

HIGHLANDS RANCH GOLF CLUB

1st Quarter 2005

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
Fax — 303-980-0576

Scott Ryan
Managing Agent
scott@e-hammersmith.com

ANNUAL MEETING

WEDNESDAY, MARCH 9th, 2005

In accordance with Section 4.2 and 4.5 of the Bylaws of Homeowners Association at Highlands Ranch Golf Club, Inc. the ANNUAL MEETING OF THE MEMBERSHIP will be held on Wednesday, March 9, 2005 at the Highlands Ranch Library, 9292 Ridgeline Blvd., Highlands Ranch, CO. 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.

The purpose of the Annual Meeting is to elect five (5) homeowners to serve on the Board of Directors, and to elect a Delegate to the Highlands Ranch Community Association (Delegate District Number 107). The responsibility of the Delegate is to attend the Delegate meetings and act as a liaison between the Highlands Ranch Community Association and the Homeowners Association at Highlands Ranch Golf Club (Delegate District 107). At the conclusion of the Annual Meeting, the Board of Directors will hold a short meeting to designate officers for the coming year and to hold a Homeowners' Forum to discuss concerns and issues regarding the community.

BOARD NOMINEES

The following homeowners have expressed an interest to serve the community and contribute to decisions that are made regarding your neighborhood.

Sandra LeBlanc — Sandra is seeking re-election as a Delegate District Representative. She has served the community in this capacity for a number of years. She would like to continue her position providing communication between Highlands Ranch Golf Club and the Highlands Ranch Community Association.

Donald Monahan — Donald is currently President of the Board and is a registered professional engineer. He has four grown boys and a wife, Judy. He wants to continue to serve the community to help maintain a realistic budget and keep expenses within the budgeted amounts. He is experienced at writing and administering construction contracts.

Jeff Schmidt — Jeff was appointed to the Board in November 2003 and has been a member of the Grounds Committee since February 2002. Jeff has more than ten years experience serving on Homeowners Association Board and is interested in ensuring that the Association hold our vendors accountable for the maintenance of our investment in the common property.

Kerry Roy — In the past year, Kerry has served as Treasurer and a member of both the finance and communications committees. Kerry played an integral role in the planning and execution of this year's successful Christmas party and is currently working on the re-design of our HOA website, as well as the Neighborhood Directory update. As a Neighborhood Watch Block Captain, Kerry helped organize a Halloween costume parade and pumpkin carving party for the west side. Goals for the next year include increasing function and usage of the website and the organization of more community building events.

Lorrie Grove — Lorrie has a 10-year background in Public Relations, and is seeking a position on the Board to help improve communication between homeowners, the Board and Hammersmith Management. She has been involved with the Communications Committee, helping with the community Holiday Party last December. Lorrie is also a Neighborhood Watch Block Captain, and was instrumental in working with Metro Districts to get the crosswalk put in on Town Center across from Redstone Park to the lower portion of our neighborhood/highline canal entrance.

Darrin Kerbs—Darrin is currently a Vice-President on the Board and an active member of the Communications Committee. Darrin has played an integral role in developing the Association's new website and the Association directory.

If you are interested in a board or delegate position, please contact Scott Ryan at: scott@e-hammersmith.com or fax 303-980-0576. Mailing address is 12200 E. Briarwood Ave. Suite 160, Centennial, CO 80112. Nominations for either the Board or Delegate Representative will also be accepted from the floor at the Annual Meeting. Prior to voting, each of the candidates will be asked to give a brief presentation as to their interest in serving on the Board.



Notes from the Highlands Ranch Golf Club Grounds Committee:

We are always looking for residents to join our group! If you are interested in joining and participating with the Grounds Committee please contact Jeff Schmidt at jpaulschmidt@aol.com.

The Grounds Committee is chartered with advising and assisting the Board in the areas of grounds maintenance, upkeep, seasonal beautification and improvements of our common property. We meet generally 6 times a year around the first week of the month (when schedules permit).

If you see streetlights that are out or not functioning – you can report these by calling XCEL Energy at 1-800-895-1999. They may ask for your XCEL account number to locate our area. They have good about getting the reported lights addressed within the week.

If you see a curb or sidewalk that is in disrepair – please report this to Douglas County at: 303-660-7490.

