

The Ridge Rider



Management Company

Western States Property
Services Phone (303) 745-2220
Fax (303) 745-3335
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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Bob Mayuric Rebuilds “Ancient” Pillar



February winds toppled a brick pillar and section of fence near the east entrance to Sunset Ridge. The brick used in Sunset Ridge construction is no longer available so the pillar had to be reconstructed using the original brick.

Bob Mayuric, who previously replaced the caps on all of the pillars in our fencing along Chatfield and Shaffer Place, not only restored the pillar, he improved it.

Before Bob could rebuild the pillar, he had to scrape and clean each brick with a brick trowel, chisel and hammer. He explained that the pillar was more vulnerable to wind because it had no internal structural support so he placed number four rebar into its foundation to strengthen it. Then, he rebuilt the brick exterior and cap using freshly mixed mortar. The result: a better than new pillar.

Bob is retired from the brick and carpentry industry but continues to work because “he loves it.” In addition to brick repair, he renovates bathrooms, kitchens and installs hardwood floors. Some of his clients are Sunset Ridge residents.

His next project is to repair deteriorated brickwork on Sunset Ridge townhomes.

Request for Input:

If you have a **2021 graduate** – send us a photo and information for the next newsletter. Also we want to feature **pet photos!**

Please send either to newsletter@sunsetridgetownhouse.com.

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President's Notes - April, 2021

Happy Spring, everyone!

Now that spring has arrived the days are longer, generally warmer and we know any additional snowfall we get will not last long before it melts.

With most of the snow melting away we are now seeing the normal paper, plastic, and dog waste around that had been previously covered. Hopefully, we will all be good neighbors and do some picking up and cleaning up in the yards and alleyways around our units, so the entire neighborhood looks clean and neat again. As we walk through the community, we cannot help but notice several decks/patios that have been misused/neglected through the winter months. Stacks of boxes (such as Amazon delivery) are visible on some and others have odiferous dog waste that has accumulated. Not only are these fire and health hazards, but they attract rodents to your patio/deck! So please, be good neighbors and do spring cleanup within your unit footprints without delay.

If you plan to do any spring planting, remember our guidelines state you cannot plant anything (even in pots) that encroaches on walkways. Also, if you want to remove any shrubs, trees or bushes (remember this is community property) you must complete and submit the appropriate paperwork to Randy at our management company for review and approval by your landscaping committee. See page 6 for the required form.

Kathy Dann

"Blossom by blossom the spring begins."
Algernon Charles Swinburne

Welcome New Community Manager



Randy Watt, our new Community Manager, has been a partner at Western States Property Services since 1989. Currently, he works with 8 homeowner associations consisting of townhomes, condominiums and single family homes.

Randy got into property management after watching the maintenance activities of his HOA and contacting the management company to offer suggestions. The company invited him to interview and he was hired.

Randy's goals for Sunset Ridge include learning more about the day to day operations of Sunset Ridge and assisting the Board of Directors in the implementation of the Reserve Plan for capital improvements. Randy explains that "because this is an aging community, the property will require more and more short and long term care and planning."

He describes the HOA Board and committee members as active and engaged. He also wants residents and owners to know that while he is under contract with the Association and directed by the Board, he is also an advocate for the homeowners. He says, "I am here to help."

Randy has a Bachelor of Arts degree from the University of Colorado. His wife is an independent bookkeeper and his son is a financial planner. When he isn't working, he enjoys being outside camping, fishing and playing sports with his family and friends.

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

"The deep roots never doubt spring will come."

Marty Rubin

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Beauty and the Beast Hummingbirds and Yellow Jackets



Early spring is the time to attract the hummingbirds we love to watch and capture the yellow jackets we despise.

Tom Bush, owner of The Front Range Birding Company on San Juan Way, explains that he used to recommend putting out hummingbird feeders near tax day. Now, however, hummingbirds are arriving earlier and earlier famished after their amazing migration from Central America. Bush's current recommendation is "the earlier the better." He says hummingbirds will see the feeder if it's red and come to it. Advantages of hummingbird feeders are they can be placed in a variety of places—windows, a back porch—and aren't messy like some bird feeders. We get to enjoy their beauty while saving their lives.

