



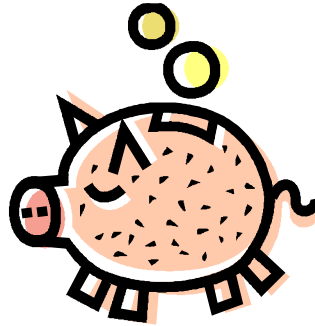
# Ridge Crest

Oct. 2008

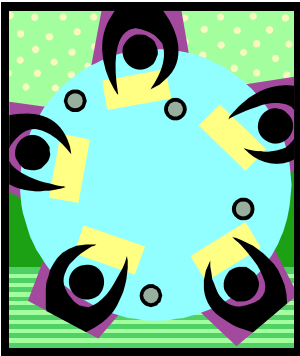
Homeowners Association

## 2009 Budget

Our management company is currently preparing the 2009 budget, for review by the Board of Directors. The Budget Ratification meeting will be held on November 11th, 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.



## Board Positions Available

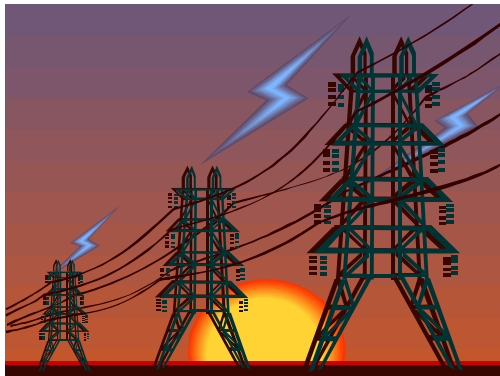


Interested in becoming a board member? Three board positions are currently open. A board position is voluntary (unpaid), and requires a couple of hours a week in service to the community. Duties include reviewing individual homeowner accounts in reference to debt collection or improvement requests, review of insurance, management and grounds maintenance contracts, meetings with Town officials with regard to common area improvements, annual budget review, oversight of various committees, and monthly board meetings. Board members work closely with our community manager and legal counsel in making decisions that impact the entire community.

Any Ridge Crest homeowner is eligible for consideration, and a questionnaire is available from Hammersmith Management. Contact the Board, or Hammersmith Mgmt. for more information.

## United Power Rebates

United Power is offering rebates on LED holiday lighting, along with it's partner Tri-State Generation & Transmission. Customers can qualify for rebates of \$2 to \$4 per strand, depending on length. More information will be available in future utility mailings, and the provider's website, beginning in November. The offer is redeemable until January 30, 2009. Since LED lighting uses less than 1/8 the energy, and can last up to 10 times longer than incandescent lighting, power savings for a few strands of holiday lighting is significant. Visit their website for office locations and contact information: <http://www.unitedpower.com/cfl.aspx>



### Board of Directors:

Wendy Osborn - *President*  
Kelly Deitman - *Vice President*  
Kelly Lanning - *Secretary*  
Denny Usher

### Direct Board Email:

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

### HOA Website:

[www.ridgecresthoa.com](http://www.ridgecresthoa.com)

### Arch. Advisory Committee:

Kelly Lanning  
Kelly Deitman

### Welcome Home Committee:

Penny Gagliardi  
Kelly Lanning  
Stacey Cummins  
Mary Benson  
Tina Urbanski  
Jaime Hodgson  
Jacqueline Peterson  
Brenda Wagner

### 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:

Kacie Dreler

### 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.

## 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 our grounds maintenance 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 budget.



In recent years, snow removal has been another major expense. The HOA pays to keep the common areas and St. Vrain Ranch Blvd. eyebrow streets clear of snow and ice. Snow removal on other streets is the responsibility of the Town. And as many of us learned in the last two years, 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.**

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.



