



Ridge Crest

Jan. 2009

Homeowners Association

Annual Holiday Lighting Contest Winners

Despite recent economy woes, the annual Christmas lighting contest brought forth many festive arrangements. The Association is awarding prizes to two superior displays, granting exemption for one year of HOA dues. A third prize is being given to the runner up, an exemption of six months HOA dues. The Board would like to congratulate the following homeowners:

- 6401 Sparrow Ave. - 1Year HOA Dues Exemption
- 10465 Dresden St. - 1Year HOA Dues Exemption
- 6757 Quincy Ave. - 6 Months HOA Dues Exemption

Thanks to all who participated. Best wishes for a happy and prosperous new year!



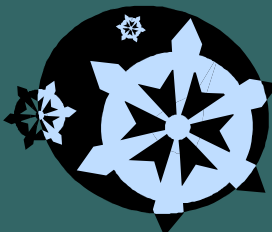
HOA Donations

The Association has donated \$50 to fund a personalized brick paver, as part of Firestone's Centennial 2008 celebration. This paver will be engraved to identify Ridge Crest Homeowners Association as the donor.



The HOA has also made a contribution to the Santa Cops. Every Christmas holiday, Firestone Police Officers deliver presents to underprivileged children, dressed as Santa. Ridge Crest donated \$100 toward this effort.

Are you a small business owner and Ridge Crest resident? Or 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, to Ridge Crest Residents. Contact our management company, or the board, to publish your contact information, and discuss advertising options.



Christmas Tree Disposal

Firestone residents can drop off Christmas trees at the Public Works building, 7500 WCR 20 (Pinecone Ave.), which is 1.5 mi. east of CO Blvd. This disposal service is available until January 10th. Please remove all decorations, tinsel, and lighting, prior to delivery.

Cimarron Garden Center will also accept trees. They are located across from the King Soopers shopping plaza, at 10916 Cimarron St. For more info., call 303.833.2995.

Board of Directors:

Wendy Osborn - *President*
Kelly Deitman - *Vice President*
Kelly Lanning - *Secretary*
Denny Usher
Laura Kocur

Direct Board Email:

board@ridgecresthoa.com

HOA Website:

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

Community Manager:

Kacie Dreller

Client Services:

303.980.0700

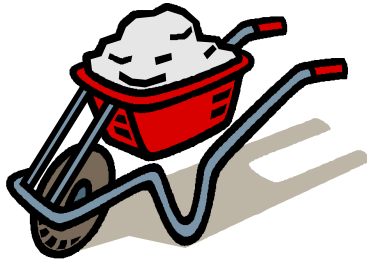
clientservices@e-hammersmith.com

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.

Planned Improvements

This year, as in years past, Board members will apply for a Town of Firestone matching grant fund. Previously, grant funds have supplemented HOA contributions for improvements to the Stagecoach and Taylor detention pond irrigation and reseeding projects.



This year, the Board will apply for funds to help improve the St. Vrain Ranch Blvd. eyebrow planting beds. The plan is to level berms, and replace sod with a combination of gravel and redwood mulch. The goal is to reduce irrigation costs, and provide planter beds that are easier to maintain.

Management Costs

In 2008 the Association will pay Hammersmith Management:

- ◆ \$15 for each late notice
- ◆ \$100 for each lien filing
- ◆ \$100/hr. for extra meeting time and/or court appearances

For duties board members perform *free of charge*, the Association saves:

- ◆ \$2500/year for website updates
- ◆ \$2400/year for newsletters

Hammersmith Management

Managers are frequently out of the office on property inspections and spend a lot of time on the phone. Hammersmith Management's Client Services Representatives are specialists in answering all homeowner calls, e-mails or faxes in a timely manner. Please tell the Client Services representative what your problem is and they will be happy to assist you! If they cannot help immediately, they will research the problem and get back to you within 24 hours. The Client Services Department issues work orders and contacts vendors, such as the snow removal company, maintenance company, etc., as appropriate. If you would like to make a complaint, Client Services can help to resolve it or relay it to the Manager and the Board on your behalf, as needed. Violation reports and responses must be made in writing, but can be submitted by mail, fax or e-mail. The Board considers all comments from the homeowners at their monthly Board of Directors meeting or sooner, if the issue warrants. In addition, you are welcome to address any issues that are of concern to you during the homeowner forum at the Board of Directors meeting. Please call your Community Manager Gwen Rohrer prior to the meeting and request that discussion of your concern be added to the agenda.



Client Services' hours of operation Monday-Sunday: 6:00 am to midnight

Please e-mail Client Services at clientservices@e-hammersmith.com, call (303) 980-0700, send a fax to (303) 980-0576 or mail a note to Hammersmith Management's Main Office.

After Hour Emergencies

Contact the regular office number, 303.980.0700. An operator will assess your call and determine the urgency (pipe breaks, sewer backups, irrigation system problems, etc.). If the problem requires immediate attention, an on-call manager will be paged and will contact you as quickly as possible to address the problem as appropriate.

Fines & Legal 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 *Bylaws/Forms* page.

Once an account is turned over to HOA attorney Hindman Sanchez, a fee of \$100 is charged to prepare a demand letter, with any written follow-up at \$30 a letter. For lien filing, we pay a fee of \$100 to our management company. Lawsuits cost us a minimum of \$350, 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.

Call Client Services to request a copy of the automatic withdrawal form for dues payments

phone representative



Most Common Violations

In 2008, 81 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 261 violations. Non-compliant trailer and RV storage was also an issue, with 18 violations recorded. There were 119 violations noted for unsightly conditions, such as oil stains, storage of materials, and exterior disrepair. Non-compliant fencing garnered 13 violation letters.

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.

Wanted: Volunteers

The Welcome Home Committee is already hard at work, planning this summer's annual HOA party. The date has yet to be determined, but be assured that the event will be even more fun than last year! The event will be family-friendly, and open to all Ridge Crest residents. The committee is looking for volunteers to participate in the planning and execution of the party. Interested members may contact Committee Chair, Kelly Lanning, at the Ridge Crest board email address: board@ridgecresthoa.com.



This is the duty of our generation as we enter the twenty-first century -- solidarity with the weak, the persecuted, the lonely, the sick, and those in despair. It is expressed by the desire to give a noble and humanizing meaning to a community in which all members will define themselves not by their own identity but by that of others.

-*Elie Wiesel*

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