



Ridge Crest

April 2009

Homeowners Association

Call for Volunteers

Spring is right around the corner! Ridge Crest HOA has several committees, including the Architectural Control Committee, the Beautification Committee, and the Welcome Home Committee. As many of you have learned, the Architectural Control Committee (ACC) reviews your Design Review Requests (DRRs), for presentation to the Board for final approval. The Beautification Committee, chaired by Board President Wendy Osborn, designs and implements landscaping improvements throughout our community. The Welcome Home Committee plans the annual HOA party, and smaller-scale social events during the year. Committees are open to any Association member, and all of them could use your help! To join any of these groups, contact Hammersmith Management, or the Board of Directors, thru the email links in the sidebar.

Real Estate Analysis

Jody Reale and Lane Horning, from CO Homefinder, have provided the following Ridge Crest real estate statistics, as of March 9, 2009:



- Total number of homes active on the market.....12
- Total number of homes under contract.....2
- Lowest priced home active on market.....\$168,500
- Highest priced home active on market.....\$259,900
- Lowest priced home sold in 2008.....\$152,000
- Highest priced home sold in 2008.....\$263,000
- Median price of homes in 2008.....\$205,600
- Average days on market, homes sold in 2008.....100
- Average percentage of list price, sold in 2008.....99%
- Total number of homes sold in 2008.....20

Want to know what other homes in Ridge Crest are selling for?

Click on the following link to see the latest listings:

<http://www.cohomefinder.com/browse-ci-Firestone-sub-Ridge-Crest-homes.htm>

Garage Sale

The date for our community garage sale has been set for Saturday, May 16th. Several members have requested that we hold this event prior to Memorial Day, and the full heat of summer. The Association will pay for advertising, and create a map showing sale sites. Please email the board if you'd like to participate, to be sure that your address is included on the map. The deadline for notification is Tuesday, May 12th. Maps will be distributed to sale sites, and attached to signs posted at entrances to the community.



Dumpsters for household waste items will be available that weekend. We are exploring options for a charity pick-up of unsold items. Details to follow in future newsletters and on our website.

Did you know that compact fluorescent light bulbs can be recycled at the Firestone ACE hardware store?

Board of Directors:
Wendy Osborn - *President*
Kelly Deitman - *Vice President*
Kelly Lanning - *Secretary*
Denny Usher
Laura Kocur

Direct Board Email:
board@ridgecresthoa.com

HOA Website:
www.ridgecresthoa.com

Arch. Control Committee:
Kelly Lanning
Amber Nichols
Carl Kocur
Kelly Deitman

Welcome Home Committee:
Penny Gagliardi
Kelly Lanning
Stacey Cummins
Mary Benson
Tina Urbanski
Jaime Hodgson
Jacqueline Peterson
Brenda Wagner

Management:
Ridge Crest Homeowners Assoc.
c/o Hammersmith Mgmt., Inc.
5619 DTC Parkway, Suite #900
Greenwood Village, CO 80111
www.e-hammersmith.com

Community Manager:
Todd Larson

Client Services:
303.980.0700
clientservices@e-hammersmith.com

Board Meetings:
Board of Directors meetings are on the second Tuesday of each month at 6:30 pm. Meetings are held at Sable Landing Event Center, 5691 Sable Avenue, (WCR 22), Firestone.

Nuisance Dogs

The Association would like to remind homeowners to be considerate of your neighbors. It has been brought to our attention that some dogs are frequently left outdoors and bark continuously. This is not only a nuisance but is inconsiderate. Especially since many of keep windows open in the warm weather. The City of Firestone's ordinance reads:

6.12.030—Nuisances Designated

No person shall own or keep any animal that constitutes a nuisance, defined for this section as an animal which is a safety or health hazard, materially interferes with or disrupts persons in the conduct of lawful activities at such person's home, produces or creates any unreasonable disturbance by excessive continuing noise, threatens or molests persons, repeatedly chases vehicles, attacks other animals, damages property of another, or is repeatedly at large.

If you feel your neighbor's dog "produces or creates any unreasonable disturbance by excessive or continuing noise" we suggest being neighborly and discussing this with your neighbor first about the situation. If the situation persists, contact the Firestone Police Department at 303.833.0811 to report the instance.

What is Your Home Worth?

By Reid Williams, Longmont Association of Realtors

There are many factors when estimating what your home is worth. Home sellers often believe the greatest factor is average sales price of recent sales in their local market. However, subscribing to this belief can be misleading. Of course this snapshot view of the market is a great starting point when beginning to value a property, but there is a difference when discussing appraised and perceived values versus true value.

