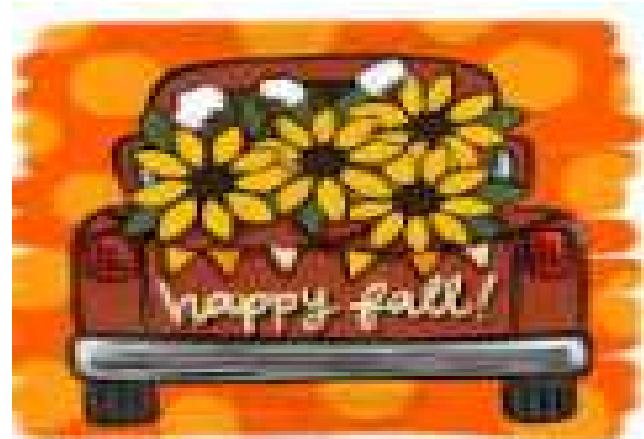


# Ridgewood Heights

<https://www.lighthousegmt.net/ridgewoodheightshoa>

## COMMUNITY NEWSLETTER

SEPTMBER / OCTOBER 2022



### HOA PROPERTY MANAGEMENT COMPANY

Lighthouse Management LLC  
[info@lighthousegmt.net](mailto:info@lighthousegmt.net)  
(970) 462-9325

### REMINDER

HOA payments of \$135.00 are due the 1<sup>st</sup> day of each month.



### ANNUAL FALL POTLUCK DINNER – Mark Your Calendars

October 29, 2022 from 5:30pm until ..... 2813 Rio Grande Ct

HOA will provide main dish of fried Chicken, bottled water, napkins and eating utensils.

Bring a dish to share, a chair and beverage of your choice.

Please RSVP - [Ladisvisner@aol.com](mailto:Ladisvisner@aol.com) or 508-209-8964

### COMMUNICATION IS EVERYTHING

If you know of someone who is new to the neighborhood, please remind them to update their home address, email address and phone number with our HOA [kmsinclair73@gmail.com](mailto:kmsinclair73@gmail.com). Same to those of you who have information that has changed.

### CRAWLSPACES

All homeowners are reminded that it is recommended that you inspect your crawlspace at least twice a year to make sure there are no water issues. If you do notice water in the crawlspace, installing a sump pump might be considered. Reminder that this issue is NOT covered by the HOA and would be at your expense.

## **LANDSCAPE COMPANY CONTRACT RENEWAL**

We have renewed the contract with G & N Lawn Coyotes for next year. We definitely wanted to give them a full calendar year to take care of our neighborhood so we can give them a fair evaluation.

The board thinks the neighborhood looks great!

## **Important!!! REFRIGERATOR MAGNET**

Please continue to follow the process of the emergency steps to identify and turn off water leaks by turning off sprinkler at control box, turn off sprinkler water source located in crawl space, and/or turn off main water valve. **Do not contact the landscape company**. Please contact our Property Management Company for all emergencies (970) 462-9325. A magnetic business card with the Property Management is available. If magnets are needed, please contact Denise (720) 201-2775

## **LONG TERM LEAVE**

If you are to be gone for a long period of time, please consider the following safety tips.

1. Contact a neighbor or friend so that they can keep vigilance on your home.
2. Consider Dusk to Dawn garage lights (may be purchased at Lowes, Home Depot or Amazon).
  - a. Note that the garage light switch must remain in the 'on' position keeping the front porch lights on so you may want to consider unscrewing or removing the front porch light bulbs.
3. Consider timers for your indoor lamps so that it may appear that your home is occupied.
4. Turn off main water valve.
5. Redirect your mail or trust someone to collect your mail.
6. Install a porch monitor.
7. Unplug most appliances.
8. Cancel newspapers.

## **LANDSCAPE DESIGN CHANGES TO XERISCAPING**

As the issue of drought is ongoing, a number of homeowners have already xeriscaped front yards with much curb appeal.

Drive around the community to see some of the beautiful xeriscaped designs.

If you are interested in xeriscaping your front yard, please complete the request form and provide the design for approval and email to Ladis Visner - [ladisvisner@aol.com](mailto:ladisvisner@aol.com). Please put in the Subject Line **'Attn: LANDSCAPE DESIGN CHANGE REQUEST'**.

The forms should now be editable so you can just type the information and email.

**Note: If mailing the Landscape Design form, please put on the front of the envelope 'Attn: LANDSCAPE DESIGN and/or LADIS'.**

Keep in mind to follow the HOA Covenant guidelines. All documents and forms may be found on the website - <https://www.lighthousegmt.net/ridgewoodheightshoa>.

In the meantime, if you are unable to print forms, please call or text Denise at 720-201-2775

## **LAST CALL UNTIL NEXT FALL**

**Deadline is October 14, 2022**



## **DEAD PLANTS, SHRUBS AND/OR TREES REPLACEMENT REQUESTS**

Need a tree replaced or have a dead shrub? Please see the approved and recommended plant list on our website. In order to prevent the frequent replacement of shrubs and plants inappropriate for the strange and salty soil we live on, we will only replace your plants with ones from our list or native to this environment. You are welcome to plant at your own risk and at your own expense any other plants with approval from the Design Review committee headed by Ladis Visner. Please understand the HOA cannot be responsible for plants you choose that are NOT on our list or native to this environment.

Note that according to the HOA covenant requires that all front yards have 1 tree. If a tree in the front yard is dead or dying then that will be replaced. If a tree in the back yard is dead