



HIGHLANDS RANCH GOLF CLUB HOMEOWNERS ASSOCIATION

This newsletter is an official publication of the Highlands Ranch Gold Club Homeowners Association and constitutes notice to all residents and owners.

2ND QUARTER 2007

BOARD OF DIRECTORS

Vann Norwood
President

Rick Dinsmore
Vice President

Lee Poelma
Treasurer

Mike McKesson
Secretary

Jennifer Moody
Member at Large

MANAGEMENT COMPANY

Hammersmith
Management, Inc.
Phone - 303-980-0700
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Silvia Gregory
Community Manager
sgregory@e-hammersmith.com

www.hrgchoa.com

Saving Money the E-Mail Way



The Association is looking for ways to save administrative costs. One way to save, have the newsletters delivered to your email address, instead of the mail carrier. Please submit your email address to your Community Manager, Silvia at sgregory@e-hammersmith.com.

LETTER FROM THE PRESIDENT

Greetings to you all!!

The Highlands Ranch Golf Club Association (HRGCA) is off to a good start this year with a new list of members ready to do the work and planning for the Association. I'm Vann, in my second year on the Board of Directors, and acting as its chairman. As a Turnbury/Birkdale (T/B) townhome resident, I bring some management and budgeting experience to this board. Next is Rick Dinsmore, who also has a year's experience on the Board, and is a construction engineer bringing his experience to bear on grounds and communications in the HRGCA. Then we have Jennifer Moody, a vivacious computer techy, who will lead us toward social activity and attempt to bring in participation from the residents of the West Golf Course Area. Mike McKesson is a builder/developer now working with his company in the Erickson project and very qualified to be heading up our Design/Review Committee efforts. And finally we are very glad to have Lee Poelma, an expert in accounting and finance, as our Treasurer to keep us in good shape on our investments and budget procedures.

Here are a few of the projects we are addressing in 2007:

1. Sign off on a "Memorandum of Agreement" with the T/B Sub-association, effective Jan. 1, 2008, whereby we will no longer go to the trouble and expense of collecting assessments from the 147 individual townhome residents, but will assess the T/B HOA as a unit based on a mutually agreed upon formula. T/B remains an integral part of our HRGCA. Their 107 votes will be required to maintain quorums at our meetings and elect only one of our directors.
2. Amend our bylaws to permit the election of directors on a rotating basis so that we can be assured of a continuous line of governance starting in 2008.
3. Work toward xeriscaping some of our community property (we maintain almost 7 acres!) to reduce the expenses of water and maintenance.
4. Consider single trash collection proposals for the entire community.
5. Work toward better enforcement and care of our Design/Review procedures and concerns.
6. Continue to investigate the strong possibility of moving the Greensborough entrance mail kiosk out of harms way and into the community.
7. Work toward the goal of adequate funding of our Reserve accounts to cover major infrastructure and capital improvements.

As you can see, these are major activities that require the participation and cooperation of all of us.

Our next homeowners' meeting is June 28 and we would enjoy all who can come.

Best regards to all,

Vann Norwood

v.norwood@comcast.net (303-346-5017)

Board of Directors Meeting

The next Board of Directors' meeting will be June 28, 2007 - 6:30 pm, at the Highlands Ranch Library.

All Homeowners are welcome and encouraged to attend.

NEIGHBORHOOD WATCH

MAY 2007 HIGHLANDS RANCH GOLF CLUB NEIGHBORS
(PLEASE RSVP TO LET US KNOW YOU WILL ATTEND. THANK YOU.)

Please join us this Wednesday, May 16, 2007 for the
NEIGHBORS SOCIAL.
We have a great time enjoying refreshments, a good meal,
and great conversation!

LET'S GET THE WORD OUT!
YOU MAY WISH TO ENCOURAGE A NEIGHBOR TO ATTEND!
We look forward to seeing you.

Below, please note our master dates for 2007.

We hope you will reserve these Wednesdays for special times
with your neighbors.

Dick and Aldis Sides
absides@comcast.net
720-344-9278

HRGC NEIGHBORS 2007 SOCIALS

**We look forward to another good year
with the neighbors!**

**What a wonderful opportunity to visit
with your neighbors in our special community!**

January 17, February 21, March 21, April 18, May 16,
June 20, July 18, August 15, September 19, October 17,
November 21, December 12 (TBC)

The gatherings will continue to be on the
3rd Wednesday of each month.

Please join us each month, 6:00 PM - 8:00 PM, at the
HR Golf Club clubhouse.

Enjoy refreshments, a light meal, and good times with your neighbors.

