



# Ridge Crest

January 2008

## Annual Holiday Lighting Contest Winners

Our annual Christmas lighting contest brought forth many light displays. The Board has awarded prizes to the top two lighting displays granting exemption for one year of HOA dues. A third prize was given to the runner up and an exemption of six months HOA dues has been awarded. The Board would like to congratulate the following homes on winning the lighting contest:

- 6420 Stagecoach - 1Year HOA Dues Exemption
- 6850 Quigley - 1Year HOA Dues Exemption
- 6733 Quincy - 6 Months HOA Dues Exemption

Thank you to all who participated. We hope you and your family have a happy and prosperous new year.



Are you a small business owner and Ridge Crest resident? Do you want to make some fast cash helping your neighbors with snow removal? The Association is offering free advertising in the newsletter and website. Contact our management company, or the board, to publish your contact information, and discuss advertising options.



## Christmas Tree Drop-Off

Firestone residents can drop off Christmas trees at the Public Works site, 7500 Weld County Rd 20, located 1.5 miles east of Weld County Rd 13 (CO Blvd.). Trees will be accepted until January 11th.

## Fines & Fees

The fine schedule for violations is as follows:

Alleged violation.....	courtesy letter
1st notice.....	fine threat letter
2nd notice.....	\$50 fine
3rd notice.....	\$100 fine
4th notice.....	\$200 fine

The Covenant Enforcement Policy can be viewed on our website, from the *By-laws/Forms* page.

Once an account is turned over to HOA attorney Hindman Sanchez, a fee of \$95 is charged to prepare a demand letter, with any written follow-up at \$30 a letter. For lien filing, we pay a fee of \$85, in addition to the \$100 charged by our management company. Lawsuits cost us a minimum of \$330, and hourly rates apply for follow-up to include court appearances, and additional paperwork.

The board is often willing to accept payment plans to resolve delinquent accounts. For this, we pay counsel \$50-\$150 for processing. To monitor foreclosure or Chapter 13 bankruptcy, we also pay a one-time fee of \$190, in addition to any follow-up fees.

### Board of Directors:

- Wendy Osborn - *President*
- Kelly Deitman - *Vice President*
- Penny Gagliardi - *Treasurer*
- Kelly Lanning - *Secretary*
- Denny Usher

### Direct Email:

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

### HOA Website:

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

### Arch. Advisory 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](http://www.e-hammersmith.com)

### Community Manager:

Gwen Rohrer

### 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.

# Fire Prevention in the Home

From *Association Times* (<http://associationtimes.com/articles2007/fireprevention1007.htm>)



What would you do if all of a sudden you found yourself in the midst of a fire involving your residence? Have you taken the necessary steps to be ready; do you have the proper equipment for notification, the equipment to fight a minor fire, is your family ready and prepared to escape; and have you done your due diligence to check your home for fire prevention?

Smoke is responsible for three out of four deaths. The installation and the maintenance of your home smoke detectors can save your family's life. These wonderful items have to be maintained though. They are basically maintenance free but there are still things that need to be considered:

- ◆ Install smoke detectors on every level of your home and outside of sleeping areas.
- ◆ Test every detector at least once a month
- ◆ Keep smoke detectors dust free. Replace batteries with new ones at least once a year or sooner if the detector makes a chirping sound.
- ◆ If you have a smoke detector directly wired into your electrical system, be sure that the little signal light is blinking periodically. This tells you that the alarm is active.
- ◆ Inexpensive and specially designed smoke detectors are available for the hearing impaired.

Fire extinguishers remain one of the best methods to fight a small fire if you are there when the fire begins.

- ◆ Fire extinguishers should be mounted in the kitchen, garage, and workshop.
- ◆ Purchase an ABC type extinguisher for extinguishing all type of fires.
- ◆ Learn how to use your fire extinguisher before there is an emergency.
- ◆ Remember, use an extinguisher on small fires only. If there is a large fire get out immediately and call 911 from another location.



