



Ridge Crest

March 2004

Board of Directors

Secretary
Henry Gneiser

Treasurer
Kurk Erickson

Board Members
Marcia Horton
Dennis Usher

Community Manager
Kathleen Lora

970-635-0498 x 4682
303-420-4433 x 4682

Or Direct:
970-663-9682

(888 # is no longer in service)
klora@managementspecialists.com

Management Specialists, Inc.
4204 North Garfield
Loveland, CO 80538-2220
970-635-0517 fax
www.managementspecialists.com

Board Meeting Schedule:

Meetings are held at the Prairie Ridge Elementary School Cafeteria. Please call your Community Manager prior to the meeting to confirm the time and location. The Board of Directors would like to encourage your attendance at the meetings.

April 5, 2004
May 3, 2004

Board President's Resignation

To the Homeowners and Board Members of the Ridgecrest Homeowners Association:

I would like to state I have greatly enjoyed my period of service as your President and have prized the privilege of trying in some way to add to the effectiveness of our Association. My fellow Board members have given me support, and a never ending commitment of energy and personal time.

Due to certain developments within our town, the time has come for me to leave my position as your Board President for the purpose of entering a race for elected office. Thank you for the opportunity to serve.

Best Regards,

Board Member Position Open

The Board of Directors would like to speak with any homeowner who is interested in being appointed to the Board until a future election can be held at the Annual Meeting of the Association. If you are interested, please fill out the attached questionnaire and mail or fax it to Kathleen Lora.

Tumbleweeds

With tumbleweeds being a normal part of living next to open space in Colorado, please do your part to make sure that any tumbleweed that collect on your property are promptly removed. Build up of tumbleweeds becomes an unsightly mess, and is much more easily handles in small amounts on a periodic basic, then when they have been allowed to gather and become an unmanageable amount to remove.

Lawn Maintenance Class

Every year, the Association has to spend time and money addressing lawn maintenance violation issues. In an effort to keep Association expenses at a minimum, and to assist homeowners in maintaining their lawns and landscaped areas in the most attractive condition possible with the least amount of effort and expense, the Board of Directors has asked the community's current grounds company, The Cutting Crew, to hold an educational session at the Prairie Ridge Elementary School Cafeteria on Monday, April 5, 2004, at 7:30 p.m. after the Board of Directors Meeting. Please make every effort to attend. If you have any specific questions, please direct them to your community manager, Kathleen Lora, so the grounds representative can be as helpful and prepared as possible for the session. With everyone's cooperation, the community's appearance is going to be at it's best this year!

Design Review Request Reminder

Homeowners who wish to make permanent improvements to the exterior of their homes need to submit a Design Review Request form to the Architectural Control Committee (ACC). This includes plans for landscaping and fencing, and the installation of decks and dog runs, to name a few. Please submit a request form with a plat map of your home. You will need to indicate on the map, or make a drawing, showing each item of your improvement. Please be specific in the types of trees, bushes, sod, etc., you are planning to use. If you are adding a deck, give the dimensions, material and placement on your plat map. Try to be as specific as possible about your improvement. If you need a request form, please call Kathleen Lora, your Community Manager.

SPRING IS HERE! Please keep in mind the ACC is comprised of volunteers who contribute their time and talents for the good of the community. With this season comes a rush of requests. It can be very difficult for the committee to keep up with the demand and process your requests as quickly as they would like to process them. The legal documents give the committee a minimum of 60 days to respond to a request and extenuating circumstances can add time to the process. Therefore, **DON'T WAIT!** In order to get your projects approved in a timely manner, please make sure you submit your Design Review Requests as soon as possible!

