



# 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.

**1ST QUARTER 2008**

## BOARD OF DIRECTORS

Rick Dinsmore  
**President**

Lee Poelma  
**Treasurer**

Mike McKesson  
**Secretary**

Jennifer Moody  
**Member at Large**

**MANAGEMENT COMPANY**  
**Hammersmith**  
**Management, Inc., AAMC**  
Phone - 303-980-0700  
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Silvia Gregory, AMS  
**Community Manager**  
sgregory@e-hammersmith.com

**www.hrgchoa.com**

### ***Iron Fence Painting***

There are many homes in the Golf Club Community that have a section of black iron fence for perimeter fencing. This fencing is the responsibility of the homeowner to maintain. Therefore, Jennifer Moody would like to gather a group of homeowners that need to paint their iron fences and try to negotiate a group price from a local painters. If you are interested, please contact Jennifer Moody at jenm\_7@hotmail.com.

## LETTER FROM THE PRESIDENT...

2-14-08

Hello to all Golf Club Neighbors,

There is quite a bit of news to report. But before I address changes that are in progress, I am saddened to report that Vann Norwood, our current President, suddenly became ill a few weeks ago. He is fighting a rapidly expanding, inoperable brain tumor. Vann has stepped down as President and Carolyn Bauer from Turnbury/Birkdale was recently approved by the Board to fill the Board position. In situations as this, the Bylaws stipulate that the Vice President assumes the role of President, hence I'll serve out Vann's term. As many of you already know, Vann is a great gentlemen and an asset to our community. Your thoughts and prayers for him are greatly appreciated. Vann and his wife, Mary Ellen currently reside in Turnbury/Birkdale.

### **Overview**

On a brighter note, over the last few months the Grounds Committee has discovered savings in water costs due to negotiations with the Metro District. Additional savings were realized by the Finance Committee through competitive bids by key service providers. The Board also voted to change to a new property management firm which is the HRCA's property management company. A recommendation from the Respect Your Neighbor (RYN) Committee resulted in Erickson agreeing to add a berm and additional landscaping along the southern border (golf holes #3 and #4) of the Wind Crest project. Overall, Association costs have decreased while quality services have, in many cases, increased. The Association remains financially solvent and our Reserve Fund is in adequate condition.

### **Ballot Vote Request**

We are rapidly approaching the Annual Meeting on March 17<sup>th</sup>, at which time all Board of Director positions will once again be decided by members. The Board requests the following:

1. Shortly, all homeowners will receive a ballot to vote on two bylaw amendments. These are much needed changes that do not impact homeowners, but make the lives of volunteers on the Board of Directors much better while serving the Association with consistency. We humbly ask that you please fill these out as approved and send them in immediately (but please, mail no later than March 11<sup>th</sup>). You can also bring your ballot to the Annual Meeting on March 17<sup>th</sup> and submit it at that time. We are required to obtain a minimum 25% approval according to our Declarations. The amendments address permission to:
  - a. Increase Board of Director terms to two years from the current one year term. In order to create a stagger between directors, two Directors will only serve a one year term initially with the remaining

three Directors serving two years. Once the stagger is created, all future Directors will serve two year terms thereafter. *This ensures that we maintain a history on the Board from old to new members without suffering an “annual brain drain” (a current problem). Note, staggering terms is standard operating procedure for most Associations.*

- b. Allow the Board of Directors to schedule the annual meeting of the Association at its discretion, rather than limiting the annual meeting date to March of each year. *Right now, the annual meeting is scheduled during spring break when many homeowners are on vacation and cannot attend. We would rather move it to a better date, where more neighbors can attend. Right now the date has not been established.*

### **Board Candidate Profiles**

Those candidates who wish to run for the Board of Directors are encouraged to submit a brief Candidate Profile describing their qualifications and interest. Please submit profiles to Silvia Gregory, sgregory@e-hammersmith.com , office: 303-980-0700, fax: 303-980-0576, 12200 E. Briarwood Ave. Suite 160, Centennial, CO 80112. Candidate profiles will be posted to our website, www.hrgchoa.com, and made available at the Annual Meeting. You can also choose to stand up at the meeting and read a candidate profile about yourself.

### **New Landscape Company Hired**

Our new landscape service is Keesen Enterprises, and they are highly respected by Centennial Water and the Metro District. We are working with them now to explore appropriate means to change our irrigation system to one that is highly efficient. We are also exploring areas where we can tastefully (we're not in Arizona) Xeriscape which will further reduce watering. Different types of grasses are being considered that take 50% less water, but that still look identical to standard blue grass. The objective is to complete changes in 2008 and begin to realize benefits the following year. Cost effective, meritorious design solutions will be shown to homeowners for review and comment as they become available.

