

The Ridge Rider



Management Company

Western States Property
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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
Sue Bryant – Director at Large



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ANNUAL MEETING

The Annual Meeting of the Ken Caryl Ranch Townhouse Association, Inc. will be held on **September 8, 2021, at 6:30 pm** in the Ken Caryl Ranch House located at 7676 S. Continental Divide Rd., Littleton, CO 80127.

Homeowners are encouraged to attend. There will be an election of two board members and the budget will be reviewed. You should have received the official notice in the mail, along with a proxy card. **That orange card should be mailed back as soon as possible to insure there is a quorum**, without which, a meeting cannot be held. Mail the proxy card back even if you are planning on attending – it will be returned to you if you are present at the meeting.

The annual meeting is a good place to get to know your board members and your neighbors who are interested in what is going on in the community.

See Page 3 for an overview of 2021 accomplishments!

OBSERVERS NEEDED

We are all the HOA and we can each do our part to keep our community looking special. If you see something that looks like it needs attention, don't assume someone else has already seen it and reported it. Look for things like dry grass where a sprinkler might not be working, a light that is out on one of the lamp posts, a tree branch that is dangerously hanging over a sidewalk, or anything else that just doesn't look right. Give Randy a call at 303-745-2220 or email him at randy@wsps.net and let him know what you've seen and the approximate location.



Help??

Your newsletter committee would like to know if there are any original residents still living in Sunset Ridge. If you are an original owner or know of one, please let us know – newsletter@sunsetridgetownhouse.com.

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President's Notes - August, 2021

We've had a fairly hot summer, but thanks to frequent rains we have enjoyed lush, green lawns throughout our community far longer than usual! If it weren't for all the "smoky-air" days, I would say it's been darned nice this season (but we can't have everything)! Thanks to all of you who have made our neighborhood look so great with beautiful flowers in front of your homes - it looks so nice to everyone driving on Elk Head Range Road and to those walking our pathways not along the main road.

I would like to encourage all of you to attend our Annual HOA Meeting at the Ken Caryl Ranch House on Wednesday, September 8 at 6:30 PM. Please come and meet your Board Members (two positions are up for election/re-election this year), meet new neighbors and/or get reacquainted with long time neighbors. You will be able to get first-hand knowledge about our association's financial situation, learn about projects completed this past year and projects in the planning stages for the future. We also have an open forum time where homeowners can ask questions and/or let us know what your thoughts are regarding the way our property is being managed – either good or bad! We always appreciate and encourage homeowner input.

Kathy Dann

"Summertime is always the best of what might be." Charles Bowden

Sunset Ridge Insurance for Townhome Owners

A portion of your monthly HOA dues goes to pay for the Hazard Insurance for our Sunset Ridge community. Each owner should also carry their own HO-6 policy to cover their personal property, some interior finishes and upgrades, Liability Coverage etc.

There are two areas that are many times overlooked:

The first item is "**Loss Assessment Coverage.**" All HOA policies are written with very large deductibles, especially for the peril of Wind & Hail. In the event of a loss the HOA deductible will be far in excess of our reserves and therefore it is almost certain that there will be a "Special Assessment" (voted on by the membership) that will result in an assessment to each owner for their share of the deductible. **At this point, if a loss were to occur, we would each be assessed for about \$17,401.42.** You can add coverage to your HO-6 policy with most insurers to cover this type of event. It is recommended that you check with your insurance carrier to verify that you have sufficient coverage for this and that their coverage will include this type of event. Each year this amount will change as it is tied to the total estimated reconstruction cost for our whole development. Please make sure that your coverage stays ahead of this exposure.

The second area is a coverage called "**Building Property.**" This will cover any portion of the interior of your townhome that is not covered by the HOA policy. Your need for this will vary depending on the amount of updating/upgrading that has been done to your unit since it was built. Please check our governing documents for more information.

Your HO-6 should have Personal Liability Coverage to cover your potential liability.

Lastly, we suggest that your HO-6 policy carry enough personal property coverage to replace all of your personal items and appliances etc. at the cost to purchase them new, today. Also, make sure that you have "replacement cost coverage."

HOA COMMITTEES

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

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

Communications – Sue Bryant – Board Liaison, Susan Peters and Pat Smith

Newsletter photography & formatting – Pat Smith

"Rest is not idleness, and to lie sometimes on the grass on a summer day listening to the murmur of water, or watching the clouds float across the sky, is hardly a waste of time." John Lubbock

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HOA 2021 Accomplishments

Your homeowners' association has been busy this year completing a variety of projects.

