

The Ridge Rider



Management Company

Western States Property
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randy@wsps.net

Please Update Your Email Address at the above email. Instead of mailing the newsletter, we are emailing it to **save your money**.

HOA Board

Kathy Dann – President
Ken Whiteacre – Vice President
Rick White – Secretary
Bob Campbell – Treasurer
Sue Bryant – Director at Large



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HIGHLIGHTS OF THE ANNUAL MEETING

The HOA annual meeting was held September 9, 2020. The Board presented accomplishments for the year and the yearly budget. Sue Bryant was re-elected to the Board. The monthly dues were raised by \$5 to \$300 effective January 1, 2021. This should allow the Association to meet projected 2021 costs for daily operations. Some of the highlights of the presentation are reproduced in this newsletter. Go to www.sunsetridgetownhouse.com for more details.

ASSOCIATION ACCOMPLISHMENTS – 2020

- Asphalt and Concrete Repairs
 - North Section near 11771
 - Milled Old Asphalt
 - Resurfaced Asphalt
 - Curb & Gutter Replaced
 - Central Park
 - Replaced 4 Sections of Sidewalk
- Pillar Caps Replaced Along West Side of Property – Project Complete
- Added Final Backflow Preventer Cage
- Processed 23 Home Improvement Requests
- Published 2 Newsletters
- Repaired One Light Pole Between 11808 -11732
- Repaired Section of Fence Along Shaffer Place
- Winter Storm and Separate Wind Storm Clean Ups
- Winter Watered All Trees
- Replaced 2 Wooden Bridges
- Removed 2 Dead Trees
- Pruned Another Section of Trees
- Reduced Delinquencies by \$2,222.70
- Replaced “No Parking” Signs in the Community

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President's Notes November, 2020

The autumn season is upon us and we are rapidly moving toward the holidays and the new year. How time flies, right?!? Of course, we are all looking forward to the new year and hoping for it to be a better year for all, at least health-wise!

We enjoyed the many Halloween -themed decorations around our neighborhood. It is nice to see so many of our neighbors taking pride in the appearance of our neighborhood and sharing joy with all passing by.

We have been striving to make our newsletters enjoyable and informative; however, from time to time we find we must touch on some of our community rules and regs. This is one of those times.

You may have noticed our trash/recycle pick up is occurring earlier in the day each Wednesday than it used to be. The trash company has the right to change the schedule as they need to accommodate their routes. Trash should be out by 7 AM each Wednesday. You may put your trash out after 8 PM Tuesday evening, but containers must be placed back inside your garage by 8 PM on Wednesday. If your trash spills (or birds get into it and make a mess), please be a good neighbor and sweep up the mess as soon as you notice it. Wednesday is our normal trash day, but remember that it is adjusted occasionally due to holidays or weather events.

Parking in alleyways is only allowed while you are actively loading or unloading your vehicle or cleaning it. All alleyways in Sunset Ridge are fire lanes. A vehicle should not be left unattended in any alleyway at any time. Temporary parking of service vehicles (plumbers, electricians, carpet cleaners, etc.) is allowed providing the vehicle is visited regularly and it can be moved immediately in the event of an emergency. Any unattended vehicle parked in an alley can be towed without notice at the owner's expense. Please notify any guests of our regulations, and, if you own property in Sunset Ridge that is occupied by a tenant, make certain they are aware of our community rules.

Kathy Dann

Brick Repairs

We have just finished a three-year project to repair the brick columns around the perimeter of the property. We also added flagstone caps to each of the columns to keep snow/ice/water from damaging the columns. The units in Sunset Ridge are around 37 years old. Many of the brick walls by the patios need some repair. They may have loose bricks or they may be missing some bricks. In some cases, the chimneys may need repair as well. We are asking for your help in identifying any brick repair items. Please send an email to our property manager at randy@wsps.net describing what brick repair work is needed at your unit. Pictures of the affected area would be of great help. Once we have gathered all the responses, we will develop a plan to address these repairs.

