

Ridge Crest

May 2008

Community Garage Sale



Planning for this summer's garage sale has begun. This year the garage sale will be held on June 7th and 8th. Volunteers are needed to arrange advertising, post signs, collect addresses for sale site, and distribute maps. Homeowners interested in volunteering for the sale committee,

or participating in the garage sale, can contact the Board through the website email link. Please consider helping out.

Throughout the garage sale weekend, several dumpsters will be available to Ridge Crest residents for disposal of household items. They will be located in the City Park parking area on St. Vrain Ranch Blvd. Place unwanted household items in the dumpster (not beside it). Please do not leave hazardous materials, computers or refrigerators.

Paint Discount

Considering painting your home? Did you know that as a Ridge Crest resident you qualify for a 30% discount on Kwal Paint? There's a Kwal store at 1197 Ken Pratt Blvd. in Longmont, and all you have to do is mention that you live in Ridge Crest when you make your purchase. If you haven't yet filled out your DRR paperwork for painting, please do so prior to starting your project. The ACC has a binder which contains all the approved paint colors, available for homeowner review. Contact the Board or our manager to see the binder.

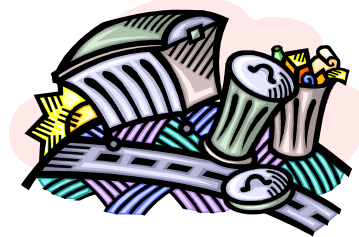
Welcome Home Party

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!**

Tips from the Trash Police

From *Association Times*

Contrary to popular belief, trashcans are not yard art! Most managers and board members have experienced the age-old problem of dealing with the common deed restrictions relating to trash and trashcans. Your governing documents likely require that containers used for storage of refuse must be stored so as not to be visible from the neighboring properties, common areas or streets within the community. Although such a provision sounds simple on paper, those who have attempted enforcement know first hand that it is not a simple task. (cont'd on Page 2)



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.

(cont'd from Page 1)

The issues surrounding enforcement of trashcan violations run the gamut from the one-time violators to the “dig-their-heels-never-going-to-hide-it-no-matter-what” violators, the latter being the most troublesome. As a long term member of the Community Association Trashcan Police Force, I have heard some amazing stories from homeowners responding to trashcan violation citations that they received from me. Some excuses include:

- ◆ My trashcan is too large and too stinky to keep in my garage and it is too far to walk to the backyard to put my trash in the container.
- ◆ If I keep my trashcan in the backyard, my dog turns it over and scatters the trash everywhere.
- ◆ I work late and when I get home I am too tired to put my trashcan away.
- ◆ It's my kid's job to put the trashcan away and I am teaching him a lesson on responsibility.
- ◆ It is not my trashcan; it is my neighbors.
- ◆ I was on vacation and I cannot believe that you sent me a notice because I have never left my trashcan out beyond the collection day.
- ◆ I keep my trashcan on the driveway but it is hidden by my cars when I am at home.
- ◆ When everyone else in the neighborhood keeps their trashcans out of view, I will do the same.

Most homeowners are eventually cajoled into compliance before the violation reaches the need for additional enforcement efforts such as fines and possible legal action. Herein lies the next dilemma, which is to what extent the manager and the board of directors should enforce the trashcan restrictions. The following questions often arise:

- ◆ Should the board spend association funds to judicially enforce trashcan violations? After all, it seems petty and would be just as expensive as a lawsuit to enforce a far more serious violation such as an unauthorized garage enclosure. But, the Association has the obligation to enforce all of the deed restrictions uniformly.
- ◆ Why should the Association continually send letters to violators without following through on further action to enforce?
- ◆ Should the board turn a blind eye and just not enforce the provision?
- ◆ Sure we can fine violators, but how do we force the violators to pay fines? Would we not face the same judicial requirements?