Please come and go as you please.

We appreciate your RSVP by noon Tuesday,
the day before each social.

It's going to be *another* great year!

Dick and Aldis Sides
8974 Hunters Way
HR, CO 80129
720-344-9278
absides@comcast.net

**HELLO TO THE HRGC
NEIGHBORS!**



We hope to see you at the
Neighbors' Socials! 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
(the third Wednesday
of each month)**

**May 16, 2007
June 20, 2007
July 18, 2007
August 15, 2007**

We appreciate your RSVP
each month by noon Tuesday
before each social.

Dick and Aldis Sides
Absides@comcast.net
720-344-9278

**We look forward to
seeing you!!**



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 Donna Evins
at 303-768-9200

HRGC NEIGHBORHOOD WATCH
Aldis B Sides, HRCG Volunteer Area Coordinator
Absides@comcast. Net; 720-344-9278

Your HRGC Neighborhood Watch Program is at work for you! Hats off to our 32 Block Captains! This article is an example of a routine, but critically important, email distribution Block Captains forward to their block residents to alert them of crime in our area. If your block does not have a Block Captain, you are missing out on these notifications. The Block Captain role is manageable and rewarding. This position is a volunteer position and involves maintaining an accurate email list for your neighbors who choose to participate. When a crime update is forwarded to the Block Captain's email, he/she distributes it to about 15 neighbors in your block. We are more vulnerable to crime, because we are not yet 100% covered in our community. Please help us meet this goal! Easy, manageable, and a click away! For questions: Aldis Sides, absides@comcast.net 720-344-9278.

Douglas County Sheriff Pleads With Community To Shut Garage Doors Especially in Light of Recent Burglaries

Douglas County deputies responded to three burglary reports in the area Southeast of University Blvd and Wildcat Reserve Pkwy, in Highlands Ranch, Co. The victims reported that the crime occurred in the early morning hours of April 26, 2007, sometime between midnight and 6:00 am. The suspects made entry into the occupied homes by way of the unlocked door from the garage to the house. In all cases, the items that were stolen had originally been within 15 feet from the garage door. It was also learned that a lot of the items that were taken were found within a short distance from the homes. All three reports indicate that the homeowners were home and asleep at the time someone entered their homes.

The Douglas County Sheriff wants to use these reports as a learning experience, strongly encouraging citizens to close their garage doors and verify that doors are locked. "Douglas County is a safe place to live, but we do need to realize that some criminals treat our communities as their own personal shopping malls. Let's work together to send a message to these people that we are not open for business. The small simple step of shutting your garage door and encouraging your neighbors to do the same will go a long way in preventing crime", stated Sheriff Weaver.

If you are looking to take a proactive approach to crime prevention in your neighborhoods please contact the Community Resource Unit of the Sheriff's Office at 303-660-7544. They can give you information on how to start a Neighborhood Watch Program in your area. They can also conduct a free security survey of your home.

Together, we make our community secure for our property and safe for our families!



Plan Ahead for Future Improvements

With the onset of warm weather it is the time of the year when many homeowners want to make improvements to their property. The most important thing to remember when making an improvement is receiving approval from the Design Review Committee prior to beginning any work. Here are a few tips when submitting an architectural application:

- 1) Please review the Design Review Guidelines closely and work within the guidelines.
- 2) Make sure that an architectural application is submitted with the plan. Please visit Hammersmith Management's website at www.e-hammersmith.com if you need a copy of the architectural application. *Even when repainting the same color*, a Design Review Form must be submitted along with paint colors/samples.
- 3) Most importantly, allow ample time for approval. The Design Review Committee has thirty (30) days to review an application and provide a response to a Homeowner.
- 4) The Committee meets the third Thursday of every month. Your application must be received in the Hammersmith office for processing, no later than the Friday before the meeting date.
- 5) Insure that the plan is detailed. If the submission is for landscaping label shrubs and trees. For decking, play sets, etc. please provide detailed information including height, materials and color. Submit a plat plan with the submission to allow the Design Review Committee the ability to see the overall impact of the improvement on the property.

