



# Ridge Crest

June 2009

Homeowners Association

## Special Edition

### Association 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 homepage. 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, which costs the Association about \$100 a year in domain name and hosting fees, but is updated and maintained for free by Association members. Email the Board with your ideas about improving our site, or adding information.

### On-Line Newsletters

Prior to 2007, newsletters were created by our management company, and mailed to each of the 489 members on a quarterly, then monthly, basis. In January 2007, management-produced newsletters were terminated. In an effort reduce costs, the Board undertook creation of newsletters, and switched to digital format. This move was advertised for three months before the transition. As a result, the Association now saves about \$1500 a year on management and mailing costs.

Newsletters are available for download from the HOA website. You may also register to receive newsletters by email, automatically each month, direct to your inbox. From the website, click on the subscription link, on the menu bar to the left. There are approximately 150 members who currently receive the monthly mailings. Please notify the board if you are interested in joining the newsletter committee.



### Taylor Park Update

Some of you have inquired as to the status of the Taylor detention pond improvement. Several months ago, this project began with irrigation work throughout the area, and compost amendment. Then, it was discovered that the contractor hired to do this work, could not complete it. Since then, the weeds have take over.

In the interim, the board has solicited bids to complete the project. At this month's board meeting, a new contractor was chosen. Included in the contract, is mowing and raking of weeds, herbicide spray to kill remaining weeds, and native grass seeding. A silt fence will be installed at the perimeter, to define herbicide spray limits. Then, after seeding, another layer of soil amendment will be distributed, to add fresh nutrients to the existing soil. We anticipate completing this work within the next 45 days, in time to receive the Town grant check.



**Board of Directors:**  
Wendy Osborn - *President*  
Kelly Deitman - *Vice President*  
Denny Usher  
Laura Kocur  
Jeremy Pilon

**Direct Board Email:**  
[board@ridgecresthoa.com](mailto:board@ridgecresthoa.com)

**HOA Website:**  
[www.ridgecresthoa.com](http://www.ridgecresthoa.com)

**Arch. Control Committee:**  
Amber Nichols  
Carl Kocur  
Kelly Deitman

**Welcome Home Committee:**  
Laura Kocur  
Tina Urbanski  
Amber Nichols  
Brenda Wagner

**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:**  
Todd Larson

**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.



## Your Board of Directors

Board members are residents of Ridge Crest, and serve in a voluntary capacity. Your board (not the community manager) makes all decisions regarding improvements, HOA-sponsored events, and debt collection. The Board also oversees the various HOA commit-

tees, and has final approval over Design Review Requests. Here are a few facts about each Director:

**Wendy Osborn, President:** Ridge Crest resident since 5/01, dental professional, master gardener, Beautification Committee Chair.

**Kelly Deitman, Vice President:** Architect and business owner, resident since 8/04, Architectural Advisory Committee Chair, creates the newsletters, updates our website, and provides free professional design service for community improvements.

**Denny Usher:** Community member since 1/03, Bd. member 6 yrs., married 29 yrs. 14 yr old daughter. Sales/Construction, 18 yrs.

**Laura Kocur:** Our family moved here from Charleston, SC last year. I am married with two children ages 13 and 9. I came to the board after receiving a violation letter in the spring. I quickly realized that they just need communication and participation from us as homeowners. That led me to join the Welcome Home Party committee. I enjoyed that experience so much that I asked to be a part of the board in October. I have a lot of learning to do but hope that my contributions eventually will benefit our beautiful neighborhood in some way.

**Jeremy Pilon:** Community member since 8/01, married 11 years, three children, Banking professional for 17 years.

**The Board is looking for additional Directors. Consider volunteering your time, to contribute to the management of our community.**

## How the HOA works

Each homeowner in the Ridge Crest community is an HOA member, entitled to vote on Association issues, attend board meetings, and participate in committees. Many HOA duties are performed by resident volunteers, including reviewing DRR's, planning social events, selecting project and maintenance contractors, writing newsletters, and maintaining the website.

Board members also interface with our management company, Hammersmith Management. Our community manager performs weekly inspections, sends warning and violation notices, drafts the yearly budget, prepares documentation for individual property sales, coordinates the weekly work of our maintenance contractor, and advises the Board regarding community issues and precedents. Hammersmith also fields calls from members, processes DRR's and keeps Association records. Because the Board is comprised of Ridge Crest residents who volunteer their time, our management company performs many of the day-to-day duties required by the Association.

Your quarterly dues pay for the management company, the maintenance contractor, utilities associated with common area irrigation, and legal fees for debt collection. There are currently 164 out of 489 homeowners who owe money to the Association. Delinquent accounts total over \$95,000, which is more than one third of the total community assets.

State law requires that Association documents be made available to all members, most of which are available on the Ridge Crest website. For more information, check out the website, or contact the Board or the management company.

## 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)