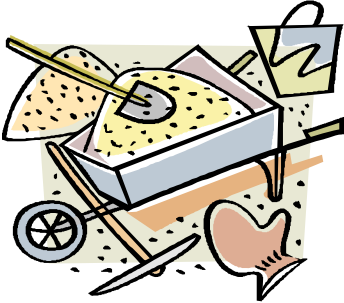




Ridge Crest

Send in Your Design Review Requests Soon



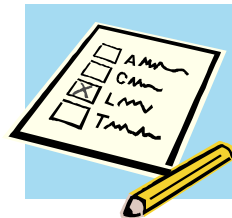
Get ready to send your Design Review Request (DRR), in preparation for this summer's home improvements. Keep in mind that the Architectural Control Committee (ACC) has up to 60 days to review and return DRR's. If an incomplete DRR is submitted, it may take a week or two for processing and return, before ever getting to the ACC. Once the request is reviewed, the committee will identify a completion date of 90 days after the noted approval date, for the work to be completed.

A DRR must be submitted and approved for work that alters the home exterior or yard in any way. This includes flags, landscaping, fencing, painting, etc. Multiple requests can be described on the same form, which is available by request from our manager, or can be downloaded from the HOA website *Bylaws/Forms* page. Please be sure to use the new forms, with the Ridge Crest letterhead, and not the MSI forms that were distributed prior to January 2007.

Once complete, homeowners are required to notify the committee in writing. Upon receipt of the notice, a committee member will call to establish a date and time for on-site review. This is the final step in the process, and vital in maintaining community standards. Contact our manager to have an inspection request forwarded to the ACC.

Ballot Reminder

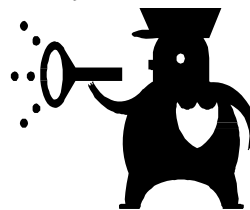
The Board of Directors is working diligently to amend the governing documents for the Association. The document amendments are necessary in order for the Association to run efficiently. If you have specific questions or concerns regarding the amendments which are keeping you from mailing in the approval form, please, contact the Association to have them addressed. It is a requirement for the Association to receive approval from 50% of the homeowners in the Community. Please understand the importance of the amendments. The longer it takes to obtain approval, the higher the expense is to the Association. If you need a new approval form, contact Community Manager Gwen Rohrer at 303-980-0700, or visit the *Bylaws* page of our website.



Public Service Professional Meet & Greet

The Firestone Community Neighborhood Watch invites all Carbon Valley residents to its 7th annual "Meet our Public Service Professionals". The meet and greet will take place on March 12th, 2007 at the Firestone Town Hall, 151 Grant Avenue, starting at 6:00 p.m. to 8:00 p.m.

This informal, fun and relaxed dinner is a way for residents to socialize, share thoughts, concerns and suggestions with police officers, firefighters, emergency personnel and more. All Carbon Valley residents are invited and welcome. A \$3 chili dinner will be available with your choice of red or green chili, crackers, tortillas and all the chili fixings.



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:

970.416.0700
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.

Subscription Service Is Live!

Our website subscription service has gone live! Homeowners can now visit the subscription page from the Ridge Crest website home-page, to sign up for newsletters and dues reminders by email. Newsletters will be mailed monthly, and dues reminders sent about one week prior to payment deadlines. Thanks to Kirsty Sarris of Sarris Network Solutions, for making this possible.



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>

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

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 Animal Hosp.
303.651.7387

Carbon Valley Rec. District
303.833.3660

Tri-Area Senior Center
303.833.4300

Carbon Valley Med. Ctr.
303.833.2412

Longmont United Hospital
303.651.5111

Brighton Community Hospital
303.651.1513

Prairie Ridge Elementary
720.494.3641

Coal Ridge Middle School
303.833.4176

Weld Library District
303.833.3510

www.ci.firestone.co.us