

# The Ridge Rider



## Master Association Adopts \$4 Dues Increase for 2023

The Ken-Caryl Ranch Master Association Board adopted the 2023 Master Association Budget with a \$4 per month dues increase, which equates to a total of \$64 each month to cover increased operational expenses, fire mitigation efforts and perimeter fence improvements in 2023.

Approximately \$1 of the monthly dues increase will go toward fire mitigation, including interface mowing, home assessments and woody vegetation removal. Approximately \$3 per month will go toward perimeter fence improvements. The approved budget has been posted on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the About Us tab, then Financials. Dues will increase beginning Jan. 1, 2023. Residents, who are not currently set up on automatic ACH payments, are kindly reminded to update their dues payments accordingly. To set up ACH automatic payments, please visit our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) and click on the Pay My Dues icon, located in the top right-hand corner of your screen. If you have any questions or comments about the budget, contact General Manager Brian Yowell at [briany@kcranch.org](mailto:briany@kcranch.org).

Source – Life at Ken Caryl – November 9, 2022

**In that same vein – don't forget your Sunset Ridge dues are going up in January to \$365. The entire amount of the \$60 increase is going for insurance.**



**Happy Holidays from your HOA Board  
Kathy, Ken, Rick, Bob & Pat**

## Management Company PMI Denver Metro

Phone (303) 745-2220

Fax (303) 745-3335

[plaird@pmidenvermetro.com](mailto:plaird@pmidenvermetro.com)

Mobile – 303-419-6005

### 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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## President's Notes –December, 2022

Happy Holidays, Everyone! Have you noticed all the festive decorations in our neighborhood? (See Page 7) They all look terrific! Thank you so much for taking the time to decorate and make our neighborhood look so happy and bright.

I have seen that geese have been on the move in massive numbers, as is usual for them this time of year. Last year we had way more than our “normal number” of geese who took up winter residence in Sunset Ridge. If they begin to settle here again this season, please try to make it as uncomfortable for them as you can by shooing them away, using air horns, or putting fake coyotes near your unit. “Great gobs of goose grease” is not good tracked into your homes on shoes or the feet of your pets. It is very unhealthy (as well as messy and unsightly) to have in the neighborhood. Please do your part to convince those feathered migrants they would be happier in another neighborhood.

I wish you all a healthy and happy 2023. Please take an active part in our community and join us on Zoom for our monthly HOA board meetings on the 2<sup>nd</sup> Wednesday of each month at 6:30 PM. The Zoom link will be updated on the announcement page of our website – [sunsetridgetownhouse.com](http://sunsetridgetownhouse.com).

Kathy Dann

*“Winter is the time for comfort, good food and warmth.”*

## Radon Mitigation Systems

There are several residents who have installed Radon Mitigation systems for various reasons. This is just a friendly reminder to please obtain approval from the HOA before installing such a system. These exterior vents require installation that does not interfere with neighbor patio spaces and matches the existing structure. The HOA will guide you through appropriate placement of these systems. The Home Improvement Request Form is on Page 6 of this newsletter. Links to some CDPHE information about Radon are below.

[Understanding Radon](#)

[A Citizen's Guide To Radon](#)

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## WHAT IF YOU HAVE AN EMERGENCY AND THE FIRE DEPARTMENT OR AMBULANCE CAN'T GET TO YOUR HOUSE???

That is exactly what happens (and has happened) in Sunset Ridge when cars are parked unattended behind townhomes. Our alleys are designated as Fire Lanes for a reason. Please don't be the reason your neighbor can't get help! In an emergency, a few minutes can make a big difference in someone's life or saving a home.

Emergency vehicles are often accompanied by a Jefferson County Sheriff's Deputy who can issue a citation for “Impeding Emergency Vehicles.” To report vehicles parked in alleys, call or text Paul Laird at 303-419-6005 with address and photo of vehicle. Illegally parked vehicles are subject to fines and/or towing.

**Also....if your car is parked behind your townhome when the snowplow comes, the plow cannot get behind your or your neighbor's units.**

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## 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

## WINTERIZE!

### 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 re-freeze quicker.

Some ice melt products are better than others. Below are links to some web sites that compare various ice melt products.

- <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>

These web sites also will give store locations where these products can be purchased.

### Hoses:

We want to remind you 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.

## Jefferson County Leash Laws Apply to Sunset Ridge

Regardless of their training or temperament, unleashed dogs may be a danger to other dogs, people, and wildlife. Off-leash dogs are also a danger to themselves by running into nearby streets, being hit by cars, being bitten by wildlife, or getting lost. Please be considerate of your neighbors and their four-legged friends by leashing your dog. Residents are reminded that Jeffco leash laws apply to all parts of Ken-Caryl Ranch. For more information please visit Jeffco's website at <https://www.jeffco.us/>, keyword, leash law.