Appraised value is the value an appraiser places on a home for the sake of the financial institution's security when underwriting a loan. Further, let's simply define perceived value as the price home sellers believe their home to be worth. Now let's talk about true value — the value you should most be concerned with when beginning to think about selling your home. True value is what a buyer is willing to pay for a home, and only one of the factors buyers base their informed opinions on is the comparison of all homes they have looked at in the area at that particular time — average sale price. Another factor for buyers when valuating a property prior to making you an offer is the overall condition of your home versus surrounding properties. The obvious rule here is the better condition, the greater the value. But it doesn't stop here. Take something as simple as a second sink in the bathroom that serves two or three bedrooms, or possibly serves all the bedrooms on one level of the home. Every buyer has their own needs which in turn contribute in determining the value they place on a home.



Foreclosures and short sales are two other factors that may affect your value. If most of the sales in your area have been on foreclosures and short sales that have been undervalued because of condition, this could have an effect on the value of your home. The good news here is that Colorado leads the nation in the absorption of foreclosures.

How does this answer the question "What is your home worth?" The S&P/Case-Shiller Home Price Indices have reported the Denver-area housing market outperformed all but one market in the 12 months ending in November as part of the national housing report. The report also stated that Denver-area homes lost only 1.1 percent in value, making it the best performing city.

I am excited about the trends that we are seeing. With our inventory down 66 percent from two years ago, and our unemployment rate in the Boulder/ Longmont area below both the Denver metro rate and National rate, I believe we may be seeing the first glimmers of the proverbial light at the end of the tunnel.

If you have further questions about your home value or your real estate goals, contact a local Realtor.

Reid Williams is the president of the Longmont Association of Realtors. Contact him by calling 303-776-3200, e-mailing reidw@kw.com or visit the association's Web site at www.longmontrealtors.com.

Social Event Funds

A small portion of the Association budget has been earmarked for social events. The Board will consider offering funds directly to homeowners who want to throw block parties, ice cream socials, etc. Funds are available on a first-come, first-serve basis, and each request will be considered individually. Contact the Board or Management, to learn more about requesting funds.



Firestone Sign Ordinance

The Town of Firestone has amended the sign ordinance to allow more flexibility in resident signage. With garage sale season fast approaching, the Town of Firestone wants citizens to be aware of the Town's rules regarding the placement of garage, yard and estate sale signs on private and public property, including public rights-of-way.

The Town is committed to maintaining sign requirements that allow for reasonable, temporary signs for these types of sales, while maintaining the community's aesthetic quality of life. These rules are intended to make reasonable allowance for garage, yard and estate sale signs, and to deter the placement of signs that create hazards or contribute to visual clutter. The following summarize Firestone's rules on garage, yard, and estate sale signs:

Location: Garage, yard and estate sale signs are allowed on public and private property, including rights-of-way. However, all signs must meet all of the following requirements:

Size & Height Limits: Signs cannot be larger than six square feet—the same size as a standard 2' by 3' foot real estate sign. Signs must be no higher than three feet high.

Prohibited Locations: Garage, yard and estate sale signs cannot be posted or displayed on utility poles, utility boxes, or other public facilities, or within street medians. Do not place signs in a manner that creates a hazard for vehicles or pedestrians.

Time Signs Are Allowed: Signs can be displayed no more than 48 hours before the first day of the sale, and must be removed by 7:00 p.m. on the day after the last day of the sale. (For example, for a sale that runs from 9:00 Friday until noon on Sunday, signs can be up from 9:00 a.m. on the Wednesday before until 7:00 p.m. on the Monday after.)

Identification: Each sign must have written on it that name and address of the person conducting the sale, and the end date of the sale.

Earth Day

A combination Earth Day and Sports Complex Season Opener will be held on April 25th. Festivities will begin with an Arbor Day ceremony by Mayer Auer, at 10am. For those parking at the fields, a \$10 parking donation is suggested. From 10:30 to noon, residents can participate in a baseball skills challenge. Then, from noon to 3pm the fields will be open for softball and kickball pick-up games. Contact the Town for volunteer opportunities.