## Compact Fluorescent Facts

- ◆ Compact fluorescent lamps (CFL's) produce more light and less heat than incandescent bulbs.
- ◆ They can be recycled free of charge at any United Power office, where new CFL's may be purchased at a discount.
- ◆ A 23-watt CFL provides the same amount of light as a 100-watt incandescent lamp.
- ◆ The best place to install a CFL is in frequently used fixtures, that are normally turned on for more than 3 hours.
- ◆ CFL's contain small amounts of mercury, significantly less than a household medical thermometer.

For more info. navigate to the United Power FAQ website: <http://www.unitedpower.com/documents/CFL-FAQ.pdf>

For info. on the safety of CFL's and mercury content, visit the Energystar website: [http://www.energystar.gov/ia/partners/promotions/change\\_light/downloads/Fact\\_Sheet\\_Mercury.pdf](http://www.energystar.gov/ia/partners/promotions/change_light/downloads/Fact_Sheet_Mercury.pdf)

## Recycling CFL's

Since CFL's contain trace amount of mercury, caution should be exercised in the cleanup of broken lamps:

1. Open a window and leave the room (restrict access) for at least 15 minutes.
2. Remove all materials you can without using a vacuum cleaner. -Wear disposable rubber gloves, if available (do not use your bare hands). Carefully scoop up the fragments and powder with stiff paper or cardboard. -Wipe the area clean with a damp paper towel or disposable wet wipe. Sticky tape (such as duct tape) can be used to pick up small pieces and powder.
3. Place all clean up materials in a plastic bag and seal it. It is recommended that you place these materials in two plastic bags before disposal. Wash your hands after disposing of the bag.
4. The first time you vacuum the area where the bulb was broken, remove the vacuum bag once done cleaning the area (or empty and wipe the canister) and put the bag and/or vacuum debris, as well as the cleaning materials, in two sealed plastic bags in the outdoor trash or protected outdoor location for normal disposal.

## Foreclosure Hotline

Are you or someone you know having trouble keeping up with mortgage payments? Are payments increasing so much that you think you can't keep your home? Help is out there. Free, confidential advice is available at:



- ◆ The Colorado Foreclosure Hotline, sponsored by the Colorado Foreclosure Prevention Task Force, 1.877.601.4673
- ◆ Weld Foreclosure Coalition, 1.800.559.5590, in association with the United Way of Weld County
- ◆ The Colorado Housing Counseling Coalition (CHCC), for information regarding debt management and consumer education opportunities, [www.housingcounseling.com](http://www.housingcounseling.com)
- ◆ Consumer Credit Counseling Service, 970.229.0695, for free foreclosure avoidance workshops, [www.cccsnc.org](http://www.cccsnc.org)

## Winterizing and Annual Maintenance

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 attics can be huge.

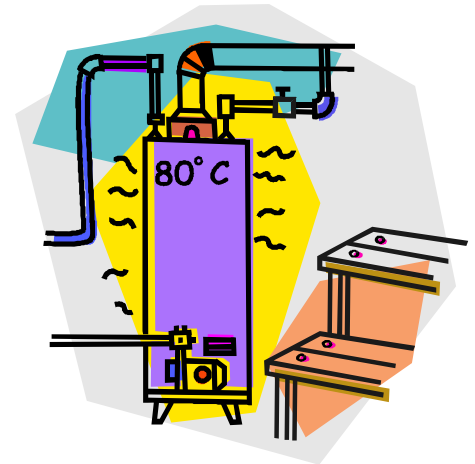
Also consider draining and clearing your sprinkler system soon. Don't forget to turn off exterior spigots, then close interior valves, and drain by disconnecting any hoses or attachments. Learn how to turn off the water at it's source, so that leaks can be stopped as soon as they're discovered.

Annual maintenance should also include draining water heaters and filling basement plumbing traps. All plumbing fixtures have traps – a bend in the drainpipe that is always filled with water. The trap acts like a seal made of water that stops smelly sewer gases from entering your house. The traps below your sinks get replenished every time you run the water, but in most homes the traps below the basement floor drains never get refilled. The water evaporates and sewer gases start wafting up from the drain. To fill trap:

1. Remove the lid from the floor drain.
2. Clear any debris from the drain trap.
3. Pour half a bucket of water down the drains to refill the trap.
4. (Optional) Add a few tablespoons of mineral oil on top of the water in the trap to prevent the water from evaporating.
5. Replace lid.

