



April 2013

Ridgepoint at Bearcreek Homeowner's Association

VOLUME 32

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Questions or Concerns???

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

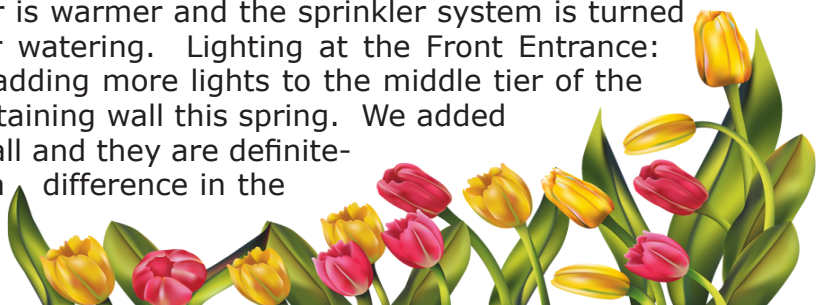
SPRING IS HERE!!!

It's Spring! The weeds have sprung! Please be sure to pull weeds from your landscaping frequently. Yards will be checked starting in April and notices will be mailed to residents who do not maintain their landscaping according to the covenants. Let's all do our part to make our neighborhood look welcoming.

If you are new to Ridgepoint or have been here for years, you know we have HIGH WINDS throughout the spring in Ridgepoint! Because our recycle pick-up is later than our regular trash pick-up, we are having a problem with unsecured recycleables blowing throughout the neighborhood on windy days. Please secure ALL of your loose trash, including recycle items! An easy way to do this is to use one of the larger recycle bins. To receive a large yellow-lid recycle bin please contact Waste Management at 303-797-1600 or cscolorado@wm.com. There is a charge for the bin, but they hold a lot more than the smaller bins and have lids to keep the materials more contained. Regardless of what type of container you use for your trash, please ensure that your trash and recycling items stay within the bins and do not blow around the neighborhood. Please return containers to the inside of your garage within 24 hours of pick-up!

Entrance Improvements

The cottonwood trees were removed in February. Their roots were destroying the grass and would have started to cause even more problems with the curb and gutter. The area will be landscaped once the weather is warmer and the sprinkler system is turned back on for watering. Lighting at the Front Entrance: We will be adding more lights to the middle tier of the entrance retaining wall this spring. We added a few last fall and they are definitely making a difference in the entrance!



2013 Ridgepoint HOA Board and ARC Members

President:	Wendy Raffaeli	303.985.3924
Vice-President:	Dr. Roscoe 'Dave' Davidson	303.989.4515
Sec./Treasurer:	Ron Servis	303.986.3072
Architectural Review Committee:		
	Amy Alonzo	303.980.5082
	Lori Graham	303.984.0042
	Karla Henkart	303.987.8604
	Mimi Lowrey	303.763.8974
	Tami Winchell	303.674.8201
Newsletter:	Lori Graham	303.984.0042

Ridgepoint website: www.neighborhoodlink.com/Ridgepoint/home

REMINDERS

Throughout the year we are reminded of areas related to "personal responsibility" that need to be revisited time and time again. In case you have missed them in the past, here they are again:

- Keep your pets on a leash...ALWAYS
- Pick- up after pets (in the open space as well)
- Keep bushes and shrubs trimmed off sidewalk
- No new/replacement Aspen trees can be planted.
- Speed limit is 25 MPH
- Do not drive on sidewalk or face the wrong direction in front of mailboxes
- Secure trash on windy days
- Do not place trash cans out before Sunday night.
- Take trash cans in by Tuesday morning
- Keep a "neat and tidy appearance" to your home--both front and back



Architectural Change Requests

As you start planning home improvements in the upcoming months, we remind you that ANY change to the exterior of your home or property requires you to submit your request, with detailed information, on an **ACC Approval Request Form**. (available on our website)

Please allow a minimum of 2 weeks for the approval to be processed (3 weeks during summer months) Requests **WILL NOT** be processed without appropriate paperwork.