The Grounds Committee would like to send a big Thank You to whoever installed the anti-pigeon nesting boards at the Hunters Way/Creekside mail Kiosk! We had a problem with pigeons roosting at this kiosk and were having trouble getting vendors out here to help us address it. Thank you very much for a very effective and humane solution!

Although the board approved a 3-year agreement for our general landscape maintenance to US Lawns, we wanted you all to be aware that US Lawns has changed their name to Grounds Masters. So coming this spring if you notice their trucks around, that is who they are.

If you see any issues you think may need addressing please contact one of us, your current grounds committee members are: Jeff Schmidt, Dick Sides, Mitch Gold, Sally Anderson and Donna Kalahar



HELLO TO THE HRGC NEIGHBORS!

We look forward to another great year with the Neighbors! What a wonderful opportunity to visit with your neighbors in our special community!

Please join us each month, 6:00 p.m. to 8:00 p.m. at the H, R. Golf Club clubhouse. Enjoy refreshments, a light meal, and good times with your neighbors.

Upcoming Dates

- February 16, 2005
- March 16, 2005
- April 20, 2005
- May 18, 2005
- June 15, 2005
- July 20, 2005

We appreciate your RSVP each month by noon Tuesday before each social at absides@comcast.net or 720-344-9278.

It's going to be a great year!

HRGC NEIGHBORHOOD WATCH, Aldis B. Sides, Area Coordinator
(absides@comcast.net; 720-344-9278)

Thank you, everyone, for your positive response in getting Neighborhood Watch up and running in our community. ***We are one year old---a great tribute to you and to thirty Block Captains!*** Our community entrance signs are up and send the signal that we are a community that has been trained and is prepared to take action.

This program is giving us results we want----crime prevention. We want to stay vigilant to maintain our security and to prevent vandalism to our property. ***By working together, we will have a safe community.***

ARE YOU RECEIVING YOUR CRIME UPDATES?

Please let me know if you are not receiving periodic crime updates. Your Block Captain is forwarding these to you. If you have had a change in your e-mail address, please notify your Block Captain. (These UPDATES do not come to you on a regular schedule.)

DID YOU KNOW?

1. ***Garage thefts from open (unattended) garage doors remain the top crime in Douglas County?***
2. ***Car thefts and vandalism to cars that are parked in driveways and/or are "warming up" on cold weather days continue to be a growing target of crime in Douglas County.***
3. ***Increased outdoor lighting, security doors, and locked doors are key strategies to abort a crime of opportunity.***

BLOCK CAPTAIN UPDATES

Stonecrest Point/Way and Greensborough Circle: Please call me so that I may give you information. These streets will not be considered "active" under the Neighborhood Watch umbrella unless there are Block Captains. Please take advantage of this opportunity that is a manageable public service and also a fun way to know your neighbors. I would be happy to work with you.

A GREAT COMMUNITY—A SAFE COMMUNITY FOR OUR FAMILIES AND OUR PROPERTY
THANK YOU TO ALL HRGC RESIDENTS!

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

Erickson Retirement Communities: Respect Your Neighbor

By Pam Sammartino

Erickson Retirement Communities is continuing to respond to issues raised by the Douglas County Planning department. The County is awaiting a revised Planned Development (PD) submission. Once the County determines that all major outstanding issues have been resolved, the Planning Commission public hearing will be scheduled. The public will be given approximately two weeks advance notice of the hearing date.

HRGC community members have participated in multiple meetings with Erickson and Douglas County since the community became aware of this project in September 2004. The last meeting was held on January 27, 2005 with the County Planning department at the HRMD offices on Plaza Drive. Through these meetings, HRGC community members have been successful in bringing **issues such as increased traffic, sufficient water supply, Highline Canal impacts, proximity to the water treatment plant, view corridors and neighborhood compatibility** to the attention of Douglas County.

You may have noticed or heard about the weather balloons flying over the old Flying B Ranch north of our community recently. Erickson put these balloons up on February 1st at the request of Golf Club residents. The balloons have already deflated but they helped us imagine what a future Erickson community may look like. Unfortunately, the balloons validated concerns that residents along the northern edge of the golf course will lose views of the Highline Canal, downtown Denver, city lights and the Front Range. The number of and heights of the proposed structures will not only impact property values of those adjacent to the development, but the entire neighborhood. All area homes impact the value of yours.