### **Respect Your Neighbor (RYN) Committee**

This Committee was formally approved as a standing Committee last fall by the Board with the responsibility to monitor not only the Erickson Wind Crest project, but any future project or matter in the surrounding area that may have an adverse impact on our neighborhood. The current HRCA Delegate role will be incorporated into this Committee and the Board is currently establishing the Committee's charter.

For those of you that may not be familiar, this Committee was formed originally as an ad hoc (short term) Committee several years ago to ensure that the Wind Crest project didn't adversely impact property values in our community. Over 100 neighbors expressed specific concern that mountain views would be significantly impacted. A direct result of the RYN Committee efforts is that some buildings in Mountain View corridors were lowered to help preserve neighborhood views. At the time, one Planning Commissioner said the RYN Committee was one of the most organized and professional neighborhood groups he had ever witnessed. It was also then that Commissioner Board granted “Referral Agency” status to our HOA specifically for the Wind Crest project. This designation simply means that Erickson is required to inform our HOA on any and all planning activities such that we may review and provide suggested changes to the ongoing project design. In this manner, the Committee was successful in adding additional berming and landscaping in order to provide a better visual buffer, reduce vehicle noise and to prevent vehicle headlights from shining into nearby residences. At the Committee's request, Erickson also agreed to change the color scheme of buildings to reflect more appealing natural colors.

### **HRCA Property Management Hired**

Over the next 60 day period, we will transition from our current property management firm, Hammersmith to our new one, HRCA. Yes, our new property management firm is indeed the same Highlands Ranch Community Association toward which we all currently pay dues. HRCA set up an independent division to offer property management services to Associations beginning in 2000. To date, they manage 12 of approximately 25 Associations within Highlands Ranch that require property management services. They specialize in mostly larger, high end communities such as ours. The feedback the Finance Committee received from discussions with various Presidents of these Associations was overwhelmingly favorable. Some of the key benefits described are:

- a. Better/Closer Property Managers. Property managers are located in Highlands Ranch which enables them to oversee and respond much more effectively and quickly. They are based typically in Recreation Centers throughout Highlands Ranch. Travel related costs are eliminated. Each Property Manager is responsible to manage only two Associations. The individual attention helps serve Associations.
- b. Streamlined. Homeowners no longer need to submit Design Review applications to both our Architectural Control Committee and to the HRCA Design Review Committee. Applications will only be submitted to one (we will work out which one with HRCA and inform homeowners of the decision).
- c. Clout. HRCA has it and uses it effectively. With vendors, quantity discounts, local government, etc.
- d. More services, less cost. The Finance Committee identified 26 areas in which services, terms and costs are now more favorable.
- e. Non-Profit Organization. HRCA is a non-profit corporation vs. most firms that are "For Profit" corporations. This is one of the key reasons they are cost competitive.
- f. Ranked One of the Best. As the overall master HOA to all Sub-Associations within Highlands Ranch, HRCA is rated one of the very best run master Associations in America.

A testament to their level of service is that HRCA has never lost a single Association as a client. So, the Board and our various Committees are looking forward to working with them as we move forward. I would like to thank Vann Norwood, and Lee Poelma, both Board members, for their help and support on the Finance Committee in this worthwhile task. It is greatly appreciated.

### **Unexpected Water Savings**

A lot of credit for this success story goes to the Grounds Committee, especially members Donna Kalahar and Dick Sides (both past Board members). There is no doubt our community grounds would not look as beautiful without Donna's diligent efforts as the chairperson (from the beginning) or Dick's wise counsel.

The Grounds (all common areas owned by our Association) Budget represents approx. 40% of the overall Association budget, so it is important to monitor and control costs. As many of you know, over the last few years water costs have skyrocketed due to drought conditions. At Dick's suggestion, the Committee met recently with Metro Districts and Centennial Water to explore their recommended solutions. A representative from Centennial gave us an education and reported that he had just discovered our allowed square footage of irrigated land was incorrect. Somehow our allowed square footage was reported incorrectly to Centennial in 2002 when we took over the Association from Shea. Without getting into further details, after correcting the error (the allowed area was corrected from 155,000 to 297,000 square feet), the

annual savings to our Association exceeds \$20,000/year! That's a windfall savings that we are pleased to report. It is the Board's intention to use the savings to fund much needed improvements to our highly inefficient irrigation system and make prudent changes to our landscape...all without impacting the Reserve Fund or raising quarterly fees. Once improvements are completed, we should be able to realize even further net savings since we should be able to use significantly less water than we do today. Towards this objective, we are thankful that Metro Districts and Centennial Water have been steering us with valuable suggestions.

