



# YOUR HOMETOWN HERALD

*or, meanwhile back at the Ranch...*

November, 1986

Highlands Ranch Community Association

Volume 1, Number 6

## The Sprit Of Giving

By Debbie Keller

Here it is almost Christmas again. The holiday spirit is upon us. So is all the hustle and bustle of shopping. Throughout the holiday season the Christ Lutheran Church will be collecting canned goods for the Interfaith Food Pantry and clothing (preferably winter) for the Lutheran Community Center. Both organizations are non-denominational in their distribution of articles and all is distributed to people within the Denver metro area.

A holiday project that the Lutheran Community Center is currently working on is an "Adopt A Family" program. They have carefully screened families who need help, and are asking for gifts of food baskets and toys. You get to meet your "adopted" family on Dec. 20th when you present your gifts to them in person.

If you wish to help, please contact the Christ Lutheran Church at 791-0803. It's all in the spirit of giving. 🍎

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## Grand Opening

### Residents Celebrate Our New Recreation Center

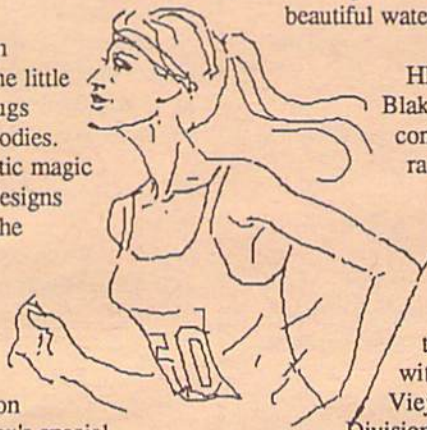
By Mary Putnam

An enthusiastic crowd of nearly 2,000 enjoyed the full day of festivities November 1 marking the grand opening of Highlands Ranch Recreation Center's new facilities and the community's fifth birthday.

Outstanding performances in the new indoor pool were notable afternoon highlights. The comical Aqualooneeacts tickled the audience with countless stunts and feats of daring and the synchronized swimming routine proved to be a beautiful water ballet.

Several roving cartoon characters delighted the little ones with plenty of hugs and grand opening goodies. Karen Novotny's artistic magic brought a variety of designs and lots of smiles to the younger faces.

The entire family enjoyed both of Fannie Annie the Clown's shows featuring balloon sculptures and Bob Fox's special mime and juggling presentation.



HRCA board member Joe Blake provided play-by-play commentary of the strenuous racquetball and handball exhibitions. Highlands Ranch Recreation Center's racquetball pro, Mary Ellen Doukakis, won the tough racquetball contest with Jim Toepfer, Mission Viejo Company's Colorado Division president.

Continued on page 11

## Our Recreation Center

### What You'll Find Inside & Out

By Patty Deibel

The largest homeowner-owned recreation center in the region opened Sat., Nov. 1 at Highlands Ranch, marking the community's fifth anniversary in Douglas County.

The 53,000 square-foot Highlands Ranch Recreation Center, featuring two 25-yard swimming pools, a 20-person spa, ten raquetball/handball courts and 11 lighted tennis courts, will provide year-round sports activities for community association members. Members pay less than \$25 per family per month for full use of the facilities.

"We're proud to have one of the nation's finest recreation facilities owned by a community association here in our community and look forward to the increased opportunities for fun and fitness," said Pam Allen, President of the Highlands Ranch Community Association.

A special celebration was held from 10 a.m. to 5 p.m. opening day and featured athletic exhibitions, demonstrations and activities. At 5 p.m., the center officially opened for members' use.

The center originally opened four years ago at one fourth its current size and quickly became the hub of social and recreational activity within the community.

In 1984, residents approved \$4.5 million for a major expansion when the demand grew for winter-time sports activities. Ground was broken one year ago. The architect is William R. Reddick, Jr. & Associates and the contractor, Adolphson and Peterson Inc.

