



# YOUR HOMETOWN HERALD

or , meanwhile back at the ranch...

May, 1986

Association Newsletter

Volume 1, Number 3

## Elitch Proposal Raises Question of Community Involvement

by Jim Pilcher

The recent developments in the Elitch Gardens issue shows that we, the residents of Highlands Ranch, do take an interest in our new hometown. It is unfortunate that a major issue such as this is required to get most of us actively involved with OUR community association. Where are we the rest of the time?

There is virtually no participation in Highlands Ranch Community Association (HRCA) functions. One well-populated delegate district recently had only two people show up to vote for their new delegate and Board members. We are all members of the Association, but it is rare that even one of us is inquisitive enough to attend a meeting of the Board of Directors.

Here are a few questions that every concerned HRCA member should be able to answer:

- What is your delegate district number?
- Who is Your Association delegate?
- When are Board meetings held?
- What is the name of any HRCA Board member?
- Have you ever attended a Board meeting?

If you can't answer these questions, you may not be as concerned and involved as

you would like others to believe. If you can't answer these questions, you do not know how to get the full story when an important issue arises. If you can't answer these questions, you probably do not understand the real function of the Community Association.

Your community association has as its primary responsibilities the operation of the recreation center and the enforcement of local covenants. Douglas County and Mission Viejo look to its members to provide input in an advisory capacity and not as a voting entity. Those of you who direct your displeasure with zoning and development matters toward any part of the community association have missed the mark.

We must take the time to become involved and informed, not only in the Elitch issue, but in all events, large and small, that affect Highlands Ranch. Vote for your delegates and Board members. Attend an occasional meeting of the Board of Directors. Volunteer for a special committee. Everyone's participation in HRCA activities will provide for a more informed exchange of ideas when important issues surface.

### Elitch Gardens Meetings

Northridge Elementary School  
7:00 p.m.

June 9, 1986      June 23, 1986

### Planning Committee Tackles Elitch Question

by Jim Pilcher

The HRCA Planning Committee Held a special meeting on May 7, 1986 to hear a presentation by a representative of Elitch Gardens concerning the proposed relocation of the North Denver amusement park to Highlands Ranch. KMGH television filmed portions of the event which drew over 200 concerned residents to Northridge Elementary School. Several Mission Viejo representatives were in attendance, but were not asked to speak before the committee.

The proposed development plan was outlined in a short presentation by Sandy Gurtler, Vice President of Elitch Gardens. Members of the Planning Committee took the opportunity to ask pertinent questions about the project in an effort to gather information for future meetings. The committee is asking for numerous

Continued on page 7...

### Next Board Meetings

Northridge Elementary School  
Tuesday May 20, 7:00 p.m.  
Tuesday June 17, 7:00 p.m.

Committee Meetings, 6:00 p.m.

# Planning Committee News

by Cindy Day

## Shadows of a Height Variance

Shortly after heated meetings involving a height modification request by Mission Viejo Company, a Planning Committee was formed in an effort for Mission Viejo Company to communicate to homeowners changes in Highlands Ranch's Master Plan, zoning and commercial development that might prove controversial. Our committee consists of volunteer homeowners representing different additions of Highlands Ranch and Jerry Poston, a planner employed by Mission Viejo Company.

We currently function as a review committee; when a change is forthcoming, the Committee reviews plans, discusses advantages and disadvantages of the item, its effect on homeowners, adjacent properties and we arrive at a recommendation. A recommendation typically involves

conditional approval pending a meeting with property owners who may be affected or gathering additional information. In many cases, we review changes in areas that currently have no adjacent homeowners and we feel approval of these items do not significantly alter the Master Plan of Highlands Ranch. All recommendations become part of the minutes at the monthly meeting of the H.R.C.A.; with a letter or minutes copied and sent to the Douglas County Planning Commission informing them of our recommended action. Therefore, while our articles won't always contain each item reviewed by the Committee, all this information is on record with the H.R.C.A. and sent to the County. As we review items that affect large numbers of homeowners, or are misunderstood or controversial, it will be our desire to print these in **YOUR HOMETOWN HERALD**.

## Regional Park

Plans for a regional park in Douglas County were recently outlined to the Highlands Ranch Community Association Planning Committee. Since this issue has generated a good deal of speculation and confusion, we are reporting the basic facts outlined at our March 20, 1986, meeting.

