

The Ridge Rider



Management Company

Western States Property
Services Phone (303) 745-2220
Fax (303) 745-3335
Darrell Olivarez, Property
Manager: darrell@wsps.net

Darrell is your contact for questions.

Please Update Your Email Address with Darrell 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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WIND ROCKS THE NEIGHBORHOOD!

Pat Smith

I'm still in shock after walking out my front door the afternoon of June 6 to see the middle of three beautiful concolor (white fir) trees laying root side facing the sidewalk and the tree reaching almost across Elk Head. The force of the windstorm that caused this was very great, although we have no actual wind speed recorded right here. There was extensive damage all over the metro area. Sunset Ridge had other costly wind damage. The storm was called a derecho, a widespread, long-lived, straight-line wind storm that is associated with a fast-moving group of severe thunderstorms. By definition, if the wind damage swath extends more than 240 miles (about 400 kilometers) and includes wind gusts of at least 58 mph (93 km/h) or greater along most of its length, it can be classified as a derecho and this storm went from Pueblo up the I25 corridor to the Wyoming/Montana Border with winds up to 100 MPH.



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President's Notes, June, 2020

Here we are, almost halfway through the year already – can you believe it! Time certainly does fly by!

Thanks to all who have beautiful flowers blooming in front of your units and on the patios - they are all so bright and cheery! It is pleasant to walk around and see how so many of us take pride in the appearance of our homes and our community.

Congratulations to our high school and college graduates. It has certainly been different this year not being able to hold graduation ceremonies, and for that we are all sorry and disappointed. Yet, we are still proud of your accomplishments and wish you well as you take your next steps along the walk of life.

Have you noticed yellow “spots” in the grass in front of your home and do you own a dog? Do you know there are supplements available on the market that help lower the pH level of your pet’s urine to a normal range, thereby diminishing the yellow spots in the lawn? Some of these supplements even come in the form of peanut butter flavor biscuits! What dog doesn’t like those?!? It also helps to walk your dog in different areas so she/he does not urinate in the same place all the time. We must remember, not all of our neighbors have (or even like) dogs. Do your part to keep our lawns beautiful for everyone to use and enjoy.

Kathy Dann

*“And good neighbors make a huge difference in the quality of life.”
Robert Fulghum*

New Property Manager

Western States Property announced that Darrell Olivarez will replace Jessica Ramos as Property Manager for Sunset Ridge. Jessica has moved on to her dream job even though she will miss us. Darrell has extensive property management experience and is looking forward to getting started. Darrell can be reached at darrell@wsps.net or (303) 745-2220.

ASPHALT WORK IN NORTH SECTION OF SUNSET RIDGE

If you live in the north section of Sunset Ridge, please mark your calendar for Tuesday, June 23rd, when Rose Paving will begin this year’s asphalt work. They plan to mill all of the asphalt in the section beginning with 11781 through 11731. The milling process will be completed in the morning, and the asphalt will be replaced in the afternoon.

We don’t want to tow anyone (but we will), so please remove your vehicles from the affected area prior to the commencement of the work at 7:30 AM on the 23rd. We suggest that you park on Elk Head Range Road or in other parking areas.

We appreciate your patience and cooperation to complete this project. If rain changes the schedule, we will try to get notices out as soon as possible.

Proposed Building Affects Sunset Ridge

North American Development Company is moving forward with plans to build residences in the open area north of Sunset Ridge. Plans for the development can be found at ken-carylranch.org in the March 5, 2020, issue. The Board is communicating Sunset Ridge residents’ issues of concern to the development company.

HOA COMMITTEES

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

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

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

Photography – 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 in November, I discovered that Sunset Ridge has a presence in the art community. This article is the second of several. If you would like to be included in this series, please email newsletter@sunsetridgetownhouse.com.

Beverleyann Gould

Bev started her art journey as a child. She enjoyed drawing and designing rooms and then entered the art club in junior high. She discovered she liked to draw faces - unique or sometimes “ugly” faces because they were so interesting. She entered an art contest with a pen and ink portrait of James Baldwin, a novelist, playwright, essayist, poet and activist. The portrait won the contest, which fueled her interest in doing portraits, but someone stole it so she never got it back. The next contest she entered was the Creative Art Guild show with an oil painting of a Whippet which took second place – so she was on her way and yet she still doesn’t consider herself an artist.



