



Feb. 2010

# Ridge Crest

Homeowners Association

## 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 roadmap 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. Last year, we 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.



## Local Retailer Discounts

Several local retailers offer discounts to Ridge Crest residents on home improvement products. Kwall paint in Longmont, offers a 30% discount, and Sherwin Williams offers 20% off. For landscaping items, try the Tree Farm on Hwy 52 for 20% off, or Cimarron Nursery in Firestone for 15% off. Just mention that you are Ridge Crest resident to receive these discounts.

**Board meetings have been changed to the second Wednesday of each month.**

## New Management

On January 1st, JSN Property Management began serving our community. By now you should have received an invoice for the first quarterly payment, which was due on January 1st. Contact info. for our new manager Lynn Bourke, is in the sidebar on Page 1.

## Snow Removal

Did you know that 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 Town of Firestone website during, and immediately after, snowstorms. The schedule indicates that emergency routes and collector streets (like Sable Ave. and Firestone Blvd.) get cleared first.

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### Board of Directors:

Wendy Osborn - *President*  
Denny Usher  
Jeremy Pilon  
Amber Kelly

### Direct Board Email:

[board@ridgecresthoa.com](mailto:board@ridgecresthoa.com)

### HOA Website:

[www.ridgecresthoa.com](http://www.ridgecresthoa.com)

### Arch. Review Committee:

Amber Nichols

### Management:

JSN Property Management  
7000 E. Belleview Ave.  
Suite 290  
Greenwood Village, CO  
80111  
[www.JSNPROPERTY.com](http://www.JSNPROPERTY.com)  
303.482.2213

### Community Manager:

Lynn Bourke

### Board Meetings:

Board of Directors meetings have been changed to the second Wednesday of each month at 6:00 pm. Meetings are held at the Carbon Valley Library.

Newsletters created by

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