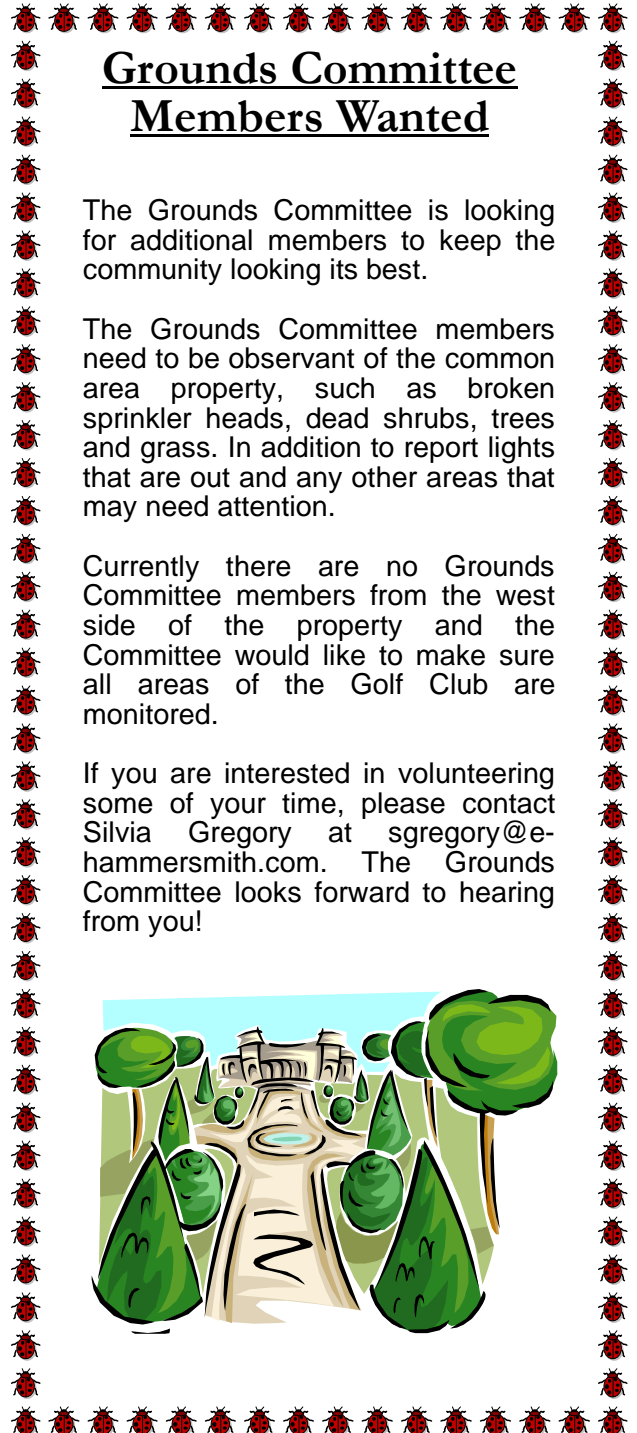
The Highland Ranch Gold Club Homeowners Association strives to insure that Homeowners follow the Design Review Guidelines to the betterment of the community. Without proper approval, all homeowners will be asked to submit to the Design Review Committee and it is possible that the improvement would have to be changed or removed. An improvement or change to the exterior of the property without approval, could cause problems and expense to you, as the owner. **Avoid any frustrations with the Design Application process, plan ahead and get approval.**



Accordng to rscheearch at an Elngsh univerty, it deosn't mttar in what oredr the ltteers in a wrod are, the olny ipmroent tihng is taht hte frist and lsat ltter is at the rghit pclae. The rset can be a toatl mses and you can sitll raed it wouthit porbelm. Tihs is bcuseae we do not raed ervey lteter by itslef but the wrod as a wlohe.



Grounds Committee Members Wanted



The Grounds Committee is looking for additional members to keep the community looking its best.

The Grounds Committee members need to be observant of the common area property, such as broken sprinkler heads, dead shrubs, trees and grass. In addition to report lights that are out and any other areas that may need attention.

Currently there are no Grounds Committee members from the west side of the property and the Committee would like to make sure all areas of the Golf Club are monitored.

If you are interested in volunteering some of your time, please contact Silvia Gregory at sgregory@e-hammersmith.com. The Grounds Committee looks forward to hearing from you!



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.

CARING FOR TREES DURING THE DROUGHT

Moisture is needed to avoid disease. Drought stressed trees are more vulnerable to disease, insect infestation and branch die back. Injury symptoms on tree leaves include wilting, curling at the edges and yellowing. Deciduous leaves develop scorch, browning on the outside edges or between the veins on leaves. Evergreen needles may turn yellow, red or purple. The needles could also turn brown at the tips and browning could progress through the needles towards the twigs.

Trees obtain water best when the water soaks into the soil near feeder roots to a depth of twelve inches.

