

The Ridge Rider



Management Company

Western States Property
Services Phone (303) 745-2220
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Jessica Ramos, Property
Manager: jessica@wsps.net

Jessica is your contact for questions.

Please Update Your Email Address with Jessica 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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LIKE WEATHER, SNOW REMOVAL BUDGET UNPREDICTABLE

The snow removal budget attempts to estimate what it will cost to plow our streets and hand shovel our sidewalks and garage fronts. Obviously, accuracy is as tricky as the Colorado weather,

The snow budget for 2019 was \$45,000, but the actual cost was \$80,354—nearly an 80 percent increase over budget.

In 2018, the estimates were close to the actual costs.

VANDALISM OF TENNIS COURT AREA

Vandals smashed the four lights at the corners of the fence when breaking into the tennis courts. They also knocked over a fence post along the north side split rail fence. Phil Mills sent Matt, one of our contractors, to clean up the mess, but we are not planning on replacing the lights at this time.

Please help maintain our property and stop vandalism by IMMEDIATELY reporting any suspicious behavior to the Jefferson County Sheriff's office at 303-277-0211.



Tree Trimming/Removal is scheduled to take place Monday, March 2 through Friday, March 13th

Keep in mind, additional snowstorms may affect and delay the schedule. Regular tree trimming will take place at the following buildings this year: 11649-11659, 11641-11647, 11631-11637, 11621-11627, 11613-11619, 11601-11611, 11600-11610, 11612-11622, 11636-11646 and 11624-11634. Some trimming in the area of 11751 is scheduled for this time period as well. Crews will begin each day 8 AM – 9 AM, weather dependent. Please have patio gates unlocked should access be needed and keep your pets inside. Move any grills and/or patio furniture close to the building to avoid accidental damage.

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President's Notes, February, 2020

It was so nice to see all the festive holiday decorations around the neighborhood this year! Thanks to all of you who took the time and effort to make our neighborhood "shine!"

You will see elsewhere in this newsletter we have a new property manager. Please attend one of our regular meetings (2nd Wednesday of each month, 6:30 PM at the Ranch House) to welcome her and introduce yourself not only to Jessica but also to those of us on your Board of Directors. We want to get to know all of you, and we'd love your input on matters that affect our community.

With springtime just around the corner (we hope), many of us will have thumbs turning green and will start planning our spring/summer flower displays. Please remember if you plan to remove any shrubs, trees or bushes, you must obtain prior approval by submitting an Architectural Change Form stating what you want to remove and a plan of what you want to replace it with. Anything outside your patio wall is community property. Anything you plant cannot encroach on the sidewalks or yard areas; vegetables should be in pots. Some ground covers spread rapidly, and some are considered noxious weeds by Jefferson County (Lamb's Ear is one of these). Be certain to do your homework and replace only with approved, drought-tolerant plants. Go to our website for details regarding ANY outside changes.

Kathy Dann

HOA Welcomes New Property Manager as Phil Mill Retires

Sunset Ridge Townhouse Association welcomes our new Property Manager Jessica Ramos.

Jessica has nearly 17 years of property management experience, including HOA experience. She stepped away from working at HOAs for a few years to focus on raising her young daughter, but now that her daughter is "five going on fifteen," she feels it is a good time to return.

Jessica acknowledges that she can see future concerns for Sunset Ridge, especially the challenge to be proactive in building plans. She looks forward to taking on the project of maintaining our beautiful trees.

Jessica loves her career, but her passion is food. In fact, she studied culinary arts in Paris and describes herself as "a good person come pot luck time!"

She shares that she is different from Phil, but has "the same goals and priorities." She adds, "It's a real honor to get to be a part of your team, and I look forward to meeting all of you."

Jessica can be reached at (303) 745-3335 or jessica@wsps.net.



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

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

Photography – Pat Smith

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 beginning of several and it features three of the artists in that show. If you would like to be included in this series, please email newsletter@sunsetridgetownhouse.com.

Kathi LaVelle



Kathi entered a mixed media painting in the show, for which she won an Honorable Mention. She prefers to work with mixed media and started painting in acrylics. Kathi recently has used powdered charcoal, which is featured in her winning painting. She is currently learning more water color techniques. When she was a young mother,

she did all sorts of crafts from macramé to ceramics and needlework. She started taking painting classes in the early 1990s. An art teacher at The Free University and later ACC, Joy Schultz has been a big influence and inspiration for Kathi. Being a very social person, she feels she learns more in a class setting.

Kathi is a retired hair stylist and she compares her painting to her profession, where she enjoys the design and colors and creating something pleasing to the eye. She likes sharing her painting and does some as gifts for friends and family.

When asked how painting makes her feel, she replied “A successful painting makes me feel accomplished, satisfied and happy. It grounds me to create something in a pleasant form that expresses those things that are basic to me – water, landscapes and nature.”

