



www.sunsetridgetownhouse.com

PRESIDENT'S NOTES

Happy New Year to all our Sunset Ridge friends and neighbors! As we start the new year, I would like to thank our community members who go the extra length to keep our community looking great by picking up loose and blowing trash as you walk throughout our community. We know who you are, we see you, we appreciate your efforts and we thank you!

Along the lines of waste and trash, we notice there are still some of you who appear to be storing dog waste bags in piles or containers either by your front steps, chimneys and/or between the garages until trash day each week. We do thank you for picking up after your pooches, but you may not be aware, outside storage of the waste is against our community rules—it must be stored inside your garage. So now that you know, if this is you, please become compliant.

There has been/will be extra activity in our neighborhood. Schultz has been around doing some additional grounds cleanup and our annual gutter cleaning has just been completed. It is difficult to get the gutters done after all the leaves, etc. have fallen and before the first big snow storm hits, but we made it this year! You will notice activity in the next few weeks as our next phase of tree trimming begins, and several dead/diseased trees will be removed. Due to our extremely dry conditions, deep root watering and nourishing of every tree in Sunset Ridge will also be completed.

Please remember that our monthly meeting is the 2nd Wednesday of each month at 6:30 PM in the Ken Caryl Ranch House. All owners/members of our community are encouraged to join us, your elected Board of Directors. Introduce yourself if you are new to the community, bring any concerns you have to our attention or even just let us know if you think we are doing a great job!

“The greatness of a community is most accurately measured by the compassionate actions of its members.”

Coretta Scott King

The Ridge Rider

PARKING POLICIES

Visitor Parking Areas: The Association maintains 78 off street parking areas within the community which are intended for visitors. These areas may be used by residents to park vehicles which are too large to fit in a garage. Residents are encouraged to use their garages for vehicle parking and NOT for storage of “stuff”. These areas shall not be used to store surplus vehicles. Vehicles parked in these areas must be in periodic, if not, daily usage. If you wish to store a vehicle, please store it away from the community. To better accommodate visitors, eight of these spaces are marked as “Visitor Parking Only”. Residents are asked to respect these signs.

Residents who see improperly parked vehicles are encouraged to call the management company.

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 refreeze more quickly.

Some ice melt products are better than others. Below are links to web sites that compare various ice melt products. They also give store locations where these products can be purchased.

- <http://www.mortonsalt.com/for-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>

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SUNSET RIDGE UNIT OWNER'S INSURANCE

Every Sunset Ridge Townhome owner should have a HO-6 Condominium/Townhome policy.

- Loss Assessment Coverage should be in excess of \$14,907.00.
- Loss Assessment Coverage is the coverage you need to add to your HO-6 insurance policy to cover your share of a special assessment due to a wind/hail claim to the buildings in our development.
- Loss Assessment Coverage is an inexpensive addition to your policy. My policy charges \$10 per year for \$25,000 in Loss Assessment coverage.
- Specifically ask your HO-6 insurance carrier if their “loss assessment” coverage will pay for a special assessment, resulting from payment of the HOA deductible due to a wind/hail event. We have confirmed that some insurance companies WILL NOT cover this type of claim. Other companies WILL cover it. Make sure your policy does. We never know when a hail storm will happen.

Other notes about your HO-6 coverage:

- It should cover your personal property at the level you choose. We recommend making sure that your personal property is covered for replacement cost.
- Loss of use pays for a replacement living arrangement if a covered loss makes your townhome uninhabitable. How much would it cost to rent somewhere for a year or two while your townhome was rebuilt?
- Personal Liability protects you from liability when there is an accident/injury etc.
- Building Property coverage will pay to replace interior finish that the HOA policy will not.

Now is a great time to review your HO-6 insurance policy!

***“An ounce of prevention is worth a pound of cure.”
Benjamin Franklin***



Don't forget to disconnect hoses from outside faucets.

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OUR FOUR-LEGGED FRIENDS

We all love our four-legged friends, but it is important to remember that there are regulations in place regarding the control of our pets in public areas. He/she cannot be left outside alone tied to a tree limb or your deck gate. Our complex and the areas outside of our fences are controlled by Jefferson County which also has a leash law.

Please also follow the rules regarding cleaning up after pets to help us maintain a safe, comfortable and sanitary environment for our residents and guests.

You can reference the Jefferson County regulations on the web at:
www.jeffco.us/DocumentCenter/View/437/Leash-Law.

Sunset Ridge regulations can be found on our website:
www.sunsetridgetownhouse.com. Go to HOA Documents and Animal Control.