Noxious Weeds

According to the Weld County Weed and Pest Division, the noxious weeds mandated for control are plants non-native to North America. Consequently, these plants do not have the natural checks as found in their native land, such as insects, diseases, and herbivores that would keep the plant population in check. Due to the competitive aggressive ability of these plants coupled with no natural controls, these plants will develop mono-culture stands. Not only are many crops out competed by these weeds but the native vegetation and the wildlife associated with it will be replaced. Consequently, identifying the weeds when they first become established and developing an integrated weed management plan to control them is critical. Neighbors will appreciate any measures taken to control these types of plants. The weed species designated as noxious in Weld County are:

Canada Thistle
Dalmatian Toadflax
Diffuse Knapweed
Field Bindweed
Leafy Spurge
Musk Thistle
Russian Knapweed
Scotch Thistle

For more information on this subject, please go to the Weld County website, which is www.co.weld.co.us

In addition the City of Firestone Development Regulations the following list of plant materials are discouraged:

Cotton Bearing Cottonwoods
Siberian and Chinese Elm
Tree of Heaven
Russian Olive
Purple Loosestrife

What are Covenants?

Covenants are legal documents filed with the Clerk and Recorder of appropriate County for every Homeowners Association. It is the most powerful legal document with in a Homeowners Association and is enforceable in a court of law.

When you agree to purchase a home in a Covenant Controlled Community you are automatically agreeing to abide by those Covenants. This means that you want to live in a community that enforces how your neighborhood looks and is kept up. You are saying that you are giving permission to the Association to notify you in writing if you are ever in violation of the Covenants, and if you do not comply in a timely fashion, that you understand the penalties and fines you will be assessed. The reason most people move into Covenant Controlled Communities is because they know that someone is watching out for their investment by helping to maintain or increase the property values.

Since the Declaration of Covenants, Conditions and Restrictions is recorded in the County Records before any buyers purchase their homes, a homeowner should be aware of the Covenants and therefore should know that all homeowners must comply. By being recorded, it is public notice. If they did not take advantage of the notice, and remedy the violation quickly, they have no one to blame but themselves when fines are assessed.

A homeowner does not have to sign the Covenants to be subject to them. There are typically provisions in the covenants that state acceptance of a deed to the property is all that is necessary to become an automatic member of the Homeowners Association.

Your Board of Directors has requested these Covenants be strictly enforced with the appearance of the community in mind. Items that will be reported include, but are not limited to, the following:

- Weeds & Lawn Maintenance
- Trashcans Left Out After Trash Day
- Oil Stains in Driveway
- Speeding
- Design Review Requests not submitted for exterior changes to lot or home
- Late Landscaping
- Recreational Vehicle Violations

Rules, Regulations & Guidelines

The Ridgecrest Board of Directors met to revise the Rules, Regulations, and Guidelines for your community. The revised document is attached. Please take a few minutes to read these guidelines. It is imperative that you are familiar with this document, as well as all documents that govern your Association.

Trash Cans

One very simple way you can keep your community looking good is to pull your trash cans into your garage or behind your fence. This only takes a minutes and saves your association the expense of sending letters for violations like this that are so simple to cure.

Neighborhood Watch Meeting Reminder

Neighborhood Watch Meetings are held the first Tuesday of each month at the Firestone Town Hall, 151 Grant Avenue, starting at 7 p.m. Please try to attend!

Please Slow Down!

If you are a parent, how would you feel if your child was hit by a car? The obvious answer is you would be devastated! How would you feel if you were the driver who hit a child? Once again – devastation! The reality is though that this sad occurrence could happen any day right here in our community! Why? Because of the speeding that many of our neighbors do every day through our streets. Statistics show that 80% of speeding problems in a community are people who live in the community! We are causing a life-and-death safety hazard right here in our neighborhood! Please...be attentive to the speed you drive and please SLOW DOWN! The safety of your family and the silence of your conscience are at stake!

Just a reminder that your Community Manager for Ridge Crest Homeowners Association, Inc. is **Kathleen Lora**. Your Accounting Technician is **Stacy Wills**. If you have any questions or concerns, please give one of them a call at Management Specialists, Inc. Kathleen, Community Manager, information is on page one, and **Stacy** can be reached at (303) 420-4433 x4163 or at her direct line at 720-974-4163.

