

# Ridge Crest

DECEMBER 2006

## BOARD OF DIRECTORS

Kelly Deitman  
Wendy Osborn  
Jeremy Pilon  
Denny Usher

### Board Direct Email

board@ridgecresthoa.com

### Architectural Control

#### Committee

Kelly Lanning  
Kelly Deitman

## MAILING ADDRESS

Ridge Crest  
Homeowners Association  
c/o MSI, LLC  
390 Interlocken Crescent,  
Suite 500  
Broomfield, CO 80021

## COMMUNITY MANAGER

### **Randy Hegwood**

(970) 663-9683 direct  
(720) 974-4443 fax  
RHegwood@msiho.com

## ACCOUNTING TECHNICIAN

### **Stacey Wills**

(720) 974-4163  
SWills@msiho.com

## WEBSITE

www.ridgecresthoa.com

## BOARD MEETINGS

Board of Directors meetings are on the second Tuesday of each month at 6:30 p.m. Meetings are held at Sable Landing Event Center located at 5691 Sable Ave. (WCR 22) in Firestone.

## 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 payments, and a third winner will be granted six months' free dues. Good luck, and be careful out there!

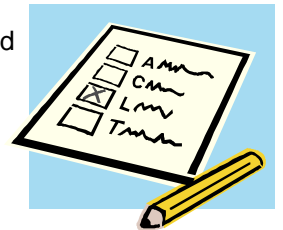
## WEB-BASED NEWSLETTER

To reduce operating costs, the HOA will be moving to a web-based monthly newsletter. This newsletter will be posted to the Ridge Crest website around the second week of each month, and will commence with the January edition. We are also researching methods of direct newsletter email for those interested. For homeowners without internet access, or who simply prefer the paper format, a hardcopy can be requested. Contact our community manager, Randy Hegwood (see sidebar), to be added to the mailing list. You need only make this request once, to receive the mailing each month. Should you decide that you no longer wish to receive the newsletter by mail, please call to be removed from the list. New homeowners will automatically receive the mailing for the first three months of residence.

## QUORUM BALLOTS

By now you should have received the latest mailing of the Quorum Ballot. This is the third attempt at achieving approval for the quorum reduction. The HOA is attempting to reduce quorum from 20% to 5%, which is the number of homeowners required in attendance for an official meeting. There are 489 homeowners in Ridge Crest, and approval of 98 homeowners is required to pass this revision. Unfortunately, due to the legal requirements of the document revision, ballots from previous attempts cannot be counted. **Please return your ballots as soon as possible.** We will stage several door-to-door campaigns after the holidays, details to be determined later.

Ballot documents have been posted to the Ridge Crest website, on the *Bylaws* page. Feel free to contact the Board with questions, or to make arrangements to submit a ballot. Interested volunteers for the door-to-door effort can contact Randy Hegwood, or the Board, through the website email links. Thanks to those that returned ballots from previous attempts. We look forward to your continued support.



## THANKS!!!

The HOA would like to express gratitude toward those who have contributed of their time and energy throughout the year. Thanks to the members of the beautification committee, Marti Usher, Hallie Springer, Penny & Tony Gagliardi, and Wendy & Brian Osborn for their green thumb efforts. The common areas are much improved and benefit us all, enhancing our community and increasing property values.

Thanks to Mayor Mike Simone, for his assistance in communication with Town officials, and Chief David Montgomery and Officer Angel Montoya for law enforcement in our community. We look forward to an improved working relationship with our public officials.

Thanks also to Kelly Lanning for long hours spent on the Architectural Control Committee. Her attention to detail, and willingness to work personally with homeowners through the DRR process is greatly appreciated.

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

## 2007 BUDGET

At the November meeting, the new budget was ratified. The 2007 budget consists of a \$10 quarterly dues increase beginning with the January dues payment. To completely cover anticipated expenses, a \$27 quarterly increase was recommended, but the Board has decided to implement this increase over two years. The goal is to work toward reducing our expenditures this year, to potentially limit next year's increase.

The HOA has struggled this year with unexpected grounds repairs due to vandalism, and mounting legal and collections pursuit costs. The rise in foreclosures and resulting bankruptcies, has made too many of our legal debts uncollectible. But it is unfair that homeowners who pay their dues and respond to violation notices, should have to pay for those who don't. As a result, the Board is currently researching alternate collection methods.

In addition, your return of a signed Declaration Amendment consent form is **urgently needed**. These forms were mailed to all homeowners in early October. If 50%, or 245 of homeowners consent, direct litigation, in lieu of the current mediation and arbitration process, can be implemented. Collection suits can be pursued with greater success. These forms, in addition to the new budget, have been posted to the *Bylaws page of the Ridge Crest website*. Feel free to contact the Board with any questions you may have regarding these forms, or the budget in general.