Gabrielle Oerter-McLellan



Gabrielle was raised in an artistic family. She started her art “career” as a child. She attended art classes with her mother, where she and her sister had their own corner where they learned a variety of art techniques – including scratchboard, stamp making, and how to use paint. She credits her mother as being the biggest influence on her artistic life. Her

mother currently paints in pastels and Gabrielle is learning that technique. Her preferred medium is now oil paint which is what she uses in most of her paintings.

When Gabrielle lived in Colorado previously, she took classes at the Denver Art Museum from Chuck Ceraso. She was thrilled to be in the museum after hours and loved having the influence of all that creativity around her. Her painting is her creative outlet, keeping her centered after long days in the mortgage banking industry. She calls her small studio her sanctuary where she puts on music she likes and gets lost in her work – she says, “Time just passes.” (continued on page 4)

SPRING CHECK LIST

- Check, clean and repair window and door screens
- Adjust doors for proper closure
- Check and recharge air conditioner unit
- Change furnace filter (monthly) if A/C is used
- Turn off and clean humidifier
- Check and clean out BBQ grill
- Check and clean whole house fan (change media and lubricate motor)
- Check and clean gutters and downspouts if not done in fall
- Check outside water faucets before reconnecting garden hoses
- Clean, repair and retain fences and gates
- Clean vents (attic, dryer and oven)
- Lubricate vent fan motors

“An optimist is the human personification of spring.”

Susan J. Bissonette

INSURANCE INFORMATION UPDATE

If your townhome was damaged by an insured loss in a way that makes it uninhabitable, where would you live while it was being repaired or rebuilt? Your HO-6 Townhome Policy should include a coverage called "Loss of Use" that is intended to pay for you to live in a replacement location until your home is ready for you to move back in. The standard coverage included in most policies may not be sufficient to fully pay for this depending on how long you must be out of your townhome. You need to know how long the timeframe is for your coverage and what the coverage amount is. This coverage should be at least 12 months, but could be as long as 24 months. If you know how much you would need to pay each month to rent a comparable home, you could multiply that monthly rent amount by the number of months of coverage to estimate how much coverage you might need.

Be smart about your insurance!

"If you watch how nature deals with adversity, continually renewing itself, you can't help but learn."

Bernie Siegal MD

Art in Sunset Ridge - continued

Matt McLellan



Matt finds art in everything! He has no preferred medium – he will use anything that strikes his fancy – usually odds and ends rather than traditional mediums. Others' cast-offs can become his next work of art. As he says, "Sometimes I even use paint!"

He has always been creative, but didn't really start doing the type of art he does now until the early 2000s. He gives credit to a high school American literature teacher, John O'Dougherty, as his greatest influence. He took Matt, who was a troubled student at the time, under his wing and they became friends. Mr. O'Dougherty guided Matt with this Ralph Waldo Emerson quote – "Show me your work and I will know you."

Matt may have 5 or more ideas started in preliminary stages but once he gets a project going, he sticks with it until it is finished. He says he is "driven" to create his art and that he finds it a spiritual experience. From his website, matthewamclellan.com – "The goal of my work is to provide a feeling or emotion, a thought, an insight. To be a voice not an echo."

Matt says he paints for himself and for gifts, and "it makes Gabrielle happy".

And the author is including a photo of the one that makes her happy!



The Ridge Rider

A BIT OF HISTORY

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

Prices Effective June 1, 1985

Model	Price
Parkridge	\$ 97,750
Chapparral	\$102,500
Westbranch	\$ 94,750
Cimarron	\$96,950

THE WRITER TRADITION OF QUALITY INCLUDES:

- Quarry tile entry
- Stained woodwork used extensively
- Cedar floors in bedroom closets
- Ceramic tile around tub and shower
- High grade wood cabinets
- Double-paned insulated windows on first and second floors
- Class A fire rated roofs
- Wide selection of Formica for kitchen counters and bath vanity tops, with ceramic tile kitchen counters and master dressing area vanity tops, if desired
- Extensive landscaping throughout the community
- Engineered soil test and foundation plan on each house
- All living areas on wood sub-floors for maximum warmth and comfort
- Whirlpool range and oven, dishwasher, ½ H.P. disposal and hood
- Complete exterior insulation for comfort and energy cost savings
- Detailed brick fireplace standard in every model
- Two-car garage standard in every model
- Dexter hardware with dead bolt for security
- Custom detailed wooden handrails and windowsills
- Full basement standard, with rough-in ¾ bath
- Private patio



MEET YOUR HOA BOARD

Rick White – HOA Secretary



Since 2014, Rick White has been a dedicated advocate, volunteer and Board Member for Sunset Ridge. He joined the Board following the 2013 hail storm that destroyed our nearly new roofs. His insurance expertise helped us negotiate a claim that included not only new roofs, but also repaired damaged siding and repainted of our units saving us thousands of dollars.

