



Ridge Crest

Dec. 2008



H o m e o w n e r s A s s o c i a t i o n

2008 Budget

Because only a few members 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 14% above budget this year
- ◆ Administrative expenses were 14% below budget
- ◆ Total expenses were 2% over budget, mainly because of maintenance issues and sprinkler repairs due to vandalism
- ◆ \$14,600 was spent on fence staining, from the reserve budget
- ◆ The Association has entered into a risk-sharing agreement with our legal team, in an effort to reduce collections cost (which the HOA pays up front)
- ◆ The Association paid \$2300 for a professional reserve study to better anticipate future maintenance expenses
- ◆ A \$5000 matching fund grant from the Town will assist in the Taylor detention pond reseeding project



Thanks!!

The HOA would like to express gratitude toward those who have contributed of their time and energy throughout the year. Thanks to **Kelly Morgan** and the rest of the Town Board and staff, for their help with our Taylor detention pond 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 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.



Delinquencies

- ◆ **203 out of 489 homeowners owe money to the Association**
- ◆ Only 3 of these properties are bank-owned
- ◆ A total of \$84,000 is owed
- ◆ 18 of the 208 homeowners each owe over \$1,000, for a total of \$50,000

Board of Directors:

Wendy Osborn - *President*
Kelly Deitman - *Vice President*
Kelly Lanning - *Secretary*
Denny Usher
Laura Kocur

Direct Board Email:

board@ridgecresthoa.com

HOA Website:

www.ridgecresthoa.com

Arch. Advisory Committee:

Kelly Lanning
Kelly Deitman

Welcome Home Committee:

Penny Gagliardi
Kelly Lanning
Stacey Cummins
Mary Benson
Tina Urbanski
Jaime Hodgson
Jacqueline Peterson
Brenda Wagner

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:

Kacie Dreller

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 2009.

Recycling and Energy Facts

Aluminum

- Recycled aluminum saves 95% energy vs. virgin aluminum; recycling of one aluminum can saves enough energy to run a TV for 3 hours
- Recycled aluminum reduces pollution by 95%
- 4 lbs. of bauxite are saved for every pound of aluminum recycled
- Enough aluminum is thrown away to rebuild our commercial air fleet 4 times every year.



Glass

- Recycled glass saves 50% energy vs. virgin glass; recycling of one glass container saves enough energy to light a 100-watt bulb for 4 hours
- Recycled glass generates 20% less air pollution and 50% less water pollution
- 1 ton of glass made from 50% recycled materials saves 250 lbs. of mining waste
- Glass can be reused an infinite number of times; over 41 billion glass containers are made each year
- Over a ton of resources is saved for every ton of glass recycled -- 1,330 pounds of sand, 433 pounds of soda ash, 433 pounds of limestone, and 151 pounds of feldspar. Also a ton of glass produced from raw materials creates 384 pounds of mining waste. Using 50% recycled glass cuts the waste by 75%.
- Recycling one glass bottle saves enough energy to light a 100-watt bulb for four hours.

Paper

- Production of recycled paper uses 80% less water, 65% less energy than virgin paper production.
- Recycled paper generates 95% less air pollution: each ton saves 60 lbs. of air pollution
- Recycling of each ton of paper saves 17 trees and 7000 gallons of water
- Every year enough paper is thrown away to make a 12' wall from New York to California
- If offices throughout the country increased the rate of two-sided photocopying from the 1991 figure of 20% to 60%, they could save the equivalent of about 15 million trees.
- Global paper use has grown more than six-fold since 1950. One fifth of all wood harvested in the world ends up in paper. It takes 2 to 3.5 tons of trees to make one ton of paper. Pulp and paper is the 5th largest industrial consumer of energy in the world, using as much power to produce a ton of product as the iron and steel industry. In some countries, including the United States, paper accounts for nearly 40 percent of all municipal solid waste. Making paper uses more water per ton than any other product in the world.

Plastic

- Plastic milk containers are now only half the weight that they were in 1960
- If we recycled every plastic bottle we used, we would keep 2 billion tons of plastic out of landfills
- According to the EPA, recycling a pound of PET saves approximately 12,000 BTU's.
- We use enough plastic wrap to wrap all of Texas every year



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!

Online Services

Ridge Crest's website is a great resource for contacts, forms, and information. Planning improvements? Check out the *By-laws/Forms* page for the latest edition of the guidelines, and DRR forms. Want to sign up for our dues reminder service, or monthly emailed newsletters? Click on the *Subscribe* tab, on the left side of the homepage. Need a map of the community, to locate an address or nearest pocket park? Want to read meeting minutes or back editions of the newsletter? You'll find all that, and more at www.ridgecresthoa.com. The website is a community resource maintained by the Association. Feel free to email the board with your ideas about improving our site, or adding information.

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.

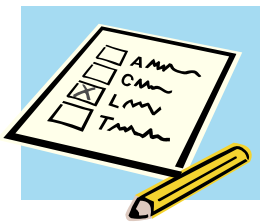
Kelly Lanning, Secretary: My family and I have lived in Ridge Crest for over five years and love where we live. I have the best neighbors! As a Colorado Native from the Denver-Metro area, it is exciting to see the growth in this area! After becoming a stay-at-home mom in 2005, I have become increasingly 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 6 yrs., married 29 yrs. 14 yr old daughter. Sales/Construction, 18 yrs.

Laura Kocur: Our family moved here from Charleston, SC last Christmas. I am married with two children ages 13 and 9. I came to the board after receiving a violation letter in the spring. I quickly realized that they just need communication and participation from us as homeowners. That led me to join the Welcome Home Party committee. I enjoyed that experience so much that I asked to be a part of the board in October. I have a lot of learning to do but hope that my contributions eventually will benefit our beautiful neighborhood in some way.

Town of Firestone Surveys

The Town of Firestone is currently conducting two surveys. Trustees are interested in citizen input regarding video broadcast of Board meetings, and public transit needs. Visit the Town website, at www.ci.firestone.co.us to give your input.



New Homeowners

Welcome new Homeowners Erica & Jason Wade, Jill Wonder, and Kelly Lweandowski. Consider joining one of our committees to meet your neighbors, and contribute to the community. Also check out our website for news, Association documents, and member services. The HOA looks forward to your participation.



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

Postal Service

303.833.2412

800.275.8777

Carbon Valley Rec. District

303.833.3660

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