A second important feeding period for hummingbirds is from the Fourth of July to the end of September. Leave your feeder out until mid-October. Hummingbirds prefer feeding in early morning or late afternoon before sunset; although, they can be observed feeding throughout the day.

Feeders should be placed under a tree or in partial shade to keep the nectar water from spoiling too quickly. It's best to place hummingbird feeders 15 to 20 feet from other feeders so they aren't intimidated by larger birds. If wasps are attracted to your feeder, Bush recommends swapping the wasp trap with the hummingbird feeder. The hummingbirds are much smarter than the wasps and will find the new location while the wasps are left with the trap.



On the other hand, the arrival of yellow jackets and wasps is not thrilling. To reduce their numbers, start now by hanging out traps in the early spring when queens emerge from hibernation and begin looking for good nesting sites. The traps mimic a nest location and attract the queen with a pheromone leading her away from your eaves, walls and deck fencing.

Once the queen selects a location, she builds the "nest start," the initial paper comb. She, alone, lays and feeds the eggs making many trips to and from the nest providing opportunities to trap her.

Easily identifiable, queens are usually over an inch long. If you haven't caught a queen by the end of May, she's established a nest. After the first workers hatch, she never leaves the nest but continues laying eggs every day. Trying to catch all of the workers is frustrating and ineffective—so much easier to capture the queen. DanTheBeeMan.com recommends "Rescue" brand traps with the "WHY Trap" being the most versatile. According to the website, these traps are not poisonous and do not attract honey bees or bumblebees.

With just a little preparation, spending the summer outside will be much more enjoyable!

Sources: Tom Bush owner of The Front Range Birding Company; www.DanTheBeeMan.com; www.gardening-for-wildlife.com; www.birdconservancy.com

"Don't wait for someone to bring you flowers. Plant your own garden and decorate your own soul."

Luther Burbank

Recipe for Hummingbird Nectar

Ingredients

- Refined white sugar
- Water

Directions for making safe hummingbird food:

1. Mix 1 part sugar with 4 parts water (for example, 1 cup of sugar with 4 cups of water) until the sugar is dissolved
2. Do **not** add red dye
3. Fill your hummingbird feeders with the sugar water and place outside
4. Extra sugar water can be stored in a refrigerator
5. Change feeders every other day and thoroughly clean them each time to prevent harmful mold growth

Source: Smithsonian National Zoo and Conservation Biology Institute



Coyote Stake Out

A resident whose townhome faces the playground/park area, tired of chasing away geese, pounded metal coyote silhouettes into the grass to spook the geese. Result? Have you seen any geese there lately?

"Despite the forecast, live like spring."

Lilly Pulitzer



FLAG ETIQUETTE

The holidays when flags are usually displayed are approaching so it is important to remember the rules for proper display.

- When hanging a flag vertically, don't hang it backwards or upside down. The Union portion with the stars should go to the observer's left.
- Prevent the flag from touching the ground, floor or water.
- Illuminate the flag if it's flown at night. Otherwise, display it from sunrise to sunset.
- Do not display the flag during inclement weather unless it is an all-weather flag.
- When displayed on a single staff, the U. S. Flag should be higher than other flags.
- When displayed on a car, the staff must be fixed firmly to the chassis or clamped to the right fender.
- Only fly a flag that is in good condition.
- Dispose of old flags in a respectful manner. Consult the local American Legion or Boy Scout Troop for information on proper disposal of a flag.
- On Memorial Day, display the flag at half-staff from sunrise to noon, then raise it to full staff for the remainder of the day.

Complete information on displaying and caring for the U. S. Flag can be found on [uscode.house.gov](https://www.uscode.house.gov) under US Flag Code.

A BIT OF HISTORY

Ken-Caryl Ranch Becomes a Community

To commemorate the 50th anniversary of the transition from being a privately-owned cattle ranch to becoming corporation-owned by Johns-Manville, the Ken-Caryl Ranch Historical Society has produced a video featuring our community development from 1971 to the present time. It includes many new colorful pictures and old newspaper clippings showing these changes from cattle pastures to homes and businesses.

