



www.sunsetridgetownhouse.com

ANNUAL MEETING: TUESDAY, SEPTEMBER 13th - 6:30pm at the Ranch House!

Parking Policies

Here are a few highlights:

- No abandoned or inoperable vehicle of any kind will be stored or parked in the Sunset Ridge Community. (Please see the policy for definition of abandoned or inoperable.)
- The parking of a vendor or contractor vehicle at a residence is allowed during reasonable work hours for the purpose of performing services for a homeowner.
- There are definitions for the types of vehicles permitted in designated visitor parking areas. (Please see the policy for definitions.) The policy does not allow for the "storage" of excess vehicles. Vehicles parked in overflow must be in periodic, if not daily usage.

Vehicles may be parked behind a residence for short periods of time while showing signs of activity such as: During loading, unloading, cleaning of the vehicle or garage.

Please remember that emergency vehicles must have access to the alleys at all times.

Elk Head Range Road, Schaffer Place and Chatfield Avenue are county roadways and are subject to both county and association rules.

Improperly parked vehicles are subject to towing at the owner's expense.

Your Board recommends that all owners and tenants review the policy in its entirety. Copies can be requested from our Management Company.

Movies in the Park

On August 20th we had our final evening movie presentation sponsored by *Team Cabalka/Dwight Cabalka with RE/MAX and Richard White, your local Farmers agent.*

The movie was "We Are Marshall" which was uplifting and entertaining. Before the show, theater popcorn and soda pop were served.

Dwight and Rick fully plan on bringing another round of movies next summer—one Saturday each in June, July and August. Look for the signs, flyers and door-hangers to give you all the details.

Look for these signs the week of the Movie!

Movie in the Park This Saturday!

Hosted by your neighbors:

Dwight Cabalka

Rick White



The Ridge Rider

The Housing Report—Sunset Ridge

Same song, second verse. A little bit sweeter than was the first! Residential housing is still hot, but the number of homes on the market (both attached and detached) has risen slightly this summer from the historic lows of last summer. Housing is still at a premium in the metro Denver marketplace but there has been a slight loosening of demand in recent months.

6,458 residential homes were listed at this time last year throughout the Denver metro 7-county market, with 1,310 of those being attached properties. 6,843 homes are on the market now, with 1,374 of those being attached properties. That is an increase of about 6% overall and about 5% in attached homes.

With a traditional high of around 15,000 homes on the market during the summer, the market is still very strong for sellers. And, yes, homes are often going on the market and going under contract in less than a week if effectively priced and marketed.

The outlook for buyers isn't all doom and gloom, however. Patience, savvy offer creation and effective negotiation are still earning buyers the home of their dreams. And with rental prices continuing to climb and interest rates still at traditionally low levels, buyers are still benefiting from purchasing.

~ Dwight Cabalka, LEAD REALTOR® on Team Cabalka at RE/MAX Professionals & Resident of 11771 EHRR

SOLD LISTINGS

(Source: Metrolist Matrix database, 10/26/2015 — 7/22/2016. Information deemed reliable, but not guaranteed.)

Address	Finished SF	Bedrooms	Bathrooms	Sold Price	Seller Conc	Net Sold Price	Date Sold
11841 EHRR	1,682	3	3	\$335,000	\$0	\$335,000	6/24/16
11887 EHRR	1,524	4	3	\$332,000	\$0	\$332,000	6/24/16
11609 EHRR	2,300	4	4	\$317,500	\$0	\$317,500	5/18/16
11701 EHRR	2,441	4	4	\$302,000	\$0	\$302,000	11/3/15
11613 EHRR	1,470	3	3	\$295,000	\$0	\$295,000	3/25/16
11810 EHRR	2,181	3	4	\$286,600	\$0	\$286,600	11/4/15
11849 EHRR	2,181	3	4	\$280,000	\$0	\$280,000	1/11/16
11642 EHRR	1,824	3	4	\$285,000	\$0	\$285,000	1/8/16
11874 EHRR	1,944	4	3	\$273,500	\$0	\$273,500	10/28/15

YOUR SUNSET RIDGE REAL ESTATE EXPERT & NEIGHBOR!

Dwight has listed and successfully sold the 2 highest Net Sold Price properties ever in our neighborhood!



**DWIGHT CABALKA, LEAD REALTOR®, GRI,
CDPE MBA, BSCE, PE, CLHMS**

RE/MAX Professionals—TEAM CABALKA

10135 West San Juan Way, #100, Littleton, CO 80127

DwightCabalka@REMAX.net—720.936.4168—direct



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Just (Don't) Do It!