The balloons also provided a hint of the size of the buildings adjacent to the Highline Canal, which is **cause for concern for any person enjoying this section of the canal trail currently**. to be incompatible with the home that Highlands Ranch has become for all of us.

The Erickson development also proposes multiple crossings over the Highline Canal, further destroying its natural beauty. *The Highlands Ranch Community Guide 2004/2005* states "Recreation centers, schools, open space, trails and parks rate highly among the reasons people choose to live in Highlands Ranch. These are also the reasons residents often buy another Highlands Ranch home when the time arises." What started out as a project that seemed like it could result in a good neighbor, now appears to be incompatible with the home that Highlands Ranch has become for all of us.

Each HRGC resident likely feels differently about this project. Some residents may be concerned about the canal, others their view, some about security and others may be excited by the project. I live along the northern edge of the Golf Club and am very concerned about views. I was aware when we purchased our home last May that the land behind us would ultimately be developed. I trusted that Highlands Ranch and Douglas County would ensure that any future development would be compatible with our neighborhood. The rezoning process that Erickson is undergoing is what provides me with a voice to ensure my concerns and expectations are heard and, hopefully, understood. I walk along the Highline Canal regularly, have read the many articles in the *Denver Post* about Douglas County's diminishing water supply, and worry about my daughter's safety during the proposed 7-10 years of construction traffic in our neighborhood. I feel confident in saying that all Golf Club residents want a responsible neighbor who respects us. No matter what your feelings about this project, **your opinions and participation are extremely important and is the only way each of us can make a difference.**

A "core team" of HRGC residents currently meet on a weekly basis and welcome your input and participation. Contact Pam Sammartino at randpsam@yahoo.com. We have requested to meet with Erickson prior to the public hearings. Team members and neighborhood volunteers will be walking door to door towards the end of February/beginning of March to answer questions and share information about the public hearings. Additionally, the HRGC HOA Board will ensure that all residents are aware of the public hearing dates through a direct mailing.

WELCOME TO THE NEIGHBORHOOD!

A warm welcome to our newest neighbors.

Jeffrey & Lori Alvis	8933 Stonecrest Way
Anthony Archibald & Nicole Sykes	8881 Edinburgh Circle
Bret & Pamela Berglund	9034 Old Tom Morris Cir.
Michael Bright	3276 Greensborough Dr.
Mary Castillo	9008 Hunters Way
Lili Emadipour	9229 Aspen Creek Way
Roger & Jeri Evans	2574 Greensborough Dr.
Bonnie Francella	3405 Westbrook Lane
Daniel & Donna Friesen	9061 Hunters Way
Robert & Rebecca Griffith	2535 Hunters Pl.
Robert & Lori Hopp Jr.	2754 Rockbridge Dr.
David & Susan Howarth	8887 Tappy Toorie Circle
Pearl Jacobs	9053 Old Tom Morris Cir.
Richard & Roberta Olson	9060 Old Tom Morris Cir.
Fred & Gail Strawn	2816 Rockbridge Cir.
Darwin & Jackie Subart	9064 Hunters Way
Vincent & Chan Waites	9052 Old Tom Morris Cir.

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HIGHLANDS RANCH GOLF CLUB

2nd Quarter 2005

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UPCOMING BOARD OF DIRECTORS MEETING WEDNESDAY, JUNE 1, 2005

The June Board of Directors Meeting will be held on Wednesday, June 1st at the Library located at 9292 Ridgeline Boulevard. The Board meeting will begin at 6:00 P.M. followed by a Homeowner's Forum. The Homeowners Forum provides all homeowners the opportunity to discuss issues related to the community with the Board of Directors.

The Board will be making a decision on a new Covenant Enforcement Policy for the Community at the meeting. Homeowners are encouraged to attend to voice any questions they may have regarding the new policy.

www.hrgchoa.com

We are pleased to announce that our **new community website is now online!**

Although the address is the same: www.hrgchoa.com, the features are quite different. The intention of this redesign was to offer the residents of this Association with a valuable resource that can be used as a both a reference and communication tool. Besides copies of monthly financial reports and meeting minutes, you now have access to all of the HOA governing documents including Bylaws and Residential Design Guidelines, among others. You may also download the improvement/design request form, which should come in handy as summer approaches! Another great feature of the website redesign is a home page where updates regarding the Erickson project, and other community issues can be readily found as well as a new event calendar that lists all HOA meetings, Neighbors Gatherings and other community events. Please take a moment to peruse this wonderful resource and let us know what you think.