Currently serving as Secretary, Rick has previously been Treasurer, Vice President and President of the Board. He purchased his Sunset Ridge townhome in 2011 after moving from a home in Ken Caryl Ranch.

Born in Kansas City, Missouri, he grew up in Independence, Missouri. His junior high school was one block from Harry Truman's home, and he graduated from Harry Truman High School. He went to the University of Missouri.

His first career was in the restaurant industry where he held positions from dishwasher to Regional Manager. He opened his Farmers Insurance Agency at C-470 and Bowles Avenue in 1993. Rick says, "I love what I do and love helping my clients."

In addition to his business and Sunset Ridge position, Rick volunteers in his community. He is active in Boy Scouts where two of his sons earned the rank of Eagle Scout. He continues to lead trainings in leadership for the Scouts. From 2000 through 2012, he was a Reserve Deputy Sheriff with the Jefferson County Sheriff's office. He is a Red Cross Instructor and a Board Member of St. Gregory's Episcopal Church.

Rick loves to exercise and spend time outside. Happily married to his wife, Colleen, they enjoy hiking, snow shoeing, biking and traveling. They also love movies and cooking!

Rick describes Sunset Ridge as "a rare and wonderful place....We have a quiet and beautiful community with green spaces and trees right next to the Dakota Ridge and are a part of the Ken Caryl community. It's great!"

He applauds the work of the other Board Members for significantly improving the upkeep and financial status of our HOA in just the past six or seven years. He says, "This turnaround has required dedication and discipline. It increases our property values to have a healthy association, not to mention the beauty of our community and our lifestyles." He adds, "Whenever you see Kathy, Ken, Sue or Bob, shake their hand because we've come so far!"

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Bob Campbell – HOA Treasurer



Bob was first elected HOA Board Treasurer for a three-year term in September 2016. He was re-elected to a second term in September 2019. As treasurer, he has the vital job of preparing the budget and overseeing expenses. He uses last year's actual expenses along with projections for upcoming insurance, water rates, and some of the work (concrete, brick, and asphalt) that we would like to accomplish and generates a proposed budget for the Board's review. Once it is finalized and approved by the Board, it is presented at the Annual Meeting in September. Bob assists in preparing the media graphs and charts to clarify budget information for the Annual Meeting.

Bob and his wife Elaine moved to Sunset Ridge in July of 2015. Prior to moving here, they lived less than a mile away on Ken Caryl Ranch.

He was born in Montclair, Essex County, New Jersey and lived in East Hanover, Morris County, New Jersey, from birth until he was 10 years old. He lived with his grandparents for a year when he was 11, and, at 12, moved to Branchville, a small farming town in Sussex County, New Jersey.

He grew up in a single family home with his mother and siblings (one sister and one brother). He and Elaine have 6 children, two girls (the bookends) and four boys. They moved to Colorado in January of 1993.

Bob majored in Accounting at Rider College, a business school in Lawrenceville, New Jersey. He earned his CPA several years later and has worked in Accounting/IT for his entire career. He is still working, but looks forward to retiring.

For the past two years, Bob's spare time has been spent finishing his basement with the help of his family. The project is just about finished—"Amen!"

His main hobby outside of reading is genealogy/family history. He offers, "If anyone in Sunset Ridge needs help tracing their roots, let me know and I'll be glad to assist you (no charge)."

Bob is actively involved in his church, The Church of Jesus Christ of Latter-Day Saints. His calling in the church is to help people with—you guessed it—genealogy/family history. He loves his family and shares they have a fun time when they are together.

Bob explains, "It is a challenge being on the Board of Directors." There are 210 units/owners in Sunset Ridge. He encourage "each of you to get involved if you are able. Remember the old saying, 'Many hands make light work.'" Not many people, only about 5 to 10 percent, attend the annual meeting in September. By attending the board meetings you can voice your concerns, stay informed, and know that the board does a lot for each of you. He encourages each of you to be a good neighbor and "do unto others as you would have them do unto you."

TREES

In the previous newsletter, we suggested there might be some who would like to donate a tree to help replace some of our trees. The HOA board has provided us with a list of trees that are suitable and the associated costs to be planted professionally. These are 2 inch trees. Other trees are currently under review. If you are interested in donating, please email newsletter@sunsetridgetownhouse.com.

Rocky Mountain Maple	\$798
Hackberry Western	753
London Plane	780
Japanese Pagoda	798
Red Oak	798
Ohio Buckeye	798
Catalpa Western	744
Accolade Elm	816
Tulip Tree	798
Hotwings Maple	798
Service Berry	780
Spring Snow Crabs	753
Red Bud	780
Chanticleer Pear	762
Japanese Lilac	298
Hawthorne	780



Sunset Ridge Holiday Lights and Decorations

