

LIVE WELL. PLAY HARD.

# EXPERIENCE 5920'

... A STEP ABOVE



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

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# Contacts

## BOARD OF DIRECTORS

☎ 303.471.8958

**President:** Monica Wasden

**Vice President:** Todd Landgrave

**Vice President:** Daniel Brown

**Treasurer:** Leo Stegman

**Secretary:** Jim Allen

## EASTRIDGE RECREATION CENTER

☎ 303.471.8858

📍 9568 University Blvd.

**Monday - Friday:** 5 a.m. - 9 p.m.

**Saturday:** 7 a.m. - 8 p.m.

**Sunday:** 7 a.m. - 6 p.m.

## ADMINISTRATIVE OFFICES

☎ 303.471.8958

**Monday - Friday:** 8 a.m. - 5 p.m.

## NORTHRIDGE RECREATION CENTER

☎ 303.471.8950

📍 8800 Broadway

**Monday - Friday:** 5 a.m. - 9 p.m.

**Saturday:** 7 a.m. - 6 p.m.

**Sunday:** 7 a.m. - 6 p.m.

## SOUTHRIDGE RECREATION CENTER

☎ 303.471.7020

📍 4800 McArthur Ranch Rd.

**Monday - Friday:** 5 a.m. - 9 p.m.

**Saturday:** 7 a.m. - 8 p.m.

**Sunday:** 7 a.m. - 6 p.m.

## WESTRIDGE RECREATION CENTER

☎ 720.348.8202

📍 9650 Foothills Canyon Blvd.

**Monday - Friday:** 5 a.m. - 9 p.m.

**Saturday:** 7 a.m. - 8 p.m.

**Sunday:** 7 a.m. - 6 p.m.

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EXPERIENCE 5920' MARCH 2026



# A Message From HRCA's CEO/General Manager



Dear Highlands Ranch residents,

At the beginning of February, HRCA held an all-staff meeting to recognize the incredible efforts of our staff in achieving our 2025 goals and to set expectations as we look ahead to 2026. It was an opportunity to reflect on a year defined by connection, progress, and purpose – and to thank our dedicated staff for the role they played in making it all possible.

In 2025, HRCA delivered meaningful experiences for our community – from new events like Clear the Clutter and Mountainfilm on Tour, to the return of beloved favorites such as Father Daughter Ball and Beer Festival. We also celebrated important operational milestones, including critical IT upgrades, facility improvements, conservation investments, and the launch of HRCA's new website, making it easier than ever for residents to stay connected and engaged.



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During the meeting, staff viewed a special video recap highlighting all the wonderful things HRCA achieved in 2025. We invite you to watch this celebration of our community's accomplishments by scanning the QR code.

As we begin a new year, we want to remind residents about the purpose of HRCA's EXPERIENCE 5920' report. Created as a complement to our newsletters, this publication offers a broader look at the full value of your HRCA membership. While newsletters focus on events and programs, EXPERIENCE 5920' highlights the planning, investments, and essential services that support our community year-round. This first edition of the year reflects both what we've achieved and where we're headed together.

My best,  
**Mike Bailey**

CEO/General Manager  
Highlands Ranch  
Community Association



EXPERIENCE 5920' MARCH 2026



# The HRCA Reserve Study Roadmap: Planning, Protecting, Preparing



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HRCA's capital reserves are guided by a thoughtful and proactive planning process designed to protect the community's long-term assets. At the heart of this effort is the Reserve Study, which serves as an essential budgeting and forecasting tool for the HOA. The study helps ensure that major capital components—such as facilities, infrastructure, and shared amenities—can be repaired or replaced when needed without unexpected financial strain.

To keep the information accurate and reliable, the Reserve Study is updated every three to five years and conducted by an independent third-party expert. This process includes a detailed physical inspection of HRCA's assets, along with a comprehensive 20–30-year financial forecast that projects anticipated replacement costs over time.

Rather than sitting on a shelf, the Reserve Study is actively used and reviewed. HRCA evaluates the study quarterly to stay ahead of upcoming expenses and planned projects. Because asset conditions can change, staff may recommend advancing or delaying projects based on real-time observations. This flexibility makes the Reserve Study a living document—continually adjusted to reflect current priorities and conditions.

