

Ridge Crest

December 2007



2008 Budget

Because only one member attended the Budget Ratification meeting, the budget was automatically ratified. Members received a copy of the new budget, for review prior to the meeting. This info. is also available on our website—navigate to the *Financials* page, to view.

Budget Statistics

- ◆ Income was 24% above budget this year
- ◆ Administrative expenses were 11% below budget
- ◆ Total expenses were 7% below budget, **\$22,000 less than last year**
- ◆ Last year, expenses were 9% over budget
- ◆ \$48,000 was spent on improvements this year, to replace trees and shrubs, sprinkler repair, and the reseeding & irrigation project on Stagecoach
- ◆ \$14,600 was spent on fence staining, from the reserve budget
- ◆ After less than a year, investment in certificates of deposit has yielded \$1200 in interest income
- ◆ This year's switch to an interest-bearing money market account has yielded \$866 in interest
- ◆ \$2500 in postage has been saved, since moving to a web-based newsletter

Delinquencies

- ◆ **208 out of 489 homeowners owe money to the Association**
- ◆ Only 9 of these properties are bank-owned
- ◆ A total of \$78,000 is owed
- ◆ 19 of the 208 homeowners each owe **over \$1,000**, for a total of \$47,000

Call for Volunteers

Hi Neighbors,

I have had the pleasure of sitting on your HOA Board for almost a year, and in that year there have been a lot of changes. It's been a challenging process in changing our management and landscape companies. Before volunteering I had no idea what was currently going on in our community or anything about the people who were making it tick. What an education!! If you were to take my place, you would be as surprised and impressed as I was to learn what 5 people and a management company do to keep our Ridge Crest Community of 489 homes solvent and running smoothly, in spite of the foreclosures we have faced. Big goals were set and these goals were met for the benefit of all who live here.

I would like to promote and encourage you to participate in the monthly meetings and some committees we have discussed which include:

Social committee – To bring small neighborhood groups together for activities like block parties, ice cream socials, etc.. A fun VOLUNTEER position.

Beautification committee – Wendy Osborn currently chairs this committee and needs VOLUNTEERS. Come on y'all with those green thumbs!!

Grounds committee – Walk common areas and report on maintenance issues. Currently Wendy Osborn and Kelly Deitman are doing this. PLEASE step up and VOLUNTEER and give those a break that are doing more than their share.

This is your community! VOLUNTEERS make a better community!!

Penny Gagliardi, Treasurer
Ridge Crest Board of Directors

Board of Directors:

Wendy Osborn - *President*
Kelly Deitman - *Vice President*
Penny Gagliardi - *Treasurer*
Kelly Lanning - *Secretary*
Denny Usher

Direct Email:

board@ridgecresthoa.com

HOA Website:

www.ridgecresthoa.com

Arch. Advisory 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

Community Manager:

Gwen Rohrer

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.

December Meeting

There will be no Board meeting in December. Monthly meetings will resume in January 2008.

Snow Removal

Did you know that homeowners are required to remove snow from sidewalks that border their own property per the Firestone Code.? The Code reads:

Firestone Code 12.28.140:

It is unlawful for any owner, occupant or manager of any lot, tract or parcel of land within the town, to allow any snow or ice to accumulate or remain upon any sidewalk alongside such property longer than forty eight hours from the time of the last accretion of such snow and ice. (Ord. 248 §1, 1989; Ord. 246 §154(part), 1988; prior code §11-41).

After forty eight hours, a citation may be issued. Our grounds contractor plows snow from common area walks, and the “eyebrow” streets along St. Vrain Ranch Blvd. The Town plowing subcontractor clears streets in our community. This plowing schedule is posted on the Firestone website (<http://www.ci.firestone.co.us/>) during, and immediately after, snowstorms. The schedule indicates that emergency routes and collector streets (like Sable Ave. and Firestone Blvd.) get cleared first.

Thanks!!

The HOA would like to express gratitude toward those who have contributed of their time and energy throughout the year. Thanks to **Rose** at the post office, for helping us with the mail kiosk relocation, and **Kelly Lanning** for all her hard work on the Arch. Review Committee. Thanks also to **Sharon Falcon** and the rest of the Town Board, for their help with our Stagecoach improvement grant. **Chief Montgomery**, a Ridge Crest resident, and **Theo Abkes** with Public Works, continue to assist us with maintenance and safety issues. **Jody Longstreth** was also a big help with the parking signs along St. Vrain Ranch Blvd. And last but not least, a big thank you to our grounds contractor, **Steve Sandoval**, for his constant care and attention.



Special thanks to homeowners who have attended meetings, and have contacted us through the website. The Board welcomes any opportunity to answer questions and consider input. The HOA works best when everyone participates, and we look forward to hearing from more of you.