#### **Association Communication using Email**

Last, the Communications Committee completed a listing of all email addresses published in the 2006 HRGC Community Director (thanks to Gabrielle Knox). Statistics show that over 90% of homeowners today have email addresses. So it is a viable, proven delivery method. We will now turn it over to the care of the HRCA for maintenance with contractual terms for its safety and privacy. Participation is completely voluntary on the part of homeowners and all email addresses will be kept confidential. Addresses cannot be sold to third party vendors for marketing purposes (everyone's biggest fear!) or used for anything but, Association business. The intention is to begin issuing a variety of information using email versus standard paper and mail. Benefit: The Association stands to save significantly from the approx. \$7,000/yr currently spent on postage and copies. The HRCA agrees that this concept is the future for property management firms to follow and has included this service at no additional cost. Aldis' Neighborhood Watch Committee already uses email effectively to help notify neighbors of safety issues, so there's a successful precedent for us to follow. What will be issued? Much of what is currently posted to our Association website would be "pushed" to homeowners, specifically the quarterly newsletter, Board and Committee meeting minutes, event notices, etc. We would also like to issue dues billings, annual Board reports, Association financial information, Board candidate profiles...in short anything that makes sense. For simplicity and ease of maintenance, we intend to modify our website to allow neighbors to log in and enter/change/turn on & off receipt of emails/save their individual email address information whenever necessary. Each email will have a "discontinue link" located at the bottom which homeowners can select to discontinue receiving emails and begin to receive paper documents. We are happy to report that Carolyn Bauer, our new Board member, has a Masters in Computer Science and will be assisting us in this capacity as we move forward. We believe this concept (an industry standard) makes good sense and we hope you do to, so stay tuned. We hope to start the email process soon.

That's it for now. Thanks for being a great community!

**Remember to complete and mail your By-Law amendment ballot before March 11.**

**Remember the March 17 Annual Meeting at 6pm at the Highlands Ranch Library, Room A.**

Richard Dinsmore PE  
President, HRGC HOA  
303-791-2411  
ra.dinsmore@comcast.net

*Dog Leash Dogma...*  
*Or why Douglas County requires dogs on leash.*

**Protect your dog; unrestrained is unprotected.**

Unrestrained dogs have little defense against a wildlife encounter. Hazards awaiting an unrestrained dog include skunk, porcupine, mountain lion, rattlesnake, poisonous plant, insects, burrowing seeds and smaller animals that may carry rabies. Dog fights often occur with little or no warning, and humans are unable to predict the behavior of their pets.



**Protect Wildlife.**

Unleashed dogs harass, injure and sometimes kill wildlife. Dogs can affect ground-nesting birds in riparian areas. Just the sight of a dog running loose stresses wild animals.

**Reassure other visitors.**

It may come as a surprise to you — some people are actually afraid of dogs. Unleashed dogs intimidate other homeowners and their visitors and deprive them of the peace of walking or playing outdoors. Please respect other user's need to have an enjoyable experience.

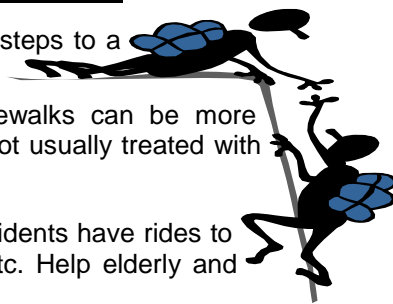
**Be an example.**

The leash law is for all dog owners. Douglas County appreciates responsible owners that train their pets, but within a wild environment, anything can happen. The only way to responsibly control your pet is to have it on a leash.

**Save money... and your dog.**

Failure to leash your dog may result in a fine, and unleashed dogs increase the probability of dogs being banned from your favorite public lands. A summons for \$30 may be issued and habitual offenders may be fined up to \$330. If an unleashed dog is responsible for injury to wildlife, the Colorado Division of Wildlife (303-291-7227) may charge pet owners with a civil offense, and officers have the option of capturing or killing a dog that is caught chasing wildlife.

**Lend a Helping Hand**



Winter weather got you down? Take these five steps to a happier, safer winter season.

1. Remember to shovel your sidewalks. Sidewalks can be more dangerous than the streets since they are not usually treated with salt and sand.
2. Check up on your neighbors. Make sure residents have rides to doctors' appointments, the grocery store, etc. Help elderly and handicapped neighbors shovel their snow.
3. Park your vehicle in its assigned spot. Too often, residents who live at the top of a hill, in a dense neighborhood, or in a cul de sac park their vehicles at the end of a street or at the bottom of the hill. Often, these impromptu parking arrangements make it impossible for snow removal equipment to enter an area.
4. Clear snow from fire hydrants.
5. Remember to drive slowly in bad weather.