During the annual budget process, HRCA staff also obtains preliminary cost estimates for upcoming capital projects. These estimates help validate Reserve Study projections and form the foundation for the capital improvement figures presented in the yearly budget.

When it's time to move forward with a scheduled project, HRCA solicits three to five competitive bids. This ensures cost-effective pricing while selecting qualified, high-quality vendors. Typically, HRCA plans for approximately \$3–5 million annually in improvement projects, though larger initiatives—such as the Westridge Renovation—may increase investment in certain years.

Through careful planning, regular review, and responsible bidding practices, HRCA's capital reserves remain a strong, forward-looking resource for the community.





## Supporting the Nonprofits That Bring Us Together

Highlands Ranch is more than a place to live—it's a community strengthened by organizations that are making a lasting impact, and your involvement helps ensure their work continues. HRCA manages three nonprofit organizations that expand opportunity, inclusion, and connection within our community.

Founded in 2003, the Highlands Ranch Community Scholarship Fund supports local high school seniors pursuing postsecondary education. Each year, 20–25 students receive \$2,500 scholarships based on well-rounded participation in school and community service. Since its inception, the fund has awarded 453 scholarships totaling \$775,000. The scholarship fund also oversees the Therapeutic Recreation Scholarship Fund, which helps individuals with special needs access inclusive recreational programs by providing financial assistance that reduces participation fees.

The Backcountry Wilderness Area Fund preserves more than 8,200 acres of protected open space while inspiring a love of nature close to home. Through wildlife conservation, youth programming, and free community experiences like nature walks and Sunshine & Storytime, the fund connects people of all ages with the outdoors and preserves vital wildlife habitat for future generations.

The Highlands Ranch Cultural Affairs Association enriches community life through more than 30 free and low-cost art, music, theater, dance, and nature programs, ensuring broad and equitable access to cultural experiences close to home. The association also supports Art Encounters, a year-long outdoor sculpture exhibit displayed throughout Douglas County that brings public art into everyday spaces and promotes cultural accessibility.

Together, these HRCA-managed nonprofits remove barriers and create opportunities that strengthen the fabric of Highlands Ranch. Community support through donations, volunteering, and participation helps ensure these programs remain accessible, inclusive, and impactful for years to come.



LEARN MORE

Scan the QR code to learn more about each organization and discover ways to donate or volunteer.



# Prepare For Drought This Summer: Conserve Water, Protect Our Landscape

Highlands Ranch is facing severe drought conditions, according to the latest U.S. Drought Monitor update released in February of 2026. Local drought maps show significantly dry conditions across the area (see below), highlighting the importance of community-wide water conservation efforts now and throughout the year.

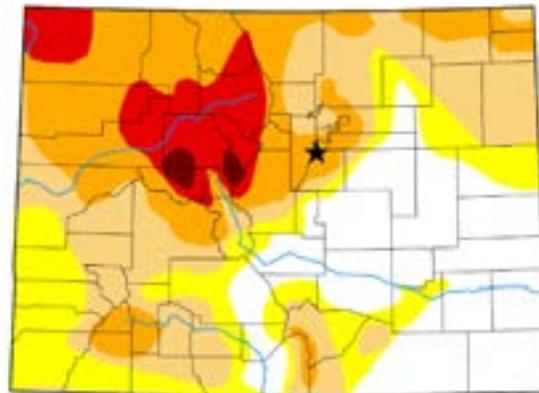
Drought isn't just about dry lawns, it can impact agriculture, local water supplies, energy use, wildlife, and wildfire risk. Residents should stay informed with updates from Highlands Ranch Water and take proactive steps to conserve water.



One of the most effective long-term ways to conserve water at home is through ColoradoScape, a water-wise landscaping approach designed for our dry Colorado climate. ColoradoScape, formerly known as xeriscaping, encourages the use of low to very-low water-use plants that blend naturally with the Colorado landscape while minimizing irrigation needs. The style balances hardscape and plant elements to create year-round visual interest with minimal water demand.

Getting started with a ColoradoScape yard involves planning your design, using a variety of native plants and textures, and submitting your plan for approval through the Highlands Ranch Community Association (HRCA). There is no fee to apply, and approved plans are valid for one year.