Hammersmith Management

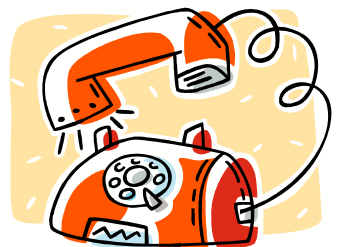
Managers are frequently out of the office on property inspections and spend a lot of time on the phone. Hammersmith Management’s Client Services Representatives are specialists in answering all homeowner phone calls, e-mails or faxes in a timely manner. Please tell the Client Services representative what your problem is and they will be happy to assist you! If they cannot help immediately, they will research the problem and get back to you within 24 hours. The Client Services Department issues work orders and contacts vendors, such as the snow removal company, maintenance company, etc., as appropriate. If you would like to make a complaint, Client Services can help to resolve it or relay it to the Manager and the Board on your behalf, as needed. Violation reports and responses must be made in writing, but can be submitted by mail, fax or e-mail. The Board considers all comments from the homeowners at their monthly Board of Directors meeting or sooner, if the issue warrants. In addition, you are welcome to address any issues that are of concern to you during the homeowner forum at the Board of Directors meeting. Please call your Community Manager Gwen Rohrer prior to the meeting and request that discussion of your concern be added to the agenda.

Client Services’ hours of operation Monday-Sunday: 6:00 am to midnight

Please e-mail Client Services at clientservices@e-hammersmith.com, call (303) 980-0700, send a fax to (303) 980-0576 or mail a note to Hammersmith Management’s Main Office.

After Hour Emergencies

Contact the regular office number, 303.980.0700. An operator will assess your call and determine the urgency (pipe breaks, sewer backups, irrigation system problems, etc.). If the problem requires immediate attention, an on-call manager will be paged and will contact you as quickly as possible to address the problem as appropriate.



The Association has recently added another feature to the web subscription service, to include public notices. Any resident may choose to receive notices (ex.: annual meeting, budget ratification) by email, in **addition** to mailed notices. To subscribe, visit the HOA website (see sidebar, pg. 1), and click on the *subscribe* button, on the menu bar to the left.

Foreclosures

Have you ever wondered how the foreclosure process really works? Why does it take so long? And why does it cost \$6000 to \$8000 to file the paperwork? Our legal consultants, Hindman Sanchez, publish a handy chart which shows the various methods and steps in navigating the lengthy foreclosure process. To review this chart, visit the *Bylaws/Forms* page of our website. Foreclosure data for 2007:

- ◆ Number of Liens in the subdivision: 48
- ◆ Number of homes in foreclosure: 5



Board of Directors

Board members are residents of Ridge Crest, and serve in a voluntary capacity. Your board (not the community manager) makes all decisions regarding improvements, HOA-sponsored events, and debt collection. The Board also oversees the various HOA committees, and has final approval over Design Review Requests. This year, Penny & Kelly Lanning joined the board in service to the community. A few facts about each of them:

Wendy Osborn, President: Ridge Crest resident since 5/01, dental professional, master gardener, Beautification Committee Chair

Kelly Deitman, Vice President: Architect and business owner, resident since 8/04, Architectural Advisory Committee Chair, creates the newsletters and updates our website

Penny Gagliardi, Treasurer: Resident since 2000, retired from 27 years in business, Beautification Committee member

Kelly Lanning, Secretary: My family and I have lived in Ridge Crest for over four years and love where we live. I have the best neighbors! As a Colorado Native from the Denver-Metro area, it is exciting to see the growth in this area! After becoming a stay-at-home mom in 2005, I have become increasingly involved in the community and at my children's school. This has been a rewarding "outlet" for me. While serving as a volunteer on the Architecture Control Committee, I have learned how hard the board members work to maintain a high-quality neighborhood. I'm excited to help this dedicated group and the entire Ridge Crest Community.

Denny Usher: Community member since 1/03, Bd. member 5 yrs., married 28 yrs. 13 yr old daughter. Sales/Construction, 17 yrs.



Holiday Decorating Contest

In coming weeks, judges will be touring the community to evaluate homeowners' holiday decorations. Three prizes will be awarded to homeowners with superior displays. The top two winners will be granted an exemption from one year's HOA dues, and a third winner will be granted six months' free dues. Good luck, and be careful out there!



