

Ridge Crest

Meet New Board Member, Penny Gagliardi:



I am retired after working 27 years for a manufacturing company in Westminster, Colorado. I held many positions in their employment and gained a great deal of experience in accounting, sales and planning.

My husband Tony and I have lived in Ridge Crest for seven years. We spent the night in our vehicle with our dog Anni to pick out our lot. We actually got our # 1 choice out of 9 sites on our list after being # 13 in line (lucky # 13!).

I am very pleased and proud to be working with all the current board members. Their dedication to improving the community in which we all live is extremely impressive.

Ballot Reminder

The Board of Directors is working diligently to amend the governing documents for the Association. The document amendments are necessary in order for the Association to run efficiently. If you have specific questions or concerns regarding the amendments which are keeping you from mailing in the approval form, please, contact the Association to have them addressed. It is a requirement for the Association to receive approval from 50% of the homeowners in the Community. Please understand the importance of the amendments. The longer it takes to obtain approval, the higher the expense is to the Association. If you need a new approval form, contact Community Manager Gwen Rohrer at 303-980-0700, or visit the *Bylaws* page of our website.



Snow Removal

The Firestone snow removal ordinance is as shown below. Over the last several weeks, code enforcement officers have been issuing citations to homeowners who have neglected to shovel their sidewalks. In addition, Firestone has sent certified citation letters for homes in violation, that are for sale, but unoccupied, in Ridge Crest. It is disappointing to see the number of walks not yet cleared, as this is dangerous for our children walking to and from school. Please clear your walks as soon as possible for the safety of community residents.

12.28.140 Snow Removal Ordinance:

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.



Board of Directors:

Wendy Osborn - *President*
 Kelly Deitman - *Treasurer*
 Jeremy Pilon - *Secretary*
 Denny Usher
 Penny Gagliardi

Direct Email:

board@ridgecresthoa.com

HOA Website:

www.ridgecresthoa.com

Arch. Control 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:

970.416.0700
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.

Winter Watering

The trees, shrubs, and turf bring color, shade, fresh smells, wildlife habitat, and maturity to our neighborhood. It's important that we manually provide water to these trees and plants. This year's budget includes winter watering for the first time, although, with recent snowfall, watering has been unnecessary. Denver Water suggests the following for the HOA, and individual homeowners alike:

Tree roots are not carrots: Tree root systems can spread two to three times wider than the height of the tree. Most of the tree's absorbing roots are in the top twelve inches of the soil. Water should be applied within the dripline.

Water deeply and slowly: Apply water so it moistens the soil in the critical root zone to a depth of 12 inches. Methods for watering include a deep root fork or needle, soaker hose or soft spray wand. Apply water to many locations under dripline. If a deep root fork or needle is used, insert the device no deeper than eight inches into the soil.

How much water to apply: To assure survival of the tree, apply 10 gallons of water for each inch of the tree's diameter. For example, a two-inch diameter tree will need 20 gallons per watering. Use a ruler to measure your tree's diameter.

When to water: During fall and winter (October - March) water one to two times per month, depending on weather, temperature and soil conditions. In spring and summer (April - September) water three times per month, depending on weather and watering restrictions.

Mulch helps retain soil moisture: Apply organic mulch within the dripline, to a depth of four inches. Leave a six-inch space between the mulch and trunk of trees. Mulch materials may include wood chips, bark, leaves and evergreen needles.

Moisture is needed to avoid disease: Drought stressed trees are more vulnerable to disease and insect infestations and branch dieback. Keep a watchful eye for anything that looks out of the ordinary.

For general drought information visit: www.denverwater.org

For more details on watering trees visit: www.watersaver.org



Don't forget to disconnect your hose after each watering session, to prevent freezing!

Subscription Service



This month, the Board will be reviewing and test-driving our new email subscription service. Once launched, homeowners will be able to navigate to a subscription page from our HOA homepage. From there, you will be able to access the forms necessary to sign-up for active emailing of the newsletter, and/or dues payment reminders. We expect to have this service available in early March. The first round of dues reminders will be emailed prior to the April payment date, and the first newsletter email will be sent in April. Visit our website at www.ridgecresthoa.com to sign up for these services.

Moving Mailbox

As mentioned in a previous newsletter, the mail kiosk on Quigley Circle is moving, as all homeowners who receive mail at this location have already signed the required postal consent form. The new mail kiosk will be located at the northeast corner of the Quigley/St. Vrain Ranch common area. This move will be accomplished as soon as the weather warms enough to pour the concrete base pad, and a relocation date can be established with the local post office.



Management Info.

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-Friday: 7:30 am—8:00 pm

Saturday: 8:00 am—4:00 pm

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.

HOA Reserve Fund

In addition to paying for management service, grounds maintenance, and legal fees, a portion of each homeowners' dues payment is contributed to the HOA reserve fund. As a part of our yearly budget review, our management company performs a *reserve study*. This study identifies estimated expenses like fence staining, sidewalk repair and paving, and charts a plan for maintenance and funding. It's a roadmap that the Board follows from year to year and establishes a reserve funding plan that is fair to all owners and will usually avoid the need for special assessments.

Because there are no major repairs planned for the next year or two, the Board has decided to "ladder" some of our reserve funds into Certificates of Deposit. This strategy will allow the association to invest in CDs of different denominations, that mature at different times. Because the investments mature at predictable intervals, the association will maintain a steady cash flow and the ability to change investments as needed.



To learn more about reserve funds, read *Reserve Studies* as published by **Association Times**: http://www.associationtimes.com/articles2005/ReserveStudies0205.htm?zoom_highlight=reserve

This is another, in a series of steps taken by the Board, to optimize HOA operations. By making the most of our assets through flexible and conservative investing, we hope to reduce fees to members in the long term.

Every community is an association of some kind and every community is established with a view to some good; for everyone always acts in order to obtain that which they think good. But, if all communities aim at some good, the state or political community, which is the highest of all, and which embraces all the rest, aims at good in a greater degree than any other, and at the highest good.

-Aristotle