



Volume 1, Issue 1

PAINTERS RIDGE NEWS

July, 2007

Meet the Painters Ridge HOA Board of Directors

President	Rob Bjorklund
Vice President	Teri Topolnicki
Treasurer	Barry Owen
Secretary	Joe Kleiner
At Large	Krista Zizzo
Community Mgr.	John O'Connor

...From Your HOA Board of Directors

Dear Homeowners:

Now that our community is more developed -- with more homes being occupied each month -- we'd like to start having regular communication with our fellow residents to ensure that our community becomes the premier subdivision within Crystal Valley Ranch. Isn't that what we all envisioned when we purchased our homes on the Ridge?

At our most recent board meeting, held July 12, a number of issues were discussed that we wanted to bring to your attention. The following issues would benefit from your input.

Visit the Painters Ridge Website for Info

Did you know that our Homeowners Association maintains a website? We would like to use the site as our main method of communication, but many residents may not be aware of this great online resource. Of course, all official meeting notices will continue to be sent via US mail for those who prefer a more traditional method of communication. If you visit <http://www.paintersridge.org> you can join as a "member," giving our webmaster your email address. This will allow us to send you timely communication on topics of interest to all homeowners.

The Painters Ridge website is maintained by board Treasurer, Barry Owen. Barry works in the high tech industry and volunteers his time to keep the website up to date. Currently, you can find information on recent board meetings, a calendar of events, information on the Crystal Valley Ranch development and more. Log on today to see what's happening!

<http://www.paintersridge.org>

Recycling Tip:

Put the bin with your bottles and cans on top of the bin holding your paper recycling so it doesn't blow away!

Waste Management to Provide Recycling

Based on results of the community poll held this spring on our website, the Board recently approved an amendment to our contract with Waste Management to provide recycling services in addition to trash removal service. The minimal additional cost will be absorbed by the association. (As you know, our monthly HOA fees provide for weekly trash service). However, residents wishing to participate in recycling will need to purchase recycling bins from Waste Management at a cost of \$32 (if delivered) or \$30 if you pick them up yourself. To get started with recycling, interested residents should **call the Waste Management service line at 303-797-1600** to set up your recycling account and order your bins. This will get your address on the route list for recycling pickup. There is a separate truck used for recycling, so don't be alarmed if your trash and recycling are not picked up at the same time. Also, the recycling truck will not stop at your house unless it is on the route list.

Recycling services will be provided every other Thursday, **starting on August 9**. For more information on which household items can be recycled and a calendar of dates that recycling will be picked up, visit the Painters Ridge website: http://paintersridge.org/page/officers/?fi_v=lst&fi_fid=63305

Update: New Mailboxes for All Homes

As discussed at the Annual Meeting in April, the developer of Crystal Valley Ranch has provided funds for permanent mailboxes for our homes. The Castle Rock Post Office approved our plans to have locked mailboxes for each house, to be shared on individual posts. (This is instead of a "gang mailbox" which would have been their preference). For example, for those living on Lions Paw Street, the post will feature two mailboxes and will be placed between every other home. For those living in the cul-de-sacs, each cul-de-sac will feature one or two posts for the individual mailboxes, based on the number of homes on the cul-de-sac.

The board has investigated two options for the mailboxes. The first are mailboxes on a metal post. The second option is to have the mailboxes built into granite "pillars." Either choice would provide a consistent style throughout the community. One version of the mailbox on a post is pictured to the left. Mark Lasswell has volunteered to mock up and get a construction quote on the pillar style mailbox. All costs (including installation) in excess of the funds provided by the developer will be paid for by the Association. Look for more information and a "poll" on the Painters Ridge website later this summer. We look forward to your input.



This is the "mailbox on a post" version, shown in bronze with antique copper accents. It is available in a locking model. Additional options and colors can be viewed online at: http://www.mailboxworks.com/AM_C/DODeluxeLK.html



Social Event Planned for September 15!

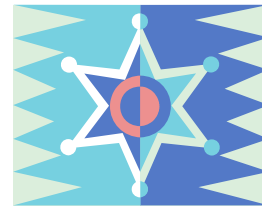
Mark your calendar for Saturday, September 15 – the date of the Painters Ridge picnic. Location and time to be announced, but tentatively the event will be held from noon – 4:00 p.m. in one of the cul-de-sacs. Kathi Lasswell and Gina Redford have volunteered to put together plans for a casual picnic. The meal and beverages will be provided by the Association. Plan to come out and meet your new neighbors! **More information and an online RSVP will be on the Painters Ridge website soon.**



Compliance Committee to be Formed

As a community of individuals who care about the appearance and maintenance of our neighborhood, the Board approved the formation of a Compliance Committee. The purpose of the committee is to ensure that all residents are abiding by the community standards set forth in our covenants. While the Design Review Committee that was set up by the developer has served to approve the building of our homes, as a Homeowners Association, we must now ensure that the design standards for our homes and yards are maintained.

Nobody wants to be the “sheriff,” but to maintain the quality of our community, we have to hold each other accountable for the “contract” that is implied by our covenants. If you were not provided with a copy of the covenants when you purchased your home, they are available on the Painters Ridge website (Click on the “About the HOA” tab).



The Compliance Committee will make periodic reviews of the community, including lots that have not yet been improved upon. Any covenant violations will be reported to John O’Connor, Community Manager, for follow up with the builder, lot owner or homeowner. If you are interested in serving on the Enforcement Committee, please contact President Rob Bjorklund via the Painters Ridge website.



Above: The “faux” gate at the Castlewood Estates subdivision entrance...just one idea for sprucing up our entryway. Got ideas on how to improve our entrance? Let a board member know your thoughts!

Entry Landscaping to be Re-designed

Do you think our entry landscaping is in need of some “upgrading?” The Crystal Valley Ranch developers own the land that our entry monument and entry “island” are on. They put in the original landscaping. The board recently negotiated with CVR to allow us to re-design the landscaping, with the Painters Ridge HOA providing the funds for any new landscaping. CVR will pay for the installation and maintenance of the irrigation system for the entry area. What’s next? The Board is discussing ideas for a landscaping redesign. Should we incorporate a new Painters Ridge sign? Build a mock “gate?” Hire a landscape architect? Look for a poll for your feedback on the Painters Ridge website sometime soon. **(Look there now for pictures of a few possible designs, like the sample photo at left!)**