

Sunset Ridge Townhouse Association

Volume 39, Issue 1

Newsletter, July 2017

Architectural, Building and Maintenance

Improvements / Maintenance

- Phase II of the gutter replacement program (north part) was completed by JTB Gutters.
- A new volleyball net was purchased and installed.
- A new basketball hoop and net were purchased and installed and the backboard was painted.
- A new American flag was purchased as the old flag was getting worn.
- Rose Paving's proposal for the 2017 and 2018 phases of the asphalt and concrete program was what we had budgeted for 2017. The board accepted the proposal which included seal-coating, crack-filling, concrete work, and infra-red patch work. The work is completed, so we are a year ahead of our planned schedule for asphalt and concrete repairs.

Continued on page 2

Landscape

Improvements / Maintenance

- The Board accepted the proposal from Schultz Industries for a three-year landscape maintenance services contract. Schultz had a more comprehensive proposal than the other firms that bid for the work. The board decided to have snow removal be on a time and materials basis and it worked in our favor during the first half of 2017.
- The Board approved the pruning proposal from Environmental Tree Care (southeast sector). You may have noticed the trees had some red dots spray painted on them earlier in the year. That was to identify the trees that were to be pruned to avoid any misunderstanding about which trees were to be trimmed. That phase of the pruning project is complete.

Spring/Summer Spruce Up



It's wonderful living in an area where the

Continued on page 3

INSIDE THIS ISSUE

1	Architectural, Building, and Maintenance
1	Landscape
2	Financial Report
2	Other Topics – Our Flag
3	Property Manager Contact Information
3	Calendar of Events
4	Other Topics – Clothes Dryer Ducts

New Standards

The Architectural, Building, and Maintenance Committee along with Ken Whiteacre have been very busy during 2017 putting standards together for various home improvement projects and repairs for the Sunset Ridge community. If you are considering doing some work to your unit please review the following new standards on the Sunset Ridge website:

- Courtyard Awning
- Patio Fence Replacement
- Satellite Dish Antenna and Cable
- Skylight Replacement
- Window and Patio Door Replacement

Financial Report

As of June 30, 2017

We had higher than budgeted expenses (\$28,297 over budget) for the first 6-months of 2017 mainly due to the damage to trees caused by the heavy spring snow and wind storms.

We are on target as far as reserves are concerned in setting aside funds to pay for maintenance to the property for items like roof replacement, siding repair, painting buildings, asphalt repair, gutter and downspout replacement, etc.

Other Topics

Our Flag



The United States Flag is a symbol of our country and the freedoms that we enjoy. Displaying the flag in Sunset Ridge neighborhood is a great way to celebrate these rights and to also remember special days set apart. Many residents display a

flag on Holidays, and other residents may not because they need more information. One neighbor, Wally R, was asked to share some of his thoughts on displaying the American Flag.

When do you hang your flag?

*Holidays such as President's Day, Veteran's Day, Flag Day, Independence Day just to name a few. (*Below is a list of particular days of display)*

Is there a certain time of day you put it up or take it down?

Sunup to sundown. If you're going to display the flag after dark it should be properly illuminated.

If a resident wants to display a flag, is there a good place to put it on our townhomes?

You can mount it on the wood area between your garage doors, where it can be seen by many, and by your front door. Mounts for the flag can be purchased at hardware stores.

What about an older, faded flag I inherited from a family member?

*Your flag may need cleaning, but if it is in poor condition you may need to dispose of it. (*There are organizations such as Boy Scouts that can properly dispose of your flag)*

In our covenants, is it OK to temporarily place a flag in the grass by my townhome?

Yes as long as it does not touch the ground.

What if it snows?

Flags shouldn't be displayed on days when the weather is bad, unless your flag is an all weather flag.

Where's a good place to get a flag?

Around Holidays, most hardware stores and some grocery stores sell flags.

Continued on page 4

WEBSITE

www.sunsetridgetownhouse.com

PROPERTY MANAGER

Western States Property Services

Phone (303) 745-2220

Fax (30) 745-3335

Phil Mills, Email: phil@wsps.net

PLEASE UPDATE YOUR EMAIL ADDRESS

Please update your email address with our 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.

