

Ridge Crest

September 2007

HOA Records



Many association records are available for review by all members. Documents required by law to be accessible, are available on the Ridge Crest website. The *Financials* page has the collection policies as well as budget and tax information. Meeting minutes are posted to the *Community News* page regularly, and go as far back as 2005. The *Bylaws/Forms* page contains the Bylaws, Covenants, and adopted Policies and Resolutions. Homeowners will also find the latest guidelines for maintenance and improvements here. As guidelines are occasionally modified to meet the needs of our growing community, members should check the posted version prior to submitting a Design Review Request.

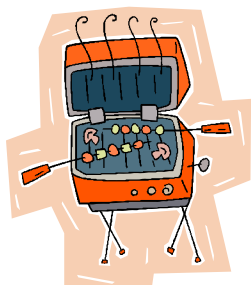
Hardcopies of records are kept by Hammersmith Management. Members may request copies thru the contact information shown in the sidebar.

Home Sales

The following are recent real estate statistics, courtesy of Sharon Feaster, of Keller Williams 1st Realty:

- ◆ Currently there are 23 homes for sale in Ridge Crest. The listing prices of these homes range between \$179,900 and \$279,000. The average listing price for these homes is \$226,900 and the median price is \$224,000.
- ◆ The number of homes sold in the last 12 months is 32. The average days these homes were on the market prior to sale was 110 days. The sales price of these homes ranged between \$152,000 and \$254,000. The average sales price was \$211,000 with the median sales price being \$202,000.
- ◆ The average listing price versus sales price, based on numbers 1 and 2 above, shows houses are selling for 7% less than their original asking price. I know these may be off just a little, but based on my experience with the market in this area, I believe the 7% difference is right on the mark.
- ◆ There are currently 5 houses listed as subject to Short Sale, and 5 bank owned foreclosures. Plus 10 more homes that are in foreclosures as of Sunday the 19th of August. That number is increasing daily.

Social Event Funds



A small portion of the Association budget has been earmarked for social events. In prior years, these funds were spent on whole-community barbecues. Low attendance at these gatherings has prompted the Board to consider offering funds directly to homeowners who want to throw block parties, ice cream socials, etc. Funds are available on a first-come, first-serve basis, and each request will be considered individually. Contact the Board or Management, to learn more about throwing a party for your neighborhood.

Board of Directors:

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

Direct Email:

board@ridgecresthoa.com

HOA Website:

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

Community Manager:

Gwen Rohrer

Client Services:

303.980.0700
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.

Preparing Landscaping for Winter

Autumn is the best time for planting, so if you are considering adding or relocating, now's the time to do it. Flowers, shrubs and trees have been proven to bloom more profusely, have better established root systems, and require less water for transplanting, if planted in the fall. This is also a good time to fertilize the lawn, to replenish the nutrient supply that may have been exhausted by a long, hot summer. Many local nurseries are also advertising sales and special discounts at this time of year. A good resource for plant types and their care, as suited to our local climate, is the High Country Gardens website www.highcountrygardens.com. Homeowners considering exterior improvements are required to submit a Design Review Request (DRR) for approval. This review process could take as long as 60 days.



Remember that sprinkler and drip systems should be turned off, drained, and blown out before the first big frost. Water left in irrigation piping could freeze, expand, and rupture fittings, if not properly winterized.

Grounds Contract

The contract for common area maintenance and snow removal is up for renewal in October. Several landscape companies have maintained Ridge Crest grounds, and the contract has been awarded to a different group each year. Steve Sandoval, our current contractor, is being considered for the new contract. Steve has proven to be hard-working, thorough, and conscientious. During the December snows, he plowed day and night to clear the common areas and eyebrow streets. And a quick review of HOA expenses has revealed that recent repairs and upgrades have actually saved money for the Association.



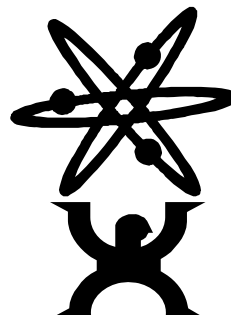
Have there been issues? Sure, there always are. But in the coming year, we expect that Steve's quick response and personal attention to issues will continue to benefit the community. Homeowner comments are welcome, as the Board considers this contract renewal.

Council for the Arts

The Town of Firestone is seeking input about fine and performing arts to benefit the Council for the Arts. Take a minute to fill out the survey on the Town website: www.ci.firestone.co.us

Energy Saving Tips

As energy prices continue to rise, we are continually looking for ways to save. The Office of Energy Efficiency and Renewable Energy (<http://www.eere.energy.gov/>) publishes tips on energy saving every month. They offer advice regarding insulating, appliances, lighting, heating, and ways to use landscape for energy efficiency. Other websites, like Energy Savers (<http://www.energysavers.gov/>) post links to a broad range of support information.



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