

# Ridge Crest

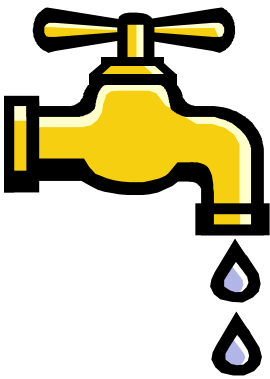
August 2007

## Annual Meeting Report

The HOA annual meeting was held the evening of July 17th. A handful of homeowners were present, but not enough to establish even the new 5% quorum (down from 20%). There were no candidates for board positions, so the existing board remains in place. Current Board member Penny Gagliardi was appointed to the position of Secretary.

To start the meeting, our manager, Gwen Rohrer, gave a brief summary of HOA affairs and procedures. The Board reported to the homeowners on the past year's projects, including the Bylaw Amendment to reduce quorum, the improvements at the Stagecoach detention area, and future work in the Taylor detention area. Several homeowners commented on the improved state of our common areas, to the credit of our new landscape contractor Steve Sandoval. The Board also explained some of the steps that had been taken in recent months, in pursuit of delinquent accounts, and the options available for collection.

## Water Restriction



Water restrictions have been relaxed, for those portions of Weld and Larimer Counties affected by the accident at the Carter Lake Filtration Plant. Outside watering is now permitted for odd numbered addresses on odd numbered calendar days, and even numbered addresses on even numbered calendar days. Authorities are still requesting that residents conserve water, until the plant can be restored to full function. More information is available thru the following website links:

Town of Firestone - [www.ci.firestone.co.us/](http://www.ci.firestone.co.us/)  
Central Weld County Water District - [www.cwcmd.com](http://www.cwcmd.com)

## Policy Amendments

As mentioned above, HOA members have recently passed a Bylaw Amendment to reduce quorum from 20% to 5%. Quorum is the number of represented homes or properties required to conduct official HOA business. If quorum is achieved at a meeting, homeowners have the power to elect board members, and vote on policy and document changes. There are 489 homes in Ridge Crest, which means that only 25 properties now need to be represented. Prior to the amendment, 98 were required. To date, quorum has never been met at an HOA meeting.

## Safe Deck Construction

Thinking of building a deck? Simpson Strong-Tie, the manufacturer of metal connection hardware, offers on-line literature detailing safe deck construction. Visit their website, [www.strongtie.com/safedeck/](http://www.strongtie.com/safedeck/), to download a copy of the deck framing connection guide, or request a free copy by mail.



### Board of Directors:

Wendy Osborn - *President*  
Kelly Deitman - *Vice President*  
Jeremy Pilon, *Treasurer*  
Penny Gagliardi - *Secretary*  
Denny Usher

### Direct Email:

[board@ridgecresthoa.com](mailto:board@ridgecresthoa.com)

### HOA Website:

[www.ridgecresthoa.com](http://www.ridgecresthoa.com)

### Arch. Control Committee:

Kelly Lanning  
Kelly Deitman

### Beautification Committee:

Marti Usher  
Hallie Springer  
Penny Gagliardi  
Wendy Osborn

### Management:

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

### Community Manager:

Gwen Rohrer

### Client Services:

303.980.0700  
[clientservices@e-hammersmith.com](mailto: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.

## Protecting Your Home

The following concepts are provided for your consideration. Since there are always variables which will effect these general strategies, Association Times does not suggest that these strategies are appropriate for every particular situation. <http://associationtimes.com/articles2003/protecthome0403.html>

**Appearance of Occupancy** Maintaining an appearance of occupancy, even when your residence is vacant, is important not only to remain in compliance with the association covenants, but is essential to reducing the likelihood of burglary attempts. Timers which automatically regulate the interior lighting of a home can create such a deception. Timers should be used while on vacation, when you are out to dinner or even during the day while you are at work. One type of automatic timer has a 24-hour dial and allows you to set an on-and-off time to coincide with normal light usage in your home. These timers simply plug into the wall, and the lamp you want to use is plugged into the timer. For the most realistic deception, several timers and lamps should be used to simulate occupancy. For instance, a radio and lamp in the living room might be on from 6:30pm to 11:00pm; at 11:00pm a lamp might go on in the bathroom until 11:30pm; then a bedroom lamp would be on from 11:30pm to midnight. This would indicate to anyone watching the house that it was occupied and the residents were going to bed. During the day, leave drapes and shades in their normal position – the way you have them when at home.

**Do not advertise your vacation plans** Inform one or two persons of your vacation plans --- a trusted neighbor who can keep an eye on things while you are gone. Have them pick up your newspaper and other deliveries. Do not forget to arrange to have the lawn mowed in order to maintain a lived-in appearance.

**House Numbers** Make sure that police, fire, and paramedics can find your home in a time of emergency. Have your house numbers clearly mounted on a high contrast background (with Association approval).

