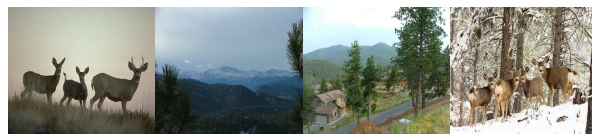


Sunset Ridge HOA

October-November 2009 Newsletter



It's been a busy summer for most of us, what with the hail storm on Memorial Day weekend and the damage it caused, the race to get other things done outside the house during our relatively short summer and, hopefully, everybody's had some vacation in there somewhere. Now it's autumn and it seems to have arrived too soon. At least fall is (for the most part!) a beautiful time of the year in Evergreen.

The HOA Board and Design Review Committee (DRC) have also been busy, processing more than 22 requests this summer, which doesn't include the queries for exact-replacement roofs and siding staining that ended up not requiring a DRC request. There were a few glitches in processing the requests, especially when we lost board and DRC members, but the DRC is back on track now and can usually turn one around in just a few days. If you're thinking of a change that's straight forward there's still time before the nice weather all heads south. Requests that might take longer include fences, improvements which simulate fences and major landscaping. A Pre-approved Landscaping Committee is also working on a guideline for landscaping changes that don't require a DRC request, e.g. perennials, shrubs, sod, landscape lighting, etc. We're hopeful it will be complete and ready for the November general membership meeting.

The Board also reviewed several bids for clearing culverts and building up soft shoulders in Sunset Ridge, from 3rd party service providers. The bid from ESS Schneider was accepted and work commenced in July. The Board also met with a civil engineer who walked the common roads in Sunset Ridge with the board members. The purpose of the meeting was to determine the state of our roads. Some of the engineer's recommendations were that culverts will have to be cleared every 2 to 3 years and soft shoulders will have to be inspected every year to determine if maintenance is required. There are still a few pending issues that are being worked on with the engineer and there will be an update to homeowners as soon as we have it.

Overall the HOA's finances are healthy. The board is looking at long term planning and infrastructure requirements and we hope to have a report at the November meeting.

Sunset Ridge HOA Meeting Summary

In July the board decided to hold monthly meetings, at least for a while as a way to improve communication and to help move things forward. Following are brief summaries of the discussions at the August and September meetings. For the detailed meeting minutes, which are available when approved (at the following meeting) please see the Meetings and Minutes section of the Sunset Ridge HOA web page, which is located at <http://www.sunsetridgehoa.com/>.

August BOD Meeting

Dave Bright joined the Sunset Ridge Board of Directors as Vice President. His term will end in 2011. Dave has served on previous HOA boards and we are very excited that he is bringing his experience to our neighborhood. Homeowners,

Beth Murphy, Christine Gaudreau and Mark Roberts volunteered to serve on the Pre-Approved Landscaping committee. They will be responsible for presenting their findings to the Board.

September BOD Meeting

The Pre-Approved Landscaping committee presented a draft synopsis of their findings to the Board. They have some more work to do but are on their way to making the DRC process more efficient for homeowners and the DRC committee. The Board discussed Colorado Bill SB1359 which went into effect on August 5th, 2009. The legal impact on homeowners is that any communication to one board member regarding neighborhood issues must be made available to all board members. The Board voted to accept the bid from ESS Schneider to be this year's snow plowing company.

Violations: To Enforce or Not To Enforce

The Board would like to reiterate to all homeowners in Sunset Ridge that if you see a violation, please contact CMS immediately. Do not assume that Board members are aware of the violation. Additionally, PLEASE do not assume that Board members are aware of the violation and purposely not enforcing the violation. Every board member realizes their fiduciary duty to the neighborhood and takes this duty seriously. It is not the responsibility of Board members to walk the neighborhood and note down violations. We just don't have the time. Remember, we are volunteers with full work and family responsibilities in addition to Sunset Ridge duties. It is up to the homeowners and CMS (during their monthly drive-through's) to document any alleged violations in Sunset Ridge.

Sunset Ridge Local Events & News

Nicole Whitby has volunteered to have the neighborhood Halloween party at her home on the 31st. Please visit <http://www.sunsetridgehoa.com/CurrentWebpages/SocialEvents/HalloweenParty/Halloween1.html> for all the details. There will be Chili Cookoff, an Ugly Cake Contest, a moon bounce and much more. Don't miss out on this great neighborhood event!

Jo Ann Esqueda has published a cookbook, titled *De Mi Cosina A Su Cosina* (From My Kitchen to Your Kitchen)! See more info under the Bulletin Board link on the SSR website.

De Mi Cosina A Su Cosina



*From My Kitchen
To
Your Kitchen*

For Sale (also available on the SSR website at: (<http://sunsetridgehoa.com/CurrentWebpages/Classifieds/classifieds.html>))

Generator

Cummins Onan PX 12000e

Subaru Motor 22.0, 41 hours

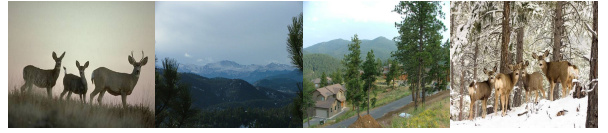
Used once this past April. Wheel kit and battery included. Purchased new \$2300 OBO.

Call 303-670-0286 to see



Sunset Ridge HOA

October-November 2009 Newsletter



If you would like to sell items on the website or the newsletter, just send your listing to the board. While our readership isn't quite as broad as Craigslist you aren't likely to get as many weird replies either.

Did you know.....?

As part of the American Recovery and Reinvestment Act of 2009, energy saving tax breaks have been extended and expanded through December 31, 2010. For example, you can get a tax deduction for 30% of the purchase price of qualified windows and doors, (up to a \$1500 tax break) installation cost not included. Our homes are mostly newer, but if you've got a window or door that sticks all the time (been there) or the glass has fogged prematurely, now might be a good time to consider replacement. Also covered are qualified water heaters, furnaces, sky lights, some washers & dryers and others items. If you're interested in more info, here's a place you might start:

<http://www.irs.gov/newsroom/article/0,,id=206869,00.html>

General Reminders

Remember, school is back in session and there are a lot of children walking on the roads in the morning and afternoon. Please slow down and stop to look at the beautiful view if you need to be on the phone.

One of the benefits of living in SSR is all the wildlife that live here too. However, deer and elk should be enjoyed from a distance. Please remind your children to not approach deer and elk – they're wild and unpredictable, especially this time of year.