You will find this 14 minute video on the Ken-Caryl Ranch website:

<https://ken-carylranh.org/community-news/history-of-ken-caryl-ranch/videos-history/>



ARCHITECTURAL CHANGES

(Home Improvement Requests)

Prior to the start of any exterior construction or improvement at Sunset Ridge, the Plans and Specifications must be submitted to Western States Property Services. Home Improvement Requests (HIRs) may be emailed to: randy@wsps.net or mailed to: **9145 E. Kenyon Avenue, #100, Denver, CO 80237**. The HIR will be passed to the Architectural, Building and Maintenance Committee for consideration. Landscape requests will be referred to the Landscape Committee. The AB&M committee will review the request and the supporting documentation. Then the Committee will make its recommendation to the Board. **Construction may not commence unless and until the Board has approved the Plans and Specifications in writing.** The Committees/Board require thirty (30) days to approve or disapprove the request in writing. Therefore, the submission of a Home Improvement Request must allow for this period of consideration. If the request and its supporting documentation are insufficient for a proper review, it will be returned to the requester for additional detail.

Items that require submission of an HIR form and the supporting Plans and Specifications include (but are not limited to) adding an awning, adding or replacing a central AC system, additions to the courtyard gate, additions to the iron grill work, replacement of the shared fence, replacement of the front entry door, landscape changes, replacement of garage doors, addition or replacement of a satellite dish antenna, addition or replacement of skylights, replacement of storm/screen/security doors, and window replacement.

The correct form for submitting an architectural change (Home Improvement Request) can be found on the Sunset Ridge website: sunsetridgetownhouse.com under HOA Documents Tab or it can be requested from the Property Manager at Western States Property Services at (303)745-2220. This is the **ONLY** form that the Committee will accept, and it must be accompanied by any and all plans and specifications to support the request. These may include drawings, sketches, cut sheets, pictures, brochures, etc.

A copy of the Home Improvement Request form is included on the next page of this newsletter for your convenience.

"Spring is the time of plans and projects."

Leo Tolstoy

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SUNSET RIDGE TOWNHOMES

Home Improvement Request

[Revised: 012/09/20]

GENERAL—	
Name: _____	Phone #: _____ - _____ - _____ (cell or home)
Unit #: _____ Elk Head Range Road	Email: _____
PROJECT [check only ONE (1)]—	
<input type="checkbox"/> Awning	<input type="checkbox"/> Gutters & Downspouts
<input type="checkbox"/> Central Air Conditioning System	<input type="checkbox"/> Landscape Changes
<input type="checkbox"/> Courtyard Gate	<input type="checkbox"/> Roll-up Garage Doors
<input type="checkbox"/> Courtyard Screening (of iron grillwork)	<input type="checkbox"/> Skylights
<input type="checkbox"/> Fence Replacement	<input type="checkbox"/> Storm/Screen/Security Doors
<input type="checkbox"/> Front Entry Door	<input type="checkbox"/> Window Replacement
	<input type="checkbox"/> Other (attached separate Project Description)
SCHEDULE—	
Proposed Start Date: ____/____/____	Anticipated Completion Date: ____/____/____
ACKNOWLEDGMENT—	
Homeowner acknowledges that they have reviewed and accept the current Architectural Standard for the desired Home Improvement Project. Architectural Standards are available for download at: http://www.sunsetridgetownhouse.com/7.html . It is the Homeowner's responsibility to submit all documentation required by the standard with this form; to perform work which meets or exceeds the related standard; and, if hiring a Contractor for the desired work, to provide a copy of the related Standard to the Contractor.	
DO NOT START WORK PRIOR TO RECEIVING WRITTEN APPROVAL FOR THE REQUESTED IMPROVEMENT. The maximum time allowed for completion of the work is 1 year from Date of Approval.	
SUBMITTED—	
I understand and will comply with the conditions above.	
Signed: Date: _____/_____/_____ Homeowner	
After review of related standard, completion of this form and preparation of required documents, submit complete package to WSPS. Email: randy@wsps.net . Mail: 9145 E Kenyon Ave, #100, Denver, CO 80237	
ACTION TAKEN—	
____ Approved ____ Conditionally Approved* ____ Disapproved* [*See attached	
conditions/rationale] Signed: _____ Date: ____/____/____ Board of Directors/Managing Agent	
Project Reference # (if approved)*: AR-____-____-____ [*AR-Unit #-Year-Month-Day]	

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Winter into Spring, Back into Winter then Spring again in Sunset Ridge



"If we had no winter, the spring would not be so pleasant."

Anne Bradstreet