UPDATED FEB. 12, 2026



**Intensity:**

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D3 Exceptional Drought

To help with landscape conversions, Highlands Ranch Water offers rebates for replacing high-water-use plants, up to 2,000 square feet, depending on the replacement materials chosen.

As drought conditions persist, thoughtful landscape choices like ColoradoScape not only conserve water but also reduce long-term irrigation costs and contribute to a more resilient Highlands Ranch community. If you would like to learn more about water conservation and efficiency, visit the Highlands Ranch Water website by scanning the QR code.

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

GRACE PRESBYTERIAN  
**EASTER**  
 WHAT ARE YOU SEEKING?  
 SUNRISE SERVICE APRIL 5 • 6 AM  
 EASTER SERVICES APRIL 5 • 9 & 10:30 AM  
 GRACECOLORADO.COM/EASTER 7900 HOPE PL., HIGHLANDS RANCH, CO 80125



# 2026 Highlands Ranch Community Scholarship



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Created in 2003, the Highlands Ranch Community Scholarship Fund is a 501(c)3 organization that provides post-secondary education scholarships to students that reside in Highlands Ranch. The Fund plays a key role in helping students, especially those with financial need, achieve their educational goals.

Scholarships awarded will go to students who have demonstrated well-rounded participation in their school and community through volunteerism and service. In addition, the fund also supports participants in HRCA's Therapeutic Recreation Department by offering scholarships to individuals with special needs who require financial assistance or one-on-one instruction to participate in group activities.

## A Legacy of Giving

The year 2026 marks the Fund's 23rd year of awarding scholarships to Highlands Ranch students. Since its inception, the fund has awarded 452 scholarships, totaling \$775,000.

All scholarships are awarded on an equal opportunity basis, and all eligible Highlands Ranch seniors are encouraged to apply. For more information, scan the QR code.

## Important Dates

- Friday, March 6: Application packets are due no later than 5 p.m.
- April-May: Applicants will be notified of award status
- Tuesday, May 19: Scholarship recipient reception will be held

## Eligibility Requirements

Applicants must be:

- Dependent children who are entering their first year of postsecondary school in the summer or fall of 2026, or enrolled in a full-time course of study at an accredited institution or vocational-technical school.
- Active participants in their community or school through volunteerism and service.
- Applicants must be residents of Highlands Ranch.



## 2026 Job Fair - Join the HRCA Team

Looking for a flexible job in a supportive, community-focused workplace? Highlands Ranch Community Association (HRCA) is hiring for seasonal, part-time, and full-time positions across multiple departments, including Aquatics, Arts and Education, Backcountry Wilderness Area, and Facilities.

Explore openings at [HRCAonline.org/](https://HRCAonline.org/) employment or meet our team at the HRCA Job Fair.

### Job Fair Details:

**Saturday, April 11 | 9-11 a.m.**  
**Southridge, 4800 McArthur  
Ranch Rd.**



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Speak with hiring managers, participate in select on-site interviews, and get help completing applications. To be considered for an on-site interview, please apply online in advance and include "JOB FAIR" in response to question five on your application.

We look forward to meeting you!



# Paint Review Season: What A Courtesy Paint Letter Means

Each year, the Association conducts an annual paint condition survey of homes throughout the community. This year's survey took place between October and December, with Courtesy Paint Letters issued between January and March (and in some cases into April).

If you receive a Courtesy Paint Letter, please don't panic. These letters are not violation notices and do not carry fines or immediate deadlines. They are intended to be educational, based on the current condition of a home and what staff reasonably expects to see 18 months into the future.

Because repainting a home can be a significant expense, Courtesy Paint Letters include an 18-month cure date. This extended timeframe is intentional and is meant to give homeowners ample opportunity to plan, budget, and coordinate a future repainting project.

Paint conditions can also be subjective, and homeowners sometimes disagree with staff's assessment. That's okay. However, requests for re-evaluation will not be considered until six months prior to the cure date listed in the letter (approximately 12 months after the letter is issued). Paint conditions that appear marginal today often continue to deteriorate, and what may not be obvious now is typically clearer a year later.

If repainting is ultimately needed, the Architectural Review Committee (ARC) approval is required – even if you intend to repaint using the same color. Submittals help confirm compliance with the Residential Improvement Guidelines and avoid misunderstandings before work begins.

