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# EXPERIENCE 5920'

... A STEP ABOVE



Highlands Ranch Community Association, Inc.  
Balance Sheet for All Funds  
As of June 30, 2025

	MANAGEMENT		RECREATION		ENCLOSURES		WATER SERVICE				
	OPERATIONS	RESERVE	OPERATIONS	RESERVE	OPERATIONS	RESERVE	OPERATIONS	RESERVE	PLUMBER	ENGINEERING	TOTAL
<b>ASSETS</b>											
Cash	1,120,000	50,000	1,070,000	42,000	3,800,000	45,000	45,000	45,000			6,125,000
Accounts Receivable	1,200,000		1,200,000		1,200,000		1,200,000				4,800,000
Prepaid Expenses	100,000		100,000		100,000		100,000				400,000
Investments	1,000,000		1,000,000		1,000,000		1,000,000				4,000,000
Other Assets	100,000		100,000		100,000		100,000				400,000
<b>LIABILITIES</b>											
Accounts Payable	1,000,000		1,000,000		1,000,000		1,000,000				4,000,000
Other Liabilities	100,000		100,000		100,000		100,000				400,000
<b>EQUITY</b>											
Retained Earnings	1,000,000		1,000,000		1,000,000		1,000,000				4,000,000
Reserves	1,000,000		1,000,000		1,000,000		1,000,000				4,000,000
<b>TOTAL</b>	<b>4,420,000</b>	<b>50,000</b>	<b>4,370,000</b>	<b>42,000</b>	<b>7,900,000</b>	<b>45,000</b>	<b>7,900,000</b>	<b>45,000</b>			<b>15,705,000</b>

- Total Cash: \$22.2M, down \$626K to prior month.
- DNCA: \$5.4M
- Reserves: \$4.0M
- Operations: \$10.8M
- \$4.5M of unearned (prepaid) revenues
- \$2.5M of prepaid amounts
- \$5.0M of prepaid program and facility revenues

- Net Fund Balances: \$16.1M, down \$1.7M to prior month
- Reserves: \$4.0M
- Operations: \$6.1M

HIGHLANDS RANCH COMMUNITY ASSOCIATION



**A MINUTE WITH MIKE**  
A Community Report from  
Mike Bailey, CEO/GM of HRCA

# A Message From HRCA's CEO/General Manager



Fall is here, and with it comes fresh momentum for Highlands Ranch! Together, we're continuing to create spaces, programs and opportunities that make our community shine.

We're reimagining Wildcat Regional Park with a proposed passive trail system that invites exploration while protecting wildlife, including a herd of more than 150 elk. It's a balance of recreation, conservation and education that reflects the very heart of our Backcountry Wilderness Area.

Innovation is also taking root as we celebrate the arrival of Google Fiber. Highlands Ranch is the first community in Douglas County, and in Colorado, to break ground on this cutting-edge network, delivering lightning-fast internet and new connectivity options for our residents.

Our beloved Sunshine & Storytime program is growing, too, now reaching up to 90 families each week and is on pace to welcome more than 4,500 families in 2025. It's an exciting blend of literacy, nature and community connection.

Behind the scenes, we're finalizing our annual budget with care, guided by our Board, Delegates and Finance Committee. This ensures we're protecting our assets, planning for the future and continuing to offer the programs and services our members appreciate and enjoy.

Highlands Ranch is thriving because of you—our residents, volunteers, staff and partners. Your energy, ideas and commitment fuel our success. Let's keep building a future that honors our natural spaces, embraces innovation and celebrates the spirit that makes Highlands Ranch an extraordinary place to call home.

My best,  
**Mike Bailey**

A handwritten signature in blue ink that reads "Mike Bailey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

CEO/GM  
Highlands Ranch Community Association





## HRCA Budget Timeline

September marks a pivotal time for us, as we finalize the annual budget for the year ahead. Guided by the insight and oversight of our Board of Directors, our dedicated staff works diligently to create a budget that not only complies with the financial requirements outlined in our governing documents but also reflects and supports the programs, events and services that our community values.

This is a collaborative effort. Homeowners play a key role by volunteering on HRCA's Finance Committee and help shape the budget by offering valuable feedback and insights. When the budget draft is ready, it's reviewed and approved by both our elected Delegates and the Board of Directors, ensuring it reflects the needs and priorities of our entire community.