BOARD OF DIRECTORS

President – Rick White

Vice President – Ken Whiteacre

Secretary – Kathy Dann

Treasurer – Bob Campbell

Director at Large – Sue Bryant

CALENDAR OF EVENTS

BOARD OF DIRECTORS - MONTHLY MEETING - JULY

PLACE: KEN-CARYL RANCH HOUSE

DATE: JULY 12, 2017

TIME: 6:30 PM

BOARD OF DIRECTORS - MONTHLY MEETING - AUGUST

PLACE: KEN-CARYL RANCH HOUSE

DATE: AUGUST 9, 2017

TIME: 6:30 PM

BOARD OF DIRECTORS - MONTHLY MEETING - SEPTEMBER

PLACE: KEN-CARYL RANCH HOUSE

DATE: SEPTEMBER 13, 2017

TIME: 6:30 PM

SUNSET RIDGE TOWNHOUSE ASSOC - ANNUAL MEETING

PLACE: KEN-CARYL RANCH HOUSE

DATE: OCTOBER 11, 2017

TIME: 6:30 PM

BOARD OF DIRECTORS - MONTHLY MEETING - OCTOBER

PLACE: KEN-CARYL RANCH HOUSE

DATE: OCTOBER 11, 2017

TIME: 7:30 PM (IMMEDIATELY FOLLOWING THE ANNUAL MEETING)

landscaping is taken care of, the grass is mowed and watered, and there is a clean, uniform community appearance. With summer in full swing you may have the desire to ‘dig in the dirt’ or spruce up the front of your townhome area to make it more beautiful. If this is you, read on.

One thing to always consider in Sunset Ridge is the outside area beyond your brick is ‘community property’. But there are some ideas to personalize your front or side area. Have you wondered where residents can plant flowers and bushes on their property? Small flowers are great by your townhomes, also container gardening is welcome. You’ll need no approval for these, providing they do not encroach upon the sidewalks. If you are making a major change from the way your property looks currently, review the “Approved Guidelines for Planting”, make a drawing of your plans, complete the “Home Improvement Request Form” available under “HOA Documents” on our website and submit to our Property Manager. Most of the Juniper bushes in our neighborhoods are getting older and scraggly, so residents may want to remove them. Just get the OK using the above-mentioned forms prior to digging them up, and have a plan what you intend to replace them with. Note that removal and disposal is at the expense of the homeowner.

Drought resistant plants and ground covers that take little water are beautiful and make sense in our dry climate. One plant to avoid however is Lamb’s Ear. Don’t be fooled by its sweet name; per Jefferson County it is a noxious weed list and it encroaches on and kills grass, ground covers, and flowers if not contained. Mulch and stone is always welcome, just have a plan and get the OK.

You may notice yard decorations on some properties this spring and summer. Are you wondering if these are encouraged? Submit approval for large decorations. You can still have a beautiful personal area without your property looking neglected or disrespectful.

Continued on page 4

Wally, can you share why is the flag important to you?

It's important to me. I think most people don't think about it, or feel it's important. I imagine only about 10% of the residents here in Sunset Ridge currently hang flags.

Wouldn't it be great if Sunset Ridge Townhomes could be the Ken Caryl neighborhood with the most patriotism? Hang your flag and show your love of country!

Particular Days of Display

New Years Day, January 1	Labor Day, 1st Monday in September
Inauguration Day, January 20	Constitution Day, September 17
Lincoln's Birthday, February 12	Columbus Day, 2nd Monday in October
Washington's Birthday, 3rd Monday in February	Navy Day, October 27
Easter Sunday, variable	Veterans Day, November 11
Mother's Day, 2nd Sunday in May	Thanksgiving Day, 4th Thursday in November
Armed Forces Day, 3rd Saturday in May	Christmas Day, December 25
Memorial Day (half staff until noon) last Monday in May	Days proclaimed by the President of the United States
Flag Day, June 14	Birthday of States
Independence Day, July 4	State holidays

Lastly, what about outdoor lighting? If you do not currently have a motion detector light on your garage, it's a good idea to install one. Our Management Company has a free one for you (just a few left) to install yourself. Just give them a call. This lights up your garage/alley area in the evening, and is also for your protection.

Additional information can be found on Sunset Ridge's website. Happy summer!

Clothes Dryer Ducts

The clothes dryer ducts, as originally installed in Sunset Ridge units, leave a lot to be desired. They tend to be routed up inside the wall from the dryer and across the garage ceiling and out the side of the unit. The ducts are not always straight, but instead have at least one angled bend and, in many cases, multiple bends. This configuration inhibits the even flow of air from the dryer to the outside and it creates areas where lint can accumulate. As the duct collects lint the flow of air continues to be reduced, which causes the dryer to work harder to dry your clothes. You may notice that over time your dryer takes longer and longer to dry your clothes. This is caused by a plugged up duct. A much bigger problem is that a clogged duct could cause a fire. Such fires have occurred in Sunset Ridge in the recent past. Damage caused by a dryer duct fire that is internal to the unit is the owner's responsibility.

To prevent plugged up dryer ducts it is recommended that the ducts be cleaned/vacuumed out periodically (every 5 years). There are several reputable contractors in the Littleton area that will perform this function at a reasonable price.