



# HIGHLANDS RANCH

# Your Hometown Herald (or *Meanwhile, Back at the Ranch*)

March 1986

Association Newsletter

Volume 1, Number 2

## JOYCE EVANS CHEATS ON DIET!



By Jim Pilcher

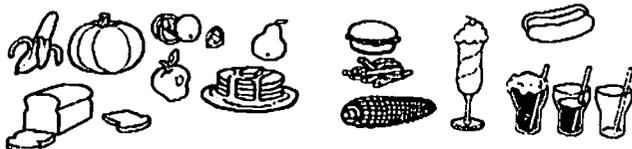
As you can see, your official Highlands Ranch Community Association newsletter now has a name:

### **Your Hometown Herald** (or *Meanwhile Back at the Ranch*)

Announced in the last issue, the "Name That Newsletter" contest was a great success. Your newsletter staff and the HRCA Board of Directors had over 30 entries from which to choose. After paring the list down to five excellent entries, the eventual winner was a unanimous choice.

Without further delay, we hereby announce that the lucky winner of dinner for four at Pizza Di Fiore is Joyce Evans of The Groves. Similar entries were submitted by several enthusiastic residents, but the extra bit of creativity shown by including the catchy subtitle provided the winning edge for Joyce.

The newsletter committee and the Board of Directors wish to thank all of the residents who submitted their best efforts in this contest. We would also like to thank Pizza Di Fiore for the gracious donation of the winner's prize. We all like to see involvement in the community by the residents and local merchants. Let's keep that community spirit alive in the future!



## ARTICLES NEEDED!

By Jim Pilcher 

We of Your Hometown Herald staff wish to extend an offer for any and all residents of Highlands Ranch to submit articles for publication. We cannot write everything in each issue, and you should not want it that way. The newsletter needs fresh ideas from all of you to ensure that we produce a lively and diverse publication.

The staff is interested in single articles, regular columns, and even story lines which we can further develop. Anyone of any age can write for your newsletter. Its for ALL Ranch residents. All submissions will be considered for publication, especially in the first few issues. Try to keep your article to 150-250 words if possible. If you are under 18 years old, include your age with the article so it can be included with the by-line. Articles submitted on an IBM PC diskette will be very much appreciated.

Your Hometown Herald needs your help. Please submit your finished copy to:



Jim Pilcher  
533 Old Stone Drive  
Highlands Ranch, CO 80126

by the last day of each even-numbered month. The next deadline is April 30th, to be published around May 15th.

If you are unsure about the suitability of your newsletter idea or merely need more information, call Jim Pilcher at 791-0342. He will be glad to offer advice to any aspiring author.

# 1986 CANDIDATES FOR BOARD OF DIRECTORS Highlands Ranch Community Association

**PAM ALLEN – Resident**

Pam is a resident of District #1. She served as delegate for that district during the 1984–85 term. For the past year Pam has served as President of the Board of Directors for the Highlands Ranch Community Association. Pam served as a non-voting member of the Recreation Center Advisory Committee which is overseeing the expansion of the Center. Also, Pam has served on the Northridge Elementary PTSO Board as Treasurer since May, 1984.

Pam is a graduate of the University of Missouri where she earned her B.S. and last worked as an academic advisor at that institution.

Currently, a full-time homemaker, Pam, husband Brad and their two sons have lived in Highlands Ranch for 3 years.

**JEFF KAPPES – Mission Viejo Co.**

Jeff is the Manager of Mission Viejo Company's Community Association Development and Administration Department.

Jeff joined Mission Viejo Company in 1979. In his work capacity, Jeff has been involved with the development and administration of all mission viejo company association projects in Colorado. He has served on a number of homeowner association boards and is a past member of the Highlands Ranch Community Association Board of Directors.

Jeff is a graduate of Colorado State University and is a member of the Community Association Institute.

**GARY DANI – Resident**

Gary is a resident of District #2 and served as delegate for that district during the 1984–85 term. For the past year, Gary has served as Vice-President of the Board of Directors for the Highlands Ranch Community Association. He also served on the finance committee from 1982 to 1985. Gary was instrumental in the organization of the Newsletter Committee, is currently active on that committee and has been involved with the Highlands Ranch Activities Committee since 1981.

Gary serves as Chairman of the Highlands Ranch Special Districts Employee Retirement Board of Directors.

Gary holds a B.B.A. Degree majoring in Accounting and is currently employed by Metro National Bank. Gary, his wife, Caryl, and their two children have lived in Highlands Ranch for four and a half years.

