



Ridge Crest

March 2008

Send in Your Design Review Requests 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.

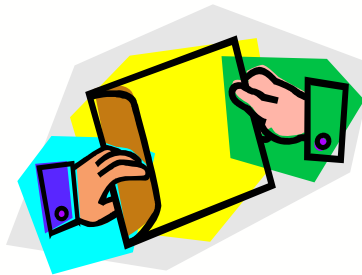
Once complete, homeowners are required to notify the committee in writing. Upon receipt of the notice, a committee member will call to establish a date and time for on-site review. This is the final step in the process, and vital in maintaining community standards. Contact our manager to have an inspection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



Board of Directors:

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

Direct Email:

board@ridgecresthoa.com

HOA Website:

www.ridgecresthoa.com

Arch. Advisory 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.

The new Firestone branch of the Carbon Valley Library is now open. Stop by to check out the new facility, and some reading material!

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.

Get ready for the community garage sale, coming in June!

Firestone Elections

Firestone's Municipal election will be held on April 1st. Up for election, are the Mayor's seat, and three Trustee seats. Polls will be open from 7 am to 7pm at the Town Hall, 151 Grant Avenue. Absentee ballot applications are being accepted until the Friday before the election, and can be turned in anytime until 7pm, on election day.



Contact the Town Clerk, Judy Hegwood, at 303.833.3291, for additional information.

Advertise Here

The HOA is offering free advertising space to small business owners in the Ridge Crest community. Space is available in newsletters and the *Community News* portion of the website. Email the Board with your name, contact info., and type of business. A Director will be in touch to discuss options.

What Are Covenants?

Covenants are legal documents filed with the County Clerk and Recorder, and are the most binding documents within a Homeowners Association, enforceable in a court of law.

When you purchase a home in a covenant controlled community, you are agreeing to abide by those covenants. Remember that huge stack of papers you signed at closing? The covenant agreement was in there.



Enforcement of covenants is the means by which aesthetic standards are maintained. By signing the covenant agreement, you are accepting the fact that you will be notified of non-compliance. And if you do not comply in a timely fashion, fines and penalties will be assessed. The reason most homeowners choose a covenant controlled community, is because they want assurance that their property value will be maintained.

The Declaration of Covenants, Conditions and Restrictions is recorded with the County before the first home purchase. It is considered public notice. A homeowner does not have to sign the covenants, to be subject to them. Covenant provisions state that acceptance of the property deed automatically makes the purchaser a member of the Association.

The Board of Directors (and most homeowners) request that these covenants be strictly enforced, with the appearance of the community in mind. Items that are reported include, but are not limited to:

- ◆ Weeds & lawn maintenance
- ◆ Trashcans out after scheduled pick-up
- ◆ Driveway oil stains
- ◆ Design Review Requests not submitted for exterior improvements
- ◆ Late landscaping
- ◆ Recreational vehicle or trailer storage

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