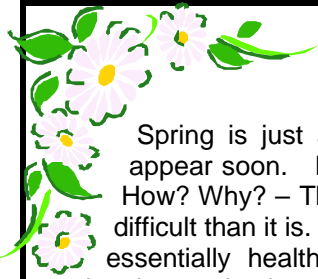
BOARD OF DIRECTORS

Congratulations to Don Monahan, Kerry Roy, Jeff Schmidt, Lorrie Grove and David Barrett who were elected to the Board of Directors and Pam Sammartino, who was elected as the HRCA Delegate at the April 6, 2005 Reconvened Annual Meeting.

ARE YOU INTERESTED IN SERVING?

Do you have a little time to donate and the desire to serve in a fun and interesting position? The homeowners Association AT Highlands Ranch Golf Club needs you. We are looking for committee members for the Grounds, Finance, Communication, and soon to be formed Design Review Committees.

More information will be provided at the June 1st Board meeting.



Fertilization: Truth and Consequences

Spring is just around the corner and the gardening articles are sure to appear soon. Plant fertilization is always a covered subject. What? When? How? Why? – Those of us in the green industry tend to make this topic more difficult than it is. You just need to remember that fertilization is a tool to make essentially healthy plants perform better. It will not “save” a plant from imminent death and is not a surrogate for poor horticulture practices. Fertilization is most beneficial when included in a regimen of good horticulture practices including pest control, watering, and pruning.

Fertilization should have a clear objective

What do you want to accomplish – more flowering in bedding plants, lush green grass, or faster establishment on a newly planted tree? Techniques and fertilizer analyses are available to achieve all these objectives.

All plants can be fertilized. Again, all plants can be fertilized. Care must be taken with newly planted material and plants that have been previously neglected or damaged. What these plants have in common is a compromised root system that can be damaged by heavy fertilizer applications. Plants with limited roots should be fertilized sparingly until established.

When do you fertilize?

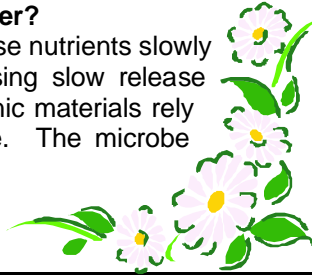
The easy answer is anytime. Specifically, you want to time your application with optimal root growth. Root growth as a function of soil temperature is somewhat species specific – but is always greatest in the spring and fall. Root growth is slowed during the summer and nearly ceases as soil temperatures turn towards freezing.

What to use?

The most limiting soil nutrient is Nitrogen. Nitrogen is important to the “greening” of the plant. So, this is an important nutrient for lush turf grass. Would it make pretty colored flowers or produce more fruit on other plants? Probably not! Other nutrients such as Phosphorous would assist with that. For specific information regarding your fertilization objectives, contact your local garden center or landscape healthcare professional.

Should I use organic or inorganic fertilizer?

The compelling reason to use organic fertilizers is to release nutrients slowly to the plant. The same benefit can be obtained by using slow release inorganic fertilizers – and often with better results. Organic materials rely on microbial soil activity to make the nutrients available. The microbe activity is highly variable and may not be adequate.



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Upcoming Dates

**June 15, 2005
July 20, 2005
August 17, 2005
September 21, 2005
October 19, 2005**

We appreciate your RSVP each month by noon Tuesday before each social at absides@comcast.net or 720-344-9278.

It's going to be a great year!

We hope you will join us!!

HRGC NEIGHBORHOOD WATCH, Aldis B. Sides, Area Coordinator (absides@comcast.net; 720-344-9278)

Hats off to the Highlands Ranch Golf Club community for their enthusiastic support of the Neighborhood Watch Program. 60 members joined us on May 10th for an informative session on emergency preparedness in Douglas County.

PLEASE STAY TUNED FOR ONGOING CRIME REPORTS FROM YOUR BLOCK CAPTAIN

A GREAT COMMUNITY—A SAFE COMMUNITY FOR OUR FAMILIES AND OUR PROPERTY

THANK YOU TO ALL HRGC RESIDENTS!

