

The Ridge Rider



Management Company

Western States Property
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Phil Mills, Property Manager:
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Phil is your contact for questions.

Please Update Your Email Address with Phil 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

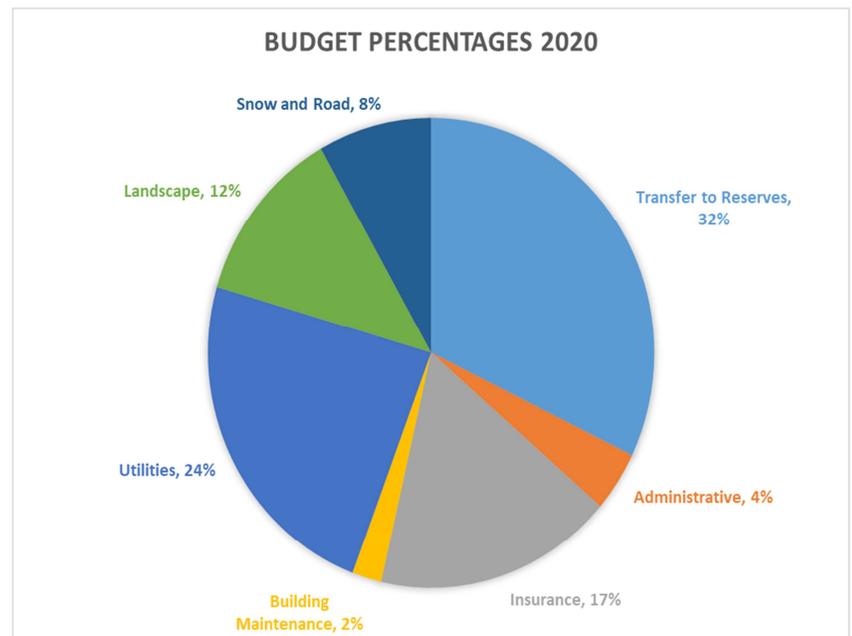
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HIGHLIGHTS OF THE ANNUAL MEETING

The HOA annual meeting was held September 11, 2019. The board presented accomplishments for the year and the yearly budget. Kathy Dann and Bob Campbell were re-elected to the board. The monthly dues were raised by \$5 to \$295 to partially make up for the insurance going up by \$32,866 per year. Some of the highlights of the presentation are reproduced in this newsletter. Go to www.sunsetridgetownhouse.com for more details.

2020 Budget Chart



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President's Notes, October 2019

Thank you to our Board Members, Families and Friends of Board Members and Sunset Ridge neighbors who helped spread the "Mountain of Mulch" near our east entrance on Saturday, August 3. The area looks so much nicer and all the helping hands made the job go so much faster and easier than it would have been without all the help.

Thanks also to those of you who came out to the Annual Meeting on September 11. It is always great to meet newer members of our community and to see other long-time neighbors again. We hope to see more of you at the regular monthly meetings on the 2nd Wednesday of each month, 6:30 PM at the Ranch House. It is important that you join us, get to know your Board members and see how we operate! We do represent all of you and your input and participation are welcomed!

Kathy Dann



The newly mulched area – Thanks to the Volunteers!

BOARD/ASSOCIATION ACCOMPLISHMENTS IN 2019

- ▶ One Sector of Trees Trimmed
- ▶ Section of Asphalt and Concrete Work
 - Remove & Replace
 - Infrared Repair
 - Crack Sealing
 - Seal Coating
 - Curb, Gutter & Pan Repaired/Replaced
- ▶ Gutter & Downspout project is complete
- ▶ Painting Completed Where Gutters & Downspouts were moved in the process of replacement
- ▶ Pillar Tops replaced (last section 2020)
- ▶ Back-flow preventer cage added (one left)
- ▶ Mulch added to landscaped areas
- ▶ Replaced 13 Irrigation Control Timers
- ▶ Processed 22 Home Improvement Requests
- ▶ Implemented New "Visitor Only Parking Program"
- ▶ Repaired/Sealed all 210 chimney tops
- ▶ Published two newsletters
- ▶ Repaired fence along Schaffer Place
- ▶ Winter Watered Trees
- ▶ First Beetle Spraying Applied
- ▶ Repaired Light Poles between 11886 and 11896
- ▶ Reduced Delinquencies by \$1700

Gutter Cleaning

Gutter cleaning is scheduled during the first two weeks in November, depending on the weather. Please help by making sure the area is clear where they need to work.

Thanks to the Mulching Volunteers!

Ken Whiteacre
Bob & Elaine Campbell & friends
Kathy Dann, her grandson Lucas and Glenn Nagashima
Kathi LaVelle
Peggy Pangersis
Duane Martinez

Another money saving effort - thanks to these volunteers. The mulch was provided free of charge from the tree trimming company.

