

# Ridge Crest

July 2008

## 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/>

## Annual Meeting

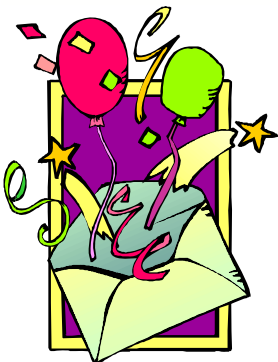
Ridge Crest's annual meeting will be held on July 8th, 6:30 pm, at the Sable Landing Event Center, Firestone. This meeting is open to all members, and is a great opportunity to learn more about your Homeowner's Association. A brief presentation will be given by board members and our community manager, in explanation of the budget and the year's progress. Open discussion will follow.

## Board Positions Available

Interested in becoming a board member? Three board positions are currently open. A board position is voluntary (unpaid), and requires a couple 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, and a questionnaire was included in the Annual Meeting announcement. If interested, return the questionnaire to our management company, prior to the July 8th meeting.



## Welcome Home Party



Ridge Crest is having a party for the residents in our community. It will be held on July 19, 2008 at the Prairie Ridge Park in Firestone between 10:00am and 1:00pm. The newly created "Welcome Home" committee has made arrangements to provide a FABULOUS and FUN event! There will be FREE food and fun for all (even the adults). The Frederick Firestone Fire Department will be on board to spray those that get too hot in the July sun! The Firestone Police Department will be on hand to provide car seat checks and a bike safety course. **PLAN TO BE THERE! FREE-FUN-FOOD!**

### 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.

## New Homeowners

Welcome new Homeowners Jacob & Melanie Allmer, Steven & Tiffany Hunter, Jeffrey McCoy & Kathryn Schafer, Daryl & Norene Carpenter, Heather Schroeder, Luke Chase, Anastasis & Christopher DeJulio, Bruce Kelly & Amber Nichols, Elizabeth Wingenbach, Kayla & Richard Tedesco, Douglas Pope, and Kathy Summers & Simon Beltran! Consider joining one of our committees to meet your neighbors, and contribute to the community. Also check out our website for news, Association documents, and member services. The HOA looks forward to your participation.



## Meeting Procedure

The HOA's monthly board meetings, as well as the annual meeting, are **business** meetings. Homeowners who wish to address the Board at monthly meetings, must contact them or our mgmt. company, at least three days prior to the meeting, to be included on the agenda. Each homeowner has five minutes to address the Board. Please respect your neighbors' time as they address the Board, and limit rebuttals to the Open Forum portion of the meeting.

Typically, the Open Forum is limited to fifteen minutes, during which time the Board will hear comments from homeowners not on the agenda. At the Annual Meeting, the Open Forum will be extended, and will be held after Board presentations. Please hold any comments until then.

Meetings are open to all Ridge Crest residents. Your comments and participation are encouraged!



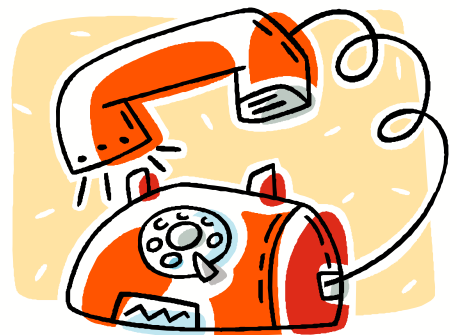
## Hammersmith Management

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 phone 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 Kacie Dreller 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](mailto: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.



## Do We Really Need a Management Company?

**What does a management company do?** Generally speaking, a management company administers the business affairs of the Association. This includes arranging all meetings, safeguarding minutes and other records, developing and implementing the budget, performing full-service accounting, overseeing vendors to the community, and enforcing the rules and regulations in a uniform and fair fashion. There are many details to each of these items and each Association may want to add or subtract from the list. The management company reports to the Board of Directors which sets policy for the association.

**Why can't we do these things ourselves?** Associations sometimes can and occasionally do self-manage. Some Associations have residents (members) with the ability who are willing to dedicate the time required. This may be one individual or perhaps several. With more than one volunteer, you may be able to take advantage of the special interests and talents of each. Some volunteers are knowledgeable in landscaping and enjoy it. Others may enjoy accounting or record keeping. Smaller associations (typically below 20 units) may in some instances find it more cost effective to manage the operations themselves rather than seeking outside professionals.

