



# Ridge Crest

March, 2009



Homeowners Association

## Garage Sale

The date for our community garage sale has been set for Saturday, May 16th. Several members have requested that we hold this event prior to Memorial Day, and the full heat of summer. The Association will pay for advertising, and create a map showing sale sites. Please email the board if you'd like to participate, to be sure that your address is included on the map. The deadline for notification is Tuesday, May 12th. Maps will be distributed to sale sites, and attached to signs posted at entrances to the community.



Dumpsters for household waste items will be available that weekend. We are exploring options for a charity pick-up of unsold items. Details to follow in future newsletters and on our website.

## Updated Guidelines

Soon the Board will be revising our design guidelines, in keeping with House Bill HB-08-1270. This bill promotes the use of solar and wind energy generating devices by Colorado residents. The law makes it clear that the installation of certain solar and wind generation devices cannot be prohibited by associations. However, associations can continue to impose restrictions on the dimensions, placement, and external appearance of the device, so long as the restrictions do not significantly increase the cost of installation or significantly decrease the performance or efficiency of the device.

The new law states that the installation of awnings, shutter, trellises, garage or attic fans, evaporative coolers, energy-efficient outdoor lighting, and retractable clotheslines cannot be prohibited. However, our board and architectural advisory committee can and will continue to approve only devices that are aesthetically consistent with the neighborhood standards.



If you plan to install any of the items discussed above, please make sure you have reviewed the current guidelines prior to submitting your request. Guidelines are posted to our website, and can be found on the [Bylaws/Forms](#) page.

**Board of Directors:**  
Wendy Osborn - *President*  
Kelly Deitman - *Vice President*  
Kelly Lanning - *Secretary*  
Denny Usher  
Laura Kocur

**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 Dreller

**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.

Construction will commence on the intersection of CO Blvd. and Firestone Blvd. in April. Expect delays or plan an alternate route. Completion is expected by September.

## New Homeowners

Welcome new homeowners Karen Wagner and Paul Ferris, Dario Montelongo Jr., and Danielle and Josh Pepper. Consider joining one of our committees to meet your neighbors, and contribute to the community. Also check out our website for news, Association documents, and member services. The HOA looks forward to your participation.

## Send in Your DRRs Soon

Get ready to send your Design Review Request (DRR), in preparation for this summer's home improvements. Keep in mind that the Architectural Control Committee (ACC) has up to 60 days to review and return DRR's. If an incomplete DRR is submitted, it may take a week or two for processing and return, before ever getting to the ACC. Once the request is reviewed, the committee will identify a completion date of 90 days after the noted approval date, for the work to be completed.

A DRR must be submitted and approved for work that alters the home exterior or yard in any way. This includes flags, landscaping, fencing, painting, etc. Multiple requests can be described on the same form, which is available by request from our manager, or can be downloaded from the HOA website *Bylaws/Forms* page. Please be sure to use the new forms, with the Ridge Crest letterhead, and not the MSI forms that were distributed prior to January 2007.



Once complete, homeowners are required to notify the committee in writing. Upon receipt of the notice, a committee member will call to establish a date and time for on-site review. This is the final step in the process, and vital in maintaining community standards. Contact our manager to have an inspection request forwarded to the ACC.

## DRR Processing

The Architectural Control Committee (ACC) takes up to 60 days to review a Design Review Request (DRR), and here's why:

When a homeowner submits a request to the management company, the DRR is first recorded and reviewed for completeness, then mailed to the ACC. This takes one to two weeks. The committee meets to review the request, and, on occasion, must contact the homeowner for additional information or to make a site visit. This process may take two to three weeks. Reviewed DRRs are then presented to the Board, for final comment. Because the Board meets once a month, DRRs are often distributed between meetings via email. Finalized DRRs are then mailed back to the management company, where they are recorded and mailed to homeowners. The entire process takes several weeks, even if the committee reviews the DRR within a few days of receipt.



There are currently two members of the ACC. More help is needed—interested residents may contact the board or our manager for an application to join the committee. The more participants, the less time individual members must devote to this time-consuming, but vital function of our HOA. Please consider joining.