## NUISANCE DOGS

The association would like to remind home owners to please be considerate of your neighbors and your dog's barking. It has been brought to our attention that some dogs are left outdoors and bark continuously. This is not only a nuisance but is inconsiderate. The City of Firestone's ordinance is described as:

### 6.12.030 - Nuisances Designated

No person shall own or keep any animal that constitutes a nuisance, defined for this section as an animal which is a safety or health hazard, materially interferes with or disrupts person in the conduct of lawful activities at such person's home, **produces or creates any unreasonable disturbance by excessive or continuing noise**, threatens or molests persons, repeatedly chases vehicles, attacks other animals, damages property of another, or is repeatedly at large.

If you feel your neighbor's dog produces or creates any unreasonable disturbance by excessive or continuing noise, we suggest being neighborly and talk with your neighbor first about the situation. Or you can contact the Firestone Police Dept. @ 303-833-0811 to report the instance.

## STAGECOACH DETENTION AREA IMPROVEMENTS

In a follow up to the matching grant award, your HOA Board appeared before the Town Board, for final approval of improvement plans. Not only were our project plans unanimously approved, but the Town waived the water dedication fee of \$34,500, for a term of three years. It is expected that in three years, the native grasses will be established, and no longer require irrigation.

Details of the regrading and new sidewalk portions will be finalized in coming weeks, for project commencement before Christmas. Our new grounds contractor, Steve Sandoval, will be coordinating this work.

## DUES REMINDER

It was mentioned in the last meeting that homeowners sometimes forget to pay quarterly HOA dues without some sort of reminder (it happens to Board members, too!).



Currently, one option is to sign up for an automatic bank draft with our management company. As we are in the process of changing management, details for this process will be described in the next newsletter. Another option under consideration would consist of emailed reminders prior to payment due dates. We are researching methods of accomplishing this through our website and will provide updates soon.

## WHO DO YOU CALL IN FIRESTONE?

### Electric Service

(303) 659-0551

### Gas Service

(800) 563-0012

### Sewer Service

Tri-Area Sanitation District

(303) 833-2977

(303) 776-9570

### Fire Department

Frederick-Firestone Area

(303) 833-2742

Fire Protection District

911 - (303) 772-0710

### Ambulance

911

Tri-Area Ambulance District

(303) 833-0811

### Police

911

Firestone Police Department

(303) 833-0811

### Postal Service

(303) 833-2412

(800) 275-8777

### Recreation

(303) 833-3660

Tri-Area Senior Center

(303) 833-4300

### Area Hospitals

(303) 651-5000

Brighton Community Hospital

(303) 651-1513

### County

Weld County Human Services

211

### Schools

Frederick Elementary

(303) 833-2456

Prairie Ridge

(720) 494-3641

### Library

Carbon Valley Library

320 Maple St., Ste. B, Frederick

Mon, Wed, Fri 10 a.m.. 5 p.m.

Tue and Thurs 10 a.m.. 8 p.m.

Sat 10 a.m.. 2 p.m.

**For more information about Firestone**, to find out who to call, to check on permits and to report possible permit violations, etc., go to [www.ci.firestone.co.us](http://www.ci.firestone.co.us)

## REAL ESTATE ANALYSIS

Don Newton, from RE/MAX Horizons Group, has provided some interesting facts regarding real estate activity in the Ridge Crest subdivision for 2006:

Total number of homes active on the market 31  
 Total number of homes sold this year 18  
 Average Days on the market 97  
 Lowest priced home active in the subdivision this year ..\$198,500  
 Highest priced home active in the subdivision this year ..\$299,900  
 Lowest priced home sold in the subdivision this year \$194,000  
 Highest priced home sold in the subdivision this year \$300,000

And for 2005:

Number of homes sold last year 52  
 Lowest priced home sold last year ..\$179,900  
 Highest priced home sold last year ..\$278,000  
 Average Days on the market 106 days  
 Listings sold at an average of 99% of their list price

## YEAR END STATISTICS

- ✓ The population of Firestone has grown from 1800 in 1998, to 9000 residents in 2006, at a rate of approximately 14% per year;
- ✓ There are 19 new owners this year, most recently, Walter & Deborah Reynolds, Gregory Sheppard, Sean Sorensen & Kelly Arndt, John Hubbard, and Ray Brown. Welcome!
- ✓ There are 144 homeowners that owe money to the HOA;
- ✓ To date, there are 16 properties in foreclosure, and 59 liens filed;
- ✓ Firestone crime statistics, by number of calls (per Debbie Pittman, Records Clerk):
  - Animal call 21
  - Burglary/Theft 11
  - Civil/Family Disturbance ..14
  - Damaged Property ..5
  - Juvenile ..9
  - Ordinance Violation ..2
- ✓ Number and type of violation letters January 1 to December 1, 2006:
  - Courtesy 357
  - Reminder ..1
  - Fine Threat ..132
  - Fine Letter ..72
  - Attorney Threat ..5
  - Attorney Letter ..1
  - Unsightly Storage ..34
  - Trash ..65



*Happy Holidays*