For some years as a young wife, mother, nurse, and then a counselor, there was little time for her art. In 1982, after moving to Maryland she became interested in watercolor – which is her favorite medium today. She went to a Plein Air class where she loved the watercolors but realized she doesn’t like to do landscapes.

When asked if someone influenced her art, she said she always loved Monet. Bev credits several watercolor teachers she has had since she moved to Colorado in 2010 as having influence on her current painting, they are Tanis Buela, Chuck Dansford- from here in Ken Caryl, Judy Patti and Stan Miller. Stan Miller has refueled her interest in doing portraits and she hopes to circle back to what she liked in her youth and perfect that art form.

I asked her why she paints, and she said now she paints because after her husband’s death, her daughter said to her, “Dad’s gone – why don’t you paint again?” That struck a chord and she has been painting more since moving to Colorado. She doesn’t paint year round – in the summer she wants to be outside, enjoying what nature has to offer. (Continued on page 4)

CHANGES TO TRASH COLLECTION POLICY

Waste Connections, Inc. wants to protect the health and safety of their employees. Because of the pandemic, their collection policies have changed.

Each townhome can put out:

- One container—All trash must be WITHIN the container. Nothing stacked on top.
- Up to 3 secured bags placed next to the container.
- Container and bags must be near the alley.
- Boxes must be broken down and placed inside a container or secured in a bag. The container lid must close.
- No loose boxes or boxes containing trash. Wind and critters scatter loose trash.
- No large items

Trash collectors can refuse to pick up your trash if it isn’t properly contained.

Please be considerate of the health of our trash collectors who work so hard to keep our neighborhood clean.

Trash Receptacles

Our trash/recycle company, Waste Connections of Colorado, will gladly provide a heavy-duty trash container and recycle container free of charge. Please call them at (303)288-2100 to request delivery. They request that trash containers be placed at least six feet away from recycle containers to help the pick-up crew empty the containers with the mechanical lift attached to the truck.

Remember...no trash containers are to be placed outside before 8 PM the day before trash is scheduled for pick up, and empty containers are to be removed by 7PM on the day of collection. Please check the Ken Caryl Master Association website for holiday schedules or further information at: www.kencarylanch.org.

This is our community so please do your part to keep it looking great!

“A good neighbor is a priceless treasure.”

Chinese Proverb

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. It could be due to a plugged 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. Damage outside the unit or affecting adjacent units would be covered by the Association's insurance. This could result in increased insurance premiums which could cause an increase in the monthly assessment.

To prevent plugged 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.



Art in Sunset Ridge

(Continued from page 3)

For her, painting is not relaxing – she considers it work (partly because of her perfectionism) but she enjoys the final results – it feels good when she knows it's done. She paints for her own satisfaction, but also for her son and daughter and her friends.

Bev's next project is to paint something to enter in an exhibition that requires the painting to be sold – normally she wants to keep what she paints, but this will be a new challenge – one of letting go.



We are featuring two of her recent paintings, one of Venice that she painted after her trip to Italy in September, 2019, and the other for her son from a photograph he took when they were in the Maroon Bells area.

Central Park Concrete Work

Those of you who live on or stroll around our central park area certainly notice the improvements to sidewalks in the area. Four sections of sidewalk and the connecting sidewalks were replaced where roots raised the concrete and created tripping hazards. One front step affected by roots was also replaced.



Rose Paving, the cement contractor, is paying for Schultz, our landscaping company, to repair damage to landscaping that occurred during the cement work.

This begins the process of replacing uneven sidewalks which will be done as money is available, one area at a time to be cost effective.



