

# Ridgepoint

March 2018

Ridgepoint at Bearcreek Homeowner's Association

VOLUME 48

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New Directory  
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INSERT: ARC Request Form

### Questions or Concerns???

Contact ANY Board  
Member (listed below).  
They can refer you to the  
correct source if they  
cannot help you.

### 2018 Ridgepoint HOA Board and ARC Members

**President:** Wendy Raffaelli 303.985.3924

**Vice-President:**  
Christine McDowell 281.605.9174

**Secretary/Treasurer:**  
Ron Servis 303.986.3072

**Architectural Review Committee:**  
Lori Graham 303.984.0042  
Ron Hansen 303.984.2102  
Mimi Lowrey 303.763.8974  
Tim Kramer 303.985.5663

**Newsletter:** Lori Graham 303.984.0042

## EXIT WINTER...ENTER SPRING

Greetings to all of our neighbors as we exit winter and prepare for spring! Your board is busy lining up the service providers that will take care of our Entry Area, Open Space and Reflecting Garden. We plan to bring back the same great team that did our work last year.

At long last, the project to install a new street light and electrical system at our entry area is complete. This will allow us to install an additional security camera to capture traffic in and out of the neighborhood, as well as the existing camera which monitors our mailbox area. These are great additions to our neighborhood and will enhance our security and safety.

Tami and I have made a decision to move from Denver to Boise, Idaho in conjunction with my job. While we look forward to this new adventure, we are very sad to leave our many friends and neighbors at Ridgepoint. Wendy Raffaelli has agreed to complete my term as President--she will do a fantastic job as she did in the past when she served in this same capacity.

I have been honored to work with you as President and am pleased with what we have been able to accomplish--most importantly a positive approach to maintaining our neighborhood while recognizing the importance of doing this in a friendly, dignified way.

Later in this newsletter you will find a statement from Tami and I (written by Tami of course in her poetic fashion) about our time in Ridgepoint. Take a minute to read it as it speaks to the passion we both shared for Ridgepoint.

Peace and Prosperity to All of You.

*Barry Winchell*

Past HOA President

Goodbye.  
{for now}

Barry and Tami will be missed by all those that knew them personally as well as by everyone that enjoys the beautification, improvements and enhancements that were put into place while volunteering in so many capacities in our neighborhood over the years. Ridgepoint is a better place for everyone who lives here now and will live here in the future, due to their efforts! We wish them the best in their new venture!

Ridgepoint website: [www.neighborhoodlink.com/ridgepoint](http://www.neighborhoodlink.com/ridgepoint)



# REMINDERS & UPDATES

## VISUAL STANDARDS AND COURTESY REMINDERS FOR RIDGEPOINT:

- **All landscaping material** regardless of type (rock, mulch, gravel), **must be contained within a well-defined, well-maintained border.**
- **Excessive pine needles, pine cones, leaves and other debris** must be **removed** from yards and around the bases of bushes and trees in a timely manner **and not allowed to accumulate.**
- **Weeds** in rock or mulched areas, along breaks in concrete on driveways and sidewalks and between pavers, **must be removed before growing to a noticeable height.** This can be done through manual pulling and/or spraying and may require both at times!
- **Plant growth from the previous year** that has died back, **must be removed in the early spring** (mid April) to make way for new growth during the summer. **U-Channel or wooden stakes** used for stability for newly planted trees, **should be removed once the tree is established** (5 years or so)

▪ If you have one of the few yards in Ridgepoint that has perimeter fencing or use other methods to keep your pet enclosed allowing your dog to go into the yard or deck alone to relieve him or herself, please keep in mind that **pet waste should be removed every 24 hours.** This is especially important in the summer heat to prevent offensive smells from permeating the area. This is not just a common courtesy but also a sanitary concern. Please be considerate of your neighbors and pick up after your pet at all times throughout Ridgepoint, both on personal property as well as in all open space areas.

▪ Many **trees** throughout Ridgepoint, especially Aspen trees which are no longer allowed to be planted, **have outlived their lifespan.** Many people that had trees that were diseased or were no-longer longer thriving, have paid for the removal of their trees. If you have trees with dead branches, excessive branches that have been cut off that were dead and the **overall look of the tree is no longer what it was intended to be, they must be removed.** When removing trees of any type, **you must also remove the stump** to below ground level and **return the area to the same condition of the surrounding area.** If you have stumps in your yard that are still present, they need to be removed by June 1 of this year.

