

October 31, 2005

RIDGE CREST HOMEOWNERS
ASSOCIATION, INC.

NOTICE

BUDGET RATIFICATION MEETING

Monday, November 14, 2005
6:30 pm

Sable Landing Event Center
5691 Sable Avenue (WCR 22) Firestone, CO 80504

Please plan on attending the Budget Ratification Meeting for Fiscal Year 2006, to be held at the time and place mentioned above. The budget is based on the assessments for the Association **remaining the same. A copy of the approved budget is attached. This budget will be ratified automatically unless 67% of members entitled to vote appear at the meeting and vote to reject the budget.**

This shall serve as official Notice of the Meeting in accordance with the Declaration of Covenants, Conditions and Restrictions for the Ridge Crest Homeowners Association, Inc. for Fiscal Year 2006.

Ridge Crest Homeowners Association, Inc.

(Mailing Address:)

c/o Management Specialists, Inc.
390 Interlocken Crescent, Suite 500
Broomfield, CO 80021-8041
Fax: (303) 420-6611
www.ManagementSpecialists.com

(Community Manager Contact Info:)

Grace Cooley
Management Specialists, Inc.
2725 Rocky Mountain Avenue, Suite 330
Loveland, CO 80538
(970) 663-9683 Fax: (970) 635-0517
GCooley@ManagementSpecialists.com

Ridge Crest

OCTOBER 2003

BUDGET RATIFICATION MEETING MONDAY, NOVEMBER 14TH!!

What - Budget Ratification Meeting
(Presentation of next year's HOA budget.)
When - Monday, November 14th, 6:30 pm
Where - Sable Landing Event Center
5691 Sable Avenue (WCR22)
Firestone, CO 80504

RIDGE CREST WANTS YOU!

Interested in being on a Ridge Crest committee? We need committee members for the Architectural Control Committee (ACC). Members of this committee review and approve or disapprove Design Review Requests (DRRs). It is important to have a good understanding of the Community's Covenants and Design Guidelines (which are currently being amended by the Board). The ACC committee members receive the DRRs from the Community Manager, look at them to determine whether the submitted designs are allowed per the Design Guidelines and Covenants, approve or disapprove the DRR and then return them to the Community Manager. The Community Manager calls each person who submitted DRRs and lets them know what the ACC decided. The ACC has 60 days, per the Covenants, to review and then return the DRR to the resident, via the Community Manager. Call your Community Manager, Grace, at 970-663-9683 if you are interested or need more information.

EMERGENCIES -

AFTER-HOURS AND WEEKENDS

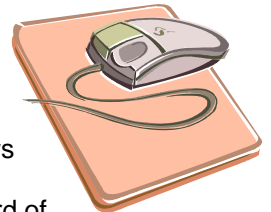
Management Specialists' Loveland Office is open Monday - Friday, 8am - 5pm. For emergencies outside these days and times, please call MSI's main Loveland number and follow the prompts. That number is (970) 635-0498. The on-call manager will call you back and proceed to ask a few questions in order to ascertain if it is a true emergency or not, so please be patient. Remember, if it's not a true emergency, wait and call your community manager during office hours or leave her a message. Most companies charge an after-hours/emergency/travel fee for coming out at those times, and no one wants their dues to go toward unnecessary expenses.

MANAGEMENT SPECIALISTS, INC.

Please keep in mind that Management Specialist, Inc. (MSI) serves an administrative function only. MSI helps manage the Homeowners' Association at Ridge Crest by working as a liaison between the Board and the Homeowners and between Contractors and the Board. MSI has absolutely no input in whether or not Design Review Requests (DRRs) get approved or not. They also have no input in the Rules and Regulations of your Community. The Board of Directors, along with Homeowners, make all the decisions for the Community.

HEY, CHECK OUT - RIDGE CREST'S NEW WEBSITE!!

Go to www.ridgecresthoa.com to see what is happening in the Ridge Crest Community! Find Community News, post something to sell, look at maps and newsletters, read the HOA Bylaws and forms, including Design Review Requests (DRRs) and email the Board of Directors. You can also find community links to the Weld County offices, the Town of Firestone, the St. Vrain Valley School District, Management Specialists, Inc., the Carbon Valley Library and Recreation Center, etc.



