



# 2nd Quarter Newsletter 2010

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## BOARD OF DIRECTORS

**Don Monahan (term exp 11/10)**  
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**Darek Bruzgo (term exp 11/11)**  
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**Tricia Houston (term exp 11/10)**  
Director  
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**Jeff Suntken (term exp 11/10)**  
HRCA Delegate  
[jeff.suntken@hrcadelegates.org](mailto:jeff.suntken@hrcadelegates.org)

### Board of Director Meetings

#### Annual Meeting

08/11/10  
11/10/10  
6:30 pm  
Westridge Recreation Center  
9650 S Foothills Canyon Blvd  
Highlands Ranch, CO 80129

#### Management Company

Highlands Ranch Community Association  
9568 University Blvd  
Highlands, Ranch, CO 80126

**Diane Ball, Property Mgr**  
303-471-8935  
[dball@hrcaonline.org](mailto:dball@hrcaonline.org)

## HRGCA Community Garage Sale Saturday June 5th 7am - 4pm



The Annual HRGCA Community Garage Sale is schedule for June 5<sup>th</sup>, 2010 from 7am to 4pm.

Our sponsor this year is local residents, Thom and Sandy Corrigan with [The Corrigan Group](#). They will be providing directional signs throughout the neighborhood and a "classifieds ad" listing of items being sold and a map showing all homes that are participating in this year's sale. If you will be participating and have items you would

like to promote in the advertising please send a list of those items along with your name, address, phone and email to: [garagesale@thecorrigangroup.com](mailto:garagesale@thecorrigangroup.com).

**“Swap – A – Rama” Hour:** From 3-4pm, we encourage you to swap items that have not sold with your neighbors, so that they do not end up in our landfills. At the conclusion of the event, residents can donate any unsold items to charities like the following:

#### Salvation Army

Will be in the neighborhood starting at 4pm the day of the sale. Items must be marked and at the end of the driveway.  
*Clothing, furniture, household items*

#### She She's Corner

(303) 779-2550  
7562 S. University  
Centennial, CO 80122  
*Women's clothing only*

#### Dumb Friends League

(303) 751-5772  
4556 Castleton Court  
Castle Rock, CO 80109  
*Sheets, Blankets, Towels*

If you have questions, contact Diane Ball at [dball@hrcaonline.org](mailto:dball@hrcaonline.org) or 303-471-8935.

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## Community Survey Results Gift Card Winners

Thanks to the eighty-four members who took a few moments to respond to the HRGCA survey. The results are available on the [HRGCA website](#). The HRGCA BOD will be using this feedback on future activities for the community. More surveys will be upcoming to provide more opportunities for the members to provide feedback to the HRGCA BOD.



Also congratulations to the four lucky members, who by responding to the survey, have received a Visa \$25 gift card: **Larry & Katherine Willette, Scott & Stacey Guiles, Brandon & Lesli Dumler and Chris & Nancy Paap.**

**Board Liaisons****Grounds Committee:**

Robert Jones

**Architectural Review Committee:**

Don Monahan

**Finance Committee:**

Darek Bruzgo

**Neighborhood Watch  
Committee:**

Aldis Sides

**Social Committee:**

Tricia Houston

Hello Neighbors,

Our new Board of Directors has been very busy since the February elections. As some of you know, this is my second tour of duty having served as President from 2001 to 2004.



The Architectural Review Committee has been re-constituted with five non-board members and an alternate consisting of previous members **Mike McKesson**, **Lee Linhardt**, and **John Harvey** (alternate) in addition to new members **Sharon Hoery**, **James Fournier** and **Terry Carlson**. I serve as the board liaison to that committee. The ARC is fortunate to have two architects, three contractors, and an engineer on the committee as well as a woman's perspective on paint colors. The ARC meets the fourth Tuesday of every month at Westridge Recreation Center.

The Grounds Committee has added two new volunteers, **Jerry Rath** and **Janet Carlson**. Other members of this committee are chairperson, **Melody Henson**, **Dick Sides**, **Donna Kallahar**, **Colleen Harvey**, and **Tracy Lents**. **Robert Jones** serves as the board liaison to that committee.

We are extremely grateful for our neighborhood volunteers and look to involve many more neighbors in our community activities. Upcoming activities include a neighborhood garage sale on June 5 and a block party July 4<sup>th</sup> weekend.