May 17th-18th, 2013

*Our annual neighborhood garage sale will be on Friday and Saturday, May 17th and 18th. It will be advertised in the Denver Post print edition as well as online. It will also be posted on Craig's List. We'll also post signs at the entrance. The starting time will be listed as **8:00 am**. If you'd like to participate, no need to let anyone know - just open your garage door and sell, sell, sell!*

We'll have a rolloff dumpster located in the north cul-de-sac starting on Sunday, May 19th. Please utilize this to dispose of items you no longer need and cannot donate. The HOA Board wants to help you to keep your lot looking clean and tidy.

Watch your speed!

Again, we find the need to remind people not to exceed the **25 mph speed limit** posted in our neighborhood. Please drive cautiously, both **up and down the hill**, as there are many "blind" driveways, as well as children and dogs in our neighborhood.



There are always complaints about drivers of ALL AGES so please make every driver in your home aware of the dangers of speeding! It could save a life!



The HOA is making improvements to our common area landscaping because it is now almost 20 years old. Just like other things, landscaping needs to be maintained and/or replaced periodically. If you haven't done much with your home's landscaping, it might be time to take an objective look at it and make some overhauls. Additionally, if your home hasn't been painted since it was new, it is now past time to do so. Most of the original homes in Ridgepoint have been re-painted at least twice by

now! The HOA will be sending out *Courtesy Notices* to homes with paint issues, requesting that they be addressed as early as possible. Additional letters will be mailed if action is not taken. Maintaining the paint and landscaping of your home and property is part of the responsibilities of each homeowner.



Denver Metro Area Home Prices Return to 2007 Levels According to Metrolist Housing Report

How Ridgpoint Recover with the Market

By Faun & William Hauptman
RESIDENT RIDGEPOINT REALTORS

There is no doubt that the last five years have taken their toll on our property values in Ridgpoint. There were high hopes that the Fairways, the new development by Richmond Homes, would buttress our home values. Indeed, homes in that area have been selling consistently above \$700k.

Unfortunately, we have not benefited as anticipated. Interest rates and market conditions have flooded the market with two types of resale home buyers. The first are investors who are looking for opportunities to "fix and flip" and the second are retail buyers who are looking for homes that are move-in ready.

Most home buyers planning to occupy are no longer able to finance repairs and upgrades, so new homes like at The Fairways, and market-ready resales, are flying off the market at asking

price or above, while homes that are dated or in less than good condition, linger.

Trends in Ridgpoint

The graph below charts the sales in Ridgpoint over the last five years. All data is based on "Price Per Square Foot" (PSF) for "above grade" measurements. This method is consistent with MLS data and appraisal guidelines.

In 2007, Ridgpoint homes had a solid value ranging from \$180 to \$240 PSF. You can see the trend as we have slipped well below the \$200 PSF mark.

Strategies to Recover

The reduction in value will cost the average Ridgpoint homeowner \$50,000 to \$100,000 in value and will stifle our prospects of equity appreciation, if we don't take action.

It makes sense that if Denver area homes have returned to 2007 values, so can Ridgpoint. Our enclave is very desirable. Just because the last property

sold for \$173 per square foot, does not mean we are locked to those values, if we do the right things to compete in this market.

Before considering a sale it is vitally important that we understand what makes a home "market ready." Even if your home is well cared for, clean and in good repair, that is not always enough to compete with newer or renovated home inventory.