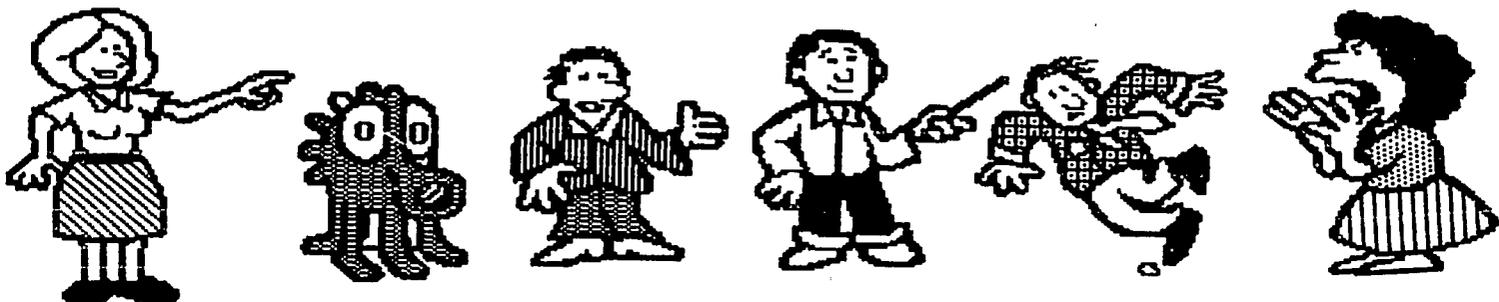
**GERRY D. OGNIBENE – Mission Viejo Co.**

Gerry D. Ognibene is a Senior Vice President, Community Service, for Mission Viejo Company's Colorado Division.

Gerry joined Mission Viejo Company in 1972 and prior to moving to Colorado, served as Vice President, Community Services for the California Division.

Gerry attended California State University at Los Angeles and Western State University in Fullerton. He was a Trustee of the Saddleback Valley Educational Foundation, a Director of the National Foundation of Wheelchair Tennis, a founding member of the Society for the Conservation of Bighorn Sheep, and a member of U.S. Bass.

Gerry lives in Highlands Ranch, with his wife, Susan and their two children.



**JANICE COX – Mission Viejo Co.**

Janice is the Administrator of Mission Viejo Company's Community Association Development and Administration Department.

Janice has been with Mission Viejo Company for six years. As Administrator, Janice handles all of the community associations at Highlands Ranch and serves on the board of each as well. Janice has in-depth knowledge about how an association is run, and how best to run it. For the past year, Janice has served as assistant secretary on the Highlands Ranch Community Association Board of Directors as well as taking, in mid-year, the position of Treasurer. In addition, she has served on the Finance Committee.

Currently, Janice is on the Board of Directors of the Rocky Mountain Chapter of the Community Associations Institute, and was named Volunteer of the Year for 1985.

Janice, husband Ken, and their son moved to Highlands Ranch last year.



**WHO WRITES THESE THINGS, ANYWAY?**

By Jim Pilcher

You may have noticed the absence of by-lines in the first issue of the newsletter. Being a very young publication, the omission was an oversight. Listed below are the articles which appeared in that issue and the names of the respective authors. All of you potential writers can be certain you will receive proper credit for your creative efforts in the future.

Why a Newsletter?	Jim Pilcher
Newsletter Contest	Jim Pilcher
Zoning Variance	Dave Long
Phone Tree	Monica Dean
Rec Center Expansion	Gary Dani
Rec Center Hours	Mary Putnam
Clubs	Dave Long
Protective Covenants	Dave Long
Its Your Community	Gary Dani



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# DELEGATE REPORT

February 18, 1986

Recreation  
Center  
Advisory  
Committee  
Meeting



## Expansion Progress

Tentative plans will include a gate from the parking lot to tennis courts #4 and #5 and a new gate from the pool area to the volleyball courts. If weather permits the additional seven tennis courts will be completed by June first which will give a total of 11 courts.

## No Parking

The lane in front of the recreation center is designated as a fire lane and will be painted red. The no parking rule will be enforced.

## Rec. Center Hours

The hours of operation for the recreation center through the summer will be:

### March/April

No Change (See January's newsletter for current hours)

### May

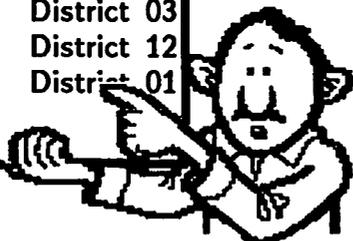
Friday, Saturday, and Sunday until 9:00 P.M. — All other days remain the same.

