



# Ridge Crest

Homeowners Association

Jan. 2010



## 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:

- 6767 Quincy - 1 Year HOA Dues Exemption
- 6793 Quincy - 1 Year HOA Dues Exemption
- 6401 Sparrow - 6 Months HOA Dues Exemption
- 

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

## Xmas Tree Drop-Off

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 8th. Please remove all decorations, tinsel, stands, and lighting, prior to delivery. Cimarron Garden Center and Nursery 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.



## Next Meeting

There will be no January Board meeting. Monthly meetings will resume in February, at the Carbon Valley Library.

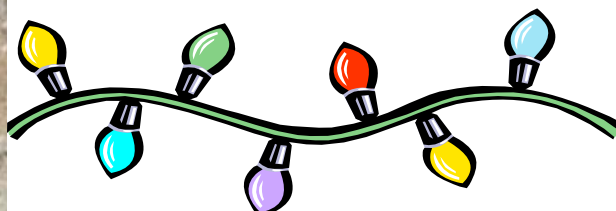
## Recycle Your Old Lights

United Power will still accept your receipts, along with rebate application, for the purchase of LED holiday lighting. Receipts must be dated after October 1st, 2009, and will be accepted until Jan. 31st, 2010. The rebate form can be found here:

[http://www.unitedpower.com/documents/LEDRebateApplication\\_09\\_000.pdf](http://www.unitedpower.com/documents/LEDRebateApplication_09_000.pdf) Rebates of \$2 per strand of 49 lights or less, and \$4 per strand of 50 lights or more are available to co-op members. Rope lighting, pre-lit trees and wreaths do not qualify for this program. More info. can be found on the United Power website:

More info. can be found on the United Power website:

<http://www.unitedpower.com/led.aspx>



### 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 are on the second Tuesday of each month at 6:30 pm. Meetings are held at the Carbon Valley Library.

**There is no January mtg.**

Newsletters created by

 **kcdesigns**  
303.906.2617

## Pet License Renewal

Dog and cat licensing is available through the Police Department during regular business hours. All pets must have current proof of rabies vaccination before a license will be issued. Costs for licenses are \$5.00 for spayed and neutered pets and \$10.00 for unaltered pets. Licenses expire on December 31 of each year and must be renewed annually.



## ACH Forms, Reminders

An Automatic Clearing House Debit form is available from JSN's website, <http://www.jsnproperty.com/Documents/ACH%20FORM.pdf>

Submitting this form will authorize JSN to deduct quarterly dues payments directly from your bank account.

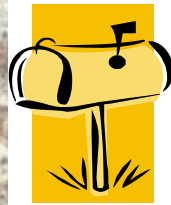
If you choose not to have payments withdrawn, but wish only to be reminded when payments are due, consider subscribing to our reminder service. From the Ridge Crest homepage, click on the Subscription button on the bottom left.

Enter your email address to receive automatic reminders, sent about a week before payments are due.



## New Management

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



## Fine Schedule

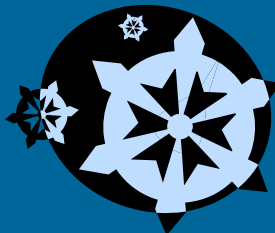
The fine schedule for violations is as follows:

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 \$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.

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, to Ridge Crest Residents. Contact our management company, or the board, to publish your contact information, and discuss advertising options.



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  
**Waste Connections Inc.**  
303.708.8359

**Postal Service**  
303.833.2412  
800.275.8777

**Carbon Valley Rec. District**  
303.833.3660  
**Carbon Valley Library**  
720.685.5100  
**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](http://www.ci.firestone.co.us)