

Ridge Crest

July 2007

Paying Delinquent Accounts

Have you missed a quarterly dues payment, or two? Have the fines and fees on an HOA violation accumulated to the point where you feel like there's no recovering? There may be a less painful way of resolving a delinquent account than writing a check the size of your mortgage payment. The Association and our legal team are willing to arrange payment plans for interested homeowners. If you have received a notice from HindmanSanchez use the contact information given in the notice. Otherwise, contact our management company for advice.

The disproportionate number of homeowners who fail to pay dues, hurts those of us who do. The Association pays up front, for legal services required to collect on delinquent accounts. Collection of these fees from homeowners may take months, if it happens at all (i.e. foreclosure). This is the primary reason for our recent dues increase. Future increases can be diminished by reducing our collection costs.

DRR Processing

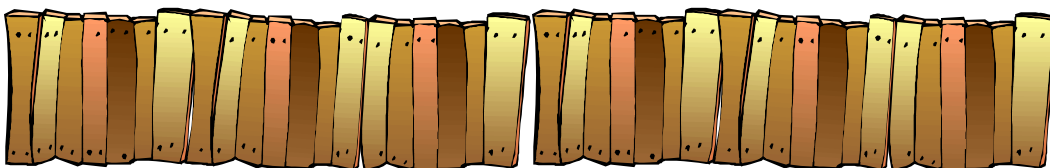
The Architectural Control Committee (ACC) takes up to 60 days to review a Design Review Request (DRR), and here's why:

When a homeowner submits a request to the management company, the DRR is first recorded and reviewed for completeness, then mailed to the ACC. This takes one to two weeks. The committee meets to review the request, and, on occasion, must contact the homeowner for additional information or to make a site visit. This process may take two to three weeks. Reviewed DRRs are then presented to the Board, for final comment. Because the Board meets once a month, DRRs are distributed between meetings via email. Finalized DRRs are then mailed back to the management company, where they are recorded and mailed to homeowners. The entire process takes weeks, even if the committee reviews the DRR within a few days of receipt.

There are currently two members of the ACC. More help is needed—interested residents may contact the board or our manager for an application to join the committee. The more participants, the less time individual members must devote to this time consuming, but vital function of our HOA. Please consider joining.

Fence Staining

The HOA has hired a contractor to stain common area fences. This includes the split rail fences along walkways, and around the detention ponds. Work will not commence until the end of summer, and residents adjacent to these fences will be notified by mail prior to staining. The Association requests that those homeowners remove personal property from the immediate fence area. Foliage growing on or around the fences will be removed, but shrubs behind fences will be protected from most of the staining work.



Board of Directors:

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

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:

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.



New Signage?

A few months ago, the Board was approached by a homeowner on St. Vrain Ranch Blvd., who commented on the vehicle issue along the “eyebrow” streets. At the end of the school day, many parents zoom through, and park along the eyebrow streets, waiting to pick up their kids from school. This causes congestion, blocks drive-ways, and is a safety hazard for young children playing in yards.

In response, the Board contacted the Town to discuss what could be done. Since these areas are private property, the Town could not contribute funds towards a solution. We were told that privately purchased signage could be installed, and given some ideas and parameters for such signage, by Town personnel.

The HOA has since purchased several “no parking” signs for these areas. But we have recently been informed that no signs could be posted along the common area between the streets because these strips of landscaping are part of the street right-of-way. The Board is currently considering whether to locate signs on private property, or apply for a Town Variance to the signage ordinance. Residents along St. Vrain Ranch Blvd. are invited to email the Board, with comments.

Kwal Paint Discount

Considering painting your home? Did you know that as a Ridge Crest resident you qualify for a 30% discount on Kwal Paint? There’s a Kwal store at 1197 Ken Pratt Blvd. in Longmont, and all you have to do is mention that you live in Ridge Crest when you make your purchase. If you haven’t yet filled out your DRR paperwork for painting, please do so prior to starting your project. The ACC has a binder which contains all the approved paint colors, available for homeowner review. Contact the Board or our manager to see the binder.



Stagecoach Improvement

At last! The improvements for the Stagecoach detention pond are nearly complete. Last summer’s award of matching grant funds from the Town of Firestone will be applied towards the regrading, reseeding and irrigation work that is currently underway. This work will be completed in the next few weeks, for the entire detention pond.

Board President Wendy Osborn has already begun preparing the required paperwork to apply for another grant. If awarded, the 2007 grant will be used to improve the Taylor detention pond, and the landscaping along St. Vrain Ranch Blvd.

New Homeowners

Welcome new Homeowners Kimberly & John Hummel, and Wendy Dumelle! Consider joining one of our committees to meet your neighbors, and contribute to the community. Also check out our website for news, HOA documents, and member services. The Association looks forward to your participation.



Beautification Work

Got a green thumb? If so, the Beautification committee needs you! Volunteers are needed for small projects towards the end of summer. Committee members will plan the project, purchase and perform the planting. If interested contact the committee, the Board or our manager thru one of the email links on our website.

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

www.ci.firestone.co.us

The Value of an HOA

<http://associationtimes.com/articles2004/valueofHOA050404.htm>

Ever wondered why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do any number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation centers, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets – among those being your home. The association, acting through its board of directors, can control the appearance of the neighborhood by taking deed restrictions seriously and by vigorously enforcing any significant infraction of those restrictions.

