

# Ridge Crest

October 2007

## Budget Meeting



Our management company is currently preparing the 2008 budget, for review by the Board of Directors. The Budget Ratification meeting will be held on November 13th, and Association members are encouraged to attend. A meeting announcement and copy of the new budget will be mailed to all members, for review prior to the meeting. Unless 67% percent of members vote to reject the new budget at this meeting, it will be automatically approved.

## Holiday Decorating Committee

The holidays will be here before you know it! The HOA has allocated funds for decorations, and is calling for volunteers to form 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 the HOA is considering installing power at the monument signs on CO 15. To date, the HOA has not purchased any decorations, so they will consider ideas from the committee regarding materials, style, and location. Contact the community manager or board, to volunteer your time.

## HOA Scope

Did you know that the Ridge Crest subdivision contains 489 residential properties? The subdivision is almost a mile across, stretching from the west end of Snowberry Ave., to CO 15. Ridge Crest encompasses nearly a quarter of a square mile. There are five "pocket parks" and twelve common area walkways, which are maintained by a private contractor. His duties include picking up trash, mowing, sprinkler maintenance and repair, dog station pick up and bag refilling, keeping drainage structures clear, weeding, trimming and snow removal. Keeping these areas groomed amounts to about 25% of our annual expenses.

Last year, snow removal was another large expense. The HOA paid nearly \$9000 to keep the common areas and St. Vrain Ranch Blvd. eyebrow streets clear. Snow removal on other streets is the responsibility of the Town. And as many of us learned last year, the Post Office will not deliver mail unless a path is cleared to the mail kiosks. Because these kiosks are on private property, individual homeowners must maintain access.

## No-Parking Signs

The signs have been purchased, and a permit has been issued, for the St. Vrain Ranch Blvd eyebrow streets. The contract has been signed, and six signs will be installed at various points within a few weeks. Thanks to Jodi Longstreth for contributing to the success of this project!

As we approach winter and another budget year, the Board must consider these expenses, along with administrative and legal costs. To review HOA financial documents, visit the Ridge Crest website, and click on the *Financials* page, on the menu bar to the left. New information will be posted as it becomes available. A map of our community is also available from the website, showing subdivision limits, common areas, mail kiosks, and dog stations. Larger maps are available by request.

### Board of Directors:

Wendy Osborn - *President*  
Kelly Deitman - *Vice President*  
Jeremy Pilon, *Treasurer*  
Penny Gagliardi - *Secretary*  
Denny Usher

### Direct Email:

[board@ridgecresthoa.com](mailto:board@ridgecresthoa.com)

### HOA Website:

[www.ridgecresthoa.com](http://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](http://www.e-hammersmith.com)

### Community Manager:

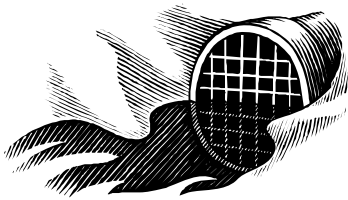
Gwen Rohrer

### 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. Meetings are held at Sable Landing Event Center, 5691 Sable Avenue, (WCR 22), Firestone.

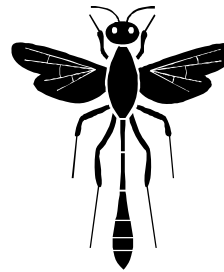


## Drainage Issues

The HOA is experiencing issues with the build-up of stagnant water and debris in the Echo and Taylor park drainways. This is due mainly to extreme congestion on the “downhill” side of the concrete inlet structures, from overgrown weeds and trash. Our grounds contractor has been diligent in cleaning the Ridge Crest side of each inlet, as HOA property ends at the concrete inlet at both locations. Because the opposite side of the inlet at Echo is owned by the school district, and at Taylor by the Town, Directors have met with town and school officials to request that these areas receive more frequent cleaning. In addition, we are in negotiations with the Town regarding the installation of a permanent concrete trickle pan behind the Echo park drain. Currently, this ditch has become so clogged with organic debris, that trees are growing in it! Your patience and support are appreciated, as we work through these issues.

## Wasp Nests

Several residents have commented on the number of wasp and yellowjacket nests that have appeared during the long summer. For many homeowners, long distance spraying is the answer. There are several products available from local hardware stores, that allow spraying of overhead and above-grounds nests. For ground nests, cover with a solid material (bowl or bucket) for several days. All types of nests are best handled at night, when wasps are less active. Most nests are abandoned in the fall, which is a good time to clear nests from eaves and hard to reach places.



There are several types of flying insects, some more harmful than others. CSU’s website has useful information about various species, how to control them, and sting remedies at the following web link: <http://www.ext.colostate.edu/PUBS/INSECT/05525.html>. Yellowjackets and European paper jackets are the species most likely to sting, and honey bees are the only type to leave a stinger. The best way to remove the stinger is by scraping, then treat the sting with antiseptic.

## Winterizing Your Home

Autumn is here, and it’s time to prepare for the cold weather ahead. Have you checked your furnace lately, or cleaned or installed new filters? That’s a good place to start. HVAC contractors will be busy soon, so scheduling an inspection now wouldn’t hurt, either. Do you have gaps around doors and windows? Caulk is cheap and weather stripping is easy to install if gaps are discovered. Improperly sealed homes can waste up to 10%-15% of heating costs.



Be sure to inspect ducts for breaks or openings. Believe it or not, duct tape is not recommended for duct repair. Rather, duct segments can be rejoined with sheet metal screws, or small openings can be covered with mastic. Insulating kits can be also purchased, to seal electrical outlets in exterior walls. Have you checked your attic insulation lately? Since heat rises, heat loss through uninsulated portions of attic can be huge.

In a few weeks, you should also consider draining and clearing your sprinkler system. Don’t forget to turn off exterior spigots, then close interior valves, and drain by disconnecting any hoses or attachments. Learn how to turn off the water at it’s source, so that leaks can be stopped as soon as they’re discovered.

## 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

### 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

### Weld Library District

303.833.3510

### Town of Firestone

[www.ci.firestone.co.us](http://www.ci.firestone.co.us)