

# The Ridge News

February, 2010

The Ridge is managed by:  
Courtney and Courtney Property Management Co.  
6265 Lehman Drive.  
Colorado Springs, CO 80918  
719-260-8216

Diane Wimpy is our primary contact person at Courtney and Courtney. She should be contacted at the above number with ANY and ALL concerns regarding your particular unit or The Ridge complex in general. Please do not contact board members with these concerns. Diane will see that your concern is addressed according to the urgency of the situation. However, if there is an emergency regarding The Ridge property, and the above phone number does not answer, please call 443-0131. Someone will call you back when you leave your number.

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The Architectural Control Committee for The Ridge consists of DeWayne Nowell, Linda Martin, and Jessica Laude. This committee exists to maintain the beautiful appearance and continuity of The Ridge property. The committee wishes to remind our residents that an ACC Request Form must be submitted to request ANY change that affects the appearance of the front or back exterior of a unit including yard or building ornamentation of any kind and satellite dishes. This form should be submitted to Courtney and Courtney and approved by the ACC committee before any changes are made. The approved request will be kept in the permanent record for each unit by our management company. Please remember, do not make any changes, contract for any changes, or purchase any items with which to make changes, until the approved form has been returned to you. You will be required to assume the cost to remove unapproved changes. Request approval in advance! The required ACC request form is available by calling Diane Wimpy at Courtney and Courtney at 260-8216 or emailing her at [diane.wimpy@courtneyandcourtney.com](mailto:diane.wimpy@courtneyandcourtney.com).

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## FYI ITEMS

### FREEZING WEATHER!

During our last bout with freezing temperatures in Colorado Springs, a few Ridge residents had to deal with frozen pipes and water damage. We should all be very careful to guard against frozen pipes when the outside temperature drops. We can open cabinet doors on exterior walls to let the ambient heat in, disconnect hoses at all faucets including inside the garage. Special attention should be given to the faucet inside the garage, if you have one. These are particularly prone to freezing. And obviously, arrange to have someone check on your unit if you are out of town. Another item to check is your homeowner's insurance coverage. Be sure that your insurance covers any water damage to your unit which is not covered by the HOA insurance.

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## **RECYCLING OPPORTUNITY**

Some of you may have received information regarding the recycling services and benefits offered through our trash service, Waste Connections. They are offering rewards (coupons to be used at local merchants) through **RecycleBank.com**. Benefits are determined by the weight of the recyclables picked up at your address in your "recycle only", 96 gallon toter with wheels provided by Waste Connections. Enrollment in this program is on an individual basis and is completely separate from our HOA. You will be billed quarterly (\$3.75 per month) by Waste Connections. If you have tried to contact Waste Connections regarding this recycling program and were told that it was not available to a HOA community, **CALL AGAIN!** They have had people answering their phones and giving incorrect information when asked about HOA communities. This time call Waste Connections, and ask for Jamie at 591-5000. If she is not there, call her cell at 492-3618. She will call you back and give you the correct information. **This program IS available to The Ridge.** Tim and I have already enrolled and are enjoying the benefits of this program. This is a benefit for you, the customer, as well as the Earth! Also, FYI: If anyone is interested in obtaining a 96 gallon, trash toter with wheels, for your general trash, call Waste Connections at 591-5000 and ask for one. It will be delivered to your address free of charge!

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## **BARKING DOGS**

Some of our residents, especially those units on the west side of our property, may have been annoyed by barking dogs during the day. The Board is taking steps to try to solve the problem with the owner.

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## **SOLICITORS**

Please remember that no solicitors of any kind are allowed on The Ridge property. If any work or maintenance is contracted by our HOA, the resident will be notified by Courtney and Courtney before anyone will come to your door. If a solicitor approaches your unit, please do not open your door or engage this person to do any work on your unit.

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## **FIREPLACE MAINTENANCE**

As some of the units in The Ridge age, fireplace bricks and mortar have been known to develop cracks over time. It is prudent to inspect your fireplace. If you see cracks or are unsure of the integrity of the bricks, contact a fireplace maintenance company.

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## **FEBRUARY BOARD MEETING**

The next meeting of the Board of Directors will be held on FEBRUARY 23<sup>RD</sup>, 6:00 PM at Marilyn Turner's, 3449 Trenary.

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