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**

HRGC Delegate Details

By Pam Sammartino

I am very excited to be the Highlands Ranch Golf Club's HRCA Delegate. Thank you for your support. One way that I will share HRCA information with you is via "HRGC Delegate Details" in our community's quarterly newsletter.

With summer fast approaching, the HRCA has many **fun events** in and around the Ranch. The Heritage 5K Run/Fun Walk is the first event in the Highlands Ranch Run Series and will be held this weekend. Other events to look forward to include: the Highlands Ranch Cultural Affairs Association Arts Festival and the Civic Green Premier Party at the Park. See www.hrcaonline.com for all the details for these and other fun events.

The Public Issues Committee (PIC) has spent a lot of time and effort to determine if a **Consolidated Trash Service** is in the best interest of Highlands Ranch residents. A random survey indicated a fairly even split between respondents. Most respondents are satisfied with the current level of service they receive. Maintaining individual choice was a high priority for respondents. The majority supported limiting trash pick-up to one day a week per neighborhood. Given the survey's input, the PIC decided to not recommend a mandatory consolidated trash service program but to recommend a voluntary "opt-in" program.

The Development Review Committee (DRC) recently reviewed site plans for **two projects that will be developed near the HRGC**. These include the Aspen Academy at Town Center Drive and Santa Fe (behind the Kindercare) and a Business Park at Santa Fe and Commerce Center Circle (9001 S. Santa Fe Business Park). I will share more details about these projects as more information is available to me.

Every HRGC homeowner should have received a notice of public hearing from **Erickson Retirement Communities, Inc.** The County Commissioners public hearing is scheduled for Wednesday, **June 1st at 6:30pm** in the Commissioners' Hearing Room at 100 Third Street in Castle Rock. This is the hearing where the three County Commissioners will make their final decision to approve Erickson's current rezoning application. As you are likely aware, a group of residents have been following and researching this rezoning application since last September. I am a member of this group. Our findings indicate that a retirement community could be a wonderful neighbor for the HRGC. We believe that certain aspects of the current application, however, could negatively impact our community as a whole and are asking that the Commissioners consider approving Erickson's application with certain conditions. I feel strongly that Erickson will be our future neighbor. I hope that we can help them become a neighbor that will enhance our community. The best we can do is voice our opinions at the upcoming hearing. To ensure that our voices are heard we need to fill the hearing room with as many residents as possible. Please mark this important event on your calendar.

I welcome your comments, questions and ideas for this quarterly column. Please feel free to contact me whenever at randpsam@yahoo.com or (303) 683-6137.



Springtime Concerns

**SLOW
CHILDREN PLAYING**

Children spend a great deal more time outside during the warmer months and a great concern is unsupervised children playing in the front of homes or on the streets.

Please drive cautiously through the community. Children are walking and riding bikes throughout the community. Children are also well known for retrieving balls and other items in the street with no regard for vehicles. Allow ample stopping and reaction time to avoid these incidents.

Ensure that children are being properly supervised. Accidents can happen quickly and leaving small children unattended in the front yard could possibly have negative results. Provide supervision for children when they are playing near streets or in the front yard.

It is important with the summer months approaching, that every member of the Highlands Ranch Golf Club community make a collected effort to ensure safety within the neighborhood. Drive slowly and cautiously within the community and make sure children are adequately supervised.



WELCOME TO THE NEIGHBORHOOD!

A warm welcome to our newest neighbors.

◆ Ralph & Joann Anzur	3191 Rockbridge Dr.
◆ Marie & Pierre Dagher	9237 Aspen Creek Ct.
◆ Thomas & Karina Edwards	9069 Hunters Way
◆ Jerry Fink	2819 Greensborough Dr.
◆ Mark Goshgarian	9233 Aspen Creek Way
◆ Eugene & Joan Hagburg	8819 Edinburgh Circle
◆ Jerome & Deborah Hartwell	3364 Westbrook Lane
◆ Patricia Margonie	8994 Old Tom Morris Circle
◆ Richard Sardella	9073 Hunters Way
◆ Christie Wright	3230 Sturbridge Dr.

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3rd Quarter 2005

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ARE YOU INTERESTED IN SERVING?

Do you have a little time to donate and the desire to serve in a fun and interesting position? The Homeowners Association at Highlands Ranch Golf Club needs you. We are looking for committee members for the Grounds, Finance, Communication, and soon to be formed Design Review Committees.

