

The Ridge Rider



Management Company PMI Denver Metro

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Please Update Your Email Address 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
Pat Smith – Director at Large



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Final Insurance Costs and Monthly Assessments for 2023

We are happy to announce that we have obtained new insurance policies and they became effective on 10/1/2022.

At our annual meeting this year, one of our big topics was the situation surrounding the availability and cost of our insurance package. Our previous insurance carrier cancelled our policies effective October 1. The search began in September for another insurance company, and this turned out to be quite the laborious task. Inflation, fire risk, hail risk and the value of our development overall made the search for a new insurance company challenging.

At our annual meeting, only one company provided us with a quote out of 60 requests we had made. Every other insurance company, at that point, had declined to even quote us. The one quote obtained required a dues increase of \$212 per month. We passed our budget with the \$212 monthly increase for that insurance policy. We also made the commitment to try and find a more affordable policy asap!

The great news is that we did find a more affordable policy, and our dues increase will now be \$60 per month, not \$212 a month. This brings our monthly HOA dues to \$365 a month. The new policy went into effect October 1, so we had no lapse or gap in coverage at any time.

We feel very fortunate to find coverage at this much lower cost. Your HOA Board will continue to look at options for insurance in the future.

PMI Denver Metro has moved!

3600 S. Yosemite St.
Suite 550
Denver, Co 80237

If you are mailing to them – check the address!

Email: plaird@pmidenvermetro.com

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President's Notes – October, 2022

Happy Autumn, Everyone!

Our weather is changing, our irrigation system has been shut off and blown out and some leaves are already beginning to drop to the ground. I have noticed some Halloween decorations around the neighborhood, they look great! As our days get shorter and shorter, we look forward toward the Holiday Season; cold, snowy weather and in my case, a MUCH smaller water/sewer bill for our Sunset Ridge Community!! It's kind of funny, how some things become so much more important when you are a board member and are consciously watching our budget. Along those budget lines, we have much better news to share in this newsletter regarding our insurance costs – well, at least better than the numbers we thought we might be facing at the time of the annual meeting! Please read the article regarding our insurance carefully. It will answer a lot of your questions.

Kathy Dann



Kathy's 6th greatgrandchild –
Gabrielle Malynn Ennen

ANNUAL MEETING

The 2022 Sunset Ridge Townhouse Association Annual Meeting on September 14th was called to order by Vice President Ken Whiteacre. Other Board Members present were Pat Smith and Rick White. A quorum was met allowing the Board to conduct business.

Two Board positions were open for election. Kathy Dann was reelected President and Bob Campbell was reelected Treasurer.

Paul Laird, an owner of PMI (our management company), introduced himself and addressed residents' concerns about the lack of communication and response from the new management representative. He assured residents he will personally oversee Sunset Ridge until a qualified property manager can be hired.

While explaining the proposed budget, the Board reviewed the accomplishments and improvements made during the last year and discussed future plans. (For more information and photos, see the last issue of the newsletter at sunsetridgetownhome.com.) Several residents complimented the Board on the many improvements made to Sunset Ridge and thanked them for the hours they donate to serve and improve our community.

Rick White, Board Secretary, explained that the current insurance company cancelled our policy as of October 1. He added the Board was exploring other options, but all options would mean an increase in dues because of rising insurance costs and difficulty even obtaining insurance. Residents voted to approve the proposed budget with the understanding the Board would seek new insurance coverage knowing costs would be higher. Please see the newsletter article on insurance for more details.

During the question/answer part of the meeting, some of the issues residents asked about and The Board addressed were plans for future fencing replacement, landscaping along Shaffer Place, fire prevention, the possibility of speed bumps on Elk Head Range Road, and using social media to communicate with residents.

HOA COMMITTEES

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

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

Communications – Pat Smith – Board Liaison, Susan Peters, Chairman and Jen Vidal

Newsletter photography & formatting – Pat Smith

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BIKES, SCOOTERS AND AUTOMOBILES

PARENTS: Please monitor your children as they play in our alleys. In a flash, they can be vulnerable to an oncoming vehicle, and it often isn't easy to see them



NEIGHBORS: Please be alert as you back from your garages and drive down the alleys. Children move quickly and can be difficult to see before you can stop. Also, slow down on Elk Head Range Road – the children can also be on bikes and scooters there. The speed limit according to Jefferson County is 25 miles per hour on residential streets.

PARKING BEHIND UNITS AND IN ALLEYS IS ILLEGAL BECAUSE THEY ARE FIRE LANES. IN ADDITION, IT REDUCES VISIBILITY FOR BACKING OUT OF GARAGES AND AVOIDING CARS AND PEDESTRIANS. PLEASE BE A GOOD NEIGHBOR AND PARK YOUR CAR IN YOUR GARAGE, A NON-VISITOR PARKING PLACE OR ON ELK HEAD RANGE ROAD.

FIRST NEW FENCE PHASE COMPLETED!

The new Trex fence was finished in a week the first part of September. From the comments we've heard, the community seems pleased with the results!



The west side of the community will be the next phase of the fencing project. There is no schedule for that phase and the decision will be based on when it fits into the budget.

Just saying....

If you are putting out food for squirrels, rabbits and birds, please mark it clearly so the rats and bears know it's not for them.



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SUNSET RIDGE TOWNHOMES

Home Improvement Request

[Revised: (10-06-22)]

GENERAL —	
Name: _____	Phone #: _____ (cell or home)
Unit #: _____ Elk Head Range Road	Email: _____
PROJECT [check only ONE (1)]—	
<input type="checkbox"/> Awning	<input type="checkbox"/> Gutters & Downspouts
<input type="checkbox"/> Central Air Conditioning System	<input type="checkbox"/> Landscape Changes
<input type="checkbox"/> Courtyard Gate	<input type="checkbox"/> Roll-up Garage Doors
<input type="checkbox"/> Courtyard Screening (of iron grillwork)	<input type="checkbox"/> Skylights
<input type="checkbox"/> Fence Replacement	<input type="checkbox"/> Storm/Screen/Security Doors
<input type="checkbox"/> Front Entry Door	<input type="checkbox"/> Window Replacement
	<input type="checkbox"/> Other (attached separate Project Description)
SCHEDULE —	
Proposed Start Date: ____/____/____	Anticipated Completion Date: ____/____/____
ACKNOWLEDGMENT —	
Homeowner acknowledges that they have reviewed and accept the current Architectural Standard for the desired Home Improvement Project. Architectural Standards are available for download at: http://www.sunsetridgetownhouse.com/7.html . It is the Homeowner's responsibility to submit all documentation required by the standard with this form; to perform work which meets or exceeds the related standard; and, if hiring a Contractor for the desired work, to provide a copy of the related Standard to the Contractor.	
DO NOT START WORK PRIOR TO RECEIVING WRITTEN APPROVAL FOR THE REQUESTED IMPROVEMENT. The maximum time allowed for completion of the work is 1 year from Date of Approval.	
SUBMITTED —	
I understand and will comply with the conditions above.	
Signed: Date: _____ / _____ / _____ Homeowner	
After review of related standard, completion of this form and preparation of required documents, submit complete package to PMI. Email: plaird@pmidenvermetro.com Mail: 3600 S. Yosemite Street, Denver, CO 80237.	
ACTION TAKEN —	
____ Approved ____ Conditionally Approved* ____ Disapproved* [*See attached conditions/rationale]	
Signed: _____ Date: ____/____/____ Board of Directors/Managing Agent	
Project Reference # (if approved)*: AR-____-____-____-____ [*AR-Unit #-Year-Month-Day]	