Deed restrictions are legally binding covenants, filed with real property records, which provide for building, maintaining, and using the homes in your neighborhood. The deed restrictions control how homes look and what can be done to alter them within the subdivision. Why do so many homeowners buy their home in a community association? Perhaps they liked the curb appeal of the house or its floor plan, but they most assuredly considered the entire neighborhood - how the house looked next door as well as down the street. Purchasers make a decision to buy into a lifestyle and surroundings which include so many things outside the home itself, encompassing everything from the subdivision entries, the recreation center, to the general condition of all the other homes in the neighborhood. They purchased with an expectation that their property and those in their community would be protected by deed restrictions and maintained to a certain reasonable standard.

What does it take to keep a neighborhood attractive and nice? The crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that have been created. What could happen if the restrictions are not enforced? An average size community with 100 or more members will invite varying degrees of what constitutes an acceptable standard of maintenance. With that in mind, the appearance of a development can steadily decline if the board members do not discuss and establish uniform standards for everyone. The neighborhood can either become an architectural showcase for sustained property values, or it can become a venue for the weird and unusual. People have differing views of what is attractive and, without certain deed restrictions, there is a good chance of the neighborhood looking dramatically different over time from the way it did when you first bought your home.

What about commercial use of homeowner property within an association? Again, it would be surprising to note how many different viewpoints are out there. How would you feel about the owner of a portable toilet company keeping its toilets in the side yard between your yard and his, and cleaning them on the driveway next door? Or what about a semi tractor-trailer truck parked right across the street? Or people in every other business under the sun operating out of their homes? It all happens and the only way to preserve the lifestyle you thought you were buying into is to enforce the deed restrictions of the homeowner association. Without these restrictions, some people would leave garbage in their yards permanently, never maintain their homes, park their cars and boats on the grass in their front yards, park motor homes in the street for years, leave construction unfinished, and make every kind of bizarre, structurally unsound remodeling project you can imagine. These are very real examples of problems faced by many local subdivisions in the last ten years.

So, what is the value of your homeowner association? If you consider the amount of assessments you are paying annually and compare that to any drop in value of your property, wouldn't you agree that the value you are receiving for the payment you are making is worth it?

[Patti Jo Lewis](#), AMS®, CMCA®, PCAM®, Vice President / CFO
Lewis Management Resources
Tucson, AZ

This newsletter is issued monthly, and available throughout the year from the HOA website only:
www.ridgecresthoa.com. To subscribe to the automated email service, click on the subscribe button from the menu bar to the left.

What's New In Firestone

Fourth at Firestone

Firestone is planning its annual Fourth of July event to include activities for the whole family. Festivities will begin at 7 am. with a pancake breakfast at the American Legion. The 4th annual Tri-Town Trot will follow, then the parade. There will also be a chili cookoff, a Veteran Recognition Ceremony, and live music at Miner's Park. Kids may enjoy the balloon twisting workshop, face painting, and free games throughout the afternoon. To conclude the event, fireworks will be set off from Saddleback Golf Club at dark. Join your neighbors for a good time in celebration of our nation's independence!

Check the Town website for updates as the event nears: <http://www.ci.firestone.co.us/>

Carbon Valley Library

Construction has commenced on the new library south of the St. Vrain Ranch subdivision. The new facility, designed by the architecture firm *klipp*, will include a full computer lab, meeting room, drive-up drop box, express check machines, and an outdoor patio area.. This \$10 mil. library will be about 34,500 square feet - roughly nine times the size of the current library. Adolfson & Peterson Construction is the General Contractor.

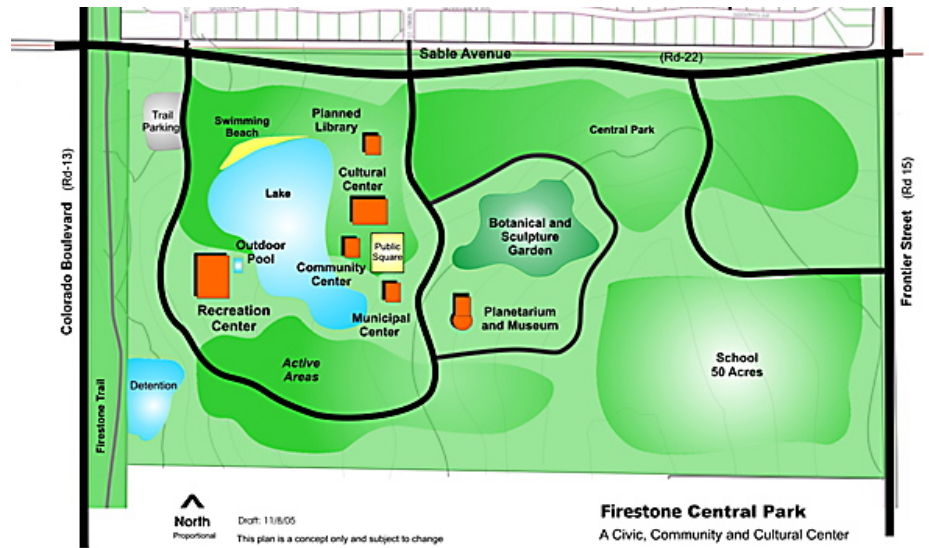


www.visualrenderings.com  www.mylibrary.us 

Central Park

The Town of Firestone is currently developing the meadow south of Sable Ave. to include several amenities. Among them is a library, recreation center, school and park.

Check the Town website for more info.: <http://www.ci.firestone.co.us/>



A community is like a ship, everyone ought to be prepared to take the helm.

Henrik Ibsen