Now, in addition to the original Nautilus and fitness rooms, the outdoor pool, adult lounge and other amenities, the center features:

- An indoor eight-lane, 25-yard swimming pool with a dramatic, glue-laminated, arched wood ceiling and self-contained humidity control and heat recovery system
- A 20-person stainless steel spa
- A full-sized gymnasium with a regulation sized basketball court, volleyball court and two side basketball courts
- Ten glass-backed raquetball courts, including two championship courts with tiered seating for viewing
- An indoor running track
- A kitchenette
- Two large multi-purpose rooms
- Wet(tiled) & dry(carpeted) locker areas
- Seven additional lighted tennis courts (for a total of 11)
- State-of-the-art lighting, including natural lighting from skylights
- A facility-wide sound system
- A computer-monitored control of the energy efficient heating, ventilation and air conditioning system throughout the center
- New interior design and terraced landscaping

## Planning Committee

### Working With The County Commissioners

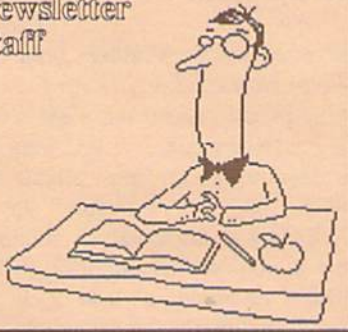
By Hope Wood

The Planning Committee has been working with the County Commissioners to define the process used when platting planning area boundaries. The planning area boundaries currently shown on the Development Plan are rough approximations. When the small Development Plan is blown up to the many thousand acres size they represent, the black boundary lines are quite broad. We are also defining criteria for minor and major amendments to the Development Plan. I believe this process may take another month. One reason to allow for changes is to allow some of the builders to try to work with the natural contouring of the land, preserving natural topography, to keep the rolling hills and scenic ravines and utilize less grading. This is very appealing as it means more houses on finger ridges of greenbelt, and not just row after row of houses.

We have reviewed plans for home projects in Eastridge, the area near Lincoln and Quebec past the new high school, PA30, the area between Sanford and Brookfield, and Westridge, the area west of the temporary trailers. Some of the builder presentations we have recently reviewed are Brock Homes, Carmel Homes, Falcon Development Groups, Lexington Homes and of course Mission Viejo Co. The prices range from seventy thousand to two hundred thousand. There is a large variety of structural styles.

Please remember that the Planning Committee meeting times and agendas are posted in the Recreation Center and your attendance is encouraged. 🍏

## Newsletter Staff



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Layout	Dave Long 791-0150

(A special thanks to the above residents who volunteer their time to create this newsletter)

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Len Abruzzo	791-0293
Secretary	
Ken Ross	791-2631
Public Notification	
Hilda Respass	791-0211
Hope Wood	791-0207
Lee Hamby	791-2172
Frank Lardent	791-2648
Craig Cass	791-3015
Ken Cox	791-0492

## The Delegates Report

by Vickey Starkey

Sept. 4, 1986

### Delegates Present

1	Vicky Starkey
2	Monica Dean
6	Ken Williams
8	Teresa Dorritie
14	Rich Richardson

1) A "No Loitering" sign will be placed at the entrance to the Recreation Center. This will hopefully help to keep the front of the Recreation Center uncongested.

2) Two pieces of used Nautilus equipment were purchased. These machines are the Double Chest Machine and the Double Shoulder Machine. They will be re-upholstered and painted to match the existing equipment.

3) Bleachers will be placed near the first tennis court. This will help during tournaments for viewing purposes.

4) Facility Rental Rules were discussed.

Oct. 2, 1986

### Delegates Present

1	Vicky Starkey
2	Monica Dean
6	Ken Williams
9	Jack Ipson
10	Len Abruzzo
17	Alon Fluxman

...Oct. 2, continued

1) Guest fees for the expanded Recreation Center were discussed. The Advisory Committee unanimously decided to raise the guest fee to \$3.00/day. The cost for a guest to play racquetball is \$5.00/day, included in this fee is the use of the whole facility, excluding the Nautilus Room and classes. A card can be purchased for \$25.00 by a member which would include 10 punches (10 guest visits).