Mission Viejo has committed to donate approximately 100 acres of land and \$300,000 to Douglas County to be used for development of the Regional Park. This donation along with \$300,000 from Regis Homes and a previous \$100,000 donation from Mission Viejo Company in lieu of land will allow design development and site work to proceed at the proposed site located at the southwest corner of University Boulevard and Quebec Avenue. According to County officials, each developer that builds in Douglas County is required to

donate a percentage of land to the County for Regional Park development. If a developer has inadequate land resources, cash donations in lieu of land are required.

Preliminary designs for the Park include a trail system, athletic fields, a plaza with a tot lot to be located adjacent to the athletic fields, and numerous picnic areas. One unique feature of the park will include a Heritage Center to be assembled by moving historic structures onto a square representing different periods in Colorado's history.

The park is to be maintained by Douglas County Park and Recreation Department who has engaged City Studio of Castle Rock as design consultants. Presently with the grading bid to be late in May, we may see earth being moved on the site as early as June, 1986.



## Soccer Anyone?

Soccer fans may be mildly disappointed to find that a recent press release by area newspapers was premature in reporting that Highlands Ranch would be seeing a 75 acre indoor / outdoor soccer complex take shape this spring. The developers have made a presentation to the City of Littleton, Highlands Ranch Metropolitan District, and Mission Viejo Company with a preliminary site plan, but have not yet returned with details such as financing and long term maintenance. However, the dream is still alive. Mission Viejo Company has indicated they would provide the 75 acres to be developed into soccer fields at a future date, when it is shown that sufficient funds are available for construction and long term maintenance is guaranteed. This is an amenity that is in short supply and high demand in the Denver area.

## A Garbage Story?

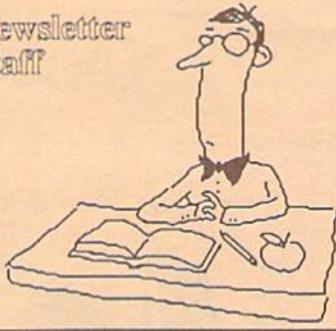
You bet, it's a sweet ending to a smelly problem. For those of you Highland Ranchers who hurriedly roll up your window on that infamous stretch of C-470, you are in for a treat. Douglas County Commissioners have verified that the Arapahoe Land-Fill on the North of C-470 is scheduled to close in the fall of 1986. The land following the shut down is planned to be reclaimed as open space.



## Delegate Report April 15, 1986

by Vickey Starkey

Newsletter  
Staff



Chairman	Jim Pilcher 791-0342
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### Board of Directors Elections

by Pam Allen

The newly elected district delegates held their annual meeting to elect the HRCA Board of Directors on April 15. Immediately following, the five elected board members held their annual meeting to appoint officers and committees. The officers of the association for the next year are:

President	Pam Allen	791-0391
1st. V.P.	Gary Dani	791-2035
2nd. V.P.	Gerry Ognibene	790-7750
Secretary	Janice Cox	790-7750
Treas.	Jeff Kappes	790-7750

### The Delegates...

01	Vicky Starkey 260 Quail Ridge Road 791-2142
02	Monica Dean 560 Prairie Ridge Road 791-0318
03	Joan LaGrone 521 Fox Hunt Circle 791-0667

### Pool Lifeguard Hours

May 23	3 p.m. - 8 p.m.
May 24-26	9 a.m. - 8 p.m.
May 27-30	3 p.m. - 8 p.m.
May 31-June 1	9 a.m. - 8 p.m.
June 2-4	3 p.m. - 8 p.m.
June 5-8	9 a.m. - 8 p.m.
June 9-Sept 1	
Mon.-Fri.	11 a.m. - 8 p.m.
Sat.-Sun.	9 a.m. - 8 p.m.
Holidays	9 a.m. - 8 p.m.

### Rec. Center Hours - May

Monday	6 a.m. - 9 p.m.
Tuesday	9 a.m. - 9 p.m.
Wednesday	6 a.m. - 9 p.m.
Thursday	9 a.m. - 9 p.m.
Friday	6 a.m. - 9 p.m.
Saturday	9 a.m. - 9 p.m.
Sunday	9 a.m. - 9 p.m.

### June, July, August

Same a.m. hours  
All p.m. hours till 10 p.m.

### Nautilus Expansion

Due to numerous requests for expanded nautilus facilities and the constant repair and closure of the present jacuzzi, the

delegates voted to remove the present jacuzzi and enlarge the nautilus area.