Needless to say, these questions raise difficult problems for those charged with the responsibility of enforcing a seemingly simple restriction; however, all is not lost. Through brain-storming with board members, other managers and homeowners over the years, I have developed some tried-and-true alternative solutions that you may find helpful in promoting voluntary compliance of trashcan restrictions.

- ◆ Install trashcan screens. Some ideas include a small masonry wall that matches the home's masonry, a small picket fence attached in a “L” configuration and attached to the side of the home or a trellis covered with an evergreen vine.
- ◆ Install a path along the gated side of the home so that trashcans are easily rolled to and from a fenced backyard.
- ◆ If the association has the option of private trash collection, consider converting to association-wide collection contract that includes twice weekly collection. This will allow owners to utilize smaller containers that will easily fit into garages and will not develop odors during warmer weather.
- ◆ Adopt rules regarding trashcan violations that include a provision for entering the property and moving the container(s) out of public view. Make sure to include that the fee would be assessed to the owner.
- ◆ Be consistent and non-selective when enforcing.
- ◆ Include tips and reminders in communications to homeowners such as Encouraging them to ask a neighbor to bring in their trashcan if they are going to be on vacation, etc.

Though it seems to some like a small issue, how you handle the refuse rules may well dictate your future relationship with homeowners and. . . as the saying goes. . . today's upset homeowner is tomorrow's new board member!

Sherrill Schafer, PCAM®, President
Community Management Concepts, Inc.
Jacksonville, FL

**Don't Forget
Firestone Clean-Up
Day on May 3rd!**

Pick Up After Your Pets

We can train dogs to help the blind across the street and to assist the physically disabled, but we will probably never get the average dog to tote around a pooper-scooper and clean up its own mess. That puts the responsibility on you, the pet owner, to clean up after your dog. There are several dog stations located throughout our community. Each contains plastic pick-up bags, along with a trash can. Please use them!

DRR Processing

The Architectural Control Committee (ACC) takes up to 60 days to review a Design Review Request (DRR), and here's why:

When a homeowner submits a request to the management company, the DRR is first recorded and reviewed for completeness, then mailed to the ACC. This takes one to two weeks. The committee meets to review the request, and, on occasion, must contact the homeowner for additional information or to make a site visit. This process may take two to three weeks. Reviewed DRRs are then presented to the Board, for final comment. Because the Board meets once a month, DRRs are distributed between meetings via email. Finalized DRRs are then mailed back to the management company, where they are recorded and mailed to homeowners. The entire process takes weeks, even if the committee reviews the DRR within a few days of receipt.

There are currently two members of the ACC. More help is needed—interested residents may contact the board or our manager for an application to join the committee. The more participants, the less time individual members must devote to this time consuming, but vital function of our HOA. Please consider joining.

Neighborhood Watch



Did you know that Firestone has a Neighborhood Watch program?

Many people new and old to the area are unaware that such a program exists in our community. Simply stated, Neighborhood Watch is the joining of forces by police and citizens to reduce and prevent crime in our communities. Citizens become the extra eyes and ears for the police department by learning what suspicious activity is and how to report that activity when it is observed. Neighborhood Watch programs are not just for crime ridden neighborhoods, but rather an excellent tool to help prevent crime from getting a start.

The Firestone Neighborhood Watch program is not your traditional program. It is unique in the way that they sponsor community safety programs for the young and young at heart. Such programs include bicycle safety, child self defense, adult self defense, meet and greet of public officials, CPR classes and so forth.

Being involved in Neighborhood Watch is free and requires a minimal amount of time commitment by its members. Monthly meetings are held the first Tuesday of each month at 7:30 pm at Firestone Town Hall located at 151 Grant Avenue. All Firestone residents are encouraged to attend, not necessarily to become members but to become aware of the activities (good or bad) that are happening in your neighborhood.

For more information on your Firestone Neighborhood Watch program, please contact Kelly Morgan at 303-833-1278 or Debra Casillas at 303-554-5868.

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