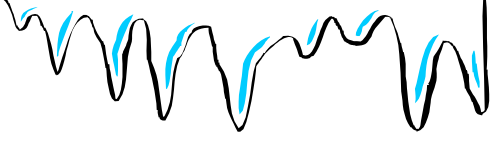


# RIDGECREST



## BOARD OF DIRECTORS

**President**  
**Henry Gneiser**

**Secretary**  
**Dennis Usher**

**Treasurer**  
**Kurk Erickson**

**Members**  
**Marcia Horton**  
**John Stodola**

## Board Meeting Schedule:

Meetings are now held the **second** Monday of every month. These meetings are open to all owners and the Board of Directors encourages your attendance. If you are planning to attend the meeting to discuss a particular issue, please contact **Pam Coleman** so you can be added to the agenda during the Open Forum session of the meeting.

**Location:** Sable Landing Event Center, 5691 Sable Avenue (WCR 22)




**Time** 6:30 to 8:30

**Pam Coleman, Community Manager**  
**Management Specialists, Inc.**  
2725 Rocky Mountain Avenue  
Loveland, CO 80538  
pcoleman@managementspecialists.com  
303-420-4433 x 4686  
970.663.9686 DIRECT  
970.635.0517 FAX

## MAJOR IMPROVEMENTS

All the major improvement discussed in the last newsletter have been successfully completed.

They are as follows:

-  Additional dimension rail fencing was installed in the West Detention Pond between Deerfield Street and Taylor Avenue (just west of CR13).
-  All common area fences were extended as close to the sidewalk as possible.
-  The concrete walkway was installed down the center of the Norad Communication Strip that runs through the center of the community. Decorative rock was also installed on either side of the concrete walkway to complete the landscaping of the entire Communications Strip.

## NEW COMMITTEES

As yet, we have had no volunteers express an interest in serving on the Beautification Committees, other than those who volunteered to chair the committees. These committees were put into place by the Board of Directors in response to concerns raised by homeowners who were dissatisfied with the appearance of certain areas in the community. The Board of Directors is interested in addressing these concerns, but needs feedback as to what types of improvements are desired. The Committee will get feedback from owners in the community, investigate possible solutions, and make recommendations to the Board of Directors as to what type of improvements would be the most beneficial to the community as a whole.

If you think you might be interested in serving on one of these committees, please contact Pam Coleman to get more information. The more people who volunteer, the less time each individual need to invest.

## COMMUNITY PARTICIPATION

The Board of Directors would like to personalize this community newsletter as much as possible. They would like to encourage all homeowners to utilize the community newsletter by submitting articles for inclusion. In addition to articles, you also have the added benefit of advertising in the newsletter. The fees for advertisements are as follows: The fees for advertisements are shown on the following page.

## CHANGE IN PAYMENT MAILING ADDRESS

Please note the new address when mailing in your assessment payment. The new address is:

**US Bank**  
**Attn: DN-HOA DIV**  
**3550 Rockmont Drive**  
**Denver, CO 80202-1040**

Please be sure to include your payment coupon with your check. If you are in need of coupons, please contact our offices and speak to your Accounts Receivable Technician, 303.420.4433. Thank you.

## DEAD TREES

As mentioned in the last newsletter, the problem of dead trees on multiple lots in the community has been a problem in the past growing season. Please be aware that as a lot owner in the Association, you are responsible to replace with the same type or remove any dead trees on your property. A DRR must be submitted if another type of tree is going to be planted as a replacement. If the tree is still under warranty with the builder or installer, than please take the appropriate action to get the tree replaced. If it is out of warranty, then please take action to make sure that is it replaced. **All dead trees must be replaced no later than May 31st, 2005.** This gives you time to submit a design review request for any changes you might like to make in your tree selection and to plan for the expense. Please be aware that if you fail to take action, the Association will have to address it under the Association's covenant enforcement policy. The Association is notifying you to avoid having to use covenant enforcement action to

resolve the issue. Your cooperation in maintaining the overall pleasant appearance of your community is very much appreciated.

