

# Weatherstone at Highlands Ranch Association, Inc.

9568 University Boulevard  
Highlands Ranch, CO 80126  
303-471-7027  
FAX 303-471-8905

March 10, 2016

Dear Weatherstone Homeowner,

This letter is to inform you of Colorado's mandated disclosures. Senate Bill 05-100 which was signed into law on June 6, 2005 requires homeowner associations to disclose the following information once per year to all members:

- Your Homeowners Association: Weatherstone at Highlands Ranch Association, Inc.
- Managing Agent:  
Highlands Ranch Community Association, Inc.  
9568 University Blvd.  
Highlands Ranch, CO 80126
- The Sub-Association Declaration for Weatherstone at Highlands Ranch Association, Inc. was originally recorded with Douglas County on July 25, 1997 beginning at Book 1450 and Page 1387.

Senate Bill 05-100 also requires homeowner associations to inform all homeowners that the following information is available at the request of the homeowner. We are providing it below for your convenience:

- The beginning of the fiscal year for Weatherstone at Highlands Ranch Association, Inc. is January 1<sup>st</sup>.
- The Association's 2016 annual budget was adopted on December 2, 2015
- All homes pay the same assessment of \$164.00 per quarter.
- All homes pay the same pool loan assessment of \$73.00 per quarter.
- Financial Statements are available at the HRCA Administration office.
- A list of the association's insurance policies is available upon request.
- All association bylaws, articles, rules and regulations are available at the HRCA Administration office.
- The minutes of the Board and Annual meetings are available at the HRCA Administrative office.

The Board of Directors would like to invite you to the Annual Members meeting at the Westridge Recreation Center on March 23, 2016 at 6:30pm.

If you should have any questions or concerns, please contact me.

Respectfully,

Diana Behrent, CMCA, AMS, CAM  
HRCA, Subassociation Services  
Diana.behrent@hrcaonline.org  
303-471-7027  
303-471-8905