

The Ridge Rider



INSURANCE CHANGE PASSESS

Our recent vote to decide whether to update our declarations was positive and our attorneys have filed the changes that we voted in favor of with Jefferson County.

Our new declarations calls for our Association insurance coverage on our structures to be "studs out." This change is effective immediately, so please contact your insurance company right away to make sure that your Townhome/Condo policy is updated to provide appropriate coverage for your townhome's interior and your interests.

We are working with our insurance company now to see what our options are for reducing coverage on our association policy to help reduce our annual premium. When this is completed, we will re-evaluate the insurance expense line on our budget to reflect real savings in our premiums.

Hopefully this change will make more insurance vendors willing to bid on our association insurance in future years so we will have more options.

MA Dues Increase by \$4.00

The Ken-Caryl Ranch Master Association Board adopted the 2024 Budget at its Nov. 14 meeting. There will be a \$4 per month dues increase in 2024, effective Jan. 1, 2024.

Management Company

PMI Denver Metro

Phone (720) 912-6162

Fax (303) 745-3335

tinamarie@pmidenvermetro.com

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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Happy Holidays from your HOA Board

Kathy, Ken, Rick, Bob & Pat

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President's Notes - December, 2023

I would personally like to thank Peggy Pangersis, Susan Peters, Becky Kennedy, Jen Vidal, Lisa Johnson & Kathi LaVelle for helping our board members canvas the neighborhood for votes regarding our insurance change. Largely because of their efforts, we had enough votes for the measure to pass and, because it did, hopefully we see more companies willing to bid on our insurance in the future.

I wish all of you and your families healthy and Happy Holidays and I hope you all have a prosperous year in 2024. I will be spending my holidays in Ohio where I will get to meet my newest great-grandson and I will also get to see both of my active-duty military grandsons, who will both be home for Christmas!

Kathy Dann



JOY

LOVE

PEACE

KINDNESS

GRATITUDE

ANNUAL MEETING

The 2023 Sunset Ridge Townhouse Association Annual Meeting on September 13th was called to order by President Kathy Dann. Other Board Members present were Ken Whiteacre, Bob Campbell and Pat Smith. There was an unusually good attendance so a quorum was met allowing the Board to conduct business.

A special question and answer session was allowed for the insurance questions. Those questions were fielded by our insurance agents Aaron Beckman and Cole Willard.

Residents voted to approve the proposed budget with **no raise in the 2024 dues** and with the understanding the Board would seek to lower the insurance rates and dues if the amendment to the declarations passes and time allows for a change in 2024.

One Board position was open for election and Pat Smith, who had been appointed to a vacancy, was elected to that position.

Following the annual meeting, the Board voted to reelect everyone to their previous offices.



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

One kind word can warm three winter months. Japanese Proverb

SUNSET RIDGE LOSES TWO PAST BOARD MEMBERS, TREASURED NEIGHBORS

KAREN KENNEDY

Everyone who knew longtime resident of Sunset Ridge and former Board Member Karen Kennedy, was deeply saddened to learn of her death on September 16, 2023. She bravely fought cancer for four years, yet doctors believe she died of West Nile Virus.

Karen's neighbors and friends knew her as a vivacious, active woman with a zest for life. She loved hiking and biking (she bought an E bike this summer) and was always up for an adventure. Everyone walking a dog in the park or along the pathway knew Karen and her "dancing" dog Tulip. Even when she wasn't feeling well, she was smiling and upbeat always taking the time to say hello and ask how you were.

After she retired, Karen took a knitting class at the Ranch House and became a passionate knitter making lovely blankets, bags, pillows and other projects nonstop for her family. Her knitting group thought so highly of her that they helped with Tulip when Karen wasn't feeling well after a chemo treatment.

Karen was always thinking of others. She donated hours to Sunset Ridge as an HOA Board member. She volunteered at Habitat for Humanity, Family Kids Camp, the food pantry at Waterstone Community Church and the Ovarian Cancer Alliance. After her first bout with cancer, she shared her story with Life at Ken Caryl so others would know the symptoms and seek early treatment.

Nursing was an important part of Karen's life. She attended nursing school in Chicago and started in pediatrics. Later, she worked in ophthalmology and was a case manager at Porter Hospital for many years.