At the heart of HRCA's long-term financial planning is the reserve study, a critical, living document that provides comprehensive insight into the condition and lifecycle of the association's assets. The initial reserve study involves a thorough on-site inspection and an in-depth evaluation of the reserve fund's current status. The result is a well-prioritized roadmap for capital improvement projects and a forward-looking funding strategy that spans 30 years.

Regular updates, conducted every three to five years, may be less exhaustive but are no less essential. They help us adjust forecasts, fine-tune funding and maintain our commitment to future planning. This is HRCA's version of a smart investment strategy of setting aside funds today to cover tomorrow's needs.

At HRCA, financial responsibility is a commitment. This is why we partner with independent experts to complete the reserve study and outline a clear plan that serves today's needs and tomorrow's goals.

Every year, during the budget season, our team, assembled by Board Members, Delegates, the Finance Committee and staff, conducts a full review of revenue streams, expenditures and reserve fund balances. This ensures every dollar is accounted for and every asset is managed with care.

Together, we're committed to maintaining a fiscally resilient organization. One that secures HRCA's legacy and strengthens our vibrant community for years to come.



# Google Fiber Breaks Ground in Highlands Ranch

On Tuesday, August 5, Google Fiber held an official groundbreaking ceremony in the heart of Highlands Ranch Town Center, marking the start of construction on its high-speed fiber-to-the-home network in Douglas County. Local leaders, including Douglas County Commissioner Kevin Van Winkle, gathered to celebrate this milestone and announce that Douglas County, specifically Highlands Ranch, is the first in Colorado to break ground on GFiber’s infrastructure.

“Douglas County is the very first county in all of Colorado to break ground with GFiber, and we are so excited that we get to be the first. Our residents will be the first to sign up for this fantastic service,” said Commissioner Van Winkle. “This is important not just for future customers—it’s about ensuring Douglas County has the fastest internet in the world, which will be incredibly important for our growth moving forward.”

Following approval from the County Commission earlier this year, GFiber has begun installing underground fiber and aerial lines throughout neighborhoods, using public rights-of-way and adhering to local regulations. Residents will be notified in advance of any nearby construction, typically through door hangers or yard signs, and all affected areas will be restored to their original condition.

GFiber’s network will roll out in phases, and while specific neighborhood timelines aren’t yet available, the first connections are expected by early 2026. Residents will have access to symmetrical multi-gigabit plans, including the Core 1 Gig, Home 3 Gig and Edge 8 Gig options—all with professional installation, Wi-Fi 6E routers, and no long-term contracts.

In addition to enhancing digital connectivity, GFiber is investing locally by supporting community organizations like the Douglas County Public Library Foundation, SECOR, and Advocates for Children CASA.

Stay tuned as Highlands Ranch connects to the next generation of internet technology.

Douglas County residents may contact the Google Fiber hotline at 1-866-777-7550 with any questions or concerns regarding construction in their area.



# Sunshine & Storytime Expands to Bring More Families Outdoors in Highlands Ranch



In a celebration of community, childhood development, and the healing power of nature, the Highlands Ranch Community Association (HRCA) has expanded its beloved Sunshine & Storytime program in the Backcountry Wilderness Area. What began as a once-a-week gathering for families to enjoy storytelling outdoors has blossomed into a four-times-a-week tradition, thanks to growing demand and strong support from public health partners.

Sunshine & Storytime is a free, weekly program designed to introduce young children to the wonders of nature through seasonal storytelling and hands-on outdoor play. Held at the Backcountry Base Camp and funded by the Backcountry Wilderness Area 501c3, each session features themed books and activities, including access to a mud kitchen, natural sandbox and nature-based stations. It offers children and their caregivers a joyful, creative way to connect with the outdoors and one another.



The program's growing impact was recently highlighted during a special session on Wednesday, August 6, when Douglas County's Executive Director for Community Health, Mike Hill, and Assistant Director for Community Health, Laura Larson, Ed.M., CLC, visited the site. The leaders read aloud to families and praised the program's role in supporting childhood development, early literacy, and community wellness.

"We were very happy to support this community session and bring books to kids because literacy is important," said Hill. "You might wonder what that has to do with health, but literacy helps your psychology, your overall mental health, helps you be a better person, and helps you understand your health in the future."

