition signed which opposes the rezoning application filed by Erickson Retirement Community. Please be supportive of their efforts.
2. **Write a letter.** Should you have the desire to write a personal letter, a sample letter and several talking points can be found online at www.hrgchoa.com/erickson.
3. **Join us at the next Board Meeting!** The next homeowners meeting will be held on Tuesday, November 30th at the Highlands Ranch Library. The meeting will begin at 6:30pm with a short presentation of the Erickson planned development immediately following at 7:30pm. Elyse Salazar from the Douglas County Planning Department will also be there to review the rezoning process for everyone and answer questions.
4. **Join the neighborhood core team.** Contact Laurie Belmear at lbelmear@valuecheck.com or 303.471.9575.
5. **Help us spread the word.** This project not only affects Golf Club residents, but homeowners in the surrounding communities as well. Share your knowledge with your friends and family.

Thanks in advance for your support! Should you have any further questions about our efforts, please contact Pam Sammartino at 303.683.6137 or email randpsam@yahoo.com.

HIGHLANDS RANCH GOLF CLUB NEIGHBORHOOD WATCH

HRGC Neighborhood Watch is in place for our community. We have much to celebrate! Thirty Block Captains have volunteered to coordinate this program for their blocks. Block Meetings have been held for all but three blocks. Thank you all for your attendance at these meetings. The Douglas County Sheriff's Office did an exemplary job presenting information and strategies to all of us at these meetings. We have the opportunity NOW, more than ever, to "button up" our neighborhood. Crime is active in Douglas County; criminals and opportunists are active in our neighborhood, casing our property and homes. This is a typical scenario for an affluent county and for a new neighborhood. Our main task now is to stay VIGILANT and to reduce the potential for CRIMES OF OPPORTUNITY. The most common crime of opportunity is the open, unattended garage door and the unlocked (sometimes locked) vehicle parked in a driveway instead of in the garage. We lose some flexibility and convenience to our daily lives, but we give the message clearly that there is no opportunity here for burglary and/or theft.

FREQUENTLY ASKED QUESTIONS RE: NEIGHBORHOOD WATCH

1. Who is my Block Captain? *Please contact me for your Block Captain's name, e-mail, and phone.*
2. Is there a Block Meeting that I may attend? (I missed my own Block Meeting.) *Yes, please contact me for future dates.*
3. How will I receive CRIME REPORTS? *You must give your e-mail address to your Block Captain. Updates are issued regularly to inform us. This is specific information about our neighborhood, including criminal trends within Douglas County which is provided by the Douglas County Sheriff's Department.*
4. How do I report a crime? *You may call 911 to connect with the Douglas County Sheriff's Department.*
5. If I call in an emergency on a land line, will emergency services know my address? *Yes, this information is available to them, but may need to be confirmed.*

Please let me know if you have interest in attending a make-up meeting in the case you were not available to attend your Block Meeting. We would be interested in conducting this meeting at the HRGC Clubhouse on an evening or other time that would be convenient for you. You will be quite interested, we believe, in the remarks by the Sheriff's Department, specific to your block. In addition, the Sex Offenders list is circulated at this meeting.

Let's continue to stay strong on crime prevention. Let's take this successful beginning to motivate us to fight crime. Opportunists are not welcomed here. We want our beautiful, new neighborhood to be safe and secure for our property and for our families.

We want to be responsive to your questions, concerns, and suggestions. Please let me know how I can be helpful.

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.

November 17, 2004

**HOA Holiday Social
December 15, 2004**

January 19, 2005
February 16, 2005
March 16, 2005

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.

***We hope you will join us!!
Dick and Aldis Sides
Absides@comcast.net
720-344-9278***





Erickson Retirement Community Update

**Informational Meeting with Douglas County Planning Department after the Highlands Ranch Golf Club Quarterly Meeting
November 30th at 7:30PM**

Just in case you haven't heard about the proposed retirement community along the northern border of our community, a real estate developer from Maryland completed the purchase of the Flying B Ranch in September. The Flying B Ranch runs from the water treatment facility to Santa Fe and from the 3rd fairway of the Highlands Ranch Golf Club to County Line Road. In all, it covers about 140 acres on the north side of our community.

Prior to the purchase in September, Erickson Retirement Communities filed to rezone the 140 acres from its current industrial zoning to allow the construction of a 2,000 unit, all-inclusive retirement community.