Thinking ahead, have you done a practice drill with your family, do you have a set meeting place, do they know not to go back into a burning building no matter what?

- ◆ Prepare a floor plan of your home showing at least two ways out of each room.
- ◆ Sleep with your bedroom door closed. In the event of fire, it helps to hold back heat and smoke. If the door feels hot, do not open it; escape through another door or window.
- ◆ Easy-to-use window escape ladders are available through many catalogues and outlet stores.
- ◆ Agree on a fixed location outside the house where family members are to gather for a head count.
- ◆ Stay together and away from the fire. Call 911 from another location or cell phone. Make certain that no one goes back inside the burning building.
- ◆ Make sure that all areas that are to be used to escape the fire stay free from obstructions and combustibles. I.e. stairways, corridors, etc.

Fireplaces are beautiful and add a certain ambiance to a living environment, but we must learn to respect them as we are deliberately bringing fire into our homes.

- ◆ Use a fireplace screen to prevent sparks from flying.
- ◆ Don't store newspapers, kindling or matches near the fireplace or have an exposed rug or wooden floor right in front of the fireplace.
- ◆ Have your chimney inspected by a professional prior to the start of every heating season and cleaned to remove combustible creosote build-up if necessary.
- ◆ Install a chimney spark arrester to prevent roof fires.
- ◆ When lighting a gas fireplace, strike your match first, then turn on the gas.
- ◆ Other items that must be considered and taken care of in order to protect our homes include such items as; furnace/space heaters; clothes dryers, electrical hazards i.e. extension cords, overloaded socket, and higher than necessary wattage of light bulbs.

*(continued on page 3)*

## Fire Prevention (cont'd)

The other considerations would involve items that we take for granted and forget to monitor such as: children and grandchildren; smoking inside of residence; and burning candles. A child with a match or an adult falling asleep in bed with a cigarette or forgetting to blow out a candle can all be very destructive to our homes and the safety of our families and associations. Simple procedures can save lives. Working together and knowing what to do in case of emergency may just make the difference.

### Jan Svoboda

AMS®, Real Estate Broker  
President/CEO, Prime Site, Inc.  
Houston, TX

## Most Common Violations

In 2007, 95 violation letters were sent for visible garbage containers. Landscaping issues to include weeds, poor maintenance and lack of backyard landscaping, were the next most common, for a total of 56 violations. Non-compliant trailer and RV storage was also an issue, with 25 violations recorded. There were 20 violations noted for unsightly conditions, such as oil stains, storage of materials, and exterior disrepair.

Our Association management company, Hammersmith Management, performs weekly inspections of the subdivision. If you have questions about what constitutes a violation, consult Association documents on the *Bylaws/Forms* page of the website, or call Hammersmith's client services number 303.980.0700.



## 2008 Improvements

The Board is currently collecting bids to apply for another matching Town grant. This year, we hope to complete re-seeding work at the Taylor detention area, and improvements along St. Vrain Ranch Blvd. These improvements may include leveling some of the berms for irrigation efficiency, new plantings, mulch replacement, and irrigation upgrades.

## Firestone Municipal Election

Firestone's Municipal election will be held on April 1st. Open for election, are the Mayor's seat, and three Trustee seats. To be eligible for office, candidates must be at least 18 years of age, and a resident of Firestone for 12 consecutive months immediately preceding the date of the election. Election packets will be available in the Town Clerk's office beginning February 11th. The last day that nomination petitions may be filed with the Town Clerk is February 29th.

Voter registration is open until March 3rd. Polls will be open from 7 am to 7pm at the Town Hall, 151 Grant Avenue. Contact the Town Clerk, Judy Hegwood, at 303.833.3291, for additional information.



## Firestone Information

### Fire Department

Frederick-Firestone  
303.833.2742  
Fire Protection District  
303.772.0710

### Tri-Area Ambulance District

303.833.0811

### 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

### 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

### Weld Library District

303.833.3510

### Town of Firestone

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