▪ Another item of note regarding personal responsibility and one that has been brought up repeatedly throughout the years., You must **secure your trash.** Due to the high winds at Ridgepoint **you must secure your trash and recycle materials.** This means **bagging trash within the large bins and securing all recycle materials** so they do not blow around the neighborhood. You must either use a large recycle bin with a lid, or otherwise secure lightweight plastics, cardboard and paper. Last week there were homeowners that left recycling items sitting next to their large green bin under extremely windy conditions. The result of this inconsideration, was their down-wind neighbors being required to pick up all of that trash from their yards. It is not difficult to figure out where the trash is blowing from (addresses on boxes and mail). Please be considerate to your neighbors.

▪ **Empty pots (any size) are not allowed** to remain in the front of homes **during the growing season (June 1 - October 1)** and must be moved out of sight until they are filled. Small (under 5 gallon) plastic pots are not an acceptable landscape item and flowers must be replanted into ornamental or ceramic pots if placed in front of homes and only allowed to remain there while filled. Large ornamental containers/pots (< 5 gal.) are not required to move at the end of the season, but must be filled with living plant material during the growing season.

▪ **Christmas lights** and other seasonal holiday decorations **must be removed after the holiday.** Christmas lights in particular must be removed by the end of January. If you still have Christmas lights up, they must be removed immediately!

All the News that's  
Fit to Print

## 4 Paws News

LATE EDITION  
Windy tonight,  
warmer temps tomorrow

VOL. XVIII., NO. III

LAKEWOOD, CO - SUNDAY, MARCH 11, 2018

\$1.50

### CANINE WRITES LETTER TO HOMEOWNERS

**D**ear HOA,  
I am one of many 4-Paw friendly dog walkers in the Ridgepoint neighborhood. We all love our walks throughout the neighborhood and seeing our dog pals.

Lately, we've noticed that our dog doo is not being picked up from our paw friends owners and we scratch our ears (not flees) wondering why?

Below are a few friendly 4-Paw reminders of our care while on our walk in our neighborhood:

1. We need to be on a leash at all times when being walked.
2. We need to be controlled by our owner when our behavior is not acceptable.
3. We need to have someone pick up our doo and dispose of it by throwing it in the trash can at our own home. This does not mean we leave the bagged doo along a fence



Happy dog--responsible owner.

or on the side of someone's yard. Yep, that has happened quite often of late! Was that you? We hope not!

4. We need to make sure our owner takes disposable dog bags along on our walk. Recently, several yards have had large deposits of doo! Ugh.....please stop this dog littering!

We love our neighborhood and our walks, so dog owners, please make sure we follow our 4-Paw reminders!

Bow Wow,  
4-Paws



JUNE 8<sup>th</sup> & 9<sup>th</sup>

The Annual Garage Sale will be on Friday and Saturday, June 8<sup>th</sup> and 9<sup>th</sup>. The HOA will advertise in the Denver Post (online and print) and on Craig's List in addition to the banners at the entrance. No need to notify the HOA if you are participating - just open your garage door anytime after 8:00 am and start selling!

NEIGHBORHOOD CLEAN-UP DUMPSTER \*\*PENDING\*\*

Details on dates and location will be posted on the bulletin board regarding securing a dumpster for disposal of large items.

SAVE THE DATE!

## NATIONAL NIGHT OUT

NATIONAL NIGHT OUT WILL BE ON **TUESDAY, AUGUST 7 AT 6PM**  
THERE WILL BE MORE DETAILS AS WE GET CLOSER TO THE EVENT.

**THIS EVENING ALSO SERVES AS OUR NEIGHBORHOOD PICNIC**  
**SO MARK IT ON YOUR CALENDAR SO YOU CAN ATTEND!**



POLICE • COMMUNITY PARTNERSHIPS



## Saying Goodbye to our Ridgepoint Neighbors-

Saying Goodbye is never an easy thing to say thru tears.....

You have been wonderful neighbors to us thru many years.

Nine years ago we moved into the Ridgepoint neighborhood....

Committing to become good stewards and volunteers like we should.

Barry moved from volunteer to Board President volunteer....

Hours spent on bids, budgets, landscape designs/completion he never feared!

Barry's email's & letters of warnings, sightings, events and general neighborhood compliance....

Became routine "to do's" at the Winchell residence!

Tami volunteered her hands for planting and tending .....

Her passion for plants in the landscape designs was endearing!

Weeds and trash were not allowed on Tami's watch....

Beautification of lawns, trees, in the open space and entrance was done by the seasonal clock!

Both Barry and Tami worked together to help neighbors who asked.....

Greeting new neighbors with a welcome basket was a simple task!

The teamwork from the Board and ARC Committee was a fellowship of volunteers

Directing the value of homes in our neighborhood desirable and selling high cheers!

