

The Ridge Rider



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Kathy Dann – President

Ken Whiteacre – Vice President

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Pat Smith – Director at Large



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APRIL WINDS

And the wind came with a vengeance – even worse than the one that toppled trees in 2023. We lost 2 large evergreens and big parts of 2 others. Again, we're grateful for the new fence which withstood the gale force winds!



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President's Notes - August 2024

Wind-toppled trees have certainly added excitement and damage in our community this month! We are hoping for calmer and less stressful weather events as the year progresses!

We have several new families who have relocated to Sunset Ridge over the past few months. When you see someone you don't recognize, please stop and introduce yourself and welcome them to our community. Help new neighbors become acquainted with our HOA and our governing documents, make them feel welcome and confirm they made the right decision when deciding to move here.

Enjoy what is left of spring and the summer months! Congratulations to our young people who are graduating this year. We wish you the best of everything in your futures!

Kathy Dann



NEW COMMUNITY MANAGER

Paul Laird has let the board know that due to personal family matters TinaMarie will no longer be working at PMI Denver Metro. Our new property manager is Britney Winstein. Britney has been with PMI for quite some time and Paul says she is an excellent property manager. Paul will be working with Britney during the transition to bring her up to speed and will be available to help her with Sunset Ridge as long as she needs him.

Britney's contact information is:

Email: bwinstein@pmidenvermetro.com

Phone: 720-912-6164

Paul Laird – 303-419-6005

Step Up to Support Community Standards

Our Architectural, Building and Maintenance Committee, which is vital to maintaining our community standards, needs members. Committee members should be able to use email to review Home Improvement Requests and evaluate them in terms of our community standards. Committee members also make recommendations to approve the requests (with or without conditions) or disapprove the requests (with reasons). Becoming a member of this committee is a great way to become informed and have more say in what happens in our community.

If you are interested or have questions, please contact Ken Whiteacre: director4@sunsetridgetownhouse.com.

HOA COMMITTEES

Architectural – Ken Whiteacre –Board Liaison- **NEEDS NEW MEMBERS!**

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

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

Newsletter formatting – Pat Smith

We cannot solve problems with the kind of thinking we employed when we came up with them.
Albert Einstein

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OUR SINGING RESIDENTS

Warming weather invites us to spend more time outside walking, soaking up sun on our decks or gardening. If you listen, there's beautiful music—something singing to you in Sunset Ridge. The song goes like this: “Chick a dee dee dee, chick a dee dee dee.” If you return the song, often you hear a response.

Black-capped chickadees are non-migratory birds. We are lucky they make their homes in Sunset Ridge. They are easily identified by the black cap on their heads, black bib underneath and white cheeks. They are 4.5 to 6 inches long.



They fly from tree to tree and also often can be observed on lower plants and bird feeders. Once you recognize them and their song, you will enjoy them every day. Curious and friendly, they can be tempted to eat birdseed from your hand.

In summer, chickadees eat caterpillars and other insects they catch in the air. They also eat spiders, snails, other invertebrates, berries and sometimes seeds from pines. In winter, they feed on insects (especially the eggs and pupae) seeds (like juniper and sunflower seeds from bird feeders), berries and small fruits.

Very resourceful, they hide food for later recovery. Each item is placed in a different spot—the chickadee can remember the hiding places a month after catching the food!

Sunset Ridge is also home to many chickadee predators including hawks, snakes, weasels, chipmunks, mice, squirrels, cats and owls.

One male mates for life with one female. They nest in tree cavities lined with moss, leaves or other vegetation. Chickadee eggs are white with fine spots of reddish brown. Their chicks grow quickly and fledge in 14-18 days. The average lifespan is less than two to three years. The oldest male on record lived for over 11.5 years.

Hanging out in small groups, they establish a “pecking order.” Rank is set by the degree of aggressiveness. All birds of the flock are subordinate to the most aggressive bird, and the poor lowest ranking chickadee is subordinate to all others.

Chickadees are not just beautiful and melodious: they are extremely important residents of Sunset Ridge. They control pests, pollinate plants and distribute seeds. Keep your eyes and ears open and enjoy our wonderful chickadees.

Sources: Bird bot, Naturemapping [foundation.org](https://www.foundation.org), [ABCbirds.org](https://www.abcbirds.org), Wikipedia

Learn as if you will live forever, live like you will die tomorrow.

Mahatma Gandhi

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RECYCLING UPDATE

From the Ken-Caryl Ranch e-News:

Ken-Caryl Ranch officially transitions to bi-weekly recycling collection service on May 1. Residents with scheduled recycling pick-ups the week of April 19-May 2 will not be impacted and recycling will be picked up on those days.

Beginning the following week of May 6, recycling collection services for Ken-Caryl Ranch residents will officially adhere to the bi-weekly schedule; there will be no recycling collection services this week. Recycling will then resume the week of May 13 and will continue to alternate.