Here are some examples of brick walls needing repairs:



HOA COMMITTEES

Architectural – Ken Whiteacre –Board Liaison, Shirley Christensen, and Theresa Knight

Landscape – Kathy Dann - Board Liaison, Peggy Pangersis, Chairman and Kathi LaVelle

Communications – Sue Bryant – Board Liaison, Susan Peters, Chairman and Pat Smith

Newsletter photography & formatting – Pat Smith

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Art in Sunset Ridge

An ongoing feature series – Pat Smith

While attending the Ken Caryl Art Guild Juried Art Show last November, I discovered that Sunset Ridge has a presence in the art community. This article is the third of several. If you would like to be included in this series, please email newsletter@sunsetridgetownhouse.com.

ELAINE CAMPBELL

As a child, Elaine Campbell always loved drawing. In elementary school, she saw images that she yearned to create in pencil. One of her brothers encouraged her, and when he majored in art in college, she was hooked.

She started in printmaking and painted initial watercolor drafts for print images. Elaine loved watercolor so much that she continued in the medium. She has painted in oils and acrylics, but watercolor draws her back. She explains, “It is freeing.”

Elaine loves many works of Andrew Wyeth, but also admires works of contemporary artists such as Stephen Quiller, Randy Hale, Sterling Edwards, Jean Grasdorf and her friend, Gene Youngmann, who taught art at Golden High School. An Education professor, whom she greatly admired, instilled in her the desire to go into education and to teach art.

Elaine usually works on a couple of paintings at a time. Her inspiration comes from simple things—the way the light comes into a room on a vase of flowers or a child’s face, a beautiful wooded area with a house peeking out or the sweet image of a beloved pet. Often she’ll see things when she’s driving or hiking and will have to turn around to see it again. Sometimes, she paints or draws it on the spot, but usually she photographs it and takes it back to her studio. She cannot rest until she captures the image in paint. Shy, by nature, Elaine had to “stretch herself” to ask a stranger in an airport if she could take a photo of her for a future painting.

Elaine loves creating in any form whether it’s painting, drawing, working with clay or glass, making memories with family or making a new friend. She describes creating art as a “joy and extension” of who she is which also fills a need she has to do a little of what the Lord does. *(Continued on page 4)*

FALL CHECK LIST

- Clean Gutters
- Clean Downspouts (plumbers snake or hose)
- Disconnect Outside Garden Hoses
- Turn Off Outside Hose Faucets (if possible)
- Lubricate Garage Door Moving Parts
- Check Garage Door for Proper Closing
- Adjust and Lubricate Automatic Garage Door Drive
- Clean Chimney Before Burning Wood
- Check Gas Fireplace for Proper Operation
- Caulk Around Windows and Entry Doors
- Close and Lock Windows
- Insulate Electrical Outlets on Outside Walls
- Change Batteries on Smoke Detectors and Check for Proper Operation
- Change Batteries on Carbon Monoxide Detectors and Check for Proper Operation
- Locate and Label Circuit Breaker Box
- Locate Water Shut Off Valve and Check for Proper Operation
- Check and Clean Furnace
- Check and Clean Humidifier
- Change Furnace Filter (monthly)
- Lubricate Furnace Fan Motor
- Check Water Heater (drain 1 to 2 gallons and discard sediment)
- Check Outside Electrical Outlet Covers for Proper Seal

In Extreme Cold Weather, Open Cabinet Doors Under Sinks (especially on outside walls). Also, Allow Water to Run a Little to Keep From Freezing.

“Autumn...the year’s last loveliest smile.”
William Cullen Bryant

Parking on Elk Head Range Road

Cars – Cars parked on Elk Head Range Road, which is a county road and is not under HOA control, must be licensed, with current registration and operable.