2) The Committee unanimously agreed to allow smoking only in the lobby, adult lounge and game room.

3) Age restrictions in various areas of the Recreation Center were discussed. The following was recommended:

A) Racquetball - Children under 14 years of age are not permitted on the courts unless accompanied by an adult.

B) Running Track - Children under 14 years or younger are not permitted on the track unless accompanied by an adult.

C) Swimming Pool - Children under 18 years are not permitted to swim alone unless accompanied by an adult or when a lifeguard is on duty.

The Committee also decided to make use of eye guards mandatory for racquetball play for anyone under 18 years of age. It is highly recommended that everyone else also wear eye guards.

...Continued on page 7

## Special Districts

Districts Manager	
Jim Worley	791-0430

### Resident Board Members

Len Abruzzo	791-0293
Bill Brinker	791-0034
Jim Creager	791-0726
Dave Danskin	791-2836

## The Delegates

01	Vicky Starkey	791-2142
02	Monica Dean	791-0318
03	Joan LaGrone	791-0667
04	John Howell	791-3018
05	Jeff Kappes	790-7750
06	Ken Williams	791-0704
07	Keith Knight	791-2491
08	Teresa Dorritie	791-0775
09	Jack Ipson	791-0485

10	Len Abruzzo	791-0293
11	Michael Feura	791-0646
12	Charles Theobald	791-0382
14	Rich Richardson	791-0006
15	Janice Cox	790-7750
17	Alon Fluxman	791-2790
50	Joe Lorenzo	694-7392
201	Dr. John Farrin	861-3718

## Pet Care Corner

### Can Fido Stay Outdoors This Winter?

Contributed By Jack Ipson, DVM

A question that quite commonly arises at this time of year, for dog-owners that have kept their pets outdoors through the summer, involves what to do for the winter months. Many dogs have shown that they prefer or enjoy being outdoors, and some owners would rather not have a large or quite active dog indoors all the time throughout the winter.

If Fido is going to be kept outdoors this winter, the basic consideration is the breed, age and vitality of the individual dog. In general, the heavier the haircoat, the larger, the younger (but fully grown), and the more active the individual, the better are the chances for a healthy and enjoyable outdoor winter.

The next consideration, is one of reasonableness--some Colorado winter nights are just going to be too fierce for any man or beast to "weather". So again considering the individual, based on temperature or wind, some nights, and days for that matter, should be spent with the added protection of better shelter and externally produced heat.

Here are some basic considerations in dog-house design and furnishing that will help protect the health and comfort of pets kept outdoors:

- Size to match the individual. The dead air space must be kept to the minimum; yet the dog should have enough room to be able to sit up--dog fashion--and to turn around comfortably. A peak roof design usually helps achieve these close balances.
- One door only. Utilize a self-closing door that allows a minimum air passage while closed. To minimize drafts, the door should be the only opening.
- Insulated walls and roof. Seal all joints to prevent drafts.


- Raised solid floor. Preferably wood, with a dead air space between the floor and the ground filled with insulation such as straw.
- Bedding that doesn't absorb moisture. Probably the best all-round bedding material is wheat-straw. It is hollow cored, fluffs around the body and quickly warms from body heat--quite similar to a hollow-fibre sleeping bag. It also quickly dries when the dog is out of the house. Do not use rugs or blankets which can pack down and retain moisture (ICE-UGH!) to later be slowly thawed and warmed on the return of Fido. Specify wheat straw at the feedstore and buy a bale for the season. Fluff one or two flakes in the house at a time and keep the rest of the bale in reserve in the garage for replacing the bedding periodically as it gets chaffed and the blades crush.


Keep the following husbandry points in mind:

Have a worst weather plan. Stay aware of the conditions when Fido should be allowed to spend the night or day in the house or garage. If you want him to be able to spend most nights in his house, he will probably stay best acclimated if he spends a minimum of time in your warm home (Fido will stay HOT since he doesn't take off his coat). Spend quality time together outside on his grounds--it will keep both of you toughened! The garage may actually be better for his alternate quarters since it won't be such an extreme. Again, wheat straw makes an ideal bedding for Fido's nest in the garage, and a box or doghouse will help to hold his body heat close to him.


