



January 2007

Ridge Crest

Hammersmith Management



Ridge Crest HOA has hired a new management company. You should have received the mailed announcement with the latest contact information, by mail, just before Christmas. After months of research and interviews with interested candidates, the Board has selected Hammersmith Management based on the tenure of their managers, and available services. Consider attending the next Board meeting on January 9th, to meet our new manager, Gwen Rohrer. Meetings will now be held on the second Tuesday of every month at the Sable Landing Event Center in Firestone.

Dues Increase

Per the 2007 budget, the dues payment has increased for each household, from \$69 to \$79 per quarter. By now, you should have received the new payment information, along with the change in management notice by mail. Send payments to the Hammersmith Management address as provided.

This year's dues increase is the result of rising costs for collections, management, maintenance, and irrigation. Repair of common area vandalism has also taken its toll on our bank account. Our grounds contractor, Steve Sandoval, has already offered several improvements ideas designed to limit irrigation and landscaping costs in the coming year. Board members will also be researching alternate methods to improve the collections process, and limit legal debt. With renewed focus and more hard work this year, we hope to reduce these and other costs, so that an anticipated dues increase for 2008 becomes unnecessary.

Your 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, Wendy, Kelly & Jeremy joined Denny 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, Treasurer: Architect and business owner, resident since 8/04, Arch. Control Committee Chair, creates the newsletters and updates our website

Jeremy Pilon, Secretary: Resident since 8/01, married 8 yrs. with 6 1/2 yr. old son & 9 mo. old daughter, working in Human Resources Training & Organization Development for 7 yrs.

Denny Usher: Community member since 1/03, Bd. member 4 yrs., married 27 yrs. 12 yr old daughter. Sales/Construction, 16 yrs.

Board of Directors:

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

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.

Website Improvements

To help reduce costs in the coming year, our new management company will **not** host a website on our behalf. The HOA hosted site, www.ridgecresthoa.com, now contains all information that the state requires be provided to homeowners. All covenants, policies, and regulations are accessible from the *Bylaws/Forms* page.

This month our webmaster, Kirsty Sarris, of Sarris Network Solutions, will add a subscription page with two new features. Beginning in February, homeowners can choose to receive by email, the monthly newsletters, and/or a quarterly dues payment reminder. Other improvements to the website include an enhanced community map, and expanded contacts list. New ideas are welcome – navigate to the *Contact Us* page, and email the board with your input.



Annual Christmas Lighting Contest Winners



Our annual Christmas lighting contest brought forth many light displays, a couple of which were featured in the Longmont Times Call. As mentioned in the November newsletter, the Board would award prizes to the top two lighting displays granting exemption for one year of HOA dues. A third prize would be offered to the runner up and an exemption of six months HOA dues would be awarded. The Board would like to congratulate the following homes on winning the lighting contest:

- 6400 Stagecoach - 1 Year HOA Dues Exemption
- 6767 Quincy - 1 Year HOA Dues Exemption
- 6793 Quincy - 6 Months HOA Dues Exemption

Thank you to all who participated. Happy Holidays!

Snow Removal

Did you know that homeowners are required to remove snow from sidewalks that border their own property per the Firestone Code.? The Code reads:

Firestone Code 12.28.140:

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. (Ord. 248 §1, 1989; Ord. 246 §154(part), 1988; prior code §11-41).

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 (<http://www.ci.firestone.co.us>) during, and immediately after, snowstorms. The schedule indicates that emergency routes and collector streets (like Sable Ave. and Firestone Blvd.) get cleared first.



The HOA would consider advertising in future newsletters and the website, for Ridge Crest residents willing to perform snow removal service. Any homeowner whose HOA account is in good standing, would be eligible for this free listing. Contact us thru the website link to have a list of services and rates made available to the community.



Social Committee

A Social Committee is forming. New members will address the Board with their ideas regarding organization of some neighborhood gatherings, during the January board meeting. The HOA will consider funding a few small events this year, designed to introduce neighbors and engage homeowners in building community. If successful, more events may be planned for next year. Interested volunteers are invited to attend this meeting, or join the committee by contacting our manager, or a board member.

Design Review Requests for Spring Improvements

Spring will be here before you know it! If you are planning improvements, consider sending a Design Review Request (DRR) soon, for review by the Architectural Control Committee (ACC). The Committee has 60 days in which to consider the request per the Covenants and Guidelines, contact the homeowner with any questions, and send to the Board for final approval. There are currently two ACC members, and we could use your help! If you are interested in joining the committee, contact the Board or our new manager.



Board Position Available

Interested in becoming a board member? There are currently four board members. An odd number of board members is recommended for voting purposes, although the Bylaws state that three to nine members can form the Board of Directors. A board position is voluntary (unpaid), and requires several hours a week in service to the community. Duties include reviewing individual homeowner accounts in reference to debt collection or improvement requests, review of insurance, management and grounds maintenance contracts, meetings with Town officials with regard to common area improvements, annual budget review, oversight of various committees, and monthly board meetings. Board members work closely with our community manager and legal counsel in making decisions that impact the entire community. Any Ridge Crest homeowner is eligible for consideration – contact our community manager to request a questionnaire.



Stagecoach Improvements



Since July, the HOA has been working with the Town of Firestone to improve the Stagecoach common area. After winning the matching-funds grant, and exploring grading options, the HOA has reached an agreement with Town. The next step will involve adding fill, as donated by the Town, to increase the slope across the east half of the detention pond. As soon as a contract is awarded for this work, the regrading can be accomplished. Then, the irrigation and reseeding work can commence. The HOA is currently calling for bids for the approximately 1000 cubic yards of fill work.

Garage Sale Committee

The HOA will begin planning for the summer garage sale soon. Anyone interested in volunteering for this committee is urged to contact the board or our manager. Duties will include advertising, posting signs, collecting addresses for sale sites, and distributing maps.

But, most of all, the Great Society is not a safe harbor, a resting place, a final objective, a finished work. It is a challenge constantly renewed, beckoning us toward a destiny where the meaning of our lives matches the marvelous products of our labor.

Lyndon Baines Johnson

Firestone Information

www.ci.firestone.co.us

Fire Department
303.833.2742

Tri-Area Ambulance District
303.833.0811

Firestone Police Department
303.833.0811

Carbon Valley Medical Ctr.
303.833.3888

Xcel Energy (elec.)
303.659.0551

United Power (elec.)
303.659.0551

Kinder Morgan (gas)
800.563.0012

Tri-Area Sanitation Dist.
303.833.2977

St. Vrain Sanitation Dist.
303.776.9570

Waste Connections Inc.
303.288.2100

Firestone Postal Service
303.833.2412

Longmont Postal Service
800.275.8777

Carbon Valley Medical
303.833.8880

Brighton Community Hospital
303.651.1513

Longmont United Hospital
303.651.5111

Carbon Valley Animal Hosp.
303.651.7387

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

Frederick High School
303.833.3533

Carbon Valley Library
303.833.3510