



# Ridge Crest

August 2002

## Board of Directors

**President**  
Duane Carstens

**Secretary**  
Glenn Renner

**Treasurer**  
Randy Fox

**Board Members**  
Tony Gagliardi  
Henry Gneiser

**Community Manager**  
Liesl Bankston  
970-635-0498 x 305  
888-420-4433 x 305  
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4204 North Garfield  
Loveland, CO 80538-2220  
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www.managementspecialists.com

## Live On St. Vrain Ranch Road?

If you live on St Vrain Ranch Road and you have a Fire or Police emergency make sure to tell them you live in Ridge Crest Subdivision, there is apparently a St. Vrain Ranch Blvd, Mount St. Vrain Road and St. Vrain Road all in the same jurisdictional response area. As always for an emergency dial 911.

## New Board Member Elected

We are pleased to announce the election of Henry Gneiser to the Board of Directors for Ridge Crest Home Owners Association. Henry Gneiser will be joining Tony Gagliardi as a Representative on the Ridgecrest Board of Directors

## New Member for the ACC committee

We are also pleased to welcome Stuart Jordison to the Design Review Committee for Ridge Crest HOA. Stuart will be working with U.S. Home Design Review Committee for any Landscape request for the community.

## Questions and Answers

At the July 23<sup>rd</sup> Meeting and BBQ there were many people who had questions about items in the community that they would like addressed in the newsletter. Here are a list of questions and answers from that meeting.

- **Open Space Tracts on Falcon Court and Quincy Ave.** These areas, per the Board of Directors are being bid out for landscaping and general improvement. The costs to install water taps in these two areas are in excess of 10,000 per tap. Total landscape cost including water tap could exceed 30,000. The board of directors unanimously agreed not to pursue this type of landscaping. The boards of directors in conjunction with other landscaping contractors are examining alternative means of landscaping these areas.
- **The Streetlight on Falcon Court and Quincy.** Has been reported to United Power for maintenance repairs. And united power has scheduled the light for repairs but has not advised the BOD of a completion date.
- **Lights on Mailbox units** are still being checked into for cost and availability.
- **Description of Election Process** for State of Colorado and CCIOA: The steps below are located in your Community Bylaws, which have been included in this letter by request of the community. If you however have further questions about the election process please do not hesitate to contact MSI.

### **Article V. Nomination and Election of Directors**

1. **Nomination.** Nomination for election to the Board of Directors may be made by a nomination committee if such a committee is appointed, from time to time, by the Board of Directors. Nominations may also be made form the floor at any member meeting.
2. **Election.** Election of the Board of Directors shall be by secret written ballot if any Member so request or in the discretion of the Board of Directors. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Cumulative voting is not permitted. Unless

*continued —*

otherwise specifically provided by the Declaration, the Articles of Incorporation, these Bylaws, or by statute, the election of the Board of Directors at a meetings of the Members at which a proper quorum is in attendance, in person or by proxy shall decide as follows:

- a. When only one director is being voted upon, the affirmative vote of a majority of the Members constituting a quorum at the meeting of the Members at which the election occurs shall be required for election to the Board of Directors.
  - b. When multiple directors are being elected, that number of candidates equaling the number of directors to be elected, having the highest number of votes cast in favor of their election, are elected to the Board of Directors.
- **Ridge Crest Retention Pond:** The Board of Directors has discussed and reviewed the P.U.D. for the retention pond located on Stagecoach Ave. It is engineered and required by the City of Firestone for storm drainage. The retention pond is to engineering specifications and is performing to its' design function. The retention pond cannot be converted to any type of park area since it is potentially dangerous in cases of extreme or heavy rainfall. The back up Drainage and retention area located on Echo Court falls under the same guidelines.
  - **Open Space Tract St.Vrain Ranch Road:** This is a Communication Strip and has been designated for native landscape. The Board is still researching other avenues of landscape ideas for this area.
  - **6450 St Vrain Ranch Road Tract** This pathway is not yet completed due to new construction
  - **Web Site:** Henry Gneiser on the Board of Directors is researching the feasibility of building and maintaining a web site for Ridge Crest P.U.D.
  - **Your community Board Members** Tony Gagliardi and Henry Gneiser have volunteered to attend any Town of Firestone Meetings or Public Hearings on Issues that affect your community. It is also advisable that homeowner attend these meetings so as to learn the working of our city government.
  - **Playground Equipment.** The community has asked the question of feasibility for playground equipment. The Board will be looking at the financial feasibility for the homeowners. Playground Equipment is very expensive; the cost at minimum could be as high as \$15,000.00 to \$20,000.00. There is also a question of liability due to any injury stemming from a community owned playground. This is an expensive item for your community and involves many things to consider and will take the Board of Directors time to research it thoroughly. At this time the Board of Directors does not plan to install any Playground Equipment.
  - **Audits.** Independent Audits are contracted by Management Specialists, Inc., at the time of turnover in the community from Declarant Control to Home Owner Control. All records are open to the public at Management Specialists, Inc., Arvada, Co. during normal business hours from 8:00 a.m. to 5:00 p.m.

If there were questions or concerns that have not been addressed in this newsletter, please contact MSI at 970-635-0498 x 305 or 1-888-420-4433 x 305

Insert Pie Chart: This might be a little more difficult. [Pie chart of what???](#)

## Trash Cans

Ridge Crest as a community has voiced a complaint directed to all of the Homeowners who are leaving their Trash Receptacles visibly stored in front or on the side of their home. We are asking all homeowners to remember that your trash receptacles are to be stored out of site either behind your fence or in your garage on all days except the community Trash Pick up Day. Trash receptacles stored in plain view are considered a covenant violation according to the Declarations of Covenants, Conditions and Restrictions of Ridge Crest P.U.D., and the Board of Directors is now ready to enforce trash violations with the fine policy already in place to address this concern.

## Neighborhood Watch

Ridge Crest Community does have a "Neighborhood Watch" active if you are interested in becoming involved or might have information that is needed please contact Henry Gneiser for more Information at 303-833-1135.

The Town of Firestone is actively checking all local subdivisions for Fence compliance and will be contacting residents who are in violation of any city code on improvements to homeowner property. After having several discussions with the City of Firestone on code enforcement they have confirmed that Code enforcement Officers will be in the areas patrolling for code violations.

need fine policy — not in K drive where I can access