

Ridge Crest

MAY 2006

NEW BOARD MEMBERS

Please welcome two new Board members at Ridge Crest. Kelly Deitman and Wendy Osborn have been appointed to take the place of members who have resigned. May your time spent on the Board be pleasant and prosperous.

COMMUNITY YARD SALE

The community garage sale is set for Saturday and Sunday, June 10th and 11th. If you want your house to be on the map that will be provided to persons entering the community on those days, please email the Board members by Friday, May 26, 2006 at www.ridgecresthoa.com to let them know that you are interested. This is a great way to make some money and do some spring cleaning all at once.



BOARD RESIGNATIONS

Thanks go to John Stodola, Denny Usher and Kurk Erickson—all former Board members who have resigned from the Board. Thanks for all the hard work and time you put in to help make Ridge Crest a better community. Your patience, good humor and persistence were much appreciated! Good luck and don't be strangers!

SEEKING CHAIRPERSONS

The community/Board is seeking neighbors to chair different activities this year. We are needing volunteers for the yard sale, flower planting, clean-up, block captains, etc. Incentives are being offered to volunteers: maybe some paid membership dues, or tickets to some events like Rockies games, Elitches, etc. What do you think? Give us your input at our website www.ridgecresthoa.com.

DEFECTIVE WINDOWS

Are any of your windows not working correctly, leaking or coming loose in their sashes? Contact your Community Manager to get on a list to possibly get them repaired at a low cost. The original Builder has gone bankrupt, so there is little hope in getting US Home or Lennar to repair them; however, if enough homeowners chime-in, we may be able to get the window manufacturer out to repair them for a reduced rate.

NEW FINE AMOUNTS FOR VIOLATIONS

Please be advised that your Board is cracking down on covenant violations in the community. At present, the association is owed over \$35,495 by about 38 residents in Ridge Crest. These are homeowners who are not paying their quarterly dues or have not paid for their Covenant violation fines. Most of these residents have been turned over to the HOA's attorneys for collection, so that they now owe legal fees too. The Board has responded by increasing violation fine amounts in hopes of preventing residents from violating the Covenants. These new amounts are as follows: First violation receives a courtesy letter to ask them to correct the violation; second letter is a "fine threat" letter; if the violation is still not corrected, a fine of \$50 is added to the homeowner's account; the next fine is \$100 and then the next is \$200.

In conjunction, the Board is asking homeowners to pay attention to the community. If you see a violation, email or write your Community Manager. She can send them a letter to correct the violation. Common violations in Ridge Crest include but are not limited to: trashcans being left out past trash day, no landscaping in front or backyard, letting your dog poop on the common area and not cleaning it up, not cleaning up dog poop in your own yard, letting your pets run loose without being on a held leash, letting your yard get weeds in it, not maintaining your yard, and trailers parked in the neighborhood. If you are unsure what is considered a violation, go to www.msioha.com and sign in for your community. Then go to the 'legal documents' section and look up your Declaration of Covenants for Ridge Crest. This is the document that tells you what is allowed in the community and not. You can also call your Community Manager if you need more info. The Mayor of Firestone has even contacted Board members and asked them to get Ridge Crest cleaned up. He is not happy with the condition of the community, saying that it looks too trashy. Let's get and keep our community looking great!

WE NEED YOUR HELP !

Look for a mail-in ballot coming to your home. This postcard ballot, along with supporting documents, will come in an envelope. Please read the ballots, check out the supporting documents, cast your vote and then put the postcard back in the mail. The Board is attempting to make your community a better place to live by changing some of the legal documents of the association. In order to help your community, PLEASE VOTE and send your ballot back in. Changing the legal documents takes 50% (249) of residents sending a ballot back in—whether just to meet quorum or voting.

First Issue

Quorum: Refers to the minimum number of residents/homeowners that must be present (or participating) in order for any legal (official) business to take place for the association. If quorum is not met at a meeting, then no voting or decisions can take place at that meeting. Right now the quorum for Ridge Crest is set by the legal documents at 20%. This means that 98 people have to show up at a meeting or send in their mail-in ballots. This is too many, so that quorum is seldom achieved at Ridge Crest. This needs to be changed, so that Board members are more easily elected and decisions more easily made at meetings. Please vote to change this by checking the appropriate box on the ballot that will come to you in the mail and sending it back in.

Second Issue

Mediation and Arbitration vs. Litigation: The second issue involves taking the "mediation and arbitration" clause out of the legal documents. The HOA's attorneys' hands are tied when it comes to trying to collect money owed the association. I'm sure you don't want your association dues to increase just because a few people owe the association money that the attorneys can't presently collect. Right now, the association is owed over \$35,495 by about 38 residents in Ridge Crest. If this clause is removed from the legal documents, the association's attorneys will be able to collect more money owed to the association by going straight to the litigation system/process. Please vote to change this.

TWO NEW ARCHITECTURAL COMMITTEE MEMBERS

We have two new members on the Architectural Review Committee (ARC). Thanks to Kelly Shelby and Kelly Deitman for volunteering for this committee. This is the committee that reviews your Design Review Requests (DRRs) for exterior changes to lots and homes. They use the Legal Documents, Rules and Regulations and Design Guidelines to determine what is allowed and what is not in our community.

Ridge Crest Wants You for Committees!