Recreational Vehicle Parking – Curbside parking of recreational vehicles and trailers has posed a problem for some Jefferson County neighborhoods in the last several months. The sheriff's office is responsible for enforcing the parking ordinance. The ordinance does not prohibit the parking of recreational vehicles (RVs) and trailers outright. It simply limits the amount of time such vehicles may be legally parked on the street to 28 days in a year.

RV's & Trailers – The parking ordinance considers RV's and trailers to be the same as a car or passenger truck when parked on the street, with the exception that they may not be parked longer than 28 days in a year. A recreational vehicle is any vehicle designed to provide temporary living quarters. "Trailer" does indeed include boats on a trailer as well as any other items such as cars, trash, and trees. The ordinance applies only to public roadways in residential areas in unincorporated Jefferson County. For deputies to respond to a complaint of any illegally parked vehicle, the sheriff's office must simply receive notification that it has been parked longer than 28 days total in a year.

On the Public Roadway – Elk Head Range Road – If you observe a recreational vehicle or trailer parked on a public roadway for longer than 28 days in one year, please contact the sheriff's office. If another complaint is received (a total of 2) a deputy will respond. A summons will not be issued, but a deputy will tag the vehicle, ordering the vehicle to be removed within 72 hours. After 72 hours, the sheriff's office may tow the vehicle as abandoned. Deputies have responded to calls regarding RVs and trailers being parked close to a driveway or street corner making it difficult to see around for those entering or exiting those roadways. Typically, when deputies contact the owners they are not aware of the problem and voluntarily move the vehicles.

For further explanation. go to www.ieffco.us.

Art in Sunset Ridge

(Continued from page 3)

Retired now, Elaine loves spending time with her family and works part time. She looks forward to teaching summer and after-school art classes because "the process of helping young artists develop their skills in drawing and creating is such a delight, and sharing her love of painting in watercolor is wonderful."



Winter Feathered Friends

Elaine Campbell



What's so special about birds? We asked a long-time resident, Ken Whiteacre, who shared a few thoughts on watching, feeding and enjoying birds. He has been bird watching for about 15 years and says it's a great way to have a pet without having a pet!

Do you want to start watching birds from your home? The hummingbirds have been gone since October and there are fewer birds around, but there are wonderful opportunities to watch them as the foliage is cleared away and our feathered friends are looking for food and water.

In the winter, there are some things you should know that will attract birds to your feeders. They don't have as much to feed on in the winter and need water as well.

Ken uses a pole that is secured deep into the ground, with several feeders attached, including a suet cage. Suet is put out all year, and a brand called "No Melt" is fine in warmer weather as well. The suet contains nuts and has more protein that the birds need in colder months to keep warm and to keep up their energy. Bigger birds such as Flickers and Woodpeckers are attracted to it as well as tiny birds. (Continued on page 6)

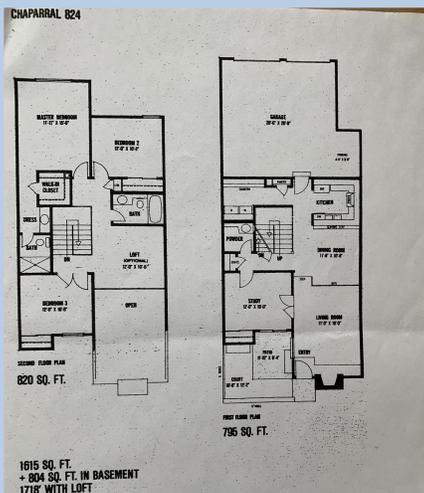
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A BIT OF HISTORY

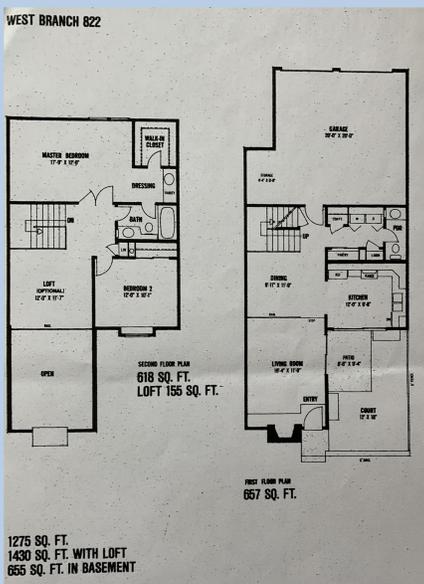
Sunset Ridge was built by The Writer Corporation starting in 1982.