Paving and concrete repair: Rose Paving, our contractor, repaired some of



the curbs and gutters and milled much of the old asphalt and resurfaced these areas. They removed and replaced some steps and stoops in the north section and removed and replaced some sidewalk sections. The parking areas were re-striped. The brick paver steps that lead from our south property to Shaffer Place



were removed and replaced with concrete stairs, and the area surrounding the steps has been landscaped with new sod.

Brick repair: In addition to repairing a pillar, Bob Mayuric, our brick contractor, has completed repairing and replacing bricks in patio walls on 10 buildings and is continuing to other buildings.

Fencing: Several sections of fence around the perimeter were repaired and two end unit fences were replaced.



Landscaping: Schultz, our landscaping contractor, did a major cleanup after spring storms. Environmental Tree Care, our tree contractor, pruned another section of trees and watered all trees during the winter. They also planted a new tree. Damaged and rusted edging is being replaced.



Gutters and snow: Gutters were cleaned in late fall 2020 and again in July 2021. A snow removal contract has been approved for this winter.

Home improvements: Fourteen Home Improvement Requests were approved which allowed homeowners to make improvements to their units.

Western States Property Services, our property management company, has significantly reduced our delinquencies by \$13000 through June 2021.

These accomplishments are made possible by your dues. Your HOA Board thanks you for your continued support.

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The Olympic Flag Flies at the Oerter-McLellan Home



The neighbors know Matt likes to fly his flags but this one is special – he flies it to honor Gabrielle’s father, Al Oerter.

Al was a discus thrower from age 15 in high school, then at the University of Kansas and on to the Olympics. He competed in the discus throw at four Olympic games, 1956 in Melbourne, 1960 in Rome, 1964 in Tokyo, and 1968 in Mexico City – winning Gold in all 4 Olympics. He also set Olympic records with each of those Gold Medals. Al became the first track and field athlete to win Gold Medals in four consecutive Olympic games. In later years, Oerter carried the Olympic flag for the 1984 Summer Olympics in Los Angeles and carried the Olympic flame into the stadium for the 1996 Olympic Games in Atlanta.



In 2006, Al founded the Art of the Olympians and held an Olympian Art Exhibition, featuring art works of 14 Olympians in his home town of Fort Myers, FL. He died in 2007, leaving a lasting legacy.

TV screen shot taken during 2021 Tokyo Olympics.



Art in Sunset Ridge

-An ongoing feature series

NATURAL WORLD INSPIRES ARTIST

Anyone who strolls the paths throughout Sunset Ridge notices the striking flowers and landscape design of Michele Sires-DeLorean. The opening of her breathtaking peony blossoms marks summer's arrival. Week after week, more delightful botanical surprises follow. Obviously, this is no ordinary flowerbed and no ordinary gardener.

Passionate about the natural world and its cycles of energy and beauty, Michele also expresses her connection to nature in her art. Inspired by the challenges humans face as part of the natural world, Michele's art honors the struggle between mankind and nature. During the Covid lockdown, she began reflecting on the resilience of the human spirit and the role our instincts play in confronting challenge. From this vision, she has painted a series of 'Poetic Portraits' depicting human/animal hybrids intimating various aspects of the human character with rich animal symbolism.

Initially, Michele focused her art on representational landscapes, florals, animals and children's portraits which took months to produce. As she explored abstraction, she continued a prescriptive process but began deconstructing, then reconstructing the subject as an image using the mathematical principle of phi in order to suggest its essence.

She has since shifted to extemporaneous images with ink and other mixed media and finds it exhilarating to work with viscous mediums using large, indiscriminate brush strokes. Such a process gradually reveals an underlying narrative on canvas, one that she describes as an *Inner Landscape*.

Michele's art has evolved with her life experience. She comes from a highly creative family but didn't pursue art "as a calling" until 9/11 caused the loss of a business contract. At that time she had been a creative consultant and trainer for corporations. Spending three years on a project in New Zealand was a "life changing experience." She says, "The gorgeous, primordial, pristine environment awakened my awareness of the cyclical energy of nature and its connection to the sacred traditions and mythology of the Maori people." Her current paintings definitely reflect this influence with haunting human faces enshrouded in animal skins. (continued on page 6)



MASKED PLAYMATES –
Neil Eshleman captured a photo of these two raccoons by his townhome.