Construction will be under way this summer. Please excuse the inconvenience. The new 20 person jacuzzi will be adjacent to the indoor pool and will be open in the fall of 86.

### Parent - Teen Committee

A group of parents are interested in having more organized activities for teenagers. If you are interested in more information contact Patty Deibel at the Rec. Center 791-2500.

### Delegates Attending This Meeting:

Vicky Starkey	District 1
Monica Dean	District 2
John D. Bowell	District 4
Ken Williams	District 6
Keith Knight	District 7
Teresa Dorritle	District 8
Jack Ipson	District 9
Len Abruzzo	District 10
Charles Theobald	District 12
Richard Richardson	District 14
Alon Fluxman	District 17

### More Delegates...

04	John Bowell 2582 E. Terraridge Drive 791-3018/794-2626
05	Jeff Kappes 790-7750
06	Ken Williams 820 E. Summer Dr., 7-E 791-0704/793-4603
07	Keith Knight 9228 S. Stargrass Circle 791-2491/790-3339
08	Teresa Dorritle 9051 S. Bear Mtn. Dr. 791-0775/773-3444 Ext. 309
09	Jack Ipson 8903 S. Green Meadows Dr. 791-0485/791-2525
10	Len Abruzzo 8433 S. Woody Way 791-0293/779-2451

### and More Delegates!

11	Michael Feura 1011 E. Conifer Ct. 791-0646
12	Charles Theobald 11 Falcon Hills Drive 791-0382/791-0413
14	Rich Richardson 569 E. Longfellow Lane 791-0006/861-0181 Ext. 277
15	Janice Cox 790-7750
17	Alon Fluxman 1664 E. Devils Point Pl. 791-2790/694-2116
50	Joe Lorenzo 25 Abernathy Court 694-7392/759-8060
201	Dr. John Farrin 1624 S. Cold Springs Gulch Rd. Golden, Co. 80401 861-3718 (Ans. Service)

## Adopt A Vet



by Frances Lees

When vets Bruce Bowman and Jack Ipson moved to 38 West Springer Drive last fall, they opened the first veterinary clinic in Highlands Ranch. They adopted a community, too. "It might be corny to the public," Ipson said, "but our intent to be a part of the community is really important to us."

Ipson, who lives with his wife, Joan, in Remington Bluffs, was recently elected to serve as the District 9 delegate to the Community Association. For both vets, the goal has been to live and work in their community. Bowman and his wife, Carolyn, hope to move to Highlands Ranch and in the meantime have become involved in its activities.

Living here, Ipson has become familiar with some of its problems, too. A resident, referring to dogs that bark excessively, told him, "I'm glad to see a vet here, maybe you'll help quiet down the neighborhood." "I don't know if I can do that," Ipson said, but he did have a few suggestions. "Get a second pet. Spend more worthwhile time with the dog, time that includes plenty of exercise. Keep the dog indoors when nobody's home and provide the dog with a larger run."

Bowman agreed. "Pets get along better in pairs." But he insists that the needs of the pet owner sometime require as much attention as the pet. "The vet business is a very personal type of business." For instance, he's prepared to help a client cope with the loss of a pet and the resulting grief. "We treat the client, too."

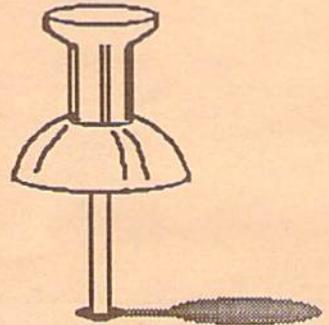
The two treat household pets at their office in the convenience center off of Broadway. They enjoy their location and Joan Ipson, who assists at the clinic, said, "There's always a lot of new people here."

## 1986 Budget

The by-laws of the Association require that, in the event a newsletter is officially published, the budget must be presented in that newsletter. Due to the enormous amount of information that is contained in the budget, your newsletter staff will publish it in sections. The first installment is on the next page.



The next issue (July) will contain additional information. Complete copies of the budget may be requested through your district delegate.



## The Book Discussion Group

by Frances Lees

The members of the Book Discussion Group laugh whenever anyone expresses the concern that the discussion might be "too intellectual." "Not with me here," members take turns saying. Because the Book Discussion Group is informal with everyone's goal the same: to have fun.