Association Board members are volunteers. Their motivation to serve is usually for the welfare of the Association. They often have families, full time jobs or other interests and responsibilities that can keep them from providing the time required to properly manage an association on an ongoing basis. Many retirees quickly decide that retirement does not mean working full time for the Association! In larger associations, managing the business affairs of such can be a full time job. A professional property management company alleviates this responsibility and assumes much of the liability as well.

For the greatest degree of management success, there must be well defined communications and reporting procedures between the Board and management. When this is accomplished and the management company understands its parameters, continuity and synergy are established for the benefit of the Board and everyone. There are only two states that presently require property managers to be licensed. Nonetheless, property managers are required by necessity to keep abreast of the latest developments within their profession by taking continuing education courses throughout the year. Therefore, Boards can generally rely on management companies to provide a broad depth of resources that may not be readily available to the average association and its volunteers.

Hiring an outside company relieves a Board of the burdens and rigors of daily property management. This means peace of mind for the Board and residents alike. Choosing the right management company allows you to enjoy your home and maintain the property values of your Association. Professional management is affordable and available in most cities. Now, what's not to like?

From *Association Times* <http://associationtimes.com/articles2006/DoWeNeed0206.htm>

## HOA Records

Many association records are available for review by all members. Documents required by law to be accessible, are available on the Ridge Crest website. The *Financials* page has the collection policies as well as budget and tax information. Meeting minutes are posted to the *Community News* page regularly, and go as far back as 2005. The *Bylaws/Forms* page contains the Bylaws, Covenants, and adopted Policies and Resolutions. Homeowners will also find the latest guidelines for maintenance and improvements here. As guidelines are occasionally modified to meet the needs of our growing community, members should check the posted version prior to submitting a Design Review Request.



Hardcopies of records are kept by Hammersmith Management. Members may request copies thru the contact information on page 1.

## Advertise Here

The HOA is offering free advertising space to small business owners in the Ridge Crest community. Space is available in newsletters and the *Community News* portion of the website. Email the Board with your name, contact info., and type of business. A Director will be in touch to discuss options.

## HOA Website

Ridge Crest's website is a great resource for contacts, forms, and information. Planning improvements? Check out the *Bylaws/Forms* page for the latest edition of the guidelines, and DRR forms. Want to sign up for our dues reminder service, or monthly emailed newsletters? Click on the *Subscribe* tab, on the left side of the home-page. Need a map of the community, to locate an address or nearest pocket park? Want to read meeting minutes or back editions of the newsletter? You'll find all that, and more at [www.ridgecresthoa.com](http://www.ridgecresthoa.com). The website is a community resource. Feel free to email the board with your ideas about improving our site, or adding information.



## Seal Coat

The Board is currently reviewing bids to seal coat the "eyebrow" streets along St. Vrain Ranch Blvd. Homeowners along this street will receive written notice of the work when a schedule has been established. All vehicles must be removed, so that a thorough cleaning and coating can be performed.

This work is part of our regularly scheduled maintenance, funded through the HOA reserve account. The goal is to inhibit moisture penetration through existing cracks in the paved surface. This will minimize future cracking, for longer paving life.

## Common Area Vandalism

As summer approaches, there will be more activity, and greater use of community common areas. These areas are available for use by all Ridge Crest residents, and are maintained with HOA funds.

While some funds are budgeted toward anticipated repairs and maintenance of these common areas, every summer the association is plagued by vandalism. Of specific concern are sprinkler control boxes, and sprinkler valve stations. Almost \$14,000 was spent last year on repairs, which was \$7,000 over budget.

Please report damage or tampering with Association property, to our management company. Keeping maintenance costs to a minimum benefits all Ridge Crest residents.

## Bees & Wasps

Several homeowners have commented on bee & wasp infestation. There are several natural products available to remove they flying pests, and our maintenance contractor has expressed a willingness to help. Call Hammersmith Mgmt. to forward a request for consultation.

## Open Garage Doors

Many residents in our community regularly leave their garage doors open for extended periods. A few months ago, a Ridge Crest resident encountered some unexpected visitors in her home. These visitors, after examining the contents of her open garage, entered the home to do the same. Luckily, the pair were apprehended before any damage was done. **Don't let this happen to you!** Open garage doors are an invitation to anyone passing by. And because most garages are warehouses for tools, unwanted furnishings, and lawn care implements, leaving garage doors open is also unsightly. Please consider this the next time you leave your unattended garage wide open.



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