## Lawn Fertilization

It is easy to get spring fever as the end of winter approaches. Many people want to begin Gardening and lawn improvements in April. Even retailers encourage us to do so by stacking lawn fertilizer in front of grocery stores and Garden centers. Spring newspaper and radio ads feature lawn care products and fertilizers. This sign of spring is so widespread, many people assume April is the best time to fertilize lawns.

Most Colorado lawns are comprised of cool-season grasses such as Kentucky bluegrass, perennial ryegrass or turf-type tall fescue. These cool-season grasses benefit the most from fall applications of fertilizer, usually sometime in October or November. Applying a high-nitrogen fertilizer in April may cause grass to grow too fast, before roots can grow to support the lawn. This makes a lawn less tolerant of summer heat. In most cases, an application of fertilizer in April is not needed when lawns were fertilized the previous fall or clippings are returned to the lawn. If an April application appears to be necessary, apply the fertilizer at a reduced rate. This may be followed by an early June application, a late August application, and the most important application in October or November. Cool-season grasses should not be given high-nitrogen fertilizers during the heat of summer. It causes excessive, lush growth that requires more frequent mowing and watering, and the lawn becomes more susceptible to insects and diseases. Conversely, warm-season grasses, such as buffalo grass and blue grama, should be fertilized in late June or July, when most growth occurs.



From the CSU Extension: <http://www.ext.colostate.edu/ptlk/1533.html>

# FIRE SAFETY TIPS FOR YOUR HOME

From the USFA "Tribute to Heroes" campaign

## SMOKE ALARMS

Have a working smoke alarm on each level of your home and outside bedrooms.  
Test smoke alarms monthly and change batteries at least once every year.  
Consider buying a lithium battery powered smoke alarm, which may last up to ten years with no battery change.  
Install smoke alarms away from air vents.  
Install smoke alarms on the ceiling or wall, at least 4 inches from corners.  
When affixed to walls, smoke alarms should be between 4 and 12 inches from the ceiling.  
Never disable or remove smoke alarm batteries.

## ESCAPE PLANNING

Develop a fire escape plan with your household and practice often.  
Know two ways to exit from every room in your home.  
Make sure safety bars on windows can be opened from inside your home.  
Crawl low, under smoke.  
Feel closed doors. If hot, use another exit.  
Identify a place to meet household members outside. Never re-enter a burning building.  
Escape first and then call for emergency assistance.

## FIRE SAFETY WALK THROUGH

Keep clothes, blankets, curtains and other combustibles at least three feet from space heaters.  
Place space heaters where they will not tip over easily.  
Have chimneys cleaned and inspected annually by a professional.  
Clear the area around the hearth of debris, flammables and decorative materials.  
Always use a metal mesh screen with fireplaces and leave glass doors open while burning a fire.  
Keep clothes, towels and other combustibles away from stove burners.  
Never leave cooking unattended.  
Be sure your stove and small appliances are off before going to bed.  
Check for frayed wires and do not run cords under rugs or furniture.  
Never overload electrical sockets.  
Keep lighters and matches out of the reach of children.  
Never leave cigarettes unattended.  
Never smoke in bed.

Thank you for helping the U.S. Fire Administration to work for a fire safe America and protect the heroes that protect our lives. For more fire safety tips and information please explore our website: [www.usfa.fema.gov](http://www.usfa.fema.gov)



## W h a t ' s   N e w   I n   F i r e s t o n e

### Crime Survey

Do you think you live in a safe neighborhood? Do you have concerns regarding traffic or crime? Take a minute to fill out the Town of Firestone's crime survey, available from our website. Mail or drop off the form at Town Hall when complete.

### E-Town Review

Interested in saving paper? Call or email Pete Ditmon ([pditmon@ci.firestone.co.us](mailto:pditmon@ci.firestone.co.us)), with the Town of Firestone to receive the Town Review by email.