Interested in being on a Ridgecrest committee? We need members for all types of committees. Committees are volunteer positions. The ACC (Architectural Control Committee) still needs members. Also, consider starting a

new committee! These are examples of committees: Landscape and Beautification Committee, Budget Committee, Social Committee, Newsletter Committee, Neighborhood Watch Committee, Liaison to the Town of Firestone Committee, Holiday Light Judging Committee, etc. The possibilities are many! Call your Community Manager, Grace, at (970) 663-9683 if you are interested or need more information.

IMPORTANT

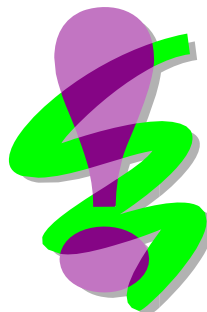
Get Your DRRs in NOW for Spring

Remember, according to the Covenants at Ridge Crest, the Architectural Committee has sixty (60) days to approve or disapprove your Design Review Request (DRR), so make your plans now and submit them. If you submit early, you'll be ready when the weather is, and won't be stuck worrying about when your DRR is going to come back approved.

Also remember: No matter what you are planning to do, if it alters the outside of your house or lot at all—front, side or back—you must submit a Design Review Request before proceeding—this includes flags, landscaping, fences, etc. When submitting a Design Review Request (DRR), and if you are making multiple requests at the same time, note that you can submit all your requests on one DRR. You do not have to fill out multiple DRRs. Just check all the appropriate boxes on the front of the DRR to indicate all the requests you are making. You can receive and send your DRRs in email form too. Call your Community Manager for details and with any questions.

WWW.CONDOCERTS.COM

MSI uses this website as the source for legal documents associated with Ridge Crest, and all other associations they manage. Your Realtor can find the Covenants, minutes from meetings, Rules and Regulations, financial information and more. Direct your Realtor and Title Company to this sight for association and property information.



MAILING ADDRESS:

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

YOUR COMMUNITY MANAGER

Grace Cooley
(970) 663-9683
gcooley@msiho.com.

YOUR ACCOUNTING TECHNICIAN:

Stacey Wills at (720) 974-4163

MANAGEMENT SPECIALISTS, INC. IS CHANGING ITS NAME

We have officially changed our name from Management Specialists, Inc. to just MSI. This means that all email addresses are now "<first initial and lastname@msiho.com> (e.g. gcooley@msiho.com)". This also changes our website address from www.managementspecialists.com to www.msihoa.com. If you have any questions about this, call or email your Community Manager.

EMERGENCIES

After-hours and weekends MSI's Loveland Office is open Monday-Friday, 8 a.m.-4:30 p.m. For emergencies outside these days and times, please call MSI's main Loveland number and follow the prompts. That number is (970) 635-0498. The on-call manager will call you back and proceed to ask a few questions in order to ascertain if it is a true emergency or not, so please be patient. Remember, if it's not a true emergency, wait and call your Community Manager during office hours or leave her a message. Most companies charge an after-hours/emergency/travel fee for coming out at those times, and no one wants their dues to go toward unnecessary expenses.



HOMEOWNER INFORMATION

If you need information about your HOA, or just HOAs in general, go to www.msihoa.com and sign in for your community. At this site, as a homeowner, you can access legal documents and your accounts for free. Legal documents available include bylaws, Covenants, Articles of Incorporation, the 2006 HOA budget, previous minutes, etc. You can also check on your homeowner's account and sign up to make reoccurring direct draft payments for your assessments.

MSI

Please keep in mind that MSI serves an administrative function only. MSI helps manage the homeowners association at Ridge Crest by working as a liaison between the Board and the homeowners, and between contractors and the Board. MSI has absolutely no input in whether or not Design Review Requests (DRRs) get approved or not. They also have no input in the Rules and Regulations of your community. The Board of Directors, along with the homeowners, make all the decisions for the community.

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
Weld County Human Services 211
Schools:
Frederick Elementary (303) 833-2456
Prairie Ridge (720) 494-3641
Library:
Carbon Valley Library
Mon, Wed, Fri 10 a.m. – 5 p.m.
320 Maple St., Suite B
Tue and Thurs 10 a.m. – 8 p.m.
Frederick, CO 80530
Sat 10 a.m. – 2 p.m.

FIRESTONE CLEAN-UP DAY

The Town of Firestone will be hosting its fifth annual residential Clean-up Day on Saturday, May 20th from 8 a.m. to 4 p.m. This service is for Firestone residents only and participants must present proof of residency (water bill or other proof of address). Bring all your household debris to the Firestone Public Works Facility at 7500 WCR 20. Contact Town Hall for items NOT accepted. Please no commercial waste, residential only. Participants will be asked to separate wood and steel when unloading. Town staff will be available to help those unload that are unable to do so themselves. In addition, Firestone Town Officials will be there throughout the day. A pancake breakfast will be served starting at 8:00 a.m., and a hot dog and hamburger lunch will start at approximately 11:00 a.m.

Household hazardous waste will be accepted that day at the Weld County Hazardous Waste Facility at 5500 Hwy. 52 in Dacono. All Materials MUST be in a clearly marked container. In addition, make sure that waste, including dust and powders, is properly packaged so that leakage doesn't occur.

Refrigerators and Freezers—can be taken to Erie Auto Salvage located at 4878 I-25 Frontage Road in Erie from 9:00 a.m. to 2:00 p.m. for a \$35.00 fee. Erie Auto Salvage can be called at (303) 833-5820. Let's clean up!