Prices Effective June 1, 1985

Model	Price
Chaparral	\$102,500



Westbranch \$100,750



Youth in Sunset Ridge

Medhaa Lakshman



You may have noticed a sign in the neighborhood about a creative writing award from the Friends of the Littleton Library and Museum. The recipient of this award is Medhaa Lakshman, daughter of Lakshmi Nair and Arun Lakshman. Medhaa is a junior at Littleton High School. Last school year, a friend of her mother's alerted her to this contest and Medhaa thought it would be a good challenge to enhance her writing. Appropriately, she received a gift card to Tattered Cover as her prize. The short story she submitted for the contest was "Those Angry

Words" about a girl who has kept her feelings bottled up and then finally lashes out with dire consequences. Medhaa says she writes a lot – in fact, she tries to write every day.

She worked this summer at different urban farms across the Denver metro area with Lincoln Hills Cares Foundation, so she said she didn't have as much time to write. She has started back to school now – a combination of on-line and in person classes. Medhaa is excited about her IB Language and Literature class along with a heavy load of IB European History, Spanish, Algebra 2, Biology and performing arts (several choral groups). She's a busy gal!

For those who are not familiar with IB- International Baccalaureate – I have borrowed some words from Littleton High School's website – *Littleton High School's International Baccalaureate Diploma Program - A once in a lifetime educational opportunity that uniquely prepares students for college and beyond. IB students attend universities all over the world often with scholarships and advanced credits. And Littleton is home to world-class, specially trained, IB educators who are passionate about their subject area.*

When I asked Medhaa about college, she said she definitely plans to go, but doesn't know where yet. She's looking for a college with a good creative writing program and library science. I'm sure she'll do well wherever she chooses! It was a delight to interview such an enthusiastic young lady!

If you know of other youth in the community who should be featured in the newsletter, please email the contact information to newsletter@sunsetridgetownhouse.com.

"It was a beautiful, bright autumn day, with air like cider and a sky so blue you could drown in it."

Diana Gabaldon

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Winter Feathered Friends (continued from page 4)

Another thing to consider when the temperature drops is to keep water nearby and keep it from freezing. Ken uses a small electric heater designed for bird baths. It doesn't heat the water, but keeps it from freezing. Ken discovered through talking to bird enthusiasts that birds get in there to fluff up their feathers, which keeps them warmer.

Favorite bird food? Ken likes a kind called No Mess because it doesn't have shells or seeds that will germinate in the spring and as it says...doesn't leave a mess. He suggests first time bird watchers, or if you think you might have an interest, check our local wild bird stores. Have a feeder out and consider attaching a baffle that detracts the squirrels which can be devious.

A neighborhood store, Front Range Birding, has a bird walk every first Saturday for beginning to advanced birders. They meet from 7:30 to noon and travel to local ponds, parks and gardens to watch birds. If you are interested, check it out!

Asking One More Time.....



Most dog owners in Sunset Ridge take pride in our community and pick up after their dogs. Thank you to all of you!

For those who neglect "scooping the poop," remember...not only is it against the law not to clean up after your dog, it is a health hazard and extremely unpleasant for your neighbors. They know who scoops and who doesn't. Please show consideration for others.

Residents are also reminded that all dogs are required to be properly leashed for their safety and the safety of others and their pets.

"And all at once, summer collapsed into fall." Oscar Wilde

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Summer to Winter in Sunset Ridge

