



Board Meetings: Wednesdays: February 10 and March 9—6:30pm at the Ranch House

ASSESSMENT CHANGE REMINDER

Effective January 1, 2016 our monthly assessment increased to \$255.00. If you direct pay, please be sure to update the amount in order to avoid any late fees!

Gutter Cleaning

We all have a love/hate relationship with our gutters and downspouts through the fall and winter season of every year.

Each year we take bids, select a vendor, and contract for our gutters to be cleaned. This season was no exception. We try to get this work to be done after the leaves are off of the trees and before we get snow and freezing temperatures. That frankly is a chore.

Our vendor was in the process of this work when we started getting snow etc. They have much of our community completed but not all. They will be working to complete this work at a point where our gutters aren't frozen and they can safely use a ladder.

Even when our gutters are perfectly clean, folks in this part of the country have issues with ice damming in their gutters. It is nearly unavoidable when we have stretches of very cold weather. 9News recently had a report on this that is posted to their website.

One possible solution to this problem is the use of an electric heat cable. This cable plugs into a normal household exterior outlet and it lays in the bottom of your gutter and extends down your downspout and a few inches beyond.

When it is snowy and cold these electric heat cables can be turned on and can be very effective at keeping a channel open for water to drain. They will not melt all ice or snow in your gutters but will melt the ice right next to the cable. The goal is to keep the water moving in your gutters and this helps avoid icicles, ice damming and ice on our front porches.

We Need Your Email Address!

Our Association Newsletter is available online at www.sunsetridgetownhouse.com and we can also email it to you! Mailing hard copies costs money that can be better allocated elsewhere! Please update your email address with our management company. If you have not been receiving the Newsletter around the 1st week of every other month either by USPS or email, we probably have been trying to email it to you but have an outdated email address!

Urgent! - Water Usage

All of the water that is used in Sunset Ridge is billed to our Association and is paid bi-monthly by the Association from the dues that each homeowner pays. This water usage includes all the water that each unit uses, as well as that for the irrigation of green belts, parks, gardens, etc. The water used by the Association accounts for approximately 20% of our annual budget and, since sewer usage is tied to the water usage, it also accounts for another 20% of the budget.

Recently, some units have shown an unusually large increase in water usage when compared to the same period of time as last year. In one case the increase is over 400%. This is a huge drain on our resources. Most often this kind of increase can be caused by some type of leak. The most common culprits are toilets. Another could be a dripping faucet, either in-doors or out-doors.

We request that ALL residents check their units for any type of water leak. The easiest way to check for a leak in a toilet is to place a few drops of food coloring in the toilet tank. If the food coloring becomes visible in the toilet bowl after 10 or 15 minutes, the toilet is leaking. The fix for this is to replace the flapper valve in the tank. This is a relatively simple and inexpensive fix which can be accomplished by the homeowner. Also check for dripping faucets both inside and outside your units. Repairs to these may require a little more effort and expense, but they will save us a great deal of money.

Don't forget 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.

Tree Trimming and Removal

Your board has contracted to trim the trees around the East and South sides of the community, outside our fencing. In addition, we will remove three large, mostly dead, cottonwood trees. Two of these are near Chatfield Avenue and will require closing a lane of traffic while the work is being completed. These trees are becoming a potential safety issue and it's time for them to go. The other trees are part of our annual trimming cycle for the community that we started in 2015. This project is scheduled to begin in late January..

The Ridge Rider

Your Insurance - *The Rest of the Story:*

By Richard White, your local Farmers Insurance and Financial Solutions Agent – 303.988.8300 – Richard-WhiteInsurance.com

Loss Assessment Coverage Reminder:

Hail Season is coming up soon believe it or not...

Our community endured a pretty significant Hail Storm in 2013 as many of us remember. We ended up replacing our roofing and repainting as a direct result.

Our Wind and Hail policy deductible is 2% of the replacement value of our entire townhome community. There is no option to carry a lower deductible and frankly given our claims history including that 2013 hail claim, we aren't that attractive to insurers.

We write this to remind you that should we have another large loss like that, we would again be paying that deductible with a special assessment to our owners. Given the current valuation, our deductible for this type of loss would be about \$1,095,997. That breaks out to \$5219.04 per unit. So your Loss Assessment coverage should be that much or more. I would expect that the replacement value of our community will increase with time and our Loss Assessment risk amount with it.

