



Ridge Crest

June 2008

Welcome Home Party



Save the Date! 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 already been planning and making 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!**

DRR 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.



Safe Deck Construction

Thinking of building a deck? Simpson Strong-Tie, the manufacturer of metal connection hardware, offers on-line literature detailing safe deck construction. Visit their website, www.strongtie.com/safedeck/, to download a copy of the deck framing connection guide, or request a free copy by mail.

Garage Sale

The Community Garage sale will be held this weekend. A map of all sale sites will be posted to our website. Volunteers have been enlisted to help distribute maps and post signs prior to the event.

Dumpsters have been rented, and will be made available to Ridge Crest residents. They will be located in the parking lot on St. Vrain Ranch Blvd, in front of City Park, and adjacent to Prairie Ridge School. Household refuse will be accepted. Place waste inside the dumpsters, but please don't leave hazardous materials as this will incur extra fees for the HOA



Board of Directors:

Wendy Osborn - *President*
 Kelly Deitman - *Vice President*
 Penny Gagliardi - *Treasurer*
 Kelly Lanning - *Secretary*
 Denny Usher

Direct Email:

board@ridgecresthoa.com

HOA Website:

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

Community Manager:

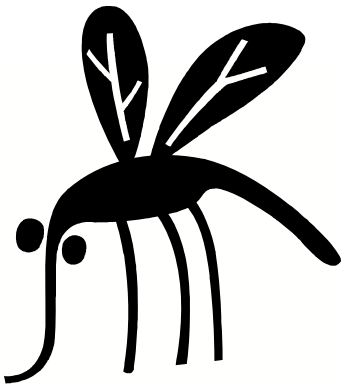
Gwen Rohrer

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.



Mosquito Spraying

The Firestone Public Works department handles Mosquito control operations for the town. Chemicals used for this operation are:

Mosquito spray: 1. Anvil 2 + 2 ULV 2. Biomist 3 + 15 ULV

Mosquito larvicide: 1. VectoBac CG 2. Altosid XR 3. VectoLex CG

(These chemicals are less toxic than aspirin and table salt.)

The Town sprays as needed, generally on Monday and Thursday evenings weather permitting. Spraying occurs between 7 p.m. and 10 p.m. at the height of mosquito activity in order to eliminate a larger population of mosquitos. Each season is different, so how often trucks spray will vary. If it is found that there is an increase in mosquito population the Town Board makes the decision to change the mosquito control schedule.

For more information on pesticides used for mosquito control and for information on West Nile Virus protection visit www.comosquitocontrol.com or www.fightthebitecolorado.com. Chemical information sheets can also be obtained at the Firestone Town Hall located at 151 Grant Avenue.

Weed Removal

8.16.020 Weeds—Removal required.

It shall be unlawful and is hereby declared a nuisance for any person, corporation or entity owning, occupying or managing any lot, tract or parcel of land within the town:

A. To permit weeds, grasses or brush to grow to a height in excess of six inches upon any lot, tract or parcel owned or occupied by such person;

B. To store, keep or permit to remain on any lot, tract or parcel owned or occupied by such person trees, limbs or branches of trees, shrubs or plants, whether alive or dead, which are dangerous to health or property;

C. To fail to remove trees, limbs or branches of trees, shrubs or plants, whether alive or dead, which are dangerous to health or property, together with all rubbish of all kinds, from any lot, tract or parcel owned or occupied by such person;

D. To permit weeds, grasses or brush to grow to a height in excess of six inches, to store, keep or permit to remain any trees, limbs or branches of trees, shrubs or plants, whether alive or dead, which are dangerous to health or property, or to fail to remove the same together with all rubbish of all kinds, upon and from the area from any lot, tract or parcel owned or occupied by such person to the middle of any alley abutting behind or on the side of the lot, tract or parcel, or upon and from the area from any lot, tract or parcel owned or occupied by such person to the street abutting to the front or on the side of the lot, tract or parcel, such area to include but not limited to the curb, gutter and sidewalk. (Ord. 583 §4, 2005)



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

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

Delinquencies

- ◆ 146 out of 489 homeowners owe money to the Association
- ◆ Only 2 of these properties are bank-owned
- ◆ A total of \$71,412 is owed
- ◆ 22 of the 146 homeowners each owe over \$1,000, for a total of \$50,540

Management Fees

In 2008 the HOA will pay Hammersmith Management:

- ◆ \$15 for each late notice
- ◆ \$100 for each lien filing
- ◆ \$75/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

Real Estate Activity

Pam Wettstein and Ashley Jones, from RE/MAX Traditions, have provided the following info. regarding 2008 Ridge Crest real estate activity:

- Total number of homes active on the market.....9
- Homes sold since March.....7
- Average days on market.....99
- Lowest priced home active on market.....\$160,000
- Highest priced home active on market.....\$250,000
- Lowest priced home sold.....\$154,900
- Highest priced home sold.....\$255,000

Totals for 2007 are as follows:

- Number of homes sold.....30
- Lowest priced home sold.....\$152,000
- Highest priced home sold.....\$255,000
- Average Days on market.....99

W h a t ' s N e w I n F i r e s t o n e

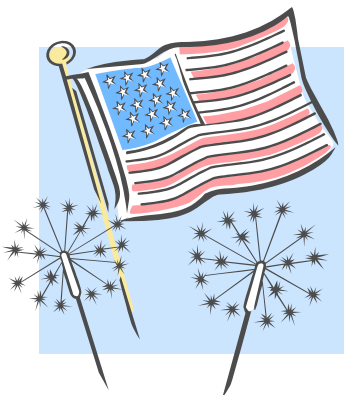
Carbon Valley Library

Have you made a visit to the new library, yet? Did you know that any resident of Carbon Valley is eligible for a library card? Library hours are from 9am to 8 pm Monday thru Thursday, 10am to 5pm Friday and Saturday, and 1pm to 5pm on Sunday. The Library hosts programs for the whole family, including computer classes, games, and book clubs.

Sports Complex and Bicycle Rodeo

Be sure to attend the Sports Complex grand opening at 6850 Tilbury Ave.. The event starts at 10am, June 7th, followed by a softball game at 12:30.

Firestone's annual bike rodeo will also be held on June 7th, from 10am to 2 pm. Bike helmets will be distributed to the first 100 kids that attend the event at Fire Station #3 on Firestone Blvd.



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/>