Barking dogs have also been the source of complaints. As much as we love our animals, we value the tranquility of our neighborhood. The best solution to this problem is calm communication, consideration and good will by all.

- If you are “up to here” with the loud, habitual and persistent barking of a neighbor’s pet, the first, best and most effective method to solve the problem is to approach your neighbor face to face, in a calm, friendly manner.
- Explain how the situation affects you and how it makes you feel.
- Ask your neighbor for help with the situation.
- Listen to what your neighbor has to say and to any proposed solutions.
- Thank your neighbor for hearing you out and for their help in a solution.
- Complete the conversation with a smile and a handshake.

Being rude or combative can make the situation worse instead of solving the problem. Calmness and good will between neighbors almost always wins the day.

Unresolved issues related to animals are under the jurisdiction of the Jefferson County Sheriff’s Office (Animal Control Division) 303-271-5070.

“A dog owner commits a Class II Petty Offense punishable under E.5.a (8) if he/ she fails to prevent his/her dog from disturbing the peace of any person by loud, habitual and persistent barking, howling yelping or whining, whether the dog is on or off the dog owner’s property.

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This regulation can be found on the web at: jeffco.us/county-administrator/policies-and-procedures/regulation/.

“A dog is the only thing on earth that loves you more than you love yourself.”

Josh Billings

DUMPSTER/MOVING PODS REQUESTS

Prior to scheduling a dumpster or a moving POD, a request must be submitted to the Board of Directors through the property manager, Western States Property Services, for approval. The request must be in writing and must state the size (length and width), the location of the placement (preferably a map), the duration of the placement and the purpose. Requests must be submitted thirty (30) days prior to the placement. It is suggested the requestor coordinate with any and all neighbors who may be affected by this placement.

TRASH AND EXTERIOR STORAGE

We have received several complaints about residents using the area between units (where the air conditioners and electric boxes are) for trash, trash cans, debris, bags of dog waste or “stored property”. Upon inspection, some of the situations are appalling!

It is a violation of community rules to use this space or any area outside of your townhouse for storage, debris, trash, trash cans or any inappropriate, unsightly or odiferous items. Please help keep our community clean, neat, sanitary and odor free.

Trash day is Wednesday, and trash cans and recycling bins can be put out for collection no earlier than 7PM on Tuesday evening. We recommend putting trash

out Wednesday morning and not leaving it out overnight as animals could get into it. Should that happen, please take the time to pick up and clean up strewn debris first thing in the morning before the trucks come through. We live in a beautiful community. To keep it that way, please avoid leaving anything outside that could be considered unsightly or inappropriate to other residents.

“Let everyone sweep in front of his own door, and the whole world will be clean.

Goethe

The Ridge Rider

ARCHITECTURAL CHANGES (Home Improvement Requests)

According to our regulations, “Prior to the start of any exterior construction or improvement at Sunset Ridge, the Plans and Specifications shall be submitted to the Architectural Building and Maintenance Committee. Construction may not commence unless and until the Committee has approved such Plans and Specifications in writing.” The committee requires 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.

Items that require submission of an HIR form and the supporting Plans and Specifications include (but are not limited to) the addition of an awning, addition or replacement of 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 or antenna, addition or replacement of skylights, replacement of storm/screen security doors, and window replacement.

The correct form for submitting an architectural change (HIR) 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. These may include drawings, sketches, cut sheets and pictures.

“Coming home is one of the most beautiful things.”

Andre Rieu

WE NEED YOUR HELP!

Our goal is to get timely information to every Sunset Ridge resident. In order to do this, we need everyone’s email address. Please ask your neighbors if they received the newsletter. If they did not, encourage them to contact Western States Property Services to be added to the list. Emails will be used only to distribute information to residents.

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COVENANTS

Homeowners are reminded that Ken Caryl Ranch is a covenant-controlled community. The full set of covenants can be found in the Master Declaration of Covenants, Conditions and Restrictions of Ken Caryl Ranch. A complete statement may also be found at the Ken Caryl Ranch website: ken-caryl-ranch.org under the **Residents** tab "Covenant Info & Rules." In addition, Sunset Ridge, as a sub association of Ken Caryl Ranch, has a set of declarations and a set of rules and regulations. A full statement of these documents may be found at the Sunset Ridge website: sunsetridgetownhouse.com under the **HOA Documents** tab. All homeowners should be familiar with these documents, and they must also require any renters of their properties to be familiar with them.

Management Company

Western States Property

Services Phone (303) 745-2220

Fax (30) 745-3335

Phil Mills, Property Manager: 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.