Feed a good winter ration. Remember that Fido will be burning lots of extra calories to maintain body heat, so gear up his winter ration to provide this energy. It may be wise to check body weight 2-3 times through the season.

...Continued on page 7





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Roast Beef	Provolone	
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Provolone		
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		Regular \$26.00

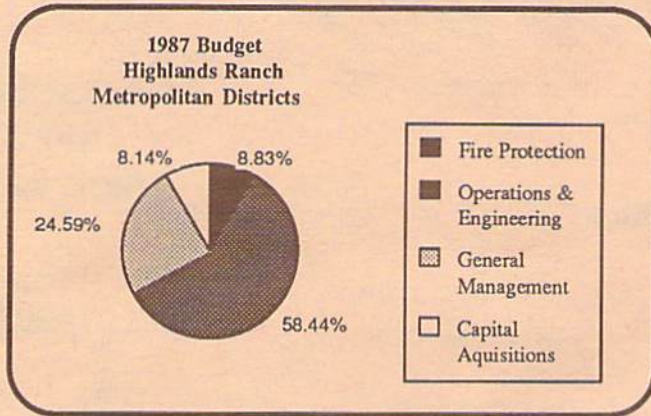


44 W. Springer Drive
791-2551

# Special Districts Report

## A New Budget And A New Shelter

By Len Abruzzo



The Highlands Ranch Metropolitan District's No. 1 and 2 held a public hearing on their 1987 budget on October 20, 1986. The highlights of the 1987 budget include:

No increase in mill levy from 1986 to 1987. The mill levy will remain at 25 mills.

A combined District operating budget of \$1,696,974 with the funds being spent as follows:

- Fire Protection - \$149,820.
- Operations & Engineering which includes landscape maintenance and water, park maintenance and water, street lighting, street cleaning and misc. engineering \$991,708.

- General Management which includes accounting, personnel, financial management, and insurance \$417,241.
- Miscellaneous capital acquisitions \$138,205.

To help offset these costs the Districts will receive \$358,367 from the other Highlands Ranch Special Districts for general management services. All five of the Highlands Ranch Special Districts share a common general management team in order to efficiently and economically operate the Districts.

Highlands Ranch Metropolitan District No. 1 anticipates spending some \$2,217,000 on capital improvements.

The projects include:

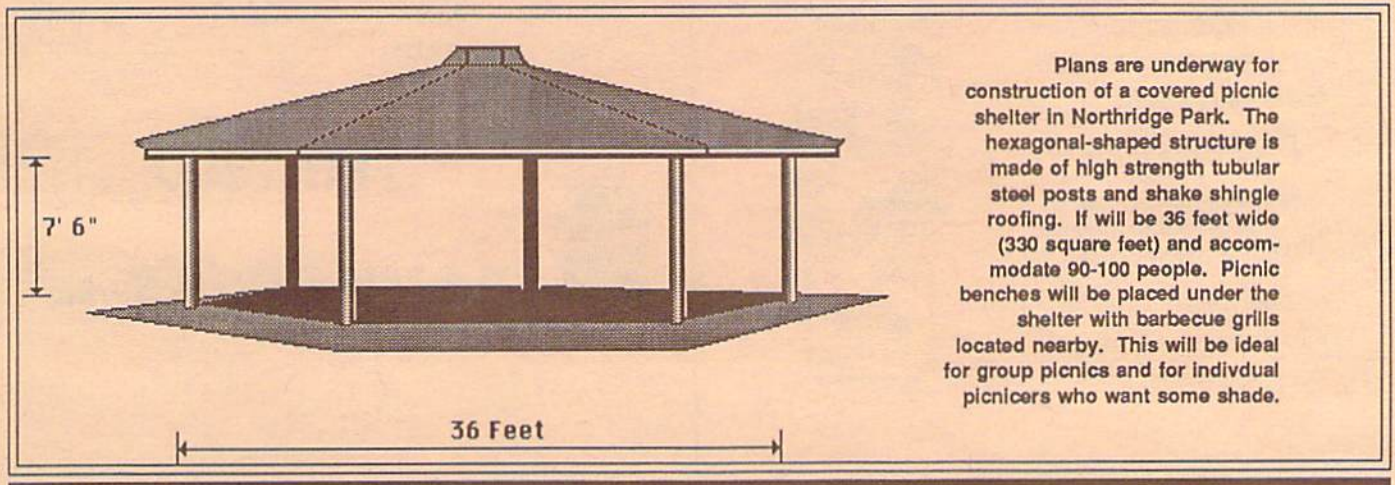
- The building of the first fire station at Highlands Ranch - \$500,000.
- Street Construction totalling \$1,348,000.
- A park pavillion at Northridge park using funds received from the Colorado lottery - \$25,000.
- Storm drainage facilities totalling \$232,000.
- Trail improvements - \$112,000.