Karen was very close to and proud of her two daughters and their families. She loved to share about her experiences and trips with them. She was a warm, vibrant spirit who touched many lives.



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JULIE KEARFUL

Ken Caryl Ranch lost an extraordinary fan at the end of November when Julie Kearful died. A long time resident, Julie moved to Ken Caryl Ranch in the early 80s with her family. She loved the history and concept of KC as a great place to live, work and raise a family. She believed in the future of the community and believed in giving back.



Julie was actively involved in Ken Caryl as an employee and volunteer. From 1981 to 1992 she was a receptionist at the Ranch House. She returned in 1997 as Community Standards Administrator and retired in 2017. Her position covered covenant compliance issues, architectural committee reviews, submittals and meetings. These are difficult jobs because they often require denying requests and telling people what they don't want to hear. Chris Pacetti, retired Master Association Executive Director and Julie's good friend, shared that "Julie was one of those people who could tell someone to go to hell and they'd enjoy the trip." People were not always nice to her, he added, but she was nice to everyone. Often, he said, people would end up sending her thank you notes for not letting them make a terrible mistake like painting their house a shade of purple.

Julie was a resident of Sunset Ridge for over thirty years. During that time, she took an active role by volunteering to be an HOA Board Member. A treasured neighbor, she took pride in the appearance of her townhome, inside and out.

The lovely contemplative garden with bench and flowers just north of the Sunset Ridge playground was created in memory of Julie's youngest daughter, Sarah, who died from injuries following a tragic motorcycle accident. Julie also donated a bench in memory of her dear friend William Schulz. The bench faces north by the tennis courts.

Julie is survived by two daughters and their families. A service in her memory will be held in February.

For more information, please see an article about Julie in Life at Ken Caryl.

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The Art of Being a Good Neighbor

Parking a vehicle so that it protrudes onto a sidewalk or obstructs a walkway creates a dangerous situation for everyone, but especially for someone whose vision is compromised. We have several residents who rely on clear sidewalks and have trouble getting around bumpers and hitches—anything that protrudes onto the sidewalks or crosswalks. Please take the time and have the courtesy to keep walks and crossways clear for pedestrians.

Cars parked behind garages make it impossible for snowplows to clear alleys properly! A car parked behind your garage affects neighbors on either side of you. Remember that alleys are FIRELANES, not parking spaces. Emergency vehicles have been forced to park on Elk Head Range Road because cars parked behind townhomes blocked their access. How upsetting if the emergency is yours!

As winter weather sets in, and the snow piles from the shoveling and plowing start to accumulate, this is just a friendly reminder to please keep our community spaces free of clutter. Wood piles, trash, lawn chairs, scooters and gardening supplies need to be stored in garages or on back patios just as in all other seasons. The spaces in between units and sides of our units are not appropriate places to store belongings. Thank you for keeping our community spaces clutter-free.

Just saying....**It's bad enough to see dog waste on or near walkways but imagine not being able to see it!!** It takes so little effort to be thoughtful of your neighbors.



**BE KIND. BE MINDFUL.
BE A GOOD NEIGHBOR.**

Kindness is like snow it beautifies everything it covers.
Kahlil Gibran

ARCHITECTURAL, BUILDING AND MAINTENANCE COMMITTEE CORNER

This issue of the newsletter will focus on the Sunset Ridge Standards established for garage door replacement.

Both of the garage doors must be replaced at the same time. Steel and aluminum doors are acceptable – wooden ones are not. Garage doors should look the same as existing—they should be roll up doors, and have 4 hinged panels with 4 raised panels in each of those panels. The bottom of the garage door must have an integral seal/gasket to interface with concrete garage floor slab. Exterior access keypads are acceptable.

Exterior surfaces of the garage doors must be painted to match the doors being replaced.

An HIR form is required and it must include the manufacturer's product literature for the garage door.

The Standards were written by the Architectural, Building and Maintenance Committee and approved by the Board of Directors. The complete list of Standards can be found on the Sunset Ridge website at <https://sunsetridgetownhouse.com/index.php/resolutions-and-policies/>

Be sure to use the HIR form on age 6 when replacing garage doors!

December has the charity, the simplicity, and the silence you need for the best fresh start of your life.
Vivian White

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SUNSET RIDGE TOWNHOMES

Home Improvement Request

[Revised: (07-14-23)]

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: tinamarie@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]	