## SAFETY CONCERN

Although it is still winter, the warm weather will be here before you know it. As a precautionary measure, the Board of Directors would like to address the problem of people grilling in or at the entrance to their garage. Propane leaks can cause **lingering pockets of propane fumes** to collect within the garage area, causing a possible explosion when coming in contact with any spark or flame. **Please do not grill in your garage or in the entrance to your garage.**

## THANK YOU VETERANS AND ACTIVE DUTY MILITARY!

Thank you to those in military service who have served our country and helped to preserve our way of life. To those who are in service still, we appreciate your sacrifice and willingness to do what must be done. The American Legion Post 1985 in Firestone is located at First and Grant across from Town Hall. They may be contacted at 303-833-3878 after 2PM every day regarding membership, activities, and hall rental for those special events. Meetings are held the first Thursday of every month at 7PM. We look forward to seeing all of you Veterans there!

**Upcoming Events Open to the Public:**  
**MAR 4, 5PM- Spaghetti Dinner with entertainment. 50's Nostalgia Dance! Prize for most original attire!**

## NEIGHBORHOOD WATCH CORNER

Neighborhood Watch Meetings are held the first Tuesday of each month at the Firestone Town Hall, at 151 Grant Avenue, starting at 7 p.m. Please try to attend.

## SPRING TIME BBQ

The Annual Meeting/BBQ will be coming up late spring/early summer. More information will follow regarding date and time.

## EXPEDITE YOUR DESIGN REVIEW REQUEST

In order to expedite your requests, please submit one form per request. Like items could be included on one request, for example, landscaping and fence. By using a separate request for a storm door or other optional items then a faster response could be determined concerning more general items while other, more detailed items could take more time.

## SPRING IS COMING

Many homeowners have not finished their landscaping and this is something that must be done. Four homes have had liens placed on their homes because they have not submitted or completed a landscaping plan. Now is the time! Submit your plan in the late winter/early spring so it can be approved when weather starts warming up. If you have questions or need a form it can be mailed, faxed or emailed to you. Contact Pamela Coleman at 303-420-4433 ext 4686 for more information.

## BILLS ARE DUE

Currently delinquencies amount to \$20,887.80. In order to keep the Association assessments low, these need to be paid. If you are delinquent, please contact the Accounting Representative and make arrangements to get your assessments taken care of. The current policy allows steps to be taken such as filing liens and turning over the account to an attorney which can cost more than the original assessment. If the number of delinquencies continues to increase the Board may have to take a stricter approach to enforcement or increase the dues in an effort to pay the Association bills.

## VOLUNTEERS NEEDED

All those who want to get involved - contact the Community Manager!! Any help the Association can get regarding planning for block parties, the Annual BBQ and possibly a Neighborhood Garage Sale would be great. Having people that are interested in organizing these types of events would help increase the involvement in the community and give us a chance to meet our neighbors. Members of a Social Committee could also come up with other ideas such as a holiday light contest in the winter. The possibilities are unlimited.

## AD PRICES

### Business Card Size Ads

**\$15.00 per quarter**

### Quarter Page Ads

**\$40.00 per quarter**

Please keep in mind that the newsletter is meant to enhance communication within the community and your input would be welcomed. Please submit your articles, advertisements, concerns, or suggestions to your Community Manager, Pam Coleman. Upon approval from the Board of Directors, your submittals will be added to the newsletter. If anyone is interested in volunteering for a committee to work on the newsletter, please get in touch Pam Coleman as well.

## HOW TO GET RID OF GREASE STAINS

Don't let those grease and oil stains on your cement or concrete floor just sit there.

First, sop up any wet areas. Apply cornmeal or sawdust (this is especially important immediately after a spill), leave it on the stain for three hours and sweep up. Then, use one of these methods to remove the stain:

- Sprinkle dry dishwasher detergent on wet concrete. Let it stand a few minutes and then pour boiling water on the area. Scrub and rinse.
- Scrub the stain with a stiff brush and concentrated laundry detergent. Rinse well with a hose. Let dry, and repeat if necessary.
- Sprinkle on trisodium phosphate (TSP) and allow it to stand 15 to 30 minutes. Then scrub with a stiff brush and hot water. Rinse with clean water. If you use trisodium phosphate, ventilate the area well, and use rubber gloves to avoid skin contact. Wash thoroughly after use.