Be Ready

The Town is conducting its annual emergency preparedness class on April 25th, from 9am to 5pm. This 8-hour long class is sponsored by the Firestone Police Dept. and Neighborhood Watch, and will be conducted at Town Hall. The class will provide an overview of planning, hazards, personal safety, hazmat/fire safety, terrorism and how you can become better educated and involved within the community. Each attendee will receive a free first aid kit. The class is free, but you must first register by calling Lt. Stacy Davis at 303.531.6270



Responsible Pet Ownership

On April 7th, the Town will host an hour long Pet Ownership workshop. Topics will include licensing, vaccinations, pet limits, coyotes and other problem wildlife, barking and nuisance dogs, the leash law, pet clean up, abuse awareness, and disaster preparedness. To register for this free course, contact CSO Michelle Lavers at 303.833.0811. Attendees will receive a one year free pet license.



Clean-Up Day

This year, Firestone will conduct its 8th annual Clean-Up Day on May 2nd, from 8am to 4pm. Bring all of your unwanted household debris to 7500 WCR20 (Public Works Facility). Truckloads containing loose material and/or debris must be covered. Participants will be asked to separate wood and steel when unloading. Town staff will be available to help those unload who are unable to do so themselves. In addition, Firestone Town Officials will be there throughout the day. Non-perishable food item donations to the local food bank will also be collected. A free pancake breakfast and hamburger lunch will be available. Consult the town website for additional information about which items will be accepted.



Management Client Services

Contacting your Management Company. So that your Association is best served, we have established a team of service professionals to help you with your questions, requests, and concerns. You will receive the best results by communicating through this *Client Services* team of more than 25 dedicated and highly trained service staff.



When you call Hammersmith's phone number 303-980-0700, a member of the Client Services team will answer your call and handle your request from beginning to end. Each team member is trained to handle calls pertaining to your community. If you prefer using email, fax, or mail, *Client Services* will respond accordingly. All services are rendered under the careful direction and leadership of your Association manager.

Client Services. This team of professionals handles hundreds of calls, emails, faxes, and mail daily. Each team member has the capability of logging and tracking your request as it is received, making sure it is followed through to completion. You will first receive an acknowledgement and/or response via phone, email, fax, or mail. Then your request will be processed and fulfilled to the best extent possible, using our extensive database of information pertaining to your Association, and by calling on the support of Hammersmith's managers, accountants, and administrative staff. You are invited to follow up to learn the status of your request by contacting *Client Services* at any time during business hours.

Hours of Operation: Hammersmith Management is available as follows:

Business Office Hours: Monday - Friday 8:00a.m. - 5:00 p.m.

Business Phone Hours: Monday - Sunday 6:00a.m. to Midnight (That's 7-days per week, 18-hours per day!)

Emergency Hours: 24 hours, 7 days a week. After hours calls are taken by answering service. A manager is on call at all times to handle your emergency.



Dennis Usher, Honored for 5 years Service

This year, Board Member Denny Usher was honored for five years of service to the Community. Shortly after moving to Ridge Crest, Mr. Usher joined the Ridge Crest Board of Directors. He has spent many hours of volunteer service to the community, longer than any other board member in community history. He has worked diligently on behalf of Association members, and consistently offers new ideas to approach issues. Denny, your service has not gone unnoticed, nor unappreciated!!

**On March 9,
Ridge Crest
HOA celebrated
it's 10 year
anniversary.**

Doors Open Denver

For one weekend each year, historic buildings in Denver are open to the public, in celebration of Architecture Month. This year, doors open the weekend of April 18-19. Most tours are free and self-guided. Check it out at:

<http://www.denvergov.org/Default.aspx?aliens=w>
www.denvergov.org/doorspendenver

Firestone Information

Fire Department
Frederick-Firestone
Fire Protection District
303.833.2742

Firestone Police Department
303.833.0811

Carbon Valley Medical Ctr.
303.833.3888

Brighton Community Hospital
303.651.1513

Carbon Valley Animal Hosp.
303.651.7387

Coal Ridge Animal Hosp.
303.833.1137

Xcel Energy
303.659.0551

Kinder Morgan
800.563.0012

Tri-Area Sanitation District
303.833.2977
303.776.9570

Waste Connections Inc.
303.708.8359

Postal Service
303.833.2412
800.275.8777

Carbon Valley Rec. District
303.833.3660

Carbon Valley Library
720.685.5100

Tri-Area Senior Center
303.833.4300

Prairie Ridge Elementary
720.494.3641

Coal Ridge Middle School
303.833.4176

Carbon Valley Academy
303.774.9555

Imagine Charter School
303.772.3711

Weld Library District
303.833.3510

Town of Firestone
www.ci.firestone.co.us