

Ridge Crest

August 2006

BOARD OF DIRECTORS

Kelly Deitman
Michael Howe
Wendy Osborn
Jeremy Pilon
Denny Usher

Architectural Control

Committee:

Kelly Lanning
Kelly Deitman

MAILING ADDRESS

Ridge Crest Homeowners
Association
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WEBSITE

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WELCOME NEW BOARD MEMBERS

Please welcome two new Board Members to the Ridge Crest Board of Directors: Jeremy Pilon and Michael Howe. May your time spent on the board be pleasant and prosperous.

BOARD MEETINGS

Board meetings are the second Monday of each month, 6:30 pm at the Sable Landing Event Center. The Sable Landing Event Center is located at 5691 Sable Ave. (WCR 22), Firestone, CO.

VOTING

Look for another mail-in ballot coming to your home. This ballot, along with supporting documents, will come in an envelope. Please read the ballot, check out the supporting documents, cast your vote and then put it back in the mail. The Board is attempting to make your community a better place to live by changing some of the legal documents of the Association. In order to help your community, **PLEASE VOTE** and send your ballot back in. Changing the legal documents takes 50% (249) of residents sending a ballot back in - whether just to meet quorum or voting. In order to meet the requirements to pass these measures, the Board and volunteers will be going door-to-door to collect ballots and get signatures on consent forms. If you would like to help in this campaign, please contact your Community Manager to volunteer to go door-to-door.

First Issue

Quorum: Refers to the minimum number of residents/homeowners that must be present (or participating) in order for any legal (official) business to take place for the Association. If quorum is not met at a meeting, then no voting or decisions can take place at that meeting. Right now the quorum for Ridge Crest is set by the legal documents at 20%. This means that 98 people have to show up at a meeting or send in their mail-in ballots. This is too many, so that quorum is seldom achieved at Ridge Crest. This needs to be changed, so that Board members are more easily elected and decisions more easily made at meetings. Please vote to change this by checking the appropriate box on the ballot that will come to you in

the mail and sending it back in.

Second Issue

Mediation and Arbitration vs. Litigation:

The second issue involves taking the "mediation and arbitration" clause out of the legal documents. The HOA's attorneys' hands are tied when it comes to trying to collect money owed the association. I'm sure you don't not want your association dues to increase just because a few people owe the association money that the attorneys can't presently collect. Right now, the Association is owed over \$35,495 by about 38 residents in Ridge Crest. If this clause is removed from the legal documents, the association's attorneys will be able to collect more money owed to the association by going straight to the litigation system/process. This mediation and arbitration clause only refers to the legal process after resident accounts are turned over to the HOA's attorneys and has nothing to do with residents' ability to address the Board. Please vote to change this.

Third Issue

The Board believes that those residents who owe money to the HOA should not have their Design Review Requests (DRRs) approved until they settle with the HOA. This means that residents who owe legal fees and/or dues would not be able to make changes to their lot (put in a fence, for example) or the outside of their home until their account is paid in full.

GROUNDS MAINTENANCE CONTRACT

In October the board will sign the common area grounds maintenance contract for the coming year. This contract includes mowing and weed control, irrigation, maintenance of shrubs and trees, and in the winter months, snow removal. Several irrigation repairs were made to improve coverage and efficiency this season, and more are planned for next season. More details to follow in future newsletters.

COMMON AREA IMPROVEMENTS

Ridgecrest HOA has been awarded a \$10,000 grant from the Town of Firestone. The grant will supplement approximately \$20,000 in HOA funds for the irrigation and re-seeding of the common area at Stagecoach & Falcon. This will be a major step towards upgrading our common areas, with the intention of implementing similar improvements at the Taylor & Deerfield common area next year.

Board members also plan to work with the Town in exploring upgrade options such as playground and recreational equipment. The board is interested in additional input from homeowners regarding improvement ideas - tell us how you think your HOA funds should be spent in improving our community, by going to our website, at www.ridgecresthoa.com and emailing your Board members.

PRAIRIE RIDGE PROPERTY

Many homeowners have noticed that the Prairie Ridge Elementary property has become an eyesore. As the current board has been working on improvements to our community, witnessing the deterioration of the adjacent school property has become a concern. The board has contacted Rex Hartman, with the St. Vrain School District. Mr. Hartman acknowledged the concern, and explained that repeated movement of the mobile units has destroyed the roots of the xeric plantings. He agreed, at minimum, to have grass and weeds mowed regularly.

On Sept. 6th, the school district will decide whether to construct another school building. If approved, temporary units at Prairie Ridge will ultimately be removed, and permanent landscaping installed. For more information, contact the St. Vrain School District.

DRR NOTICE OF COMPLETION

Homeowners are required to notify the Architectural Control Committee (ACC) in writing when approved improvements have been completed (see Article V, Section 6 of the Declaration of Covenants). Once notified, a member of the committee will contact the homeowner to establish a date/time for review.

Improvements will be reviewed for compliance with the covenants, guidelines, and approved request. This is the final step in the process and is vital in maintaining community standards. Contact MSI to have your inspection request forwarded to the committee.

DEFECTIVE WINDOW REPAIR

Are any of your windows not working correctly or leaking or coming loose in their sashes? Contact your Community Manager to get on a list to possibly get them repaired at a low cost. The original builder has gone bankrupt, so there is little hope in getting US Home or Lennar to repair them; however, if enough homeowners chime-in, we may be able to get the window manufacturer out to repair them for a reduced rate. Please note that this refers to repairs and not replacements.

EMERGENCIES -

AFTER-HOURS AND WEEKENDS

MSI's Loveland Office is open Monday - Friday, 8:00 am - 4:30 pm. For emergencies outside these days and times, please call MSI's main Loveland number and follow the prompts. That number is (970) 635-0498. The on-call manager will call you back and proceed to ask a few questions in order to ascertain if it is a true emergency or not, so please be patient. Remember, if it's not a true emergency, wait and call your community manager during office hours or leave her a message. Most companies charge an after-hours/emergency/travel fee for coming out at those times, and no one wants their dues to go toward unnecessary expenses.

ABANDONED PROPERTY OPTIONS

We all have noticed an increase in unoccupied homes this summer. Whether due to foreclosure, or abandonment, these properties soon become an eyesore to not only their immediate neighborhood, but the entire community. The HOA has been informed by legal advisors that the HOA cannot go onto the property to cut weeds, mow lawns, or maintain the property in any way. It is "private" property, belonging to the title holder. We have been in communication with the City of Firestone, Code enforcement to see what they may be able to accomplish through code violation summons for the following violations:

Firestone Municipal Codes:

Title 8

- 8.04 Grounds and premises
- 8.16 Weeds & Rubbish

Firestone Ordinance:

9.08.100 Abandoned vehicle.

We are confident in the local authorities' ability to address these issues, with positive results.



NEW COMMITTEES

***Please consider joining!
Have an idea for another
committee? Contact MSI
or the Board to discuss
your ideas.***

Two new committees have been established. The Social Committee, including homeowners Elyn Lytton and Roberta Montano, will plan and conduct community social events. The Beautification Committee, including homeowners Marti Usher, Penny Gagliardi and Wendy Osborn, will generate and implement projects to enhance the appearance of our community. The board will oversee these committees to help establish budgets, and general direction.

WEBSITE UPDATES & IMPROVEMENTS

The HOA hosted website www.ridgecresthoa.com, will feature several updates and improvements in coming months. The site has already been updated to include links to recent newsletters, and a direct email link to board members. Future updates will consist of more timely announcements of meetings and events, reports from committees, common area improvement plans, an enlarged community map, and an expanded forms page. Other ideas are welcome.