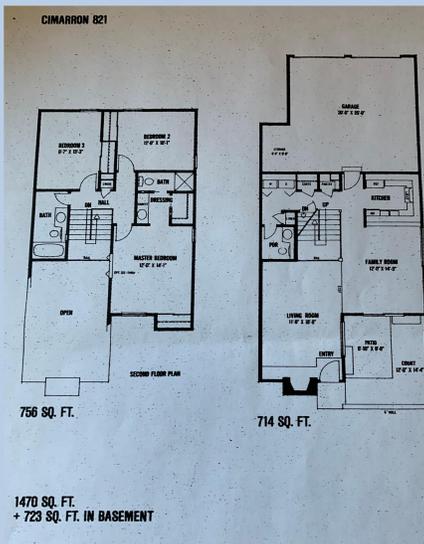
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A BIT OF HISTORY

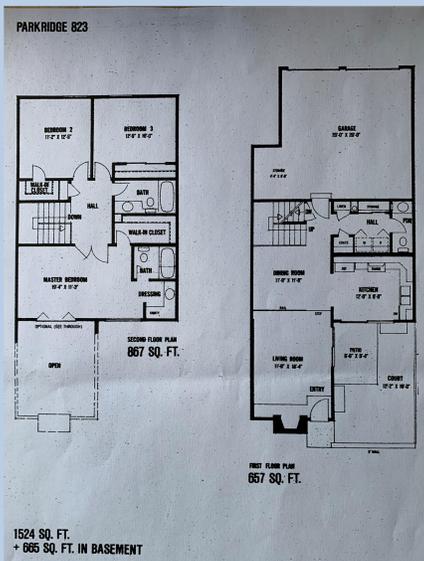
Sunset Ridge was built by The Writer Corporation starting in 1982.

Prices Effective June 1, 1985

<u>Model</u>	<u>Price</u>
Cimarron	\$96,950



Parkridge \$ 97,750



MEET YOUR HOA BOARD

Sue Bryant – At Large Director



Sue attended Auburn University as did her father until he was drafted into WWII. Her brother and one sister and late husband all graduated Auburn. Other family members are Auburn alumni, including a granddaughter and granddaughter’s husband. While at Auburn, Sue earned an associate’s degree in Business Administration. She also attended the University of Phoenix where she majored in Accounting. Immediately upon meeting Sue Bryant and hearing her soft southern accent, it’s obvious she’s from The South. In fact, she grew up in Bay Minette, Alabama, an hour from the Gulf. She shares that she, her brother and two sisters were raised by wonderful parents. Her father built a great beach house at Orange Beach, Alabama, and their family enjoyed many fun times there.

Sue lived in Alabama until 1986 when she and her daughters moved to San Diego. She moved to Colorado in 2011 to be closer to family and to Sunset Ridge in 2014. In 2017, she became a Director at Large on the Board filling the vacancy left by Adam Wood.

Her family consists of a son, two daughters, eight grandchildren and three great grandchildren. One of her daughters and her family live in Parker. The other daughter and family live in Melbourne Beach, Florida, where she is a partner in a CPA firm. Her son works for the Department of Defense in Montgomery, Alabama, with his family. His two oldest children also work with him in the IT department.

She spent her career working in business and office management and retired as Business Manager from a large church in La Jolla, California. Currently, she owns a small accounting and tax preparation business which she runs out of her home.

Sue attends Mission Hills Church and participates in a women’s Bible study group which meets weekly. She enjoys computer games, reading and walking in her spare time.

Sue “loves living in Sunset Ridge and finds it a beautiful place to retire.” She encourages residents to get involved in the community by attending monthly Board Meetings or volunteering for one of the committees.

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Architectural Building and Maintenance Committee Guidelines

The objective of this committee is to preserve the consistency and appearance of our community. Please adhere to the guidelines.

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: darrell@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 reviews the request and supporting documentation, then sends its recommendation to the Board. Construction must not commence unless and until the Board approves the Plans and Specifications in writing. **The Committee/Board requires 30 days to approve or disapprove the request in writing.** If the request and its supporting documentation are insufficient or incomplete, it will be returned for additional details.

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

The correct form for submitting an architectural change (Home Improvement Request) can be found on the Sunset Ridge website: sunsetridgetownhouse.com under the 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, including drawings, sketches, cut sheets, pictures and brochures.

Thank you for your cooperation so we can maintain the attractiveness and value of Sunset Ridge.

"No one is so rich that he can do without a good neighbor." Danish Proverb

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Spring in Sunset Ridge