Established Trees:

- Roots extend three to five times the height of the tree. Irrigate the soil around the tree within the “dripline” and beyond.
- C.S.U. recommends watering one to two times per month, depending on winter conditions and water restrictions.

Newly Planted Trees:

- Apply an organic mulch within the dripline for both newly planted and established trees to a depth of four inches. Leave a six inch space between the mulch and trunk of tree.

Shrub Watering:

- Shrubs should be surface watered at a slow rate using a hose or drip watering system, two gallons to six gallons per week depending on the species of plant.

Contributed by Gary LeCaptain - Horticultural Specialists, Inc.

DROUGHT TOLERANT PLANTS

Prior to any installation of plant material your nursery should provide you with a list of drought tolerant trees, shrubs and seasonal color whether they are annuals or perennials. Information can also be obtained through the Garden Centers of Colorado 303/850-7589 or visit them at www.xratedgardening.com.



HOME MAINTENANCE

“Preventive home maintenance will go a long way toward preserving the beauty and value of your condo or town home. The result is a safer and healthier living environment. Following these tips and suggestions will not eliminate normal repair and upkeep, but will help keep your home comfortable and enjoyable. The key is to know your home and watch and listen for changes.” (www.specsure.com). Here is a list of things that you should do on a monthly and annual basis to take care of your investment in your home.

(Tips from www.specsure.com. Other good tips are available at www.blueribbonhomewarranty.com/maintenancetips).

Annually:

- Vacuum smoke alarms, refrigerator coils, heat registers, and vents.
- Inspect fireplace flue, firebrick, and mortar. Clean fireplace chimney.
- Inspect and operate plumbing shutoff valves (if applicable)
- Inspect toilets for stability.
- Clean and seal tile grout.
- Arrange for regular service and cleaning of hot water heater.
- If gas odors can be detected, call Xcel Energy immediately, then your management company.
- Clean around air conditioner compressor.

Weekly, Monthly, or Every Few Months:

- Grind ice cubes in garbage disposal to clean it. Always run cold water while the disposal is on in order to prevent stoppages.
- Inspect dishwasher for leaks.
- Pour water down unused drains.
- Inspect and clean faucet aerators and shower heads.
- Clean frost-free refrigerator drain pan.
- Remove the lint from your dryer vent after every load of laundry.

Home Safety Tests to Perform Monthly:

- Test smoke alarms. If you don't have them, get and install some as soon as possible.
- Test GFCI receptacles and GFCI breakers.
- Check out your fire extinguisher to make sure it is fully charged. If you don't have one, get one.

WATER CONSERVATION HINTS

- You could save up to 27% more water by taking showers instead of baths.
- When you are brushing your teeth, shaving or washing your face remember not to let the water run continuously. This could save between 10 and 20 gallons of water per person every day.
- Make sure the hot water heater thermostat isn't set too high. Extremely high setting waste water and energy when the water has to be cooled down for use.
- Doing dishes by hand can save twice the water used in a dishwasher. When washing dishes by hand, don't leave the water running.

A recent article in *Smart Money* revealed that landscaping improvements can add up to 15 percent to a home's value.

Source: www.solutionsathand.com

MAKE EVERY DAY EARTH DAY

Pull the Plug on Energy Waste!

- Commit to pick up one piece of trash daily.
- Plant trees, they absorb carbon dioxide. (Each American creates 45,000 pounds of carbon dioxide per year.)
- Recycle— Reuse—Reduce Waste: Doing so saves the energy required to manufacture new products.
- Give your family car a day off by bike riding, walking or using public transportation.

Do some spring cleaning in your house & garage; check with your county about their household hazardous waste program. These collection centers can accept a variety of different household chemicals that are either recycled, disposed of, or offered for reuse. Many household chemicals pose health risks if not disposed of properly.





To keep your lawn looking its best, your turf professional will follow this schedule of activities:

SPRING

Control Weeds

A preemergent herbicide keeps weeds from sprouting.

Fertilize

A blast of nitrogen greens up turf fast.

Mow

A Weekly mowing schedule keeps weeds from spreading.

SUMMER

Water

Turf grass needs about one inch of water a week.

Mow

Raise the mower blade in hot weather. A mulching mower means no clippings cleanup.

Fertilize

A scheduled fertilization plan keeps grass green and lush.

FALL

Mow

Keep clipping until cool weather sets in.

Fertilize

A feeding program gets turn ready for winter.

Aerate or Dethatch

Check with your lawn expert to see if your lawn would benefit from either.

Source: www.solutionsathand.com

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Homeowners Association at
Highlands Ranch Golf Club
c/o Hammersmith Management, Inc.
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