We will have major expenditures upcoming for repairs to 36 pagoda lights (detailed in the below article). Also, there are community fences in need of repair. Community fences consist of all the black metal fences at backyards that are along the golf course and along Town Center and Creekside Lane, as well as the wood fence along Town Center at the West side. The side fences on a homeowner's property, or the back fences not in the areas described, do not belong to the association. The Board is hiring a consultant to do a reserve study to be sure adequate reserve funds will be available to make these repairs now and in the future, which should be completed within the next two months.

Thanks to all for your encouragement and support of our Board of Directors. It is appreciated!

*Don Monahan, HRCGA President*  
[president@hrgchoa.com](mailto:president@hrgchoa.com)

## Upcoming Social Events

As a result of survey feedback, the HOA will be planning future events for the community.

Upcoming activities will include:

- Community Garage Sale
- Golf Clinics (all ages)
- July 4th Block Party

*Tricia Houston,*

*Director*

[director2@hrgchoa.com](mailto:director2@hrgchoa.com)

## Pagoda Light Update

The original ten year old pagoda lights, of which there are 36 throughout our community, are rapidly deteriorating due to design flaws which allow water and dirt to accumulate inside the light. The manufacturer is out of business.

By working together, the Board, Grounds Committee and Architectural Control members have identified three main issues that need to be addressed: loose capstones, damaged electrical components, and rusting fixture housing.

We are currently examining possible options and costs for repair and replacement. Special thanks to Board President, **Don Monahan**, for sharing his professional lighting expertise in leading this project.

*Melody Henson, Grounds Committee Chair*





### HATS OFF TO OUR 41 BLOCK CAPTAINS!

ALERT: Unsupervised, open garages are attracting opportunists to our community. Please assist Our Neighborhood Watch (NW) Program, coordinated with the DO CO Sheriff's Office (DCSO), as it continues as a strong presence in our community. The Block Captains, each responsible for about 15 homes, communicates periodically by email to give you current communications re: criminal activity in our area. Let us know if you are not receiving these updates.

All of us keep our neighborhood safe by staying alert and vigilant against crime. One phone call from any one of you to alert the Sheriff's Office of suspicious activity will serve us well. We have had excellent support and response time from the deputies

- The Sheriff's Office has become well known for success in bringing criminals to justice. Recent news concerning hunts for bank robbers, shooters (last year) at a convenience store, and car thieves demonstrates that the DCSO is relentless in pursuing these criminals.
- NW Block Captains attended their Annual Appreciation and Training Session in May. This event provides us with current information around the county to keep us proactive against crime.
- We need your help to volunteer to cover some remaining blocks in the HRGC. Your Block Captain responsibilities would include welcoming new neighbors and distributing notices by email. This can be an easy and rewarding task. Please contact me for more details. We want to be 100% covered by the end of this summer.

*Together, we keep our families safe and our properties secure!*

*Aldis Sides, HRGCA Neighborhood Watch Chair, [neighborhoodwatch@hrgchoa.com](mailto:neighborhoodwatch@hrgchoa.com) 303-503-2561*  
Douglas County Sheriff <http://www.dcsheriff.net> & Non Emergencies 303-660-7500 & Patrol 303-660-7456

## ET Water Conservation System Saves HOA Money



Upon the recommendation of the Grounds Committee in 2008, the Board approved the purchase and installation of the ET Water Management System. With this self-adjusting automatic system, water is applied to our landscape based on current local weather conditions and specific landscape factors, including plant type, soil type, slope, sun/shade and sprinkler type.

Although 2009 was a very wet summer, results from our first year of ET use are encouraging:

	2008 (before ET)	2009 (with ET)	Difference	Savings
Gallons Used	7,261,000	3,687,000	3,574,000	49%
Invoice Amounts	\$29,867	\$11,120	\$18,747	37%

We are hoping for a mild 2010 summer and additional HOA water savings as we continue our water conservation efforts!

*Melody Henson, Grounds Committee Chair*

## HRCA Delegate Download

### HRCA Board of Director Elections

Newly elected Board Members:

- Nick Robinson (1 year term)
- Laura Hopkins (Re-elected – 2 years)
- Scott Lemmon (New – 2 year term)
- Gregory Terry (New – 2 year term)



### Seeking Candidates Backcountry Planning

The Backcountry Planning Areas Committee is an ad-hoc committee to evaluate the planning areas identified in the Open Space Conservation Agreement Plan (“OSCA Plan”) for suitability of the uses and the development identified in the OSCA Plan. If interested, please see the [Committee Appointment Policy](#) and [Conflict of Interest Policy](#) and send a letter of interest with your completed Forms to: HRCA, Recreation Center at Eastridge, 9568 University Blvd., Highlands Ranch, CO 80126, fax 303-791-6705, or email [rcampbell@hrcaonline.org](mailto:rcampbell@hrcaonline.org).

