

# Ridge Crest

June 2007

## Cast Your Vote!

Last November, each homeowner received a package of ballot amendment documents. The HOA **STILL NEEDS YOUR VOTE** on two separate issues. Because there have been several failed attempts at passing these amendments, it is important that residents send in the latest ballot and consent forms.

First Issue - **Quorum** (the minimum number of residents required for participation in legal HOA business): Current documents require that 20%, or 98 Ridge Crest households, be present at an official meeting to meet Quorum. Since this requirement **has never been met**, the Board is attempting to reduce quorum to 5%, or 25 households.

Second Issue - **Arbitration vs. Litigation**: Association Covenants presently require our attorneys to first participate in a mediation & arbitration process, to collect on delinquent accounts. By removing this clause, attorneys can move directly to litigation, allowing for quicker resolution in collections cases. In addition, improvement requests from homeowners that owe fees or fines will not be approved, until the account has been settled. Passage of this amendment will not curtail homeowners rights. Residents will still have the opportunity to address the Board, or request payment plans on delinquent accounts.

If you need a new approval or ballot form, contact Community Manager Gwen Rohrer at 303-980-0700, or visit the *Bylaws* page of our website. The complete document package, along with a letter of explanation, can be downloaded and printed from the site.

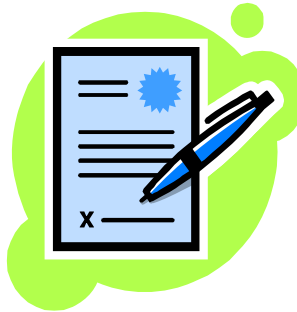
To date, we have only received a fraction of the returned consent and ballot forms required to approve the changes. The HOA is requesting that those of you who have already voted contact your neighbors, and convince them to do the same. Notify the Board thru the website email link to make arrangements for ballot collection.

## Notice of Completion



Residents are required to notify the Architectural Control Committee (ACC) in writing, when approved improvements have been completed, per Article V, Section 6 of the Declaration of Covenants. Once notified, a member of the committee will contact the homeowner to establish a date and time for review.

Improvements will be reviewed for compliance with the covenants, guidelines, and approved request. This is the final step in the process and is vital in maintaining community standards. Contact our community manager to have your inspection request forwarded to the committee.



### Board of Directors:

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

### Direct Email:

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

### HOA Website:

[www.ridgecresthoa.com](http://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.c-hammersmith.com](http://www.c-hammersmith.com)

### Community Manager:

Gwen Rohrer

### Client Services:

303.980.0700

[clientservices@c-hammersmith.com](mailto:clientservices@c-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.

## 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, the association has been plagued by unexpected vandalism repair. Of specific concern are sprinkler control boxes, sprinkler valve stations, and the Echo Court drainage inlet structures. Almost \$15,000 was spent last year on repairs, which was \$9,000 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.

## Garage Sale



Our annual community garage sale will be held on June 9th. A map of sale addresses is under construction, and will be posted to the website and available for distribution. Homeowners that wish to be included on this map should contact the Board, prior to June 5th. Volunteers are needed to post signs and distribute maps. Contact the Board or our manager, if you can help.

Several dumpsters will also be available at the City Park lot, adjacent to Prairie Ridge Elementary. Residents may deposit unwanted household items free of charge. Please place items inside the dumpsters. Hazardous waste will not be accepted. Hazardous items may be taken to the **South Weld Hazardous Waste Facility**, at 5500 Hwy 52, new WCR 11 1/2. Their hours of operation are 8a-5p Fridays, and the 1st & 3rd Saturday of each month. This facility is open year-round.

## Welcome New Homeowners

Welcome new Ridge Crest residents Claudia & Greg Burnside, Melanie & Matthew Gutierrez, Kimberly Webb, Eva Kovacs & Julius Reinante, Jill, Carolyn & Terry Roe, Katherine & Samuel Pendleton, Lisa & Kim Schultz, Margaret O'Roarke & Travis Russell, Rachael Gurney, Elizabeth & Bryant Gold, and James Schlarb. Also welcome to Susan Schuck, Ashley & Dustin Bourgois, Renee & Erik Brossman, Patrick Williams & Sara Refner. The Association looks forward to your participation in our community!

## What's New In Firestone



Firestone is planning its annual Fourth of July event to include a parade and fireworks. Check the Town website for updates as the event nears: <http://www.ci.firestone.co.us/>

## Fourth at Firestone

## "Take it to the Track"

Got the need for speed? In an effort to combat teen street racing, the Firestone Police Dept. will be conducting the "Take it to the Track" program at Bandimere Speedway. Race participation is open to all licensed drivers. Contact Sgt. Neal Lucero at 303.901.7595 for times, dates, and free tickets. Without a free ticket, the gate entry fee is \$30. Good luck, racers!



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