### June/July/August

Same morning hours but will stay open until 10:00 P.M.

## Delegates attending this meeting:

Len Abruzzo	District 10
Monica Dean	District 02
Mike Feure	District 11
Jack Ipson	District 09
Joan LaGroan	District 03
Charles Theobald	District 12
Vicky Starkey	District 01



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**OPEN Every Friday & 4th Saturday of each month**

**10:00 a.m.-5:00 p.m.**

## H.R.C.A. ANNUAL ELECTIONS

By Pam Allen

All homeowners in Highlands Ranch will have the opportunity to attend their annual delegate district meeting during the month of March. You will be sent a notice of your meeting ten days prior to the meeting date. The meeting is held for two primary purposes:

1. To elect a delegate to represent your delegate district, and,
2. To instruct your delegate on how to vote at the election of a new board of directors.

It should be noted that only one property owner of any lot is eligible to vote.

We emphasize the importance of attending these upcoming meetings. If you cannot make the meetings, it is possible to vote by proxy, which is included in your notice of meeting date. These meetings will afford you the opportunity to become involved with your Community Association.

During the upcoming term the Board of Directors will be comprised of three Mission Viejo company members and two resident members. A list of known candidates and meeting dates can be found on page 7.

# Community Bulletin Board

*Homeowner's Classifieds*

*Make  
Mine  
Country*



*Boutique*

*presents their annual  
Spring Craft Show  
Friday  
March 14, 1986  
9am. - 7pm.  
Bayfield  
8484 So. Painted Sky St.  
Highlands Ranch*

## IRA? Check with State Farm

- *Competitive Rates.*
- *Guaranteed Lifetime Income.*
- *Waiver of Premium for Disability Option.*
- *"Good Neighbor" Service.*

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7899 South Lincoln Court  
Littleton, Colorado 80122  
Phone: Bus. 303-795-0572



*Like a good neighbor,  
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State Farm Life Insurance Company  
Home Office: Bloomington, Illinois



# LOAN SALE

Need a little help to get ahead? Most of us do on occasion. That is why IntraWest Bank of Highlands Ranch is having a LOAN SALE! From now until April 30, 1986. We are offering a special rate of 10.99%\*:

Consolidate your bills. Landscape or finish your basement. Make reservations for a well deserved family vacation. Buy that new car you've had your eye on. You have dreams. IntraWest Bank

of Highlands Ranch has the cash you need to make those dreams come true.

Stop by our Loan Department at IntraWest Bank of Highlands Ranch or give us a call at 791-0344 and we'll be happy to answer any questions you might have.

Apply for our SPECIAL 10.99% loan offering today.



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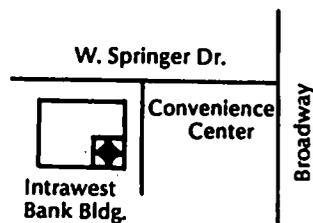
\*11.69% ANNUAL PERCENTAGE RATE, BASED ON A \$5,000 LOAN. \$35.00 set up fee, 24 month term; \$2,400 minimum loan; all loans subject to normal credit qualifications.

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# MEETING SCHEDULE

All meetings are in March and at 7:00 p.m.

<u>Date</u>	<u>District</u>	<u>Location/Candidate</u>
13	17	Belcourt Sales Office
13	08	Remington Bluffs Sales Office
17	10	Northridge Elementary, Room B-6 <i>Len Abruzzo</i>
17	12	Remington Bluffs Sales Office <i>Charles Theobald</i>
19	05	Northridge Elementary, Cafeteria
19	09	Remington Bluffs Sales Office <i>Jack Ipson</i>
20	03	Northridge Elementary, Cafeteria <i>Joan LaGrone</i>
20	11	Northridge Elementary, Room B-6 <i>Michael Feura</i>
24	07	Northridge Elementary <i>Tony Walisky</i>
24	14	Northridge Elementary
26	50	The Club
27	01	Northridge Elementary <i>Steve Odiorne</i> <i>Ken Ross</i> <i>Vicky Starky</i>
27	06	Northridge Elementary <i>Ken Williams</i>
31	02	Northridge Elementary, Room B-6 <i>Monica Dean</i>
31	04	Remington Bluffs Sales Office

## NORTHRIDGE ELEMENTARY SAVING LABELS FOR FREE EQUIPMENT



By Mary Wichter

Students at Northridge Elementary School are currently conducting a continuing label collection drive that promises to deliver valuable educational equipment. As part of a program called **Labels for Education**, Campbell Soup Company is offering **FREE** equipment to schools in exchange for labels from the company's products.