### C-470 Flyover Construction

Construction will begin in the next 30-60 days on the flyover ramp for southbound Santa Fe traffic to access C-470 eastbound. In addition to the flyover, the acceleration lane will be extended to the Lucent Blvd exit ramp. This will help to eliminate the bottleneck of traffic merging into two lanes, while large trucks and traffic entering the highway are trying to accelerate from under Santa Fe.

*Jeff Suntken (District #107)*

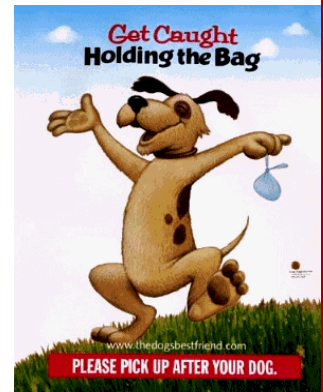
[jeff.suntken@hrcadelegates.org](mailto:jeff.suntken@hrcadelegates.org)

## Good Neighbor Reminder—Pet Policies

It has been noted that a number of homeowners are not cleaning up the "calling cards" left by their canine friends. In regard to these "poop problems", this not only creates unsightly messes and odors, but also causes damage to sod and other potential health hazards. This also applies to the Golf Course, including the rough.

Violators of this policy, if identified, will be fined by the HRGCA. **Please help make Highlands Ranch a safe, attractive environment by cleaning up after your pet!**

Questions and complaints regarding dangerous animals, number of animals, condition of animals, barking or other disturbances should be directed to [Douglas County Animal Control](#) at **303-660-7529**. For urgent complaints that need to be handled 24 hours a day, call **303-660-7500**.



## Property Improvement Submittal Process

All single family homeowners must submit their Improvements to Property requests through HRCA to be reviewed by both HRCA and the HR Golf Club Architectural Review Committees before any work is started.



**DO NOT BEGIN WORK UNTIL AN APPROVAL LETTER IS RECEIVED FROM BOTH ORGANIZATIONS, WHICH MAY TAKE UP TO 30 DAYS.**

**ANY PAINT SUBMITTAL MUST INCLUDE SAMPLES OF ALL COLOR CHOICES. FAILURE TO SUBMIT COLORS WILL DELAY APPROVAL.**

Please use the HRCA/HRGCA forms. These may be obtained from the link located at [www.hrgchoa.com](http://www.hrgchoa.com) or in the Covenant Compliance section of the HRCA website at [www.hrcaonline.org](http://www.hrcaonline.org). Once the HRCA's ARC completes its review, they will then forward the application to the HR Golf Club ARC for review. Send HRCA/HRGCA forms to: HRCA Covenant Compliance, 9568 S. University Blvd, Highlands Ranch, CO 80126. Office: 303-471-8821.

## Protecting Property Values Proactive Tree Care

One of the unique and desirable characteristics about our Highlands Ranch Golf Club community is the spacious and attractive landscaping. For example, did you know that our HOA owns and maintains 611 trees?



The Board, Grounds Committee and HOA management worked together this spring to address the structural integrity and health of our trees. Recent projects include full corrective pruning of the maples, root pruning of trees to remove girdling roots, mulch top-dressing of 289 trees, applying organic fertilizer to maples, shrubs, and oaks at entrance and parks and treating trees for ash borers, aphids, and IPS insects.

Our HOA is committed to responsibly caring for our community landscaping which protects your property values!

## Covenant Corner

Reminders as the summer season begins:

- All homeowners must maintain their landscaping which includes mowing grass, weeding and proper irrigation.
- Remember all trees should be kept pruned and those no longer viable must be removed.
- Mulch should be shredded cedar or Pole Peel Bark, colored mulch is not permitted.

Failure to properly maintain property will result in violation letters from the HOA. Contact Diane Ball at 303-471-8935 or [dball@hrcaonline.org](mailto:dball@hrcaonline.org) for more information.

## Good Neighbor Reminder Golf Course

Our HOA is fortunate to have one of the best golf courses in the area located in our backyard.



Homeowners are welcome to walk the course **AFTER/BEFORE THE COURSE OPENS**. Every year, homeowners can be found on the course during the day. Please respect the golfers playing and also the grounds keepers who work so hard to maintain the property.

**NO FIREWORKS ARE ALLOWED ON THE GOLF COURSE.** Every 4th of July, homeowners are on the course setting off their personal fireworks. Not only is this damaging the property, it is potentially a huge fire risk. Be aware the Sheriff will be contacted if violators are identified.