Just saying....

If your dog poops after dark or in the snow and no one but you sees it happen, is it still an unsightly, unhealthy mess?

YES!!!! Please be a good neighbor. Carry a flashlight.  
Pick up after your dog!

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## HERE COMES THE SUN



If you happen to be outside at 2:47 P.M. on December 21st, check out your shadow. It's the longest shadow you will cast all year. Winter Solstice which occurs on December 21st, marks the beginning of winter in the Northern Hemisphere and is the shortest day of the year. Most people think the event spans the entire day, but it actually lasts only a moment—the moment when the earth is tilted as far from the sun as it can be.

Different cultures have celebrated the solstice since ancient times. The Roman Feast of Saturnalia honored the agriculture god Saturn and was a week-long celebration with feasts, gift giving, games and fun. The Feast of Juul (Yule) refers to a pre-Christian festival in Scandinavia which included feasting, caroling and a ceremonial burning of logs to welcome the sun back to the world.

In China, Dongzhi Festival celebrates the arrival of winter. The Hopi Indians of Northern Arizona recognize the solstice with Soyal Ceremonies where they welcome protective spirits from the mountains, known as Kachinas. The Festival of Lohri is celebrated by the Sikh community in India on the solstice. Bonfires are lit and people sing and dance until the flames die out.

No matter where one lives in the Northern Hemisphere, Winter Solstice is a time to look forward to longer days and eventually warmer days of spring.

**almanac.com**. (December 10, 2022)  
Farmersalmanac.com

*Want to put a little Joy in your Heart? Warm someone else's Heart!*



JOY

LOVE

PEACE

KINDNESS

GRATITUDE

## WINTER IS THE SEASON FOR HOME FIRES



Most sources agree on the most common causes of fires in the home and that winter is an especially dangerous time.

Cooking fires account for 48 percent of residential fires. Common fire risks are curtains, towel racks or even paper towel dispensers too close to burners. If you don't already have one, buy a fire extinguisher to keep within easy reach when you're cooking. Remember: Do NOT toss water on a grease fire—smoother it.

Home heating equipment is involved in one of every six home fires and one in five deaths. Make certain to keep anything that gives off heat at least three feet away from flammable material. Check and clean your fireplace every year and use a metal or glass screen large enough to prevent escaping embers.

Although beautiful, candles are extremely dangerous. Never leave them unattended while burning. The same goes for heating appliances.



Dryers are responsible for nine out of ten appliance fires. Clean your filter after every load and get your external dryer vent cleaned regularly. WE HAVE HAD FIRES DUE TO CLOGGED DRYER VENTS IN SUNSET RIDGE!

Basements, garages and storage areas can present fire hazards. Clean clutter or debris away from your furnace or heater. Gas or flammable liquids should be tightly sealed in metal containers away from heat sources. Gas/charcoal grills should be ten feet from your home and away from overhead branches or structures.

Have your family practice escape routes that provide two exit plans from each room. Practice your plan at least twice a year.

A little precaution produces a safe, cozy home during cold winter months.

American Red Cross

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## SUNSET RIDGE TOWNHOMES

### Home Improvement Request

[Revised: (10-06-22)]

<b>GENERAL</b> —	
Name: _____	Phone #: _____ (cell or home)
Unit #: _____ Elk Head Range Road	Email: _____
<b>PROJECT</b> [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)
<b>SCHEDULE</b> —	
Proposed Start Date: ____/____/____	Anticipated Completion Date: ____/____/____
<b>ACKNOWLEDGMENT</b> —	
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: <a href="http://www.sunsetridgetownhouse.com/7.html">http://www.sunsetridgetownhouse.com/7.html</a> . 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.	
<b>DO NOT START WORK PRIOR TO RECEIVING WRITTEN APPROVAL FOR THE REQUESTED IMPROVEMENT.</b> The maximum time allowed for completion of the work is 1 year from Date of Approval.	
<b>SUBMITTED</b> —	
I understand and will comply with the conditions above.	
Signed: _____ / ____ / ____ Homeowner	
After review of related standard, completion of this form and preparation of required documents, submit complete package to PMI. Email: <a href="mailto:plaird@pmidenvmetro.com">plaird@pmidenvmetro.com</a> Mail: 3600 S. Yosemite Street, Denver, CO 80237.	
<b>ACTION TAKEN</b> —	
____ 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]	