Minerals in hard water may collect in your water heater. Over time, it reduces the amount of hot water available, lowers your water temperature and, in some cases, reduces your water pressure. Do this simple job carefully; wear gloves to avoid burns. A drain valve is on the side of your water heater, near the bottom. It looks like a typical outdoor faucet, with a handle and a threaded spout. To drain:

1. (Optional) Shut off the heating supply.
2. With an electric water heater, shut off the circuit breakers or pull the fuses.
3. With a gas water heater, turn the gas valve to the pilot position.
4. With an oil-fired water heater, turn off the power to the burner.
5. Attach a hose to the drain valve and direct it to a floor drain.
6. Open the drain valve until the water runs clear.
7. Once the water runs clear, turn off the drain valve.
8. Wearing gloves, detach the hose from the drain valve. Lift up the end of the hose so any hot water left in it runs towards the drain.



## HOA Internet Resources



The Association website contains all of the documents that are required by law to be provided to members. Many of these can be found on the *Bylaws/Forms* page. In addition, newsletters, maps, meeting minutes, and general information are available. Homeowners can subscribe to automatically emailed notices, dues reminders and newsletters from the *Subscribe* link from the Home Page. Have you ever wondered how your dues payments are spent? Check out the *Financials* page for the annual budget breakdown and tax information. This website was created by Kirsty Sarris, of Sarris Network Solutions, and is maintained by board members. Send any questions, or ideas for improving the website to the Board, to the email link in the sidebar.

## Seal Coat Project

Colorado Asphalt Services has been hired to seal coat the eyebrow streets along St. Vrain Ranch Blvd. These are owned by the Association, and maintenance is funded through the HOA's reserve budget. Work will occur on October 15th, and homeowners are asked to stay off the eyebrows for 24 hours. Written notice will be mailed to all those affected.

## Grounds Contract

The contract for common area maintenance and snow removal is up for renewal at the end of October. Steve Sandoval, our current contractor, is being considered for the new contract, in addition to several other bidders. Homeowner comments are welcome, as the Board considers the new contract award.



## Painting Contractor

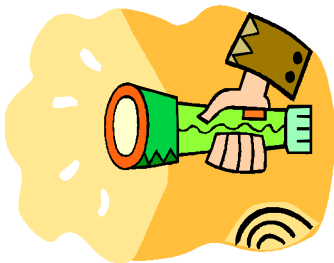
Mike Ording is a local painting contractor. He is offering Ridge Crest residents a 30% discount on painting. To contact him for a free estimate, call 970.545.1293, or email [ordpaint@gmail.com](mailto:ordpaint@gmail.com). Visit our website to print out a full-sized flyer.



## What's New In Firestone

### Neighborhood Watch

The October meeting of Neighborhood Watch will be held at Town Hall, 151 Grant Avenue, on Saturday, October 25th. From 10am to 11:15am, Officer Heather MonDee will discuss various aspects of the program including subdivision feedback, the Community Crime Survey, and domestic violence issues.



### Firestone Centennial Schedule

Firestone's Centennial celebration schedule, October 11th:

- 10 am - Centennial Clock and Timecapsule Dedication at Gateway Park
- 11 am - Centennial Honey Festival, Vintage Music, food and craft vendors, beekeepers and observation hives, honey exhibitors, historic performances, Union Pacific Railroad Mini-Train
- 1 pm - Special Historic Performance
- 2 pm - Live Music with the Dave Davis Band
- 4 pm - Final Judging & Awards for Centennial Costume Contest
- 4:30pm - Honey Festival Costume Contest, Best Bee-Haved Doggie Owner Look alike, Best Bee Costume, Best Dog or Human Tricks
- 5 pm - Final Review and Awards for Honey Festival

Visit the town website for more info.: <http://www.ci.firestone.co.us/>