



Ridge Crest

Homeowners Association

Dec. 2009



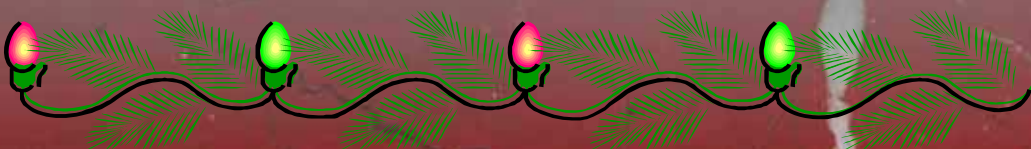
Budget Ratification/Annual Meeting



The 2010 Budget was approved at the last meeting. A copy of the budget will be available for viewing and download from the *Financials* page of our website. Other Association documents can be found there, including past budgets (for your comparison), previous board meeting minutes, maps, pertinent contact info., and newsletters. A subscription service is also available to members, which automatically emails newsletters and dues payment reminders direct to your inbox.

Association Financial Statistics

- ◆ Income was 4% above budget this year
- ◆ Administrative expenses were 21% over budget
- ◆ Total expenses were 34% over budget, mainly because of maintenance issues, sprinkler repairs, and administrative costs
- ◆ The Association continues to participate in a risk-sharing agreement with our legal team, in an effort to reduce collections cost (which the HOA pays up front)
- ◆ A matching fund grant from the Town will assist in the St. Vrain Ranch Blvd berm leveling and irrigation modification project
- ◆ **203 out of 489 homeowners owe money to the Association**
- ◆ A total of \$73,000 is owed
- ◆ 20 of the 203 homeowners each owe **over \$1,000**



Holiday Decorating Contest

In a few 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!

Board of Directors:
Wendy Osborn - *President*
Denny Usher
Jeremy Pilon
Amber Kelly

Direct Board Email:
board@ridgecresthoa.com

HOA Website:
www.ridgecresthoa.com

Arch. Review Committee:
Amber Nichols

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 the Carbon Valley Library.
There is no December mtg.

Our new mgmt. company is JSN—watch for an announcement and new coupon books in the mail soon

Newsletters created by

 **kcdesigns**
303.906.2617

Thanks

The HOA would like to express gratitude toward those who have contributed of their time and energy throughout the year. Thanks to the Town Board and staff, for their help with our St. Vrain Ranch Blvd. improvement grant. **Chief Montgomery**, a Ridge Crest resident, and **Theo Abkes** with Public Works, continue to assist us with maintenance and safety issues.

Thanks to Laura Kocur and the members of the Welcome Home Committee for planning and implementing our summer HOA party. It was a huge success, and we are already looking forward to next year's party!



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.

Santa Cops

This year the Association will make a contribution to Santa Cops of \$200. The Santa Cops are sponsored by the Firestone, Frederick, and Dacono Police Departments, and provides toys and needed items to children who would not otherwise receive gifts.

Next Meeting

There will be no December Board meeting. Monthly meetings will resume, beginning January 12th, at Carbon Valley Library.



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, Jeremy Pilon and Amber Kelly joined the board in service to the community. Here are a few facts about each Director:

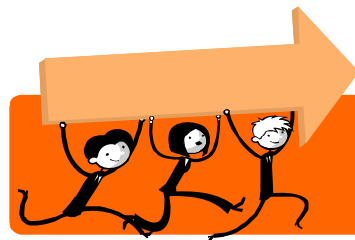
Wendy Osborn, President: Ridge Crest resident since 5/01, dental professional, master gardener, Beautification Committee Chair.

Kelly Deitman, Vice President: Kelly has resigned from the Board, and has passed off the website maintenance and ARC duties to other Directors, but will continue to author the monthly newsletters.

Denny Usher: Community member since 1/03, Bd. member 6 yrs., married 30 yrs. 15 yr old daughter. Sales/Construction, 19 yrs.

Jeremy Pilon: Resident since 8/01, 3 children, married 11 years, finance professional.

Amber Kelly: Resident since 4/08, Executive Assistant and Colorado native, Chair of the ARC.



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