



# Ridge Crest

Feb. 2009

Homeowners Association

## Website 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](http://www.ridgecresthoa.com). The website is a community resource, which costs the Association about \$400 a year for basic fees, but is updated and maintained for free by Association members. Email the board with your ideas about improving our site, or adding information.



The Committee could use your help in planning this year's Welcome Home Party. Interested participants are encouraged to contact the board.

## Thanks, Heather

Community Service Officer, Heather MonDee has resigned. Thanks, Heather, for your service to our community, and best of luck in future pursuits!

## ACH Forms

An easy way to handle dues payments is by means of automatic bank withdrawal. Forms may be requested from our management company (see sidebar), or printed from our website. Navigate to the *Forms/Bylaws* page to download. Mail completed forms, along with a voided check, to Hammersmith's Greenwood Village office. Forms must be received at least a month prior to the payment due date. If mailing quarterly payments, please be sure to send them to the San Diego address noted on the dues coupons.

## Snow Removal

Homeowners are required to remove snow from sidewalks that border their own property per the Firestone Code. 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. The schedule indicates that emergency routes and collector streets (like Sable Ave. and Firestone Blvd.) get cleared first.



## Community Garage Sale

This year's garage sale is already in the planning stages. Volunteers will be needed to distribute maps and post signs. A date will be set soon, and member input is always appreciated. The Association will pay for advertising, so consider which weekend dates would work best. Email the board with your ideas!

**Board of Directors:**  
Wendy Osborn - *President*  
Kelly Deitman - *Vice President*  
Kelly Lanning - *Secretary*  
Denny Usher  
Laura Kocur

**Direct Board Email:**  
[board@ridgecresthoa.com](mailto:board@ridgecresthoa.com)

**HOA Website:**  
[www.ridgecresthoa.com](http://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](http://www.e-hammersmith.com)

**Community Manager:**  
Kacie Dreller

**Client Services:**  
303.980.0700  
[clientservices@e-hammersmith.com](mailto: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.

## Foreclosure Hotline

Are you or someone you know having trouble keeping up with mortgage payments? Are payments increasing so much that you think you can't keep your home? Help is out there. Free, confidential advice is available at:

- ◆ The Colorado Foreclosure Hotline, sponsored by the Colorado Foreclosure Prevention Task Force, 1.877.601.4673
- ◆ Weld Foreclosure Coalition, 1.800.559.5590, in association with the United Way of Weld County
- ◆ The Colorado Housing Counseling Coalition (CHCC), for information regarding debt management and consumer education opportunities, [www.housingcounseling.com](http://www.housingcounseling.com)
- ◆ Consumer Credit Counseling Service, 970.229.0695, for free foreclosure avoidance workshops, [www.cccsnc.org](http://www.cccsnc.org)



## 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](http://www.ci.firestone.co.us)

## Community Improvements

This year's grant applications will not be processed by the Town of Firestone until the Spring. The Association will submit the request at that time, for improvements along St. Vrain Ranch Blvd. to include additional plants, some tree replacement, rock and redwood mulch, and a more economical irrigation system. In the meantime, work on the Taylor detention pond will continue. The irrigation in this area will be temporarily increased, to nurture the reseeding that will occur in a few months.

## CV Library

Have you made a visit to the new library, yet? Did you know that any resident



of Carbon Valley is eligible for a library card? Library hours are from 9am to 8 pm Monday thru Thursday, 10am to 5pm Friday and Saturday, and 1pm to 5pm on Sunday. The Library hosts programs for the whole family, including computer classes, games, and book clubs. For more info, follow this link to the library's website:

[http://mylibrary.us/about\\_my\\_library/carbon\\_valley.asp](http://mylibrary.us/about_my_library/carbon_valley.asp)



## Reserve Fund

In addition to paying for management service, grounds maintenance, and legal fees, a portion of each dues payment is contributed to the HOA reserve fund. Last year, an independent company was hired to perform a *reserve study*. This study identified estimated expenses like fence staining, sidewalk repair and paving, to help the board chart a plan for funding maintenance expenses. It's a road-map that the Board will follow from year to year to establish a reserve funding plan that is fair to all owners and should preclude the need for special assessments. Because there are no major repairs planned for the next few years, the Association transferred some reserve funds into Certificates of Deposit. This strategy has allowed the association to invest in CDs of different denominations, that mature at different times. This year, we have earned almost \$4000 in CD interest. By making the most of our assets through flexible and conservative investing, we hope to reduce fees to members in the long term.