This Newsletter was also produced by volunteers.

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UNIT OWNER INSURANCE REQUIREMENTS

Sunset Ridge just received and approved our HOA Insurance Policy renewal. The hail storms over the last several years have caused many insurance companies to stop insuring multi-family developments such as ours and leave the market. The good news is that Travelers is still willing to offer our policy. The bad news is that they are working to get out of the wind and hail damage coverage business by adopting very large deductibles for wind and hail damage claims. Our deductible is five percent of the insured value of our development or over \$3,130,000. This means that the exposure for each of our unit owners in the event of a wind/hail insurance claim will be about \$14,907.

Your board recommends that you contact your townhouse insurance carrier and do two things related to your HO-6 policy:

- 1. Increase your "Loss Assessment Coverage" amount equal to or above \$14,907.**
- 2. Verify that your policy and insurance company's "Loss Assessment Coverage" will pay for a special assessment due to paying a deductible on the HOA's policy. Some companies have stopped covering this type of assessment.**

Loss Assessment Coverage has increased in cost recently but is still a great value. The likelihood of a wind/hail claim in our area is relatively high. We went through this "special assessment" process in 2013/2014. We want you to be prepared.



WINTER IS COMING!

We want to remind you to disconnect your hoses from your outside faucets. If the hose remains connected during our cold weather, water is trapped in the faucet and, if it freezes, the copper jacket inside the wall may crack. Then, when you turn on the faucet in the spring, water may flood your basement.

SNOW REMOVAL POLICY

Snow will be shoveled from sidewalks and porches at a depth of 2". Snow will be plowed from streets, parking areas and alleys and all north facing areas at a depth of 4".



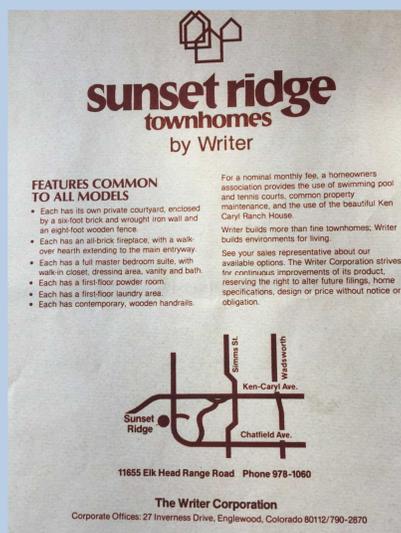
"Winter is an etching, spring a watercolor, summer an oil painting and autumn a mosaic of the all." Stanley Horowitz

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A BIT OF HISTORY

Sunset Ridge was built by The Writer Corporation starting in 1982. For decades, Writer was considered the best attached-home builder in the Denver area. At the peak of the company production, townhomes accounted for over 60% of the firm's output. Writer also built large commercial and mixed-use communities, most notable Writer Square in Downtown Denver.

There was a story regarding the townhomes – not substantiated by my research – but interesting enough to include here. It was said that Mr. Writer had someone in his family that was unable to reach standard light switches and that is why all the light switches in our townhomes are lower than standard.



The image shows a brochure for Sunset Ridge townhomes. At the top, it says "sunset ridge townhomes by Writer" with a logo of three houses. Below that, it lists "FEATURES COMMON TO ALL MODELS" and includes a bulleted list of features such as private courtyards, fireplaces, and laundry areas. There is also a map showing the location of Sunset Ridge at the intersection of Elk Head Range Road, Simms St, Ken-Caryl Ave, and Chatfield Ave. At the bottom, it provides contact information for The Writer Corporation.

MEET YOUR HOA BOARD

Kathy Dann – HOA President



Kathy was appointed to the board to fill a vacated position 4.5 years ago. She was then elected to the board 3 years ago and again this year. This will be her second year as board president. Before she served on the board, she was Chairman of the Landscaping Committee and now serves as Board Liaison to the Landscaping Committee.

A Wisconsin dairy farm was her home growing up. She lived there with all those other “cheese heads”. Her career took her from Wisconsin to Illinois then Southern California and finally to Denver. She was with Met Life Insurance for 30 years in Administrative Management of Sales Offices where she earned an FLMI designation. She is a past president of the Met Life Veterans Association. Sunset Ridge became her home in June, 1995 after she was transferred to the Denver area. Kathy still works part time from home typing technical reports for a Certified Industrial Hygienist.

Kathy's family includes out of state grown children with families of their own – 11 grandchildren and 3 great grandchildren – all of whom she enjoys spending time with. When her children were growing up she was active in band parent's club, PTA, and team mom for various youth sports teams. Now in her spare time, she is an avid tennis player. She captains 3 different tennis teams each summer and plays tennis indoors throughout the winter. Her teams qualified and were invited to the National Invitational Tournament for the last 2 years.