More information will be provided at the September 7th Board meeting.

UPCOMING BOARD OF DIRECTORS MEETING WEDNESDAY, SEPTEMBER 7, 2005

The September Board of Directors Meeting will be held on Wednesday, September 7th at the Library located at 9292 Ridgeline Boulevard. The Board meeting will begin at 6:00 P.M. followed by a Homeowner's Forum. The Homeowner's Forum provides all homeowners the opportunity to discuss issues related to the community with the Board of Directors.

The Board will be discussing the possibility of terminating the Turnberry—Birkdale Townhome Homeowners membership in the HOA at Highlands Ranch Golf Club.

HRGC NEIGHBORHOOD WATCH

(Article submitted by Aldis B. Sides, Area Coordinator, HRGC Neighborhood Watch)

Our neighborhood has reason to celebrate its 1.5 years in the Neighborhood Watch Program. Thirty Block Captains and interested residents pulled this together to make it happen. We are covered by a net of communication which consists of periodic e-mail communication by the Block Captain to his/her neighbors in the designated block. These communications serve to keep us all proactive to incidents of crime within the county in general, and, specifically, within our neighborhood.

Recently, Block Captains released several e-mails to you under the subject **HRGC Neighborhood Watch**. These were extensive reports about the increase in crime within Highlands Ranch, and, in addition, included information about workshops for the public, sponsored by the Douglas County Sheriff's Office. We are fortunate to be in this county with the quick response time by the Sheriff's Office and that office's proactive stance to keep us informed.

An excellent workshop will be offered Saturday, September 10, 2005, 8:00 a.m.-1:00 p.m., **Power Against Fraud and Prepare Yourself Against Any Emergency**, at the Wildlife Experience. This workshop is sponsored by the Douglas County Sheriff's Office. (Registration: \$8-early by 8/19; \$10-regular; \$12-same day) We have been victims, here in the HRGC of identity theft, and will benefit from the information. Keynote address will be by Bill Ritter. Some of us will be attending. Please join us. (Contact: Block Captain or Aldis Sides, absides@comcast.net 720-344-9278)

DID YOU KNOW THAT 5 SECTIONS OF THE NEIGHBORHOOD ARE NOT COVERED? (Greensborough Circle, Stonecrest Way/Point, two sections of Rockbridge Drive, and one section of Greensborough Drive.) Residents in those blocks ARE NOT receiving the strategic e-mail communications. I need your assistance to keep our neighborhood 100% covered by Block Captains. I would be pleased to have an exploratory conversation with those of you in blocks that are not covered regarding the position of Block Captain and/or Assistant Block Captains. This position seems to be manageable within the course of our busy lives. My job is to make that job easier. I am happy to assist you to get your block up and running so that your neighbors will receive the e-mails.

WE APPRECIATE THE OUTSTANDING LEADERSHIP OF OUR BLOCK CAPTAINS AND THE SUPPORT OF OUR HOA BOARD OF DIRECTORS.

Together, we make our community a secure place for our property and a safe place for our families.



FROM THE BOARD OF DIRECTORS

Reminder – Please remove all vendor signs from your yard once the work has been completed. Per the HRCA Residential Guidelines Section 2.71 vendor signage can be placed in your yard while the work is being done at your home, but must be removed once the work has been completed.

Tree stakes or supports – When trees are first installed, generally stakes or support posts are added to help the trees gain hold. These stakes should be removed after 2 to 3 years as they can restrict a tree growth. We have several cases where the wrap from the stake has choked evergreen trees and killed them.

Fencing painting – Yes we will attempt to begin the first round (of potential 4) of painting the metal fences that the association is responsible for – hopefully this fall. The association is responsible for painting the metal fences where it backs up to the golf course and open spaces. As we narrow the vendors down and work on an approach for doing this, we will be communicating directly to the homeowners that will be affected. To help in this situation, please trim all shrubs and foliage away from the metal fence. Thank you!

Sprinklers – If you notice a broken sprinkler head or think they are running at odd times or too frequently, please report these to Hammersmith at 303-980-0700. Please provide the location (example: north end of Mail Kiosk at Plaza Dr & Greensborough) and a brief statement about the situation.