### Meet and Greet

Stop by Town Hall on March 19th, from 6-8pm, for the Annual Meet and Greet. Take this opportunity to meet staff and elected officials. Free refreshments will be provided.

### Community Safety Day

The 2009 Community Safety Day will be held on April 4th, from 10am to 2pm, at Fire Station 3 (6800 Tilbury Ave.). This year's theme is Severe Weather, and will include child safety seat inspections and station tours.

### Other News

- ◆ Trigger locks will be available on a first come, first serve basis from the Police Dept. Call 833.0811 for more info.
- ◆ Bring the kids to the Rotary Club's Easter Egg Hunt at Settlers Park from 2-4 pm on April 11th.
- ◆ The Sports Complex season opener will be held on April 25th from 10am to 3pm. Activities include a baseball skills challenge and live music.

## Dangerous Intersection



It has been noted that some residents sail through stop signs in our community. Of particular concern is the intersection of Stagecoach & Falcon Streets. Many young children live on this block, and make fre-

quent crossings at this location. Even with adult supervision, a child crossing this corner would have little opportunity to dodge vehicles that don't stop at the stop sign. Please help avoid tragedy by obeying traffic signs, and encourage your neighbors to do the same. The child's life that is saved may be your own!

## Trash Service

Members have inquired about community-wide trash service. Legally, the Association cannot mandate the use of a single vendor, but a bulk-rate service could be established. There are currently two different vendors serving Ridge Crest. We may already have enough members to qualify for lowered rates, but further research must be conducted. Watch for more information on our website, and in future newsletters. In the meantime, feel



free to email the Board with your comments and ideas on this issue.



## Winter Watering

The trees, shrubs, and turf bring color, shade, fresh smells, wildlife habitat, and maturity to our neighborhood. It's important that we manually provide water to these trees and plants. This year's budget includes winter watering for the first time, although, with recent snowfall, watering has been unnecessary. Denver Water suggests the following for the HOA, and individual homeowners alike:

**Tree roots are not carrots:** Tree root systems can spread two to three times wider than the height of the tree. Most of the tree's absorbing roots are in the top twelve inches of the soil. Water should be applied within the dripline.

**Water deeply and slowly:** Apply water so it moistens the soil in the critical root zone to a depth of 12 inches. Methods for watering include a deep root fork or needle, soaker hose or soft spray wand. Apply water to many locations under dripline. If a deep root fork or needle is used, insert the device no deeper than eight inches into the soil.

**How much water to apply:** To assure survival of the tree, apply 10 gallons of water for each inch of the tree's diameter. For example, a two-inch diameter tree will need 20 gallons per watering. Use a ruler to measure your tree's diameter.

**When to water:** During fall and winter (October - March) water one to two times per month, depending on weather, temperature and soil conditions. In spring and summer (April - September) water three times per month, depending on weather and watering restrictions.

**Mulch helps retain soil moisture:** Apply organic mulch within the dripline, to a depth of four inches. Leave a six-inch space between the mulch and trunk of trees. Mulch materials may include wood chips, bark, leaves and evergreen needles.

**Moisture is needed to avoid disease:** Drought stressed trees are more vulnerable to disease and insect infestations and branch dieback. Keep a watchful eye for anything that looks out of the ordinary. For general drought information visit:

[www.denverwater.org](http://www.denverwater.org)

For more details on watering trees visit: [www.watersaver.org](http://www.watersaver.org)

**Don't forget to disconnect your hose after each watering session, to prevent freezing!**



## Firestone Information

**Fire Department**  
Frederick-Firestone  
Fire Protection District  
303.833.2742

**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

**Coal Ridge Animal Hosp.**  
303.833.1137

**Xcel Energy**  
303.659.0551

**Kinder Morgan**  
800.563.0012

**Tri-Area Sanitation District**  
303.833.2977  
303.776.9570

**Waste Connections Inc.**  
303.708.8359

**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

**Imagine Charter School**  
303.772.3711

**Weld Library District**  
303.833.3510

**Town of Firestone**  
[www.ci.firestone.co.us](http://www.ci.firestone.co.us)