DRR NOTE

Remember, no matter what you are planning to do, if it alters the outside of your house or lot at all - front, side or back, you must submit a Design Review Request before proceeding - this includes political signs, flags, landscaping, etc. When submitting a Design Review Request (DRR), and if you are making multiple requests at the same time, note that you can submit all your requests on **one** DRR. You do not have to fill out multiple DRRs. Just check all the appropriate boxes on the front of the DRR, to indicate all the requests you are making. You can receive and send your DRRs in email form too. Call your Community Manager for details and with any questions.

CONGRATULATIONS TO
DON AND STACY PETERING, OUR HOA ANNUAL
PICNIC GRAND PRIZE WINNERS OF ONE YEAR OF
HOA DUES PAID!

WATER CONSERVATION REQUEST FROM THE TOWN OF FIRESTONE

Due to the record heat that our state has experienced this summer we are asking residents to make a concerted effort to conserve water. This includes not watering lawns or landscaping between the hours of 10am and 6pm. The water district has experienced difficulties with keeping the water storage facility full and pressures up due to the extreme heat and increased demand. We ask all residents to voluntarily conserve water and not water during the hottest times of the day. Thank you for your continued conservation efforts.

XERISCAPING: ROCKS, WOOD CHIPS, AND CACTI? ABSOLUTELY NOT.

Xeriscape means the application of the principles of Landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation, but not total elimination, of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices.

What is clear is that Xeriscape does not equal a couple truckloads of rock and wood chips dumped in a heap on the front yard of a property.

Xeriscaping seems to be more of a method than a style, but it can be aesthetically pleasing, as well. Xeriscape is not defined by how it looks—it is defined by how it works. For a great source of information on xeriscaping your yard, go to www.xeriscape.org/index.html

ABOUT FIRESTONE

Firestone is a statutory Town that was formed in 1908. The Board of Trustees is the governing body of Firestone. It is comprised of six Trustees and the Mayor. The Firestone Town Board appropriately balances the requirements of the free enterprise system with the citizen's directive for high quality municipal services. The Board recognizes and accepts their role as responsible fiscal managers. A variety of Boards and Commissions are appointed by the Board of Trustees to advise the Board or perform various community tasks, including the Planning Commission, the Parks and Trails Advisory Board, the Board of Adjustment, the Liquor Board, the Youth Commission, etc.

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

WINTER HOLIDAY DECORATION COMPETITION

Ridge Crest HOA is having a winter holiday light and display competition this year! For Best Light Display and Best Overall Display, The Grand Prize Winners for each of those categories will get ½ of a year's dues paid. Runners up in each category get ¼ of a year's dues paid. Judging will take place the week of December 19, 2005. We need volunteers to be on the Judges Panel, so contact Grace, at Management Specialists, Inc., if you would like to be a judge for this great event.

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
303-772-0710

Police
Firestone Police Department
303-833-0811

Ambulance
Tri-Area Ambulance District
303-833-0811

**Police/ Ambulance/ Fire Department
Emergencies**
911

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., Suite B
Frederick, CO 80530
Mon, Wed, Fri 10 am – 5 pm
Tue and Thurs 10 am – 8 pm
Sat 10 am – 2 pm

BOARD OF DIRECTORS

President
John Stodola

Secretary
Dennis Usher

Treasurer
Kurk Erickson

Members
Henry Gneiser

MAILING ADDRESS:

RidgeCrest Homeowners
Assoc.
c/o Management Specialists,
Inc.
390 Interlocken Crescent,
Suite 500
Broomfield, CO 80021
Your Accounting Technician:
Stacey Wills at 720-074-4163

YOUR NEW COMMUNITY MANAGER

Grace Cooley, with Management Specialists, Inc., is your new Community Manager. She can be reached via her direct line at 970-663-9683 or by email at: gcooley@managementspecialists.com.

For snail mail:
Management Specialists, Inc.,
2725 Rocky Mountain Avenue
Suite 330, Loveland, CO 80538,
Attn: Grace.

WWW.CONDOCERTS.COM

Management Specialists uses this website as the source for legal documents associated with RidgeCrest, and all other Associations they manage. Your Realtor can find the Covenants, Minutes from meetings, Rules and Regulations, Financial information and more. Direct your Realtor and Title Company to this sight for Association and property information.