Holiday Lighting – Each year we expend a large amount of the association dues to provide lighting at the entrances to our association during the December Holiday Season. We were fortunate, from a budget perspective, to have locked in our previous vendor for the prior two years to a fixed cost in providing these lights. In reviewing proposals from several vendors for the 2005 holiday season we have found the cost of providing this lighting has increase significantly. To the point that providing the approximately 6 weeks of holiday lighting at our entrances now will cost between 10% to 15% of the overall association budget! Given we have also had issues with vandalism, weather (winds here really cause some problems), general electrical issues and overall costs, we will not be installing holiday lights this year at the entrances. Instead the 2005 budgeted funds for the holiday lights (3500 in 2005, 3500 in 2006) will be re-allocated to the general funds. Some of this budget will be allocated for the neighborhood holiday gathering in December at the Club House. Also these additional funds can be used to offset the fence painting and minimize the need to withdraw reserves for the initial painting. We also have several large trees that did not make it this year and will need to be replaced. We will continue to investigate what options might be available to us but at a much lower cost.

Pigeons at the mail kiosks – Yes we know about them and they are really trying hard to beat us down, but we will not give up! Eventually we will overcome them and take back our areas! Seriously, we working on this but are limited on what is legally available to us that is cost effective.

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October 19, 2005
November 16, 2005
December 14, 2005 (TBC)**

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**To Join In, Please Contact
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2nd Friday of Each Month**

**Please contact Barbara Tracy
at 303-730-0828**

HRGC Delegate Details

By Pam Sammartino

Summer is in full swing and events such as the Highlands Ranch Summer Concert Series and the Taste of Highlands Ranch have been a big success. Check out www.hrcaonline.com for all the details for fun events.

The Southridge Recreation Center construction is right on schedule. The center is approximately 79% complete as of the end of June and is scheduled to open in mid to late September.

The Mansion Vision Committee was created over a year ago to define how the Highlands Ranch Mansion can be best utilized in the future, what maintenance and restoration will be required and what options exist to support programs at the Mansion. Their vision for the Mansion is History, Identity, Culture and Good Will.

The committee surveyed the community and looked at similar properties across the United States. The community survey indicated that the Mansion must be a good neighbor by providing cultural events and documenting the ranching history of our community while limiting traffic, outside lighting and noise. The committee's report is being distributed to involved parties and potential sponsors. The Mansion is currently owned by Shea. The report defines a timeframe of six months to identify a sponsor and create business plan for how the transfer to a new owner/manager can occur.

The Highlands Ranch Metro Districts is considering consolidating the existing four districts with five member boards into one district with a seven member board. The Highlands Ranch Golf Club is in district 3. As Highlands Ranch is close to being built out and the rate of development has slowed, there may be benefits to consolidation. Currently the four boards are considering the proposal and soliciting public feedback through surveys and meetings. Each board will decide if their district wants to participate in consolidation. The issue will go before Highlands Ranch residents in either the May 2006 or November 2006 election. Voters will be asked should we consolidate the districts, should we consolidate the debt and should the maximum mill levy remain the same. Pros for consolidation include uniform tax rates, a single district representing a single community, improved flexibility by reducing debt payment risks and improved efficiency. Cons include fewer representatives (board members), eliminating TABOR (Taxpayer Bill of Rights) limits within districts 1 and 2, and the potential for a more political environment (higher costs for candidates to campaign, for example). For additional information, see www.highlandsranch.org.

I welcome your comments, questions and ideas for this quarterly column. Please feel free to contact me whenever at randpsam@yahoo.com or (303) 683-6137.

WELCOME TO THE NEIGHBORHOOD!

A warm welcome to our newest neighbors.

John Klipka
Thomas & Sharla Markiewiez
Chris & Marnie Pflueger
Enrique & Sunday Sotomayor

2600 Greensborough Dr.
3358 Westbrook Lane
8990 Hunters Way
3169 Rockbridge Dr.

Services In Your Neighborhood

Highlands Ranch Community
Association-303-791-8958 (Architectural
Applications)

Fire Dept. Non-Emgcy 303-795-3800

AT & T Cable Services 303-930-2000

Sports Weather Line 303-471-8882

HRCA Event Line: 303-471-8888

Highlands Ranch G. C. 303-471-0000

Douglas County Sheriff 303-660-7505

Douglas County Community
Development Planning Division 303-660-
7460

Open Space 303-660-7490

Traffic Signal Problems 303-660-7490

Dept. of Transportation 303-757-9122

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