For Sunset Ridge residents - on Wednesday May 8 there will be no recycle pickup. The next week on Wednesday May 15, there will be recycle collection and it continues every other week. Recycling must be in the required Waste Management container to be collected.

Electric Panel Safety

Electric panels are the metal boxes outside our units with a door containing home breaker switches. Inside, you'll find a main current breaker that controls power to the entire house and individual breakers, each responsible for electricity to a specific part of your home. Panels are designed to "trip" as a safety measure—think fire danger—if your circuits are overloaded or malfunctioning.

The original electric panels in Sunset Ridge, installed when our units were built in the 1980s, are outdated. They need to be upgraded by a Master Electrician. Insurance companies ask about electric panels, and they will most likely be required to be updated if you sell your home. Residents have begun replacing their panels, and the prices vary from approximately \$3,500 to \$5000 depending on the scope of the work. It's a good idea to get three detailed estimates from Master Electricians before you replace your panel.

ARCHITECTURAL, BUILDING AND MAINTENANCE COMMITTEE CORNER

This issue of the newsletter will focus on the Sunset Ridge Paint Standards. If you need a little touch up paint or need to paint new garage doors – here's the list.

Benjamin Moore Ultra Spec Exterior Satin
Trim: 964 White Sand
Body: HC-77 Alexandria Beige
Body: HC-47 Brookline Beige
Body: 2142-40 Dry Sage
Fences: BEHR Premium Natural Tone Semi-transparent
Downspouts/Flashing: 1224 Coyote Trail
Sign Body: PM-24
Sign Trim: HC-39

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/>

if you are planning to sell your home, please advise your realtor that for sale signs can only be placed behind the unit by the garage or in the back upper window.



Cleaning out, Downsizing, or Wanting to Help?

Spring is the perfect time to clean, declutter and repurpose items you no longer need, want or use. Your discarded “treasures” can help provide others with something they need or employment—all while reducing waste and trash. Here are a few suggestions for places to donate/recycle:

ARC Thrift Stores: (720) 542-9800

Goodwill Store and Donation Center: (303) 904-6804

Clothing for Children: (720) 379-4630

Dress for Success: (303) 832-1889 Gently used professional clothing to help women get started in the workforce.

The Action Center: (303) 237-7704 Provides food, clothing and support services to those in need.

The Gathering Place: (303) 321-4198 Supports women, transgender and non-binary individuals and children living in poverty.

Open Arms Food Bank: (720) 667-3145

Spring Back Mattress plant in Commerce City: (720) 515-1328 Recycles used mattresses and employs graduates of nearby addiction programs. Pickup is available.

The Good Couch: (303) 246-2174 Lakewood. Will pick up old couches in good condition for free. They clean, fix and resell. Damaged or more used couches can be picked up for a fee. Couch fabric and parts are recycled into other goods. Donate some of their profit to Colorado Coalition for the Homeless.

Blue Star Recyclers: (303) 534-1667 Charges fee to take household electronics and employs developmentally disabled workers.

Don't let yesterday take up too much of today.
Will Rogers

Landscaping in Common Areas

Many residents take pride and spend a lot of money beautifying the areas around their homes. Thank you! We all enjoy the beauty of the carefully planned and planted landscapes. (Please remember your plans need to be approved.) Unfortunately, the landscaping crew doesn't always recognize your precious plants.

We need to remember that even though we consider the area around our homes part of our property, it is actually community property. Our contract with the landscaping company is for mowing, pruning and snow removal—they're not gardeners.

To help the landscape crew recognize areas the residents do not want to be pruned or trimmed, the Landscaping Committee has new **DO NOT TRIM** stickers. If you would like one of these stickers, email Britney at bwinstein@pmidenvermetro.com with your address. She will notify the committee, and they will put a sticker on your garage clip. Stickers should be placed on your storm/screen door in the bottom right corner. The landscapers have been alerted to look out for the stickers.



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Spring Into Activities

Looking for something to do? Here are some activities and happenings near Sunset Ridge:

Littleton History Museum at 6028 S. Gallup Street in Littleton is free. It has two living history farms with farm animals and costumed interpreters, galleries and more.

Hudson Gardens at 6115 S. Santa Fe has nature and beekeeping classes plus a gift shop with some local products.

Chatfield Farms at 8500 W Deer Creek Canyon Rd is part of the Denver Botanic Gardens. It has classes, exhibitions and special events. Check the calendar for dates.

Recycling/Cleanup Event at Ranch House on May 4 from 8:30 A.M. to 2 P.M.

Tasty Tuesdays food trucks at Ranch House Parking lot from May 7 — July 30th from 5:30 to 8 P.M.

Food Truck Fridays in Dakota Lodge Parking Lot on May 3, June 7, July 5 and August 9 from 5:30 to 8 P.M.

Community Garage Sale on June 7 & 8.

Rockin' the Ranch on June 15 and July 3.

Movie in the Park on June 22 and July 20.

Ken Caryl Art Festival on June 29.

FROM WINTER TO SPRING