We have received several complaints about residents using the area between units, where the air conditioners and electric boxes are, for trash, trash cans, debris, bags of dog poop or "stored" property. Upon inspection, we were quite surprised at some of these situations.

It is a violation of our community rules to use this space or any area outside of your townhouse for storage, debris, trash, trashcans or any other inappropriate or unsightly items. The only way we have to address those who continue this practice is to assess fines. Please help us keep our community clean and neat.

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Covenant Corner

All the Green Stuff...

- All shrubs/bushes/trees, etc. are the property of the Ken-Caryl Ranch Townhouse Association. Our Landscape Contract includes trimming and pruning shrubs and bushes. We are expecting a trim from our contractor soon.

If you chose to do trimming and pruning yourself, then it is requested that you bundle the resulting branches, bind them with string or tape and put them out with your weekly trash. Some people have just left this debris on the ground expecting the mower people to dispose of it. They will not do this. The Landscape Contractor may send out a separate crew to pick up the debris and then they charge the Association for this work which is out of scope to their contract.

The Association may, in turn, bill you for this added charge. In addition, if the shrub, bush or tree is damaged by your trimming or pruning action, you may be charged for its removal and replacement.

Truth About Trash...

Trash day is Wednesday. Trash cans and recycling bins can be put out for collection no earlier than 7pm Tuesday evening. All empty cans and bins must be put back inside by 7pm on trash day/Wednesday. We recommend putting trash out Wednesday morning and not leaving it out overnight as animals could get into it.

All Trash should be in a tightly covered trash receptacle as bird or other animals can easily tear through a plastic garbage bag.

Whenever there is a holiday that falls before Wednesday, like a Monday holiday, trash pick up will be delayed by one day. This is normally included in the "Life at Ken Caryl" newspaper mailed by the Master Association and is on their website.

Gutter Replacement Project, Phase One is Complete!

Our community has begun a four year Gutter Replacement Project. The first phase of the four year project has been completed. We intend to continue this over the next three years, replacing gutters on all of our buildings.

One of your Board's priorities has been the care and maintenance of our structures. There are two primary reasons that this project was placed ahead of many other competing priorities. The existing/old gutter system is as old as our units are and we are seeing increased calls for repairs to these gutters due to leaks and age.

The second reason is to eliminate all situations where downspouts empty water into one of our courtyard areas behind the brick wall. This situation could eventually cause damage to courtyard walls and or foundations.

To accomplish this downspouts that do empty into courtyards will be relocated either to the other side of the front door or to run above the divider walls between units, both emptying outside of the courtyard.

This process makes it vital that the divider walls are sturdy, and well maintained. Please plan on replacing, repairing or refurbishing your divider wall if needed. Several owners have done this already.

Thank you!

Management Company

Western States Property Services

Phone (303) 745-2220

Fax (30) 745-3335

Phil Mills, Property Manager: phil@wsps.net

PLEASE UPDATE YOUR EMAIL ADDRESS

Please update your email address with our new property manager, Phil Mills at Phil@wsps.net. Being able to deliver this newsletter to you via email represents a large savings of your/all our money.

Please help us all save wherever we can.

Your Insurance - *The Rest of the Story:*

By Richard White, Local Farmers Insurance and Financial Solutions Agent -
303.988.8300



Townhome Timely Tips:

First of all, make sure that you have the Loss Assessment coverage we have discussed many times. I also suggest verifying with your agent or carrier that their Loss Assessment coverage is the type that will cover a special assessment from a hail event. I would recommend \$10,000 or more of this important coverage.

Your policy may have personal property coverage as well for non-attached personal items that you keep, outside your townhome, in your courtyard area. Knowing your coverage amount and deductible would be a great idea.

If You Are Renting:

You definitely NEED Renter's Insurance! Your landlord, the unit owner, does not and cannot insure your personal property. If there is a fire, burglary,

etc. you as the renter and owner of the property are responsible to have your own insurance to cover your things.

Your renter's policy also will provide liability protection. Living in a multi-family structure like in Sunset Ridge calls for a higher level of liability coverage as something that takes place in your rented townhome could affect other units in your building. Do you have sufficient liability coverage to rebuild the entire building in the event of an accidental fire?

A renter's policy also provides loss of use coverage so you have money to live in a temporary living arrangement until you can return or find another rental depending on your situation.

Get quality advice!

Be Smart About Your Insurance...



Photo taken at our July 18th Movie in the Park+Event!