Farmers Loss Assessment coverage of \$10,000 is about \$7 per year. Our loss assessment coverage has no deductible and it does cover a special assessment due to a weather claim and the resulting special assessment.

Additionally our association policy insurance deductible for other types of losses is \$10,000. If you had a claim on the association policy for one unit, your exposure could be as much as \$10,000.

All of these facts bring me to the conclusion that we all need \$10,000 or more in "loss assessment" insurance coverage on our HO-6/Townhome policies.

One other caution. I have been told by several folks that their insurance companies no longer cover a weather loss and resulting special assessment under their policies. I suggest that you ask this question of your carrier to be sure.

"If my townhome community has a special assessment due to a large wind or hail insurance loss and the resulting deductible, would my townhome policy cover it? What is the maximum coverage for this under my policy and would I have to pay a deductible?"

Get quality advice...

Be Smart About Your Insurance...

PARKING REMINDERS

We have had some questions regarding alley parking rules so here are some reminders. The full policy can be found at www.sunsetridgetownhouse.com.

Alley parking is generally prohibited in order to allow for emergency vehicle access and to prevent access inconvenience to other residents. Some exceptions follow:

"The parking of a vendor or contractor at a residence is allowed during reasonable work hours for the purposes of performing services for the homeowner."

"Vehicles may be parked behind the residence for short periods of time while showing signs of activity, such as: during loading, unloading or cleaning of the vehicle or garage. Vehicles should be monitored and attended to so they can be removed for emergency vehicle access.

Unattended vehicles parked in alleys will be considered obstructing designated firelanes and a safety concern and vehicles will be towed without notice at the owner's expense."

Covenant Corner

Outside Storage

This column is a reminder to all of our owners and residents that storing anything outside that is unsightly is contrary to our association rules. Specifically, storing items between your garage and your neighbor's garage violates our rules. We have received several complaints about this recently and upon inspection have confirmed that this is a problem.

Please take a look outside your unit/garage area and remove everything stored there as soon as possible. In the next week or two we will begin sending violation letters to units that continue storing items outside.

Please, let's all work together to keep our community looking great!

Management Company

Western States Property Services

9145 E Kenyon Ave, Ste 100, Denver, CO 80237

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The Ridge Rider

The Housing Report—Sunset Ridge

The shortage continues. Housing is still at a premium in the metro Denver marketplace due to a major shortage of homes for sale. As of January 20th, there were 4000 homes for sale in the 7-county greater Denver area, with only 723 available townhomes or condos—numbers that are about 1/4th of “normal.” These extremely low numbers are almost an exact match to the number of homes available at this time last year, indicating a similar housing “crisis” to the one last year. And now that the holidays are over, buyers are beginning their home search in huge numbers. Our team has recently experienced properties receiving double-digit numbers of offers within a few days on the market.

If you are considering selling this year, now is a great time to either list your property for sale or complete necessary pre-listing activities. You would be wise to quickly seek out any professionals needed, whether to make necessary repairs, complete those cost-effective improvements or receive a comprehensive property analysis.

On the buyers’ side, creative contract options are still working to secure the desired home. So homes are still moving.

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

SOLD LISTINGS

(Source: Metrolist Matrix database, 7/23/2015—1/19/2016. Information deemed reliable, but not guaranteed.)

Address	Finished SF	Bedrooms	Bathrooms	Sold Price	Seller Conc	Net Sold Price	Date Sold
11701 EHRR	2,441	4	4	\$302,000	\$0	\$302,000	11/3/15
11603 EHRR	1,932	3	3	\$298,500	\$2,500	\$296,000	9/24/15
11810 EHRR	2,181	3	4	\$286,600	\$0	\$286,600	11/4/15
11642 EHRR	2,181	3	4	\$285,000	\$0	\$285,000	1/8/16
11874 EHRR	2,181	4	3	\$273,500	\$0	\$273,500	10/28/15
11849 EHRR	2,181	3	4	\$280,000	\$0	\$280,000	1/11/16
11812 EHRR	2,181	3	4	\$277,500	\$0	\$277,500	7/27/15
11623 EHRR	1,932	3	4	\$275,000	\$1,932	\$266,930	9/21/15

YOUR SUNSET RIDGE REAL ESTATE EXPERT & NEIGHBOR!

Dwight has listed and successfully sold 3 of the 5 highest Net Sold Price properties during the past 14 months.

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



RE/MAX Professionals—TEAM CABALKA

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