We thank you for allowing us to implement the visions of additions like security cameras, entrance updates, reflecting garden and open space protection.....

Ridgepoint neighborhood - I ask you to continue with improvements like one strong nation!

Saying Goodbye is never an easy thing to say thru tears.....

For now---"see you later" wonderful neighbors in the coming years!

Tami and Barry Winchell



Complete  
Details on the  
Bulletin Board

## EASTER EGG HUNT

**Saturday, March 31st from 10 a.m. to 11:30 a.m..**

The Easter Egg Hunt returns!!! This egg hunt is for the children that live in Ridgepoint, as well as Grand kids or other family members of Ridgepoint Residents. Older kids are welcome to come to help with the little ones! There will be cookies and punch for everyone as we celebrate Easter and get a chance to visit with neighbors!

Keep your fingers crossed...there may be a visit from the Easter Bunny as well!!!

Please R.S.V.P. via email to **Joan: [pjjofcol@comcast.net](mailto:pjjofcol@comcast.net)** to ensure enough eggs!

**Just bring an Easter Egg basket and come join the fun!**



## KIDZ BIZ

### Baby-sitting Services:

Gianna Raffaelli

1-year-olds and up!

303-985-3924 or email: [wraffaelli@icloud.com](mailto:wraffaelli@icloud.com)

Kaley Reinke

First aid/Red Cross Certification

720-644-7163

### Snow Shoveling:

Chris Gunn "C & S Shoveling"

\$15 - Less than 6" \$20 - More than 6"

808-387-4974

### Lawn Mow & Trim:

Nielsen Van Wyk "Nielsen's Lawn Service"

Both front and backyard for only \$25.

Call or text: 720-467-6013

## NEIGHBORHOOD BUNGO

We would love to include more ladies for monthly BUNGO, but need your email if you are interested in joining us! Please contact Chris McDowell, or Wendy Raffaelli for more information!

### "Good Neighbor Salute"

for this quarter goes to:



**Patti Nielson**

Ridgepoint is a better place to live because of Patti Nielson! Patti took on the decorating of the front entrance during the past holiday season and has agreed to continue this in the future. The next time you see Patti walking around the neighborhood, tell her 'thanks'!

Also, another shout-out to the past winners the 'Vassar Cul-de-sac Crew' for their continued efforts in hosting the Annual Caroling Event!

*People like this help make Ridgepoint a welcoming, friendly neighborhood!*

Welcome!



Welcome!

**Robert (RT) Danhour and  
Judy Turner**

Lot 11 • 2653 S. Nelson Court

November 2017





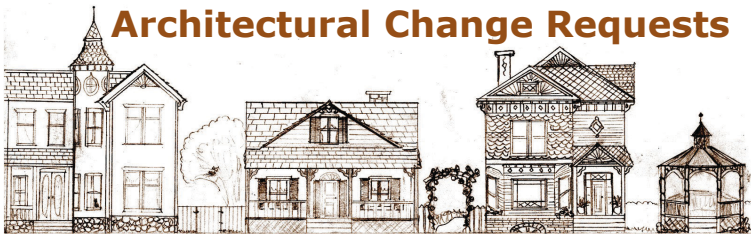
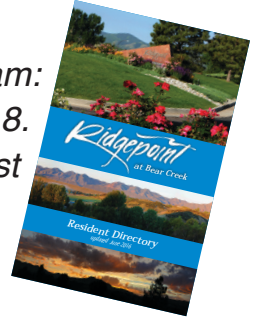
**RIDGERUNNERS** - Ridgepoint at Bear Creek Homeowners' Association

2738 South Newcombe St.  
Lakewood, CO 80227



March 2018

A NEW DIRECTORY will be published THIS SPRING. Please email Lori Graham: [froandpoka@msn.com](mailto:froandpoka@msn.com) with any CHANGES to the current directory by May 1, 2018. If you need to know what information is listed for you, please send an email request with your address. Thanks!



## Architectural Change Requests

- **ALL** changes to the exterior of your home require you to submit a formal **Approval Request Form**.
- Please allow 2-week lead time (3 weeks in summer) before planning to start your project. To avoid delays, please make sure the request is **complete with all details/plans**, and you have read through the Rules and Regulations as well as the Covenants to ensure what you have proposed will be allowed.

**Requests WILL NOT be processed without complete paperwork on the current form (insert and available on website)**



We are always looking for additional volunteers. Please consider a donation of time to make Ridgepoint a better place to live. We save over \$10K per year with the many volunteer hours contributed by our neighbors, allowing everyone to save money!

**THE POSTED  
SPEED LIMIT  
IS  
15 MPH**