Schools may redeem the labels for **FREE** audio/visual equipment, athletic equipment, reference books and teaching aids.

Labels from the following Campbell's products can be used:

- Condensed Soup (red & white label)
- Chunky Soup
- "Soups for One"
- Bean Products
- Tomato Juice (V-8)
- V-8 Vegetable Juice
- V-8 (Low Sodium)
- Franco American Products
- Swanson Canned Goods
- Swanson Frozen Food Products
- Juice Works 100% Fruit Juice
- Recipe Dog Food Products



We know we have many friends in the community who will want to help and they can do so by saving the Campbell's labels and giving them to our students. Or, simply drop them off at the school library. Look for the green box.



Thank you

# IT'S YOUR DELEGATE

By Vicky Starkey

Your Delegate plays a very important part in the operation of the Community Association. Delegates are elected annually by you as members within a defined delegate district.

First, Delegates are required at times to vote on matters which affect the whole community. A Delegate for these votes is given one vote for each privately owned home site within their district.

Second, Delegates are also members of the Recreation Center Committee and are invited to join other committees. While attending these committee meetings and board meetings they give the Community Association insights to the feelings and wants of the district they represent.

Community Association meetings are open to all members. However, if you are unable to attend and have ideas that need to be communicated to the Association, call your Delegate.



Chuck Bromley  
Dave Long

Gary Dani  
Jim Pilcher

Contact Chuck Bromley at 791-3009 for advertising information.

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ENTERTAINMENT		SPECIAL NOTICE	

## HELP!

By Monica Dean

The Phone Tree Committee still needs volunteers to spread community information quickly. Each volunteer just needs to contact 10 to 15 homes when major issues arise 3 or 4 times each year. For more information contact Monica Dean, 791-0318.

## PERSONAL INCOME TAX PREPARATION/ CONSULTATION

*Call for appointment & tax organizer*

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IntraWest Bank Building  
66 W. Springer Dr., #307  
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Sat. 10:00 - 3:00 pm

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Consultation regarding color choice and material are necessary aspects of my business. It is my concern to take the time to help advise you in making the right decisions. After all, it's also my reputation . . . that's at stake.

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Past accounts include:

- Larry Brown (Nuggets),  
Boulder, Colorado 1982
- Mr. & Mrs. Brown (Green Dragon Estate),  
Boulder, Colorado, 1975
- Kevin Dobson, Knot's Landing,  
North Hollywood, California, 1980
- "Sheriff Roscoe", Dukes of Hazzard,  
Hollywood, California, 1980

**Experience . . .**

11 years painting experience (Boulder, Denver, Colorado)

2 years painting experience (Beverly Hills, North and West Hollywood, California)

**Highland's Ranch the future . . .**

Littleton is my home; where my family resides. I plan to be around for the future years of painting. A good reliable painter is difficult to find in Denver. Most of my work comes by referrals, this is my introduction into your community. In future newsletters you'll find the "Ryan's Brush ad" in your classified section.

**Concluding Remarks . . .**

If you demand high quality workmanship and cleanliness at a **Very reasonable price**, then try Dave Ryan for a refreshing professional change. Call 797-6871 for an appointment. (Please leave message)

**HOMETOWN HERALD  
VOLUNTEERS NEEDED**

By Jim Pilcher

Your Hometown Herald needs regular staff members to perform a multitude of functions. Here are some of the positions where one or more people are needed immediately:

- Article Writers
- Reporters
- Cartoonists
- Sales People
- Newspaper Layout Specialist
- Bookkeeper/Accountant

Contact Jim Pilcher at 791-0342 if you have the skills and/or desire to help publish your newsletter. There is an added bonus to volunteering: **you get your name in print in every issue!**

**AN AWARD!**

By Gary Dani

The Highlands Ranch Community Association was recently presented an award from the Community Association Institute, Rocky Mountain Chapter, for being the outstanding Homeowner Association during the year 1985. It is a real honor to be recognized by your peers and we are proud to display this award in the trophy case at the Recreation Center. This is recognition for a lot of Highlands Ranch residents who helped in various ways.

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