The Ken Caryl Water and Sanitation District replaced fire hydrants in the community.

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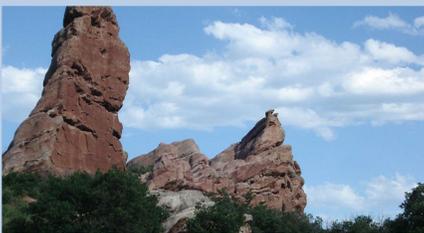
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A BIT OF HISTORY

A remarkable display of Colorado's geologic record can be seen at Ken-Caryl in the short six miles between the western border at Tincup and Beacon Hill and the eastern border at Kipling Parkway. Generally speaking, Ken-Caryl Ranch is divided in half by the north-south trending Hogback, with the western portion considered as the Valley, and the eastern portion as the Plains. The Hogback tells the story of geologic drama, played out over more than 600 million years.

The Front Range forms the western backdrop of the Ranch, marked by the sharp break in topography rising to Tincup and Beacon Hill. Tincup is the high peak west of the Manor House. Beacon Hill is the shoulder on the south side of Tincup. More than 600 million years ago the great mass of igneous granite was subjected to heat and pressure to become the metamorphic rock, gneiss, that today lies under the pinons and scrub oak. Quartz, small garnets, and pegmatite, among other minerals, are found in the gneiss which prompted local prospecting and mining during the late nineteenth century.

Thanks to <https://ken-carylranh.org> for this information and photo.



"Deep summer is when laziness finds respectability." Sam Keen

In 2003, feeling a need to connect with other artists, Michele called the Ranch House to see if there was an organized art group in our community. There wasn't so she started one which is now the Ken Caryl Art Guild of which she currently serves as a Board Member.

Michele takes caring for her "garden" seriously. She sees herself as a custodian of her plants and their care as a "sacred responsibility" honoring the cycle of planting, sowing, pruning, consuming and letting go. Her connection to nature is visible in both her garden and her art. You can learn more about Michele's work, including her 'Poetic Portraits,' by visiting her website at naturalinstinctsart.com.



Michele Sires-DeLorean has lived in Sunset Ridge for 29 years with her husband Marcel DeLorean who is a Chief Enterprise Architect and part-time artist as well. Look for a story about his art in a future newsletter.



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CARVER SHAPES SANTAS AND COWBOYS

Dog lovers in Sunset Ridge recognize Noel Bing, “Bing,” as Oliver’s person. What many residents don’t know is that Bing is an artist who carves delightful, sometimes whimsical, intricate wood figures including Santas, cowboys, elves and animals. One distinctive bust is a Native American.

Bing has been carving for 35 years. He became interested in decoys and began carving in a box in his living room during cold winters in New Hampshire. He didn’t know other carvers so he relied on books and started making Santas when he saw a book about carving Santa Clauses. Now, he makes Santas that look like Father Christmas, traditional Santas with long beards, and some with elf-like ears. Mixed in with the Santas are snowmen with carrot noses and birds on their hats, priests, gnomes and bears.

He also carves cowboys complete with shaggy mustaches, sideburns, bandanas, hats, fringed leather coats or dusters, buckled belts and boots. You can almost smell the smoke coming from their pipes. Bing explains that the most difficult part of completing the cowboy is the hat so sometimes the hats and hands have to be attached later.

Bing begins carving a block of basswood with no knots and uses pictures from books, old and new postcards and cards, candy dishes...any image he likes...to guide him as he shapes the carving. For some carvings, he uses cypress wood and lets the characteristics of the wood guide the design.

Each carving is painted in exquisite detail, down to the belt buckles and button holes. Some have multi-colored scarves. Some have serious faces with piercing eyes, while others make you burst into a smile. Some are solemn—some wistful. The eyes of each figure immediately grab your attention.

Bing’s wife, Lyn, is the painter and, according to her, the supervisor. They used to market their carvings at three-day craft shows in Washington D.C, Richmond, Virginia, and Greensboro, North Carolina. They moved to Colorado and Sunset Ridge five years ago to be near their daughter and only grandson. Now, they rely mostly on word of mouth and return customers for marketing and selling their figures. Prices of the carvings depend on how complicated they are and how long it takes to complete them.

Bing was a high school math and physics teacher and guidance counselor. When he isn’t carving or walking Oliver, he enjoys fly fishing. He and Lyn enjoy being in Colorado, especially after winters in New Hampshire.



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Some of Sunset Ridge Pets – a special part of our community!