What Management Specialists, Inc. Does for the Community

When a Homeowners Association hires Management Specialists, Inc., the Community Manager will inspect the community to look for violations of the Covenants, Rules & Regulations. They will then send out letters noting the violations and asking the homeowners to comply. The reason for such action is to help protect property values of homes in the community. No one likes getting a violation letter, but the Association has an obligation to treat all homeowners equally. Some homeowners feel, incorrectly, they are being singled-out and think their neighbors are not being addressed at all. Not everyone who receives a violation letter chooses to comply, and therefore it appears as though nothing has been brought to that violator's attention. Everyone in the community is required to abide by the Covenants, Rules & Regulations.

Management Specialists, Inc. also handles all accounting for the Association, whether its accounts payable or accounts receivable. They issue newsletters, new homeowner letters, work orders as well as solicit bids for work or repairs to be completed. They organize Board of Director meetings and provide all information to the Board so they can make well-informed decisions for the community.

Communities where Covenants and Rules & Regulations are not enforced soon see more and more violations, which often escalate out of hand and affect the property values of the area. By purchasing a home in the Ridgecrest community, you (as a homeowner) have agreed that protecting your property is important to you. The hopes of both the Board of Directors and Management Specialists, Inc. is that we can all work together to create a community you will be proud to live in. Help out your community by maintaining your home according to Ridgecrest Covenants and your management company will help by continuing to enforce those Covenants.

Pet Poo!

We can train dogs to help the blind across the street and to assist the physically handicapped, but we will probably never get the average dog to tote around a pooper-scooper and clean up it's own mess. Lassie didn't, Rin Tin Tin didn't, and your Fido probably doesn't either. That puts the responsibility entirely on you, the owner, to clean up after Fido if he chooses to use your neighbor's lawn or common grounds as a toilet. So please, carry a bag and a scoop and remove the poop!

Pet Pick Up Station

To assist in maintaining an overall clean and pleasant appearance of the community, the Ridgecrest Board of Directors has made a decision to install Dogipot Pet Pick Up Stations that would have dispensers filled with pet pick up bags readily available for homeowners to use when walking their pets in the community. The board is holding off on installation of these stations until they get feedback from the homeowners as to where these stations should be located. If you have any suggestions please contact Kathleen Lora with Management Specialists, Inc. As members of the Association, please do your part to encourage all pet owners to be responsible and pick up after their pets.

Do you know the Firestone leash law? It is as follows:

Ordinance #6.12.050 Running At Large
It shall be the duty of each person who owns, keeps or harbors any animal to prevent the animal from being off the premises of the owner or keeper unless the animal is on a leash, no longer than six feet, held by a person, or within a vehicle or similarly confined and without access to passersby and to physically restrain the animal from running at large when the animal is off or away from the premises of the person, and it is unlawful for such person to fail to comply with the duty. Any dog or cat found running at large off or away from the premises of the person who owns, keeps or harbors it, shall be taken up and impounded and disposed of in the same manner as provided in this code.



RIDGECREST HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS CANDIDATE QUESTIONNAIRE

c/o Management Specialists, Inc.
4204 North Garfield
Loveland, CO 80538-2220
(970) 635-0498 / Fax: (970) 635-0517
www.ManagementSpecialists.com

I am interested in serving on the Board of Directors.

Please consider the following information:

1. Why did you move into Ridgecrest?

2. What is your opinion of the community now that you live here?

3. What is your philosophy of Covenant Enforcement and Architectural Control?

4. What do you feel are the main issues facing the community?

5. Do you have any experience in budgeting? _____

6. Do you have any experience in serving on Boards of Directors? _____

If so, please explain: _____

7. What is the best way to handle conflict at a meeting?

8. Education: _____

9. Employment: _____

10. Other information to consider: _____

Please forward information to:

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(970) 635-0498
Fax: (970) 635-0517
www.ManagementSpecialists.com

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone-Home: _____ Work: _____