

Ridge Crest

OCTOBER 2006

BOARD OF DIRECTORS

Kelly Deitman
Michael Howe
Wendy Osborn
Jeremy Pilon
Denny Usher

Board Direct Email

board@ridgecresthoa.com

Architectural Control Committee

Kelly Lanning
Kelly Deitman

MAILING ADDRESS

Ridge Crest
Homeowners Association
c/o MSI, LLC
390 Interlocken Crescent,
Suite 500
Broomfield, CO 80021

COMMUNITY MANAGER

Randy Hegwood

(970) 663-9683 direct
(720) 974-4443 fax
RHegwood@msihoa.com

ACCOUNTING TECHNICIAN

Stacey Wills

(720) 974-4163
SWills@msihoa.com

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.

MEETING PROCEDURE

Monthly HOA Board meetings are **business** meetings. The Board requests that homeowners who wish to address the Board contact them three business days prior to the meeting, either through MSI or the Ridge Crest website, to be included on the agenda. Each homeowner will have five minutes to address the Board. For other home-owners in attendance, please respect your neighbors' time before the Board, and limit rebuttals to the Open Forum portion of the meeting. The



Open Forum will be limited to fifteen minutes, during which time the Board will hear comments from homeowners not on the agenda.

GARAGE RESOLUTION

The Board of Directors has signed a Resolution to the Design Guidelines permitting permanent storage sheds/garages. This means that with the appropriate permits from the Town of Firestone and/or Weld County, an approved Design Review Request (approved by the HOA Architectural Committee), and an appropriately sized lot, you are allowed to build a permanent garage on your lot, providing it meets all the requirements of the new Resolution. To read the Resolution, go to www.msihoa.com, sign in for your community, go to "Resource Center" and choose "Governing Documents" from the pull-down menu. From there you can view all the legal documents of the HOA.

COMMUNITY DISCOUNT AT THE TREE FARM

The Tree Farm is offering a 20% discount for Ridge Crest Homeowners. They want all of Ridge Crest's business and so are willing to offer you this discount if you will just tell them you live in the Ridge Crest Community. They are located at 11868 Mineral Road (Hwy 52) in Longmont.

KWALL PAINT DISCOUNT

Take advantage of the discount Kwal Paint is offering for Ridge Crest Homeowners! We use Kwal colors and the Architectural Control Committee (ACC) has a binder of acceptable and approved color schemes. To submit for painting, you must choose one of the color schemes from the paint book and then submit the request to the ACC. After choosing your colors from the binder, and when you go to the Kwal paint store, just tell them you live in the Ridge Crest Community to get a 30% discount on your paint purchase. If you are interested in painting your home, check the new Design Guidelines for how to submit for this change. The ACC must approve all painting requests, whether it changes the color of your home or not. They will want you to paint some of the actual paint on something to submit with your request. To review the paint binder/book, please contact your Community Manager.



CALL FOR BALLOT/VOTING ASSISTANCE

Look for another mail-in ballot coming to your home. The last ballot was sent in error. In order to meet the requirements to pass these new measures, the Board and volunteers will be going door-to-door to collect ballots and get signatures on consent forms. We already have some volunteers to help out by going door-to-door, but we need more assistance. If you would like to help in this campaign, please contact your Community Manager to volunteer. You will receive some training in order to do this with confidence. Thanks!

BEAUTIFICATION COMMITTEE REPORT

The Beautification Committee is hard at work! To date, the committee has cleared away some of the overgrown shrubs along Stagecoach Ave. and St. Vrain Ranch Blvd. to make way for flowerbeds and other annuals. Next, rock beds with shrubs will be installed at the Taylor and Stagecoach areas, in an effort to reduce sediment and debris into the trickle pans. Perimeter and intermediate planting beds will also be added in these areas, ideas for which have not yet been completely developed. Rock beds around mailboxes, improvements such as benches at the Echo Ct. area, and a picnic shelter in the Quigley park are also being considered.

As plans for some of this work must be reviewed by the Town, timing is still tentative. Proper drainage of our detention ponds is a sensitive and ongoing issue, and the Committee is making every effort to create well-designed and long-lasting improvements. For that reason, projects such as sidewalks, picnic shelters and playground equipment cannot be implemented until next season. However, discussions with the Town have already been initiated, and details will be announced in future newsletters.

Special thanks to Brian Osborn and Tony Gagliardi for help with equipment and the “heavy lifting” of shrub removal! Some of the shrubs that have been removed from Stagecoach and St. Vrain Ranch Blvd. will be relocated. Shrubs not intended for relocation are available, free, to interested homeowners—contact the Committee for details and availability. The Committee could also use your ideas and energy—contact them through MSI, or our website, if you want to lend a hand.



MOVING OF THE MAIL KIOSK

Several homeowners on Quigley Circle have requested that the HOA consider relocating the mailbox in front of 6834 Quigley. Evening congestion at this mailbox frequently restricts driveway access for those living in the immediate area. If all homeowners affected by this relocation sign-off on the postal service agreement, the new location will be the northeast corner of the Quigley/St. Vrain Ranch common area.

NEW COMMUNITY MANAGER

Randy Hegwood is your new Community Manager with MSI. He attended Longmont High School and has three and a half years experience as an HOA manager. Through his education and experience, he has acquired the designation of CMCA. Randy spends his free time golfing, hiking and cheering for the Broncos.

WINTER IS COMING!

It's time to winterize your vehicle! While we may have frosts before then, the official “hard freeze” date is usually around Thanksgiving. Check your antifreeze levels and the tread on your tires. Better yet, take it to your mechanic or dealer and have them check your entire vehicle. Make sure you have a windshield scraper

in your car, and consider keeping some extra cold-weather gear in your vehicle, just in case. Appropriate items might include the following: an extra-warm, water-proof pair of gloves, warm hat, heavy-weight coat, snow boots and even a blanket.

COVENANT VIOLATION FINES

These are fines that the association charges a homeowner when Covenant violations are not corrected. The fine rates for violations in the community are as follows:

- First Notice: \$50
- Second Notice: \$100
- Third Notice: \$200

COSTS FOR SERVICES

These are some of the costs incurred by the association when a homeowner does not pay their assessments on time. These costs are initially charged to the association, which only is paid back when the homeowner brings the account current.

- Accounts Receivable Processing Fee: \$10
- Court Attendance Fee: \$75
- Lien Filing/Release Fee: \$75

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