The group meets the 4th Tuesday of the month. May's meeting will be held at 7 p.m. at the Recreation Center. The author whose works will be discussed is Somerset Maugham. But don't worry if you haven't read everything by the man or even more than one selection. Some members are choosing to read a few short stories, others any biographical material they can find and still others will read the classic, *THE RAZOR'S EDGE*.

Lighter fare has been chosen for the month of June. Works by Kurt Vonnegut will be discussed. It seems everyone has a favorite of his they'll choose to read.

Variety characterizes the selections. *THE COLOR PURPLE* and *OUT OF AFRICA* have been two popular choices. But the list doesn't always follow the Best Seller list and members choose the books, so stop by and make your suggestion.



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**EXPIRES 6/15/86**

HIGHLANDS RANCH COMMUNITY ASSOCIATION  
RECREATION FUND  
1986 BUDGET

DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Projected No. of Members - memo	1,483	1,550	1,636	1,737	1,814	1,875	1,942	1,998	2,054	2,112	2,172	2,232	
Homeowners Assoc. Dues @ \$8.87	13,150	13,750	14,510	15,400	16,090	16,630	17,220	17,720	18,220	18,730	19,260	19,800	200,480
Unclosed Dwelling Units - memo	291	288	307	334	348	367	329	340	315	300	300	300	
times \$2.22	650	640	680	740	770	810	730	750	700	660	660	660	8,450
Recreation Programs and Interest Earned	3,990	3,690	4,210	4,340	10,000	11,140	12,850	6,050	4,400	5,650	3,270	2,450	72,040
<b>Total Revenue</b>	<b>17,790</b>	<b>18,080</b>	<b>19,400</b>	<b>20,480</b>	<b>26,860</b>	<b>28,580</b>	<b>30,800</b>	<b>24,520</b>	<b>23,320</b>	<b>25,040</b>	<b>23,190</b>	<b>22,910</b>	<b>280,970</b>
Operating Expenses	23,170	24,635	24,810	25,220	28,240	30,200	30,640	29,200	27,860	26,315	25,660	25,320	321,270
Cost of Sales	3,560	4,090	4,130	4,770	4,360	9,670	9,110	7,310	5,130	5,060	3,950	2,610	63,750
<b>Total Expenses</b>	<b>26,730</b>	<b>28,725</b>	<b>28,940</b>	<b>29,990</b>	<b>32,600</b>	<b>39,870</b>	<b>39,750</b>	<b>36,510</b>	<b>32,990</b>	<b>31,375</b>	<b>29,610</b>	<b>27,930</b>	<b>385,020</b>
Mission Viejo Subsidy	8,940	10,645	9,540	9,510	5,740	11,290	8,950	11,990	9,670	6,335	6,420	5,020	104,050

HIGHLANDS RANCH COMMUNITY ASSOCIATION  
RECREATION FUND  
1986 BUDGET

DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
<b>OPERATING EXPENSES</b>													
Management Fee	15,530	15,530	15,530	15,530	15,530	15,530	15,530	15,530	15,530	15,530	15,530	15,540	186,370
Utilities:													
Gas	220	810	370	380	160	1,700	1,860	1,520	1,380	790	650	830	10,670
Electricity	280	800	480	640	860	1,310	1,880	2,070	1,800	1,000	620	880	12,620
Water	50	50	40	90	70	90	1,230	570	550	370	370	370	3,850
Telephone	230	270	240	260	250	240	240	310	350	330	240	200	3,160
Repairs and Maintenance													
Landscape	0	325	700	750	1,800	850	850	850	800	725	650	0	8,300
Pool	120	120	120	120	2,090	920	500	1,120	210	210	210	210	5,950
Janitorial	140	140	140	360	360	360	360	200	200	200	200	200	2,860
Structure	190	190	190	810	810	810	810	640	400	400	400	300	5,950
Equipment	60	60	60	60	60	60	60	60	60	60	60	60	720
Parking Lot	150	150	100	0	0	0	0	0	0	120	150	150	820
Insurance	810	810	810	810	810	810	890	890	890	890	890	890	10,200
Personal Property Tax	160	160	160	160	160	160	160	160	160	160	160	160	1,920
Office Supplies/Xerox	360	350	1,000	380	410	540	1,400	410	660	660	660	660	7,490
Printing & Postage	50	50	50	50	50	2,000	50	50	50	50	50	50	2,550
Miscellaneous	50	50	50	50	50	50	50	50	50	50	50	50	600
Reserves	4,770	4,770	4,770	4,770	4,770	4,770	4,770	4,770	4,770	4,770	4,770	4,770	57,240
<b>Total Operating Expenses</b>	<b>23,170</b>	<b>24,635</b>	<b>24,810</b>	<b>25,220</b>	<b>28,240</b>	<b>30,200</b>	<b>30,640</b>	<b>29,200</b>	<b>27,860</b>	<b>26,315</b>	<b>25,660</b>	<b>25,320</b>	<b>321,270</b>