The expansion of Sunshine & Storytime was made possible by a generous \$5,000 sponsorship from the Douglas County Health Department's Maternal and Childhood Health Program, funded by the Colorado Department of Public Health and Environment. This support enabled the program to grow from one weekly session serving up to 30 families to three weekly sessions that now accommodate up to 90 families. With programming now offered year-round, the initiative is expected to reach more than 4,500 families in the next year.

Currently, the program runs every Wednesday and Thursday from 10:15 to 11:15 a.m., and on Saturdays at 10–11 a.m. and 5–6 p.m.—registration is required. While participation is free, donations to the Backcountry Wilderness Area Fund are encouraged to help sustain and grow the offerings.

Importantly, Sunshine & Storytime is open to all families—regardless of income—and serves residents of Highlands Ranch, Douglas County and surrounding communities. The program's accessibility, combined with enthusiastic community support and public health partnerships, makes it a shining example of inclusive and equitable outdoor programming.

As HRCA continues to foster opportunities for children and families to explore nature, Sunshine & Storytime stands as a powerful reminder of the lifelong impact that early, positive outdoor experiences can have.



# As the Leaves Fall, Fence Visibility Rises: Is Yours in Compliance?

As September arrives and Highlands Ranch shifts into fall, landscaping retreats and fences become more visible. That makes this the perfect time to inspect your fence. Is it clean? Sturdy? Properly stained? Or showing signs of age, such as peeling, fading or water damage?

A well-maintained fence improves curb appeal and supports the overall look of the neighborhood. Fences in Highlands Ranch must be stained Highlands Ranch Fence Brown; however, before painting, please confirm with your sub-association to see if an alternate color has been approved. Only two formulas are approved: one from Sherwin-Williams and one from Behr. Even if another brand appears close, using anything outside the approved formulas is noncompliant and may lead to a citation.

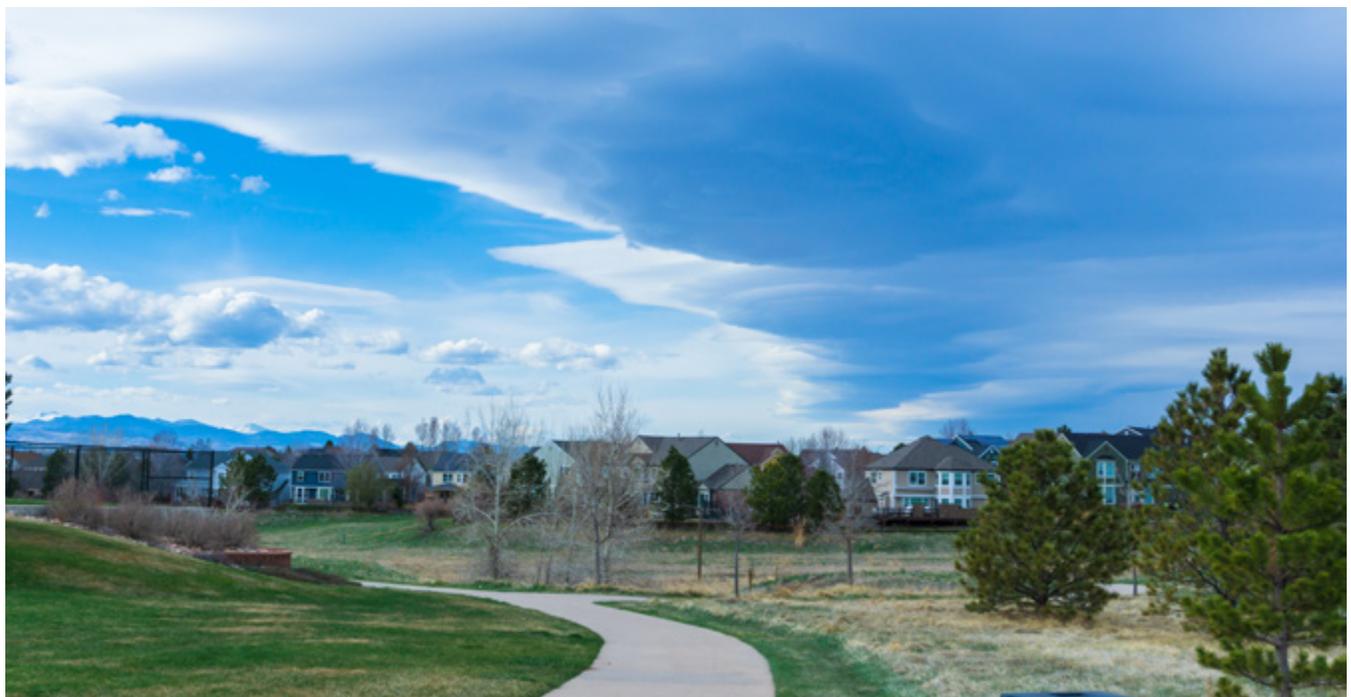
The approved stain mix codes are available in the Residential Improvement Guidelines (RIGs) or by calling the Community Improvement Services office at 303-471-8821. Many homeowners are surprised to learn that using paint instead of stain, or applying an unapproved shade, is a violation.