**Exterior Lighting** Again, subject to the association's design guidelines, exterior lighting is extremely important in residential security. Each exterior doorway should be lighted to prevent a burglar from concealing his/her activities. Yards and windows should be lit to prevent concealment. Yard lights and entrance lights can be equipped with sensors which will turn the light on at dusk and off at dawn.

**Landscaping** Keep doorways, windows and porches clear when planting bushes and flowers. Remember that bushes that provide you with privacy also give a burglar a place to hide. Prune large trees. Low limbs can provide second story access. A well-maintained lawn is a very effective clue that someone is at home and cares about their home. Plan your landscaping with both privacy and security in mind. Walks and driveways should be kept free from obstacles that offer concealment to intruders.

**Know who is there** All homeowners should be able to observe a caller before opening the door. Do not allow strangers in your house. Burglars sometimes try to come into a home in order to assess valuables and security measures for planned burglary when you are not at home. Ask repairmen and others who claim to have business to show identification. If you have the slightest doubt, telephone their office, getting the number from your directory. If there is an emergency and someone asks to use your telephone to call an ambulance or tow truck, ask them to wait outside your home while you place the call.

**Emergency phone numbers** Police, fire, and paramedic emergency telephone numbers should be listed on each telephone in your home. Telephone stickers with these numbers are available from the police, sheriff, or fire departments. In addition, if you have a babysitter for your children, make sure he/she is aware of what to do in an emergency situation. Write down your address next to the emergency telephone numbers. If he/she needs immediate assistance, they will be able to tell emergency vehicles what location they are calling from.

**If you interrupt a burglar** Do not seek confrontation with a burglar. If you come home to find a door or window unexpectedly open, do not go in. Instead, go quickly to a nearby home and phone the police. If you hear or see a prowler in or around your home, do not investigate it yourself. Call the police. Never struggle with a burglar unless you are clearly in danger of serious physical harm and forced to defend yourself.

**Neighborhood Watch** Neighborhood watch is a program of mutual assistance among neighbors aimed at reducing crime in the community at the grass roots level. It involves getting to know one's neighbors and introducing them to the concept that good neighbors working together can look out for one another's interests.

From Association Times - <http://associationtimes.com>



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## Neighborhood Watch



### Did you know that Firestone has a Neighborhood Watch program?

Many people new and old to the area are unaware that such a program exists in our community. Simply stated, Neighborhood Watch is the joining of forces by police and citizens to reduce and prevent crime in our communities. Citizens become the extra eyes and ears for the police department by learning what suspicious activity is and how to re-

port that activity when it is observed. Neighborhood Watch programs are not just for crime ridden neighborhoods, but rather an excellent tool to help prevent crime from getting a start.

The Firestone Neighborhood Watch program is not your traditional program. It is unique in the way that they sponsor community safety programs for the young and young at heart. Such programs include bicycle safety, child self defense, adult self defense, meet and greet of public officials, CPR classes and so forth.

Being involved in Neighborhood Watch is free and requires a minimal amount of time commitment by its members. Monthly meetings are held the first Tuesday of each month at 7:30 pm at Firestone Town Hall located at 151 Grant Avenue. All Firestone residents are encouraged to attend, not necessarily to become members but to become aware of the activities (good or bad) that are happening in your neighborhood.

For more information on your Firestone Neighborhood Watch program, please contact Kelly Morgan at 303-833-1278 or Debra Casillas at 303-554-5868.

## What's New In Firestone

### Free Concerts

Come out and join your neighbors for a free concert at Harney Park, featuring Dixon, Sferes and White. The show will begin at 6 pm, on August 25th. Bring your picnic blanket or low-backed chair, bugspray, snacks and the family, for an evening of music.

On September 8th, the Town is hosting the Honey Festival, along with Dairy Queen-Orange Julius. The event will be held from 3pm to 8pm, beginning with a "best bee" costume judging. Dotsero ([www.dotsero.com](http://www.dotsero.com)) will perform smooth jazz at 6pm, to close the evening.



The American city should be a collection of communities where every member has a right to belong. It should be a place where every man feels safe on his streets and in the house of his friends. It should be a place where each individual's dignity and self-respect is strengthened by the respect and affection of his neighbors. It should be a place where each of us can find the satisfaction and warmth which comes from being a member of the community of man. This is what man sought at the dawn of civilization. It is what we seek today.

—Lyndon Baines Johnson

## Firestone Information

### Fire Department

Frederick-Firestone  
303.833.2742

Fire Protection District  
303.772.0710

### Tri-Area Ambulance District

303.833.0811

### 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

### Xcel Energy

303.659.0551

### Kinder Morgan

800.563.0012

### Tri-Area Sanitation District

303.833.2977

303.776.9570

### Postal Service

303.833.2412

800.275.8777

### Carbon Valley Rec. District

303.833.3660

### 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

### Weld Library District

303.833.3510

[www.ci.firestone.co.us](http://www.ci.firestone.co.us)