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School  
News

by Pam Allen

### Sand Creek Elementary

The new elementary school, recently named Sand Creek, is on line to open July 28, 1986. Open House is scheduled for Sunday, July 20 at the school. Families who will attend Sand Creek can register their children (K-6) at Northridge Elementary. For more information call the Sand Creek office at 791-3107.

### Northridge Elementary

K-6 registration for fall '86 will be at the school on July 16 and August 11 thru 15 from 10:00 a.m. to 2:00 p.m.

The Northridge PTSO would like to thank the entire community for it's continued support of Northridge activities. ■

### Elitch Gardens

(continued from page 1)

impact studies to be provided by Mission Viejo Company, Elitch's and their Architect. Future recommendations of the committee will be based on these studies along with the input from the community.

Following the presentation, the Planning Committee voted to hold at least two "community workshops" to present information gathered by the various impact studies. Residents will get the chance to pose questions to representatives of Elitch Gardens, Mission Viejo, and the HRCA Planning Committee. The workshop dates can be found on the front page of this newsletter. **PLAN TO ATTEND!** ■

### Expansion Update

by Mary Putman

The following is an update on construction activity at the Highlands Ranch Recreation Center. From time to time, certain facilities will be unavailable for members use; perhaps

without advance notice. During the summer months, your cooperation and understanding are more important than ever so that we may remain on schedule and meet our projected opening of the new facilities.

As part of the expansion construction a new sewer connection will be required. Construction of this sewer line is anticipated during May, with completion prior to May 23 (the opening of the pool). This construction will require the access road in front of the recreation center and to the parking lot to be closed for approximately five days. During this time, you will be required to park on Broadway.

In June the existing four tennis courts will be closed from time to time due to irrigation and electrical lines that have to be installed between existing courts.

For this reason, tennis programs will be limited during June but will resume in July. For court availability information and to make reservations,



please call the Recreation Center at 791-2500. The new courts are expected to be completed by the end of June with the exception of lights. The lighted courts will be available approximately October 1, 1986.

The gate on the south fence adjacent to the pool will be staffed daily from 9:00 a.m. - 6:00 p.m. effective June 5. This secondary access will help alleviate congestion while the construction activity is underway.

Again, your cooperation and understanding are appreciated!■

### HRCA Election Results

by Pam Allen

The HRCA annual delegate district meetings were held during the month of March. Resident delegates were elected in 13 of the 15 districts. Districts 5 and 15 will be represented by a Mission Viejo Company employee until a resident volunteers. The list of the current delegates can be found elsewhere in this newsletter.

A total of 101 residents attended the 15 meetings. With over 1650 homes within the association, that's slightly over 6% represented in person at the district meetings. Gleneagles #50, with 22 present; Sugarmill #6, with 14 present, and Remington Bluffs #9 with 12 present, all were held in conjunction with their sub-association mtgs.

All other district meetings had less than 10 people present except the Groves #1, with 11 people present. A total of 313 votes were cast for delegate elections whether by proxy or in person. A concern heard throughout many meetings was the desire for more communication about community issues. However, only a few volunteers were recruited to help with the association work. ■

### Late Charges

All homeowners are automatic members of the Community Association. Failure to pay your monthly dues could result in a late charge or ultimately a lien on your property. To check your account call the Association office at 790-7750, ext. 202.

## A House Becomes a Home

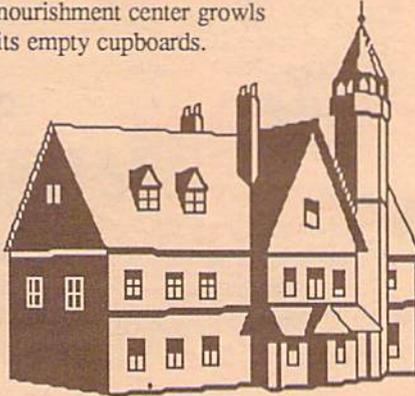
by Sandy Knight

Every house has a character or personality: a feeling about it that comes from the basic floor plan and the changes of colors, decorating, and remodeling that the occupants make. With each new family the house is modified some to meet changing needs and is perpetually growing in personality. This brand new house on So. Stargrass Circle is getting its chance to become a home.

The face of the house is painted as if it were a freshly baked yellow cake with light chocolate frosting as trim. A single window on the left seems a lifeless eye looking over the sloping mud sprouting spring's weeds. The open garage door yawns a wide cave in which to escape the drizzle.

A door from the garage opens onto the parquet entry that is not yet scuffed or soiled. The skeleton of stairs going to each floor of the split-level catches the

eye with walnut stained bannisters. The cavernous living room is silent, its sheer white walls reaching to a vaulted ceiling. To the left of the stairs the dining room and unblemished carpet lead to the kitchen doorway where the immaculate nourishment center growls its empty cupboards.

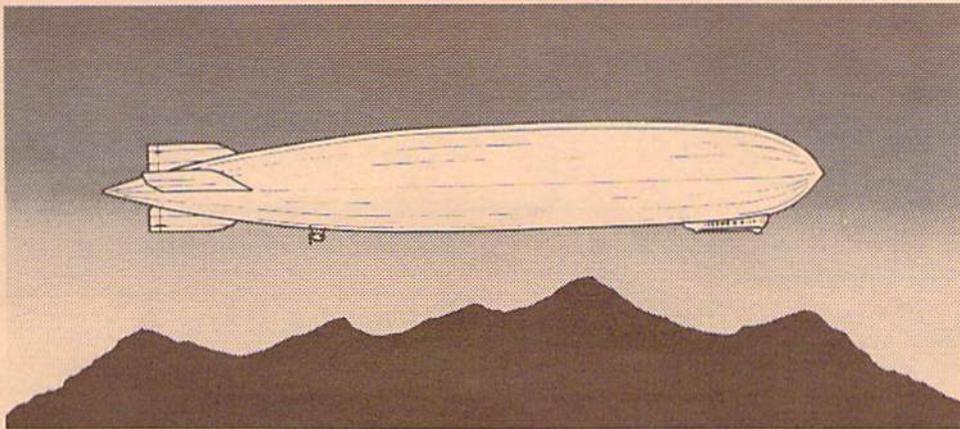


Down the stairs and looking to the left the family can be better viewed and a promise is given by the unlit fireplace that this could become the winter gathering place. A bedroom and bath complete this modest level. Downstairs again to the basement where electrical

blood arteries and copper pipe veins are seen devoid of lifegiving substance. The bowels of the plastic pipes do not gurgle as they disappear into the legs and feet of the foundation.

Three half-flights up there are two bedrooms and baths. The rooms are empty and lonely with their bare white walls. The bathrooms sparkle, their fixtures with sealing grout unspotted by mildew, like teeth newly polished by the dentist.

Tomorrow, furniture and boxes will fill up the rooms, giving them new identity. Paint brushes and cans will bring moods and feelings to each lonely room. Pictures, paintings, wall hangings, and plants will give sweet joy as the personality of the home develops. Excited new owners will give breath to this new personality. Water will flush health and vitality through the pipes while the drainage pipes gurgle with glee. The house will become a home.



## ZEPPELIN PRINTING

*This Newsletter was designed and Printed on our NEW, MOST-ADVANCED MACINTOSH PLUS Computer and LazerWriter printer!*

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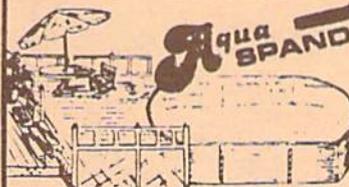
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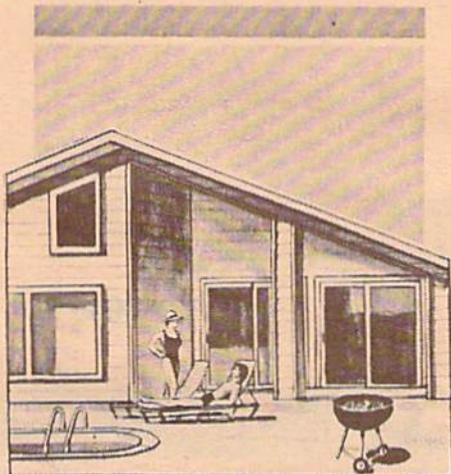
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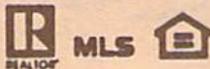
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