Don't forget about shared fencing, including the return fence—the section between homes that connects to the wing fences and often includes a gate. Even if it appears to belong to one house, HRCA assigns shared responsibility to both neighbors since the public-facing side is visible from the street and consistent maintenance preserves neighborhood character. Both homeowners are responsible for keeping the fence stained with the approved color.

While you enjoy cooler mornings, changing leaves and pumpkin-spiced treats, take a moment to walk your fence line. A little attention now can prevent a compliance issue later.



Let's keep Highlands Ranch looking great, one fence at a time.



# Wildcat Regional Park Project: Community Input Process Timeline



Wildcat Regional Park, a 202-acre parcel located in the northeast portion of the Backcountry Wilderness Area, was originally set aside for future recreational development.

In 2024, following concerns about a conceptual plan that would have introduced intensive development, Douglas County and the Highlands Ranch Community Association worked together to reimagine Wildcat Regional Park in a way that better balances public access with conservation. The result is a proposal for a thoughtfully designed passive trail system that offers recreation opportunities while protecting the land's natural character and its resident wildlife, including a herd of over 150 elk.

HRCA has a webpage dedicated to the project that provides a series of maps and explanations that outline the park's history, the surrounding wildlife habitat, conservation priorities, and the proposed trail layout. Our goal is to be transparent about the planning process and to demonstrate how Wildcat Regional Park can serve the community without compromising the values of the Backcountry: Conservation, Recreation, and Education.

We invite you to visit the webpage and explore the maps to learn more about how this project will preserve what makes this landscape special, while opening it up for responsible, meaningful public use.

## [HRCAonline.org/TrailProject](https://hrcaonline.org/TrailProject)

In addition, please review the CIP timeline and important dates below. All HRCA meetings are open to members. Meeting locations and dates are subject to change.

- **Friday, August 8, Board Working Session:** Discussion for CIP starting in October
- **Tuesday, August 19, Delegate Meeting:** Update on feedback and timeline for CIP vote
- **Monday, September 8, Board Working Session:** Update to Board on CIP
- **Tuesday, September 16, Delegate Meeting:** Timeline and process for CIP; reminder that the first vote is in October
- **Monday, October 13, Board Working Session:** Update to Board on CIP and Board CIP vote #1
- **Tuesday, October 21, Delegate and Board Meeting:** Presentation and Delegate CIP vote #1 (if approved, notice regarding Nov. 12 public meeting begins on October 22)
- **Monday, November 10, Board Working Session:** Update to Board on CIP
- **Wednesday, November 12, Public Meeting:** Host CIP public meeting and presentation
- **Tuesday, November 18, Delegate and Board Meeting:** Delegate and Board CIP vote #2t



# Catch Fall Sports Fever!

The season is changing, why not switch up your game? Pickleball, basketball, soccer and more are waiting for you to jump in.

## Fall Season Pickleball Classes and Leagues

Register now for the six-week fall indoor pickleball season running September 29 - November 8. Indoor pickleball classes will be held at Southridge, Northridge and Westridge. Indoor leagues are now held at Southridge.



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## Youth Girls Basketball League

For beginner to intermediate players in 1st-8th grade, this league offers a fun and supportive experience with a weekly one-hour practice followed by games on Saturdays. Practices begin the week of Monday, October 6.



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## Colorado Basketball Academy Clinics

Gear up for six exciting weeks of CBA sessions where participants ages 5-17 sharpen their skills and elevate their game through fun, fast-paced drills that focus on ball handling, agility, and shooting. Sessions run routinely year round!



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## Pee Wee Soccer

This soccer league is perfect for the beginner player ages 4-7. Practices are held once a week and games are played on Saturdays. Fee includes a team shirt and volunteer coaches are needed!



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# Seeking Your Feedback: Communications Survey

At the Highlands Ranch Community Association, we believe that great communication builds a stronger, more connected community. We are asking HRCA members to complete a brief survey this month that will help us share information in ways that are more useful, timely, and meaningful for you and your neighbors.

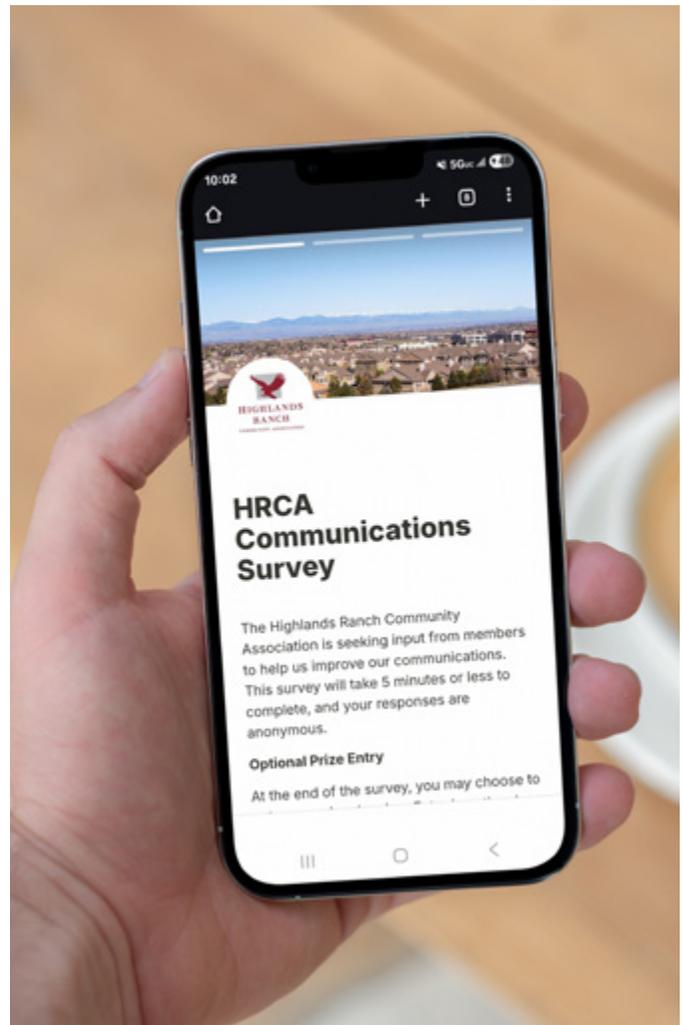
The survey takes less than five minutes to complete, and all responses are anonymous. At the end, you may choose to enter our prize drawing—entry is optional and will not affect your participation in the survey.

By sharing your thoughts, you help us better serve the community and ensure everyone stays informed about events, programs, and opportunities that make Highlands Ranch a great place to live.



LEARN MORE

Scan the QR code to complete the survey today and help shape how we connect tomorrow. For questions, please contact [communications@hrcaonline.org](mailto:communications@hrcaonline.org).



## Fire Danger Doesn't End With Summer

Even as we move into fall, Colorado's fire risk is still real. Dry conditions and high winds mean one spark can ignite a wildfire. Please visit Douglas County's Fire Restrictions Page for up-to-date information and be sure to always fully extinguish campfires, skip fireworks, and use equipment safely. A little caution now can prevent disaster later.

### Stage 1 fire restrictions that are not allowed:

- No open burning of any kind.
- No use of fireworks.
- No use of model rockets.

**Scan to learn more!**



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HRCA enhances life and property values through events, recreation, and partnerships that support local business success.

If you are interested in learning more scan the QR code and start partnering with us today!

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**HIGHLANDS RANCH**  
COMMUNITY ASSOCIATION

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   [HRCOnline.org](http://HRCOnline.org)

## Events

**Sundays through October 26:**  
Highlands Ranch Farmers' Market

**Friday, September 5:**  
5280+ Senior Chorales

**Saturday, September 6:**  
Doggie Splash  
Wildcat Mountain Trail Races

**Friday, September 12:**  
Zumba Glow Party

**Saturday, September 13:**  
Fall Craft Show

**Tuesday, September 16:**  
**Delegate & Board Meeting**

**Friday, September 19:**  
Dueling Pianos

**Saturday, September 27:**  
Oktoberfest 5K  
Oktoberfest Celebration