Erickson wants to use roughly 80 acres of the 140 acre parcel for its retirement community and allocate the remaining area for commercial and high-density residential development. Here are the highlights from Erickson's rezoning application.

1. Construction of 22, interconnected buildings in a campus style development.
2. Main buildings may be built to a height of 90 feet.
3. Auxiliary buildings may be built to a height of 45 feet.
4. To maintain connectivity among the buildings, they are seeking permission to build one or more climate controlled, elevated walkways over the High Line Canal.

Given the size of this proposed development, Erickson is facing several hurdles to get it the rezoning approved by the Planning Commission and ultimately the Board of County Commissioners. Many homeowners of the Highlands Ranch Golf Club, especially those on the north side being closer to the new development, have actively voiced their concerns to Douglas County. These concerns have been given to Erickson to consider as they further revise their application.

Common concerns and issues you should know include:

- Compatibility of 90 foot apartment buildings next to single family residences.
- Impact on property values due to obstruction of views, increased traffic, and proximity of low income housing.
- Continuation of Plaza Drive (up to 4 lanes) connecting to Santa Fe and County Line Road will add noise and traffic congestion.
- Alignment of Plaza Drive may be to the south of the water treatment plant where water retention ponds currently exist and could dramatically impact homeowners along the 2nd hole of the golf course.
- Road construction and elevated walkways will impact vegetation, wildlife and open space around the High Line Canal.
- The addition 2,000 residents and 1,100 employees will greatly increase traffic on Plaza Drive.
- Not specifically related to Erickson's rezoning, the FASTRACKS approval provides funding to continue the southwest light-rail line to Lucent and C-470 on the south side of C-470 through the Erickson property. The Lucent/C-470 station will include 1,000 parking spaces adding further traffic volume on Plaza Drive.

At first-glance, a retirement community doesn't sound like a bad neighbor. After digging into the details, this retirement community is on a grand scale and could have dramatic consequences for our neighborhood if left unchallenged. Additionally, Douglas County has their own ideas of what they like to see on this property given its "strategic" location.

In order to positively influence the direction of this development, we need to have a large, unified effort by the community to make sure our concerns are heard. The letters sent to Douglas County so far have started to make a difference and the Douglas County Planning Department will be providing guidance at our quarterly homeowners association meeting on November 30th. Their portion of the meeting should start around 7:30. This is an important issue for our entire community and hope to see you at the meeting.

Winter is Coming!!

As the winter months are approaching, it is important to be familiar with the snow removal policies within the Highland Ranch Golf Club Community. The HRGC HOA is responsible for shoveling the sidewalks at the mail kiosks and sidewalks that adjoin other common area parcels within the community. The Association contracts with Snow Management Services for this snow removal.

Douglas County's snow removal policies are based on a priority system. Local roads that provide for low to medium traffic volumes within subdivisions and provide direct access to residences or private property are considered a priority 3, with priority 1 being the most important. For questions regarding Douglas County snow removal policies contact 303-660-7480 or access on line at www.douglas.co.us/DC/PublicWorks/snow_policy.htm. For other snow removal within the community please contact Hammersmith Management.

WELCOME TO THE NEIGHBORHOOD!

A warm welcome to our newest neighbors.

James & Alida Bakarich	9062 Old Tom Norris Circle
Matthew Johnson	8881 Edinburgh Circle
Henry Mann	9034 Old Tom Morris Circle
Pedro & Rosa Mora	3091 Greensborough Dr.
Johnie & Waunette Ouzts	9064 Old Tom Morris Circle
Todd & Karen Padgett	2840 Stone Crest Pt.
John & Irma Parker	8982 Old Tom Morris Circle
Judith Rao	9030 Old Tom Morris Circle
Brian & Katherine Richardson	2712 Rockbridge Dr.
Daniel & Alice Sommer	9055 Old Tom Morris Circle
Todd & Jennifer Stevens	8969 Stonecrest Way
Witold Szuster	9022 Old Tom Morris Circle
Scott Weibel	3229 Westbrook Lane



Seasons Greetings

Homeowners Association at
Highlands Ranch Golf Club
c/o Hammersmith Management, Inc.
12200 E. Briarwood Avenue, Suite 160
Centennial, CO 80012