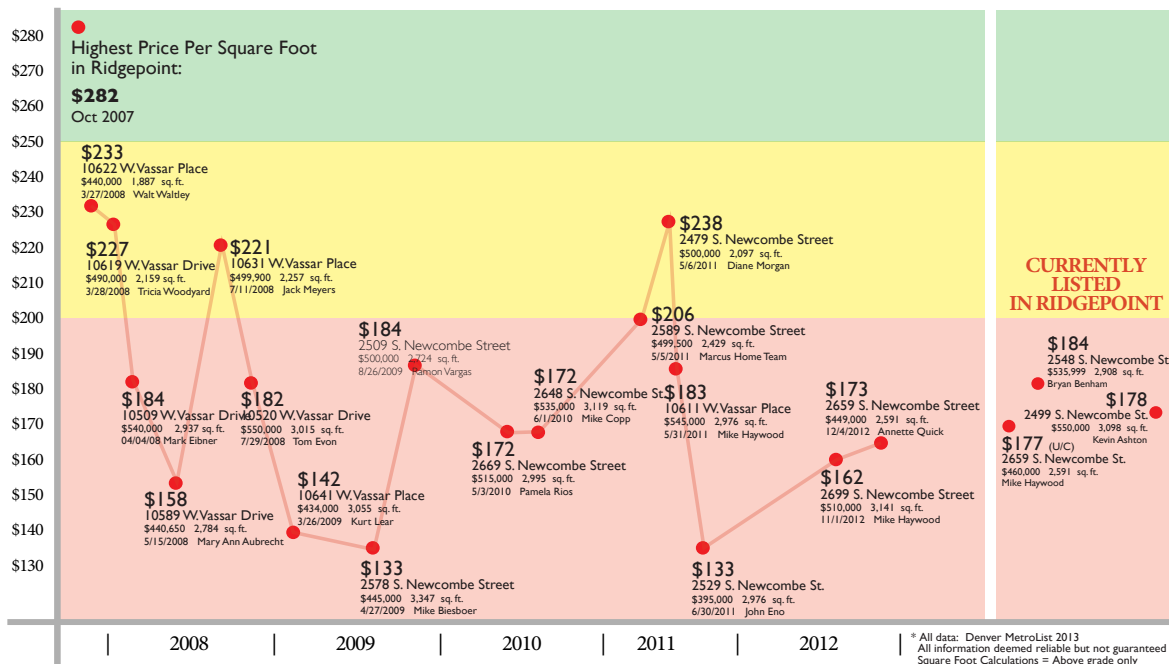
The last three homes we've sold have been above market value. We've successfully navigated low appraisals. All of this can be done if you hire a professional agent who is proactive and engaged in the current market.

As residents in the Ridgpoint neighborhood since 2002, we have owned two homes on our hill. There is no one who can advise you and fight for your home value better than us. Whether you are thinking of selling sooner, or later, give us a call. We are here to help maximize your home equity.

303-917-8000
Faun@FaunHauptman.com

2007 - 2012 Ridgpoint Trends (Price Per Square Foot)

Compiled by Faun & William Hauptman RESIDENT RIDGEPOINT REALTORS





RIDGERUNNERS ~ Ridgepoint at Bear Creek Homeowners' Association

Ridgepoint at Bear Creek Homeowners' Association
2738 South Newcombe St.
Lakewood, CO 80227



A NEW RIDGEPOINT DIRECTORY will be coming soon!!!! If you have NOT been contacted by a volunteer from the Board or the ARC, or have been out of town, please EMAIL ANY CHANGES OR UPDATES to Lori Graham: froandpoka@msn.com



April 2013

REMINDER: 2nd Quarter dues were due on the 1st and must be received by the 15th of the month to avoid LATE FEES!

2013 Ridgepoint Event Calendar:



MAY: Garage Sale
Fri. and Sat. **May 17th-18th, 2013**
Trash Bin: **May 19th-23rd** or when full

AUGUST: National Night Out
and Ridgepoint Block Party
Tuesday, **August 6th, 2013**
6:00 p.m.



OCTOBER: Jack-o'-lantern Carving Contest
Sunday, **October 27th, 2013**

NOVEMBER: Annual Meeting
(3rd Wednesday of month)
7:00 p.m. **November 20th, 2013**



DECEMBER: Christmas Caroling,
Hay Rides & Merriment
Tuesday, **December 17th, 2013**

Spring Yard Reminders...



- 1) **Sidewalk clearance:** Make sure there are no bushes, shrubs, or other plants extending more than 3" onto or over the sidewalk (overhead clearance included)
- 2) **Rock/Mulch areas:** with the wind we get, these always seem to be "collectors" of debris. Make an effort to clean-out and freshen-up these areas before the new growth begins
- 3) **Perennial Grasses:** need to be cut back in the spring allowing for new growth
- 4) **Dead Trees/bushes:** need to be removed. A request for replacement must be submitted before planting.
- 5) **House Painting:** homes that show signs of worn, chipping and/or peeling paint must be re-painted
- 6) **Unightly objects:** Look around your home for anything that is "placed" against the house or in need of being put away or fixed.

Everyone benefits from a neighborhood that looks well-kept and we need everyone to do their part!