Highlands Ranch Metropolitan District No. 2 anticipates spending some \$4,868,798 on capital improvements. The projects include:

- Street and storm drainage projects including the extension of Plaza Road to Santa Fe - \$4,602,798.
- Neighborhood parks near the Eastridge development - \$226,000.

Our new fire-engine was also brought down from Boulder to be presented to the board of directors. With a 1,250 gallon per minute capacity, an onboard generator (used for flood lights), the Hurst tool (Jaws-Of-Life), and other optional equipment, we truly have a state-of-the-art rig.

A special video, narrated by Jim Worley, Special Districts Manager, is now available for viewing at the Special Districts office. Depicted are the projects and accomplishments of the Districts over the past year. It also shows how the Districts function. This video will also be shown at the November Community Association Board meeting. 🍎



Plans are underway for construction of a covered picnic shelter in Northridge Park. The hexagonal-shaped structure is made of high strength tubular steel posts and shake shingle roofing. It will be 36 feet wide (330 square feet) and accommodate 90-100 people. Picnic benches will be placed under the shelter with barbecue grills located nearby. This will be ideal for group picnics and for individual picnickers who want some shade.

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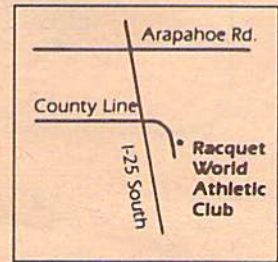
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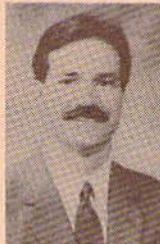
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## Delegates Report

...Continued from page 3

Oct. 21, 1986

### Delegates Present

- 1 Vicky Starkey
- 2 Monica Dean
- 3 Joan La Groane
- 4 John Bowles
- 6 Ken Williams
- 7 Keith Knight
- 8 Teresa Dorritie
- 9 Jack Ipson
- 12 Charles Theobald
- 14 Rich Richardson

1) The Advisory Committee agreed to purchase a pool cover for the outdoor pool to ensure everyone's safety.

2) The Committee has formulated rules for the use of the Recreation Center meeting rooms by service oriented groups without a rental fee. The rules include:

- A) Statement of the group's purpose.

- B) Non-Profit organization.
- C) Service oriented.
- D) 80% of the members must be residents of Highlands Ranch.
- E) Annual list of group members with addresses must be on file at the Recreation Center.

3) The Committee reviewed the Recreation Center budget for Nov. and Dec. 1986. 🍏

## Pet Corner

...Continued from page 4

Start the season fit. Know that Fido is in good health and prepared for the rigors. You may want to time his annual physical examination and vaccinations for fall.