*This article appeared originally on Community Associations Institute's website at [www.caionline.org](http://www.caionline.org) and is reprinted here with permission of Community Associations Institute.*

**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)**

**January 16  
February 20  
March 19  
April 16**

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**

A new year ahead reminds us to continue the good work of this community to stay strategic against crime. Your Neighborhood Watch Block Captains work each month to keep our residents informed and to reinforce a feeling of unity. We are saddened by the December passing of David Evins, a wonderful individual, who gave us his time, enthusiasm, and dedication as a fellow Block Captain to keep the community a safe place. We welcome your crime tips, questions, and initiative to fill our remaining Block Captain and Assistant Block Captain vacancies. This role is manageable and involves notifying your block residents with email updates. Thank you for your ongoing support of your Neighborhood Watch Program.

Aldis B. Sides, Volunteer Area Coordinator, HRGC NW, absides@comcast.net; 720-344-9278

## **Douglas County Sheriff | Sheriff of Douglas County**

As the Sheriff of Douglas County, it is one of my top priorities to keep the citizens of our county informed of what is occurring in our community through forums such as our website. It is through sharing of information with our citizens that we are able to build upon important relationships that will enhance the safety of our community.

### ***A New Message From Sheriff Weaver (February 2008)***

## **Identifying Law Enforcement Officers and Vehicles**

Recently, there has been an increase of concern by citizens being able to identify law enforcement vehicle(s) and officer(s) during our daily routines. Douglas County Sheriff's Office utilizes both marked and unmarked vehicles while enforcing local, state and federal laws. The confusion may arise from an unmarked vehicle performing a traffic stop.

Citizens when considering their personal safety are now asking such questions, as the ones below.

How does one know if a legitimate law enforcement vehicle is stopping them?

How does one identify a legitimate officer of the law both in uniform and plain clothes?

Lets address the first question. Douglas County Sheriff's vehicles, marked and unmarked, are equipped with multiple red and blue emergency lights. These lights are located in the front and the rear of each

## **NEIGHBORHOOD WATCH continued...**

vehicle. Also, the headlights will flash when activated. Additionally, each vehicle is equipped with a siren for an audible alert.

If concern still exists about a legitimate law enforcement vehicle you may take the following steps:

- Upon being requested to be stopped, activate your hazard lights, reduce your speed drastically, and proceed a short distance to a well-lit area. The hazard flashers will give the officer an indication your not stopping immediately and see the officer behind you.
- Never exit the vehicle unless instructed by the officer.
- Look for an authentic uniform. If concern persists you may request to see the officers picture ID that should also be accompanied by a law enforcement badge.
- If you possess a cell, you may be able to call 911 to check the validity of the officer with the dispatch center. Be sure to state your concerns/doubts to the dispatch center staff. Be aware that the 911-dispatch center you contact may not be the same center the officer was dispatched from. Know your location before calling the dispatch center to help identify the officer that is stopping you.
- As a last solution you may contact the 911-dispatch center and ask for another marked vehicle to respond to your location.

Always remember to pull to the right side of the road and stop for a marked or unmarked law enforcement vehicle that is utilizing its red and blue emergency lights. We all have a responsibility to follow lawful orders or directions from a peace officer. Our mission is to protect and preserve your safety and welfare through effective, efficient public safety services.

As your Sheriff I strongly believe that building relationships with the community allows the Sheriff's Office to become more effective in our commitment to you the citizen of Douglas County, serving with Leadership, Integrity and Service Excellence for our community.

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## COVENANT CORNER

The Association's Design Guidelines state: "Holiday decorations and/or lighting attached to the home or located on the property may be installed up to 30 days prior to the holiday and shall be removed no later than 30 days following the holiday." Your cooperation in this matter is greatly appreciated.

## WHAT DO YOU WANT?



This is your association and your newsletter. Your comments and ideas need to be heard. The newsletter is a good forum for sharing your thoughts with your neighbors. Submit questions, comments and suggestions for articles to be published to [clientservices@e-hammersmith.com](mailto:clientservices@e-hammersmith.com) or fax (303) 980-0576.



### Are You Prepared?



Imagine a heavy snow storm hits the city and all power is out. Are you prepared? Here are some ideas from the **American Red Cross** for a 72 hour emergency kit:

|  |                              |
|--|------------------------------|
| - First Aid Kit                                | - Sleeping bags              |
| - Manual can opener                            | - Flashlight                 |
| - Utility knife                                | - Waterproof matches         |
| - Water supply (one gallon per person per day) | - Essential medications      |
| - Battery powered radio                        | - Extra glasses or contacts. |
| - Batteries                                    |                              |

### REMINDER



During the winter months remember to disconnect all garden hoses. If the hoses are not removed, pipes could freeze and break, resulting in very costly repairs. The hose itself could also incur damage and burst if the water freezes inside.



4TH Quarter 2007

Homeowners Association at Highlands Ranch Golf Club  
c/o Hammersmith Management, Inc., AAMC  
5619 DTC Parkway, Suite 900  
Greenwood Village, CO 80111