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

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Prairie Ridge Elementary

720.494.3641

Coal Ridge Middle School

303.833.4176

Carbon Valley Academy

303.774.9555

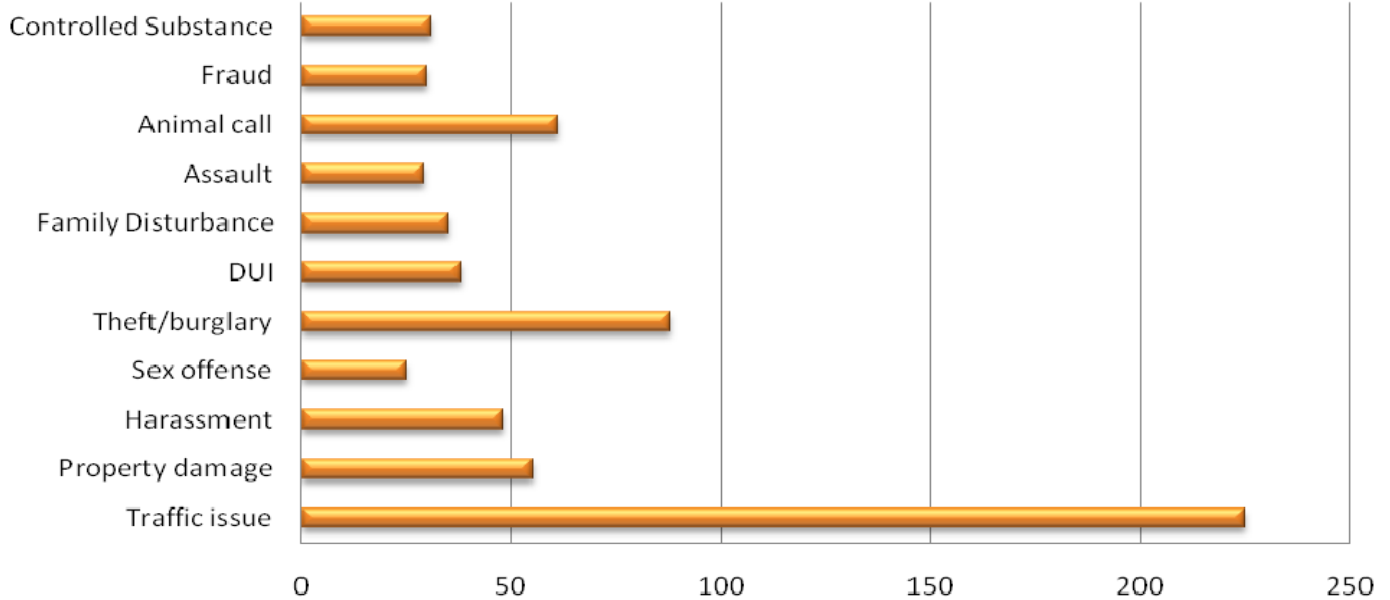
Weld Library District

303.833.3510

Town of Firestone

www.ci.firestone.co.us

Firestone 2007 Crime Statistics



Real Estate Analysis

Pam Wettstein and Ashley Jones, from RE/MAX Traditions, have provided the following info. regarding 2007 Ridge Crest real estate activity:

- Total number of homes active on the market.....20
- Total number of homes sold.....30
- Average days on market.....99
- Lowest priced home active on market.....\$163,000
- Highest priced home active on market.....\$284,900
- Lowest priced home sold.....\$152,000
- Highest priced home sold.....\$255,000

Totals for 2006 are as follows:

- Number of homes sold.....18
- Lowest priced home sold.....\$194,000
- Highest priced home sold.....\$300,000
- Average Days on market.....97

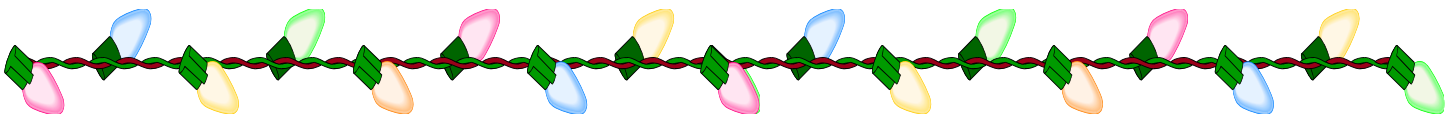
Management Services

In 2008 the HOA will pay Hammer-smith Management:

- ◆ \$15 for each late notice
- ◆ \$100 for each lien filing
- ◆ \$75/hr. for extra meeting time and/or court appearances

For duties board members perform *free of charge*, the Association saves:

- ◆ \$2500/year for website updates
- ◆ \$2400/year for newsletters



This is the duty of our generation as we enter the twenty-first century -- solidarity with the weak, the persecuted, the lonely, the sick, and those in despair. It is expressed by the desire to give a noble and humanizing meaning to a community in which all members will define themselves not by their own identity but by that of others.

-*Elie Wiesel*