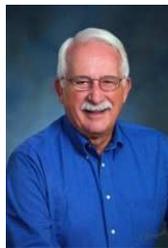
The “Cheese Head” designation is obvious when she's watching the Green Bay Packers – her football team of choice. She is also a Rockies fan – attending Rockies games every season. Card games are something she enjoys – any Cribbage players out there?

Kathy invites all home owners to the monthly HOA meetings so they can become more familiar with the month to month operations of the HOA. She encourages more participation on the various committees and other volunteer opportunities – new ideas are always welcome!

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KEN WHITEACRE – HOA VICE PRESIDENT

When Ken Whiteacre attended a HOA meeting several years ago, he quickly saw that things were not going well for Sunset Ridge. The Homeowner's Association had no reserves, many maintenance projects and no plan to implement necessary changes. Instead of complaining, Ken stepped up to take a position on the board. Volunteering for four years on the Board, Ken has served as Treasurer, President and is currently Vice President and head of the Architecture, Building and Maintenance Committee.



In addition to the time Ken spends on Board business, he walks Sunset Ridge once a month to check for light bulbs and light poles that aren't working. Then, he replaces bulbs and repairs fixtures which has saved us paying as much as forty dollars to change one bulb. He also obtains estimates from contractors for asphalt, electrical, fences and gutters and oversees some of the contractor's work. As head of the Architectural Building and Maintenance Committee, he examines all of the residents' requests to ensure they follow the guidelines. In the four years Ken has been on the Board, he and the other board members have implemented significant positive changes. We now have reserves, a plan for emergencies and future projects and have completed necessary maintenance and improvements.

Ken moved to Sunset Ridge in October 1985. He worked for Martin Marietta (now Lockheed Martin) for 12 years as a Systems Engineer and was Facilities Manager at Light of the World Catholic Church until he retired. Still active in his church, he volunteers at the Catholic Work Soup Kitchen once a month.

Growing up in Belmont, MA, he's retained a bit of a Boston accent. After 12 years in the US Army, he worked for RCA in Camden, NJ, before heading to Colorado. He holds a BS in Chemical Engineering from Northeastern University in Boston and a MS in Electrical Engineering from DU.

Ken has four married children, three of whom live in the Denver area and one son who lives in Washington DC with his family. He has 12 grandchildren and 4 great grandchildren.

A strong advocate for Sunset Ridge, Ken says "We have one of the finest groups of homeowners in the area and a very active Board of Directors. He adds, "I would encourage more homeowners to come to our monthly meeting and to get involved. We have some committees which could use help. Feedback and fresh ideas would be welcome."

Fall was a short season this year!



"Another fall, another turned page." Wallace Stegner

HAPPY HALLOWEEN!



ICE MELT

We recently have had several requests to repair stoops, stairs and sidewalks. Most of these are original concrete work which means that they are at least 30 years old. The damage done to the surface is largely due to age and weather. Concrete is a porous material. When it rains or snows, water seeps into the pores of the concrete. Then, when the temperature drops and the water freezes, the water expands and pushes the surface apart, causing visible damage. Water is unique, in that most materials contract when cold, but water actually expands in cold temperatures.

Ice melt contributes to this problem, because it causes ice and snow to melt at lower temperatures. The water then can seep into the concrete and re-freeze quicker.

Some ice melt products are better than others. Below are links to some web sites that compare various ice melt products.

- <http://www.mortonsalt.com/or-your-home/snow-and-ice-melters/compare-and-select>
- <http://www.safepaw.com/blog/best-ice-melt-safe-for-concrete>
- <http://www.consumerreports.org/cro/2014/02/best-ice-melts/index.htm>

These web sites also will give store locations where these products can be purchased.

*"Thanksgiving creates abundance,"
Ann Voskanp*

TREES

We all love the way our community looks with the mature trees shading our homes. But – some of these trees are at the end of their life and some are being attacked by various beetles and borers. The budget has some money set aside for removal of the trees that need it – but the funds for replacing these trees are probably not sufficient. Even though trees enhance our lives and increase the value of our property, there are more urgent priorities to be met in the budget.

So – what can we do to help replace these trees? Perhaps there are those who would like to honor a deceased loved one with a living memorial – a new tree. Maybe a group of neighbors would like to be remembered with a living tree. Perhaps there are those who just think we should make sure we have new trees and are willing to donate.

The HOA board is gathering data on which trees are suitable for our area and the cost to professionally plant them. We will publish that information as soon as we have it to help you make a decision.

"The best time to plant a tree is twenty years ago. The second best time is now." — Chinese proverb

