

Ridge Crest

NOVEMBER 2006

BOARD OF DIRECTORS

Kelly Deitman
Michael Howe
Wendy Osborn
Jeremy Pilon
Denny Usher

Board Direct Email
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Architectural Control Committee

Kelly Lanning
Kelly Deitman

MAILING ADDRESS

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Homeowners Association
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390 Interlocken Crescent,
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Broomfield, CO 80021

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WEBSITE

www.ridgecresthoa.com

BOARD MEETINGS

Board of Directors meetings are on the second Monday of each month at 6:30 p.m. Meetings are held at Sable Landing Event Center located at 5691 Sable Ave. (WCR 22) in Firestone.

RESULTS OF BALLOT DRIVE

You received a mailing at the beginning of October containing a ballot and consent form for two governing document changes. The ballot issue, the reduction of quorum required for an official meeting, did not pass because not enough homeowners returned their ballot by the October 9th deadline. The HOA will attempt another ballot drive in the near future.



The Declaration Amendment consent forms, to permit litigation in lieu of mediation/arbitration, can still be counted. This Amendment would also require homeowners to be current in their payment of assessments, prior to seeking approval for improvements. Because of mounting legal fees, the HOA is facing a dues increase. Allowing the HOA's legal team to litigate would reduce the amount of time and money spent chasing delinquent accounts through the mediation/arbitration process. Please return your consent form for the Declaration Amendment to the HOA as soon as possible to affect this change.

BUDGET RAT. MTG

After the Board adopts a proposed budget. The budget will be mailed to all homeowners and a date for ratification will be set. Unless 67% of the members of the Association vote against the budget the budget will be ratified.

XMAS DECORATING COMMITTEE

The holidays are quickly approaching! This year, the HOA will allocate funds for decorations, and is calling on interested homeowners to volunteer for a decorating committee. The goal is to adorn entrances and other areas around the community. There are currently no provisions for lighting at these locations, but adding power is under consideration for next year. To date, the HOA has not purchased any decorations, so will consider ideas from the committee regarding materials, style, and locations. Contact the community manager to volunteer your ideas and time.



WINDOW REPAIR

The HOA has contacted a window replacement company to assist with window/patio door problems in the community. A & M Window Service, Inc. will provide an estimate for repairs. The HOA **does not** have a contract, or **agreement** with A & M. The cost of repairs will be the **responsibility of each homeowner**. There will **not** be any warranty options, since the original manufacturer is **no longer** in business.

You **must** call A & M, before the 11/22/06 3:00 pm, deadline, to make an appointment for the estimate. They will come to our community on 12/5 and 12/6 to provide the estimates. A & M can reglaze windows, find hard to locate hardware, repair/replace screens. They have a web site @www.amwindows.com. The phone # is 303-450-2200. Tell them you live in the Ridge Crest community, in Firestone. They will not commit to any discounts at this time. It will be determined by the amount of work they can do.

Again, the HOA **does not guarantee the work, the company, or the cost of the work**. We are providing this information in response to requests from homeowners.



NEW GROUNDS CONTRACTOR CONTACT INFORMATION

Steve's Maintenance and Landscape is the our new landscape company.

The company's contact information is: phone: (970) 222-3239;
e-mail: Landscaping21@ hotmail.com

SOCIAL COMMITTEE

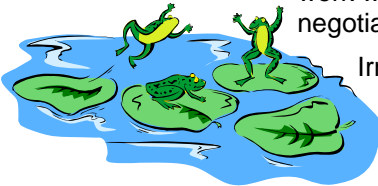
One concern the Board hears from time to time is that there are not enough social opportunities within Ridgecrest. In the past the Board has sponsored barbeques and other gatherings, especially around the time of the annual meeting – yet these have been met with minimal attendance, despite the abundance of food and entertainment.

In response to the request for more social activities, the Board has established a Social Committee – now all we need are active members of the Community to volunteer. The opportunities for social events are endless, so if you have the desire to see the community come together more, this is the committee for you. Contact the Board either through the website, or our community manager.



STAGECOACH DETENTION AREA IMPROVEMENTS

As previously announced, Ridge Crest has been awarded a \$10,000 matching funds grant for irrigation and reseeding of the Stagecoach detention pond. Since that time the HOA has discovered, through consultations with an independent civil engineer and surveying company, that the final grading was not constructed as designed. The east half of the pond lacks sufficient slope to properly drain runoff. If the grading is not corrected to increase slope towards the trickle pan, our reseeding project is likely to fail, as standing water in the center of the pond drowns new native grasses. Since this work was already approved by the Town, the HOA is negotiating with the Town on remediation.



Irrigation drawings from our new grounds contractor have been submitted, and we now await review and approval by various agencies. In the meantime, the Board will continue to work with the Town on the details of the water allocation. The HOA can

potentially avoid paying the water dedication fee, if we agree to only irrigate until the seed is established. More details to follow in coming newsletters.

WHO DO YOU CALL IN FIRESTONE?

Electric Service
(303) 659-0551

Gas Service
(800) 563-0012

Sewer Service
Tri-Area Sanitation District
(303) 833-2977
(303) 776-9570

Fire Department
Frederick-Firestone Area
(303) 833-2742

Fire Protection District
911 - (303) 772-0710

Ambulance
911

Tri-Area Ambulance District
(303) 833-0811

Police
911

Firestone Police Department
(303) 833-0811

Postal Service
(303) 833-2412
(800) 275-8777

Recreation
(303) 833-3660

Tri-Area Senior Center
(303) 833-4300

Area Hospitals
(303) 651-5000

Brighton Community Hospital
(303) 651-1513

County
Weld County Human Services
211

Schools
Frederick Elementary
(303) 833-2456

Prairie Ridge
(720) 494-3641

Library
Carbon Valley Library
320 Maple St., Ste. B, Frederick
Mon, Wed, Fri 10 a.m.–5 p.m.
Tue and Thurs 10 a.m.–8 p.m.
Sat 10 a.m.–2 p.m.

**For more information about
Firestone**, to find out who to
call, to check on permits and to
report possible permit
violations, etc., go to
www.ci.firestone.co.us