The key is to realize the animal is generating all of the heat for his environment and factors which keep that heat next to his body and not swept away by drafts or the need to heat a large surrounding will help to conserve it. Keep in mind what spending the night in the doghouse means! 🍏

## The Comets

### Douglas County Champs!

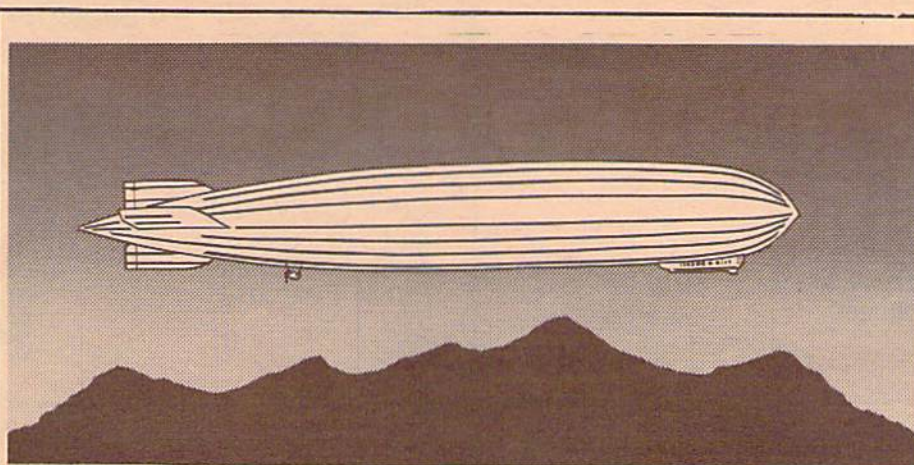


The Comets are the champs in their division of Douglas County Junior Soccer Association.

#### Team members are:

Corben Arnold	Joshua Broton
Anneliese Busch	Matt Cranford
David Dani	Donny Dust
Jason Evans	Cameron Hill
Aaron LeGrand	Chris Long
Michael Murphy	Brian New
Jacy Osburn	Eric Robinson
Robin Ruscio	Matt Strohfus
Justin Thomas	Phillip Valenti
Todd West.	

The victorious coaches are Barry New, Don Valenti and Gary Dani. 🍏



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# Hometown appenings

By Debbie Keller

It's Girl Scout calendar time again. On Nov. 15th the girls will start selling 1987 calendars. There is a large wall calendar with pictures depicting the celebration of the 75th anniversary of Girl Scouting and a small pocket calendar. Both sizes will cost \$1.00.

Don't forget to attend the Highlands Ranch Country Christmas Bazaar. It's on Nov. 15th, at the mansion from 10:00 a.m. to 3:00 p.m.

Christ Lutheran Church and St. Luke's United Methodist Church are having a joint community Thanksgiving service on Wed., Nov. 26th. The service will be held at St. Luke's at 7:00 p.m.

A book fair is being sponsored by Sand Creek Elementary School on Dec. 1st from 11:00 a.m. to 7:00 p.m. and on Dec. 2nd from 9:00 a.m. to 7:00 p.m. This will be a good opportunity to see what's new in children's books and do some Christmas shopping at the same time.

Everyone in the community is invited to attend a Christmas program put on by the children of Sand Creek Elementary School on the 9th of Dec. at 7:00 p.m.

The Boys Scouts will be delivering the Highlands Ranch Christmas ornaments to residents this year. That's a lot of walking! Thanks guys!

Special Christmas services will be held at Christ Lutheran Church on Christmas Eve at 6:00 p.m. and 10:00 p.m.

Thanks to a cooperative effort between Christ Lutheran Church, St. Luke's United Methodist Church, and Mission Viejo Company we will have the opportunity to observe a live Nativity Scene. It will be set up between the two churches and can be viewed on Dec. 21st at 6:30 and 7:30 p.m. Anyone wishing to be a part of the chorus for the Nativity Scene please contact either one of the churches. Christ Lutheran at 791-0803 or St. Luke's Methodist at 791-0659.

Congratulations to Roland Seno. He was honored as Littleton's Firefighter Of The Year. We're proud of you!