Courtesy Paint Letters are meant to inform, not alarm, and are one way the Association works proactively with homeowners to maintain the appearance and value of the community.



## ASSESSMENTS

☎ 303.471.8815

📍 9568 University Blvd.

✉ assessments@hrcaonline.org

🌐 HRCOnline.org/Assessments

| Monday – Friday: 8 a.m. – 5 p.m.

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## COMMUNITY IMPROVEMENT SERVICES (CIS)

☎ 303.471.8821

📍 9568 University Blvd.

✉ covenant@hrcaonline.org

🌐 HRCOnline.org/Covenant

| Monday – Friday: 8 a.m. – 5 p.m.



## Curtain Call At The Mansion: Avourneen

Experience a fresh take on Irish tradition at Curtain Call at the Mansion featuring Denver-based trio Avourneen. Enjoy an evening of traditional and contemporary Irish and Celtic music, blended with influences from many genres to create a rich, eclectic sound shaped by the group's diverse musical backgrounds.

**Date:** Thursday, March 12  
**Time:** 6:30 - 8 p.m.  
**Location:** Highlands Ranch Mansion, 9950 Gateway Dr.  
**Details:** \$30 per person



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## Tots & Tunes

Tots & Tunes is a fun, interactive 90-minute music program for kids and their families. The first 45-minutes feature a high-energy pop/rock show with Doctor Noize, a singer and multi-instrumentalist, using live loop-recording technology to engage kids in the creative process. The final 45-minutes are for mingling and snacks. Recommended for ages 5-8.

**Date:** Thursday, March 19  
**Time:** 10 - 11:30 a.m.  
**Location:** Southridge Recreation Center, 4800 McArthur Ranch Rd.  
**Details:** \$5 per person



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## Spring Bazaar

Celebrate the season of renewal at the Spring Bazaar! Discover a wide variety of handcrafted goods, including home décor, jewelry, artwork, seasonal gifts, and more. Be sure to drop by in the afternoon for craft demos! It's the perfect place to find unique, one-of-a-kind items that capture the fresh spirit of spring.

**Date:** Saturday, March 28  
**Time:** 9 a.m. - 5 p.m.  
**Location:** Eastridge Recreation Center, 9568 University Blvd.  
**Details:** Free to attend



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*Be our Guest!*

Join us to **Lunch & Learn**  
Replacement Window & Door Seminar

Learn about our custom replacement window and door solutions and enjoy a delicious meal - our treat!



*When*

Thursday  
March 12th  
12:30pm

*Where*

Southridge  
Backcountry  
Room

With catering by Los Dos Potrillos



Scan or call to RSVP today!

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Reservation code:

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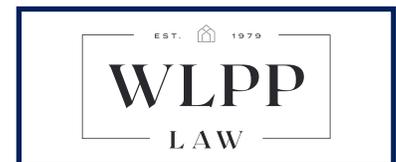
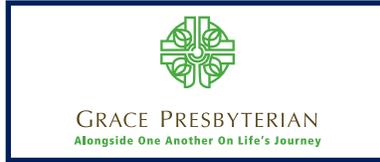


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EXPERIENCE 5920' MARCH 2026



# Community Partners



## Become a Community Partner

HRCA is grateful to our Community Partners for supporting the programs, experiences and events that enhance life in Highlands Ranch.

If you are interested in becoming a Community Partner, scan the QR code to learn more.



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EXPERIENCE 5920' MARCH 2026





# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

9568 University Blvd.  
Highlands Ranch, CO 80126

PRESORTED STANDARD  
US POSTAGE PAID  
HIGHLANDS RANCH CO  
PERMIT #170

**Postmaster: Time Sensitive Material.  
Please deliver by Friday, February 27.**

**LIVE WELL. PLAY HARD. EXPERIENCE 5920'!**

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

## Events

**Thursday, March 12:**  
Curtain Call at the Mansion: Avourneen

**Saturday, March 14:**  
St. Patrick's Day 5K

**Thursday, March 19**  
Tots & Tunes

**Tuesday, March 24:**  
**Delegate & Board Meeting**

**Saturday, March 28:**  
Spring Bazaar

## Facility Closures

**Friday, March 27:**  
Eastridge Basketball Courts & Track Closed

**Monday, March 30 - Saturday, April 4:**  
Westridge Recreation Center Maintenance  
Closure