



HIGHLANDS RANCH



January 1986

Association Newsletter

Volume 1, Number 1

WHY A NEWSLETTER?

"Why not?" may be a better question. Community association newsletters are common publications all across the country.



They have proven effective at providing community information to association members in an organized and timely fashion. Why shouldn't Highlands Ranch,

with one of the largest associations in the state, publish its own newsletter? Everyone living here in Highlands Ranch is a member of the Community Association, but many of us do not know what its function really is. Have you ever wondered what your district delegate does for you? What goes on at those monthly meetings of the Board of Directors? Are you confused about the recreation center expansion and how the Association is involved? Most of us have probably had one or more of these thoughts cross our minds since we moved to Highlands Ranch. It's only natural, this is our home.



Joni Blackman Chuck Bromley
Dave Long Jim Pilcher

For information or to contribute story ideas call Dave Long at 791-0150.

Advertising Rates

(Ads are accepted on a first come, first served basis)

Classified Ads:	\$5.00
Business Card:	\$10.00
1/4 Page:	\$12.00
1/2 Page:	\$25.00

Contact Chuck Bromley at 791-3009 for advertising information.

SOBB	EXTRA	SPORTS	COMICS	SCIENCE
FASHION	STYLE	WANT ADS	EDITORIAL	
SPECIAL REPORT	NEWS	RECIPES	party!	
ENTERTAINMENT		SPECIAL NOTICE		

Enter the only official publication of the Highlands Ranch Community Association. This is the first issue of a regular newsletter to let each of you know what is happening at Highlands Ranch.

Every issue will provide information about current events, neighborhood activities, topics of controversy, and anything else that may help you become a more informed and involved member of your community association. **Enjoy this newsletter!** It is only the first of what promises to be an entertaining and informative publication written especially for the residents of Highlands Ranch.

A NEW YEAR ... NEW HOURS



At the membership's request, the Highlands Ranch recreation center staff is happy to announce new hours of operation. These hours will begin January 2, and will remain effective on a three-month trial basis. After this trial period, the new hours will be evaluated in order to determine whether or not they will remain in effect. Please advise the staff of your preference.

Monday	6:00 a.m. — 9:00 p.m.
Tuesday	9:00 a.m. — 9:00 p.m.
Wednesday	6:00 a.m. — 9:00 p.m.
Thursday	9:00 a.m. — 9:00 p.m.
Friday	6:00 a.m. — 7:30 p.m.
Saturday	9:00 a.m. — 6:00 p.m.
Sunday	9:00 a.m. — 6:00 p.m.

CLUBS

Are you into photography? How about computers or calligraphy? Well, if you're a member of a club or organization here at the Ranch, let the newsletter know and we'll help you get the word out. If you're not in a club already, maybe you are just the person to get one started!

PROTECTIVE COVENANTS

If you did not receive a copy of the protective covenants for Highlands Ranch after buying a resale home here, or if you've just misplaced your original copy, don't fret!

You can get a new copy free just by calling the Community Association at 790-7750. The covenants include guidelines for home improvements such as painting, fencing, decks, and remodeling, as well as the various use restrictions applicable to properties. A little checking can save a lot of time!

MISSION VIEJO RECEIVES ZONING VARIANCE



At the November 4 meeting of the Douglas County Commissioners, Mission Viejo Company was granted their requested zoning variance for the Centennial Office Park project just South of Broadway in Highlands Ranch. The new zoning allows the developers to include as many as four 110 foot tall buildings along with the 50 foot ones already permitted by the original zoning. In granting the variance, the Commissioners instructed Mission to position the taller buildings in the lowest portion of the office park.

Opponents and supporters of the new zoning were present at the November 4 meeting to voice their opinions. Opponents of the new zoning, who had circulated a petition among homeowners earlier, were concerned with the impact on mountain view as well as the possible influx of non-residents into Highlands Ranch. Supporters of the new zoning felt that the additional commercial development would help carry some of the future tax burden needed for new schools and improvements in Douglas County.



Has it been six or seven years since you last had dinner out? Are you tired of spam and lima beans on Wednesdays? Does Rover hide in the closet when you feed him your table scraps? Then put on your thinking cap because this is your opportunity to win a fantastic meal for four at Pizza di Fiore. All you have to do is dream up the winning entry in the great "Name Your Newsletter" contest here at Highlands Ranch.

Think of the satisfaction of seeing your winning entry on the banner of the community newsletter. Think about the knowing looks of approval that you will receive from your friends and neighbors. Think how happy Rover will be! Hey, don't just sit there. Jump up and send your entry in now! Put your name, address, and entry on a postcard and send it to:

Name the Newsletter
6 Inverness Court East
Englewood, CO 80112

All entries must be received by February 15, 1986. The winner will be announced in the next issue of the newsletter, which will also display the new name of your official Highlands Ranch Community Association publication. Good luck and good eating!

PHONE HOME!

The Community Association is organizing a phone tree. A phone tree consists of a group of volunteers to pass information via the telephone to Community Association members.



The phone tree would be used when it is necessary to disburse Community Association information in a short amount of time. Phone tree volunteers would be responsible for phoning 10 to 15 homes.

Volunteers are needed for this committee, as well as a chairperson to head the committee. For further information contact Monica Dean at 791-0318.

REC CENTER EXPANSION



Construction on the Northridge Recreation Center Expansion, which began in November, is expected to be completed by late fall of this year. For now, Highlands Ranch residents will have to put up with a few construction related inconveniences. But next winter, when you're able to swim indoors, play racketball and use the new gym, it will all be worth it.

IT'S YOUR COMMUNITY!

All homeowners of Highlands Ranch are members of the Highlands Ranch Community Association (HRCA). The major functions of the HRCA include the operation and maintenance of the recreation center, financial management of the association's funds, and architectural control for the community. An advisory committee for each of those functions assists the HRCA Board of Directors.

The Finance Committee is responsible for membership rosters and the collection of association dues. It also prepares all financial information including accounting and budget reports. The committee acts as an advisor for investment opportunities for HRCA funds.

The Architectural Committee reviews homeowners' property improvement plans. It is also responsible for enforcing the architectural restrictions outlined in the Community Declaration. The committee is charged with helping preserve the architectural and aesthetic quality of Highlands Ranch.

The Recreation Committee oversees the operation and maintenance of the recreation center. Committee members prepare rules and regulations for the use and operation of the center. The committee works to provide fair and equal use of the recreation center for all members. As members of the HRCA, all Highlands Ranch residents are encouraged to attend the monthly meetings which are held the third Tuesday of every month at 7 p.m. at the Northridge Recreation Center's community room. *The next meeting is Jan. 21, 1986.*

HRCA Newsletter Committee
6 Inverness Court East
Englewood, CO 80112



Highlands Ranch
Colorado
Your New Hometown

MAILERS MESSAGE

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FIRST CLASS