If your non-profit organization is having a fund raiser/activity or if you have a special someone who did something you are proud of and you would like to announce it to the community, please call Debbie at 791-0205. 🍏



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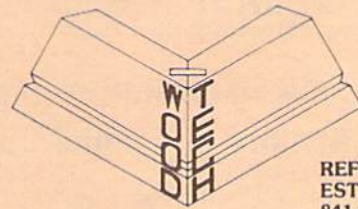
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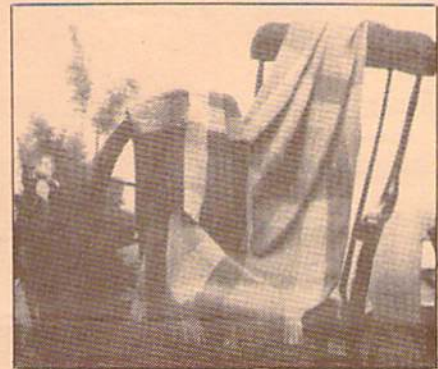
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**Kaypro 4 portable computer** for sale. 2 disk drives and software included. Excellent condition. Great for word processing in the home or office. \$400. Call Jim at 791-0342 Evenings.

**Wanted: Pleasant, older woman** to check on elderly lady while we're away. Companion and fix light meals. Call Joan at 791-2116.

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Call ASAP, 791-2780.

**Sporting good sample sale.**  
Sleeping bags, skis, 100% down jackets. Call ASAP 791-2780.

**Plane tickets for sale.**  
Call ASAP, 791-2780

### Grand Opening!

...Continued from page 1

Marty Mercer squeaked by Gerry Ognibene in a skillful display of handball.

Denver University's volleyball team broke in the new gym with an exhilarating exhibition game. The collegiate athletes also presented an exciting demonstration of wally ball, a new sport that is taking the country by storm.

Thanks to the Highlands Ranch Jaycees, the crowd also enjoyed 25¢ hot dogs, chips and lemonade.

HRCA board members and delegates participated in the official ribbon cutting ceremony, the grand finale of the festive day. The Philip Scott family, the community's first residents, cut a gigantic birthday cake that commemorated the community's fifth birthday. Jennifer Dani and Katie Willett, the first babies born to Highlands Ranch homeowners, were served the first pieces of cake.

The 53,000 square-foot Highlands Ranch Recreation Center is the largest such facility in the region owned by a community association. Recreation center staff members are excited to report a tremendous increase in usage and are looking forward to an eventful winter season. 🍏

### Dues Increase

A special meeting of delegates has been called for November 18, 1986 at the Northridge Recreation Center at 6:00 p.m. to approve an increase in the Administrative Function of the Highlands Ranch Community Association in the amount of \$12.00 per lot per year (\$1.00 per month per lot) effective January 1, 1987 and remaining in effect for subsequent years.

The Consumer Price Index to which the common assessment level is tied went up 0.3% allowing a one cent increase in the Administrative Function. The board of directors has determined that the important and essential duties of the Administrative Function cannot be met unless an increase of \$1.00 per month per lot or \$12.00 per lot annually is taken. Sections 8.25 and 8.27 of the Community Association require that any increase greater than that allowed by the Consumer Price Index must be approved by delegates representing 2/3rd's of the entire voting power (exclusive of Mission Viejo Company). This vote will be taken at the meeting November 18, 1986.

The 1987 Administrative Fund Budget includes association office space, an administrative assistant, and an expanded newsletter. If you have additional questions please contact your delegate. 🍏

### Meetings

**HRCA Board Meeting**  
3rd Tuesday, 7:00 p.m.  
Recreation Center

**Next Meeting Nov. 18**

**Gleneagles Village**  
3rd Monday, 7:00 a.m.  
The Club

**Sugarmill**  
1st Tuesday, 6:30 p.m.  
Summer - Brookfield Models  
Winter - Northridge  
Elementary

**Chalet**  
4th Thursday, 7:00 p.m.  
Northridge Elementary

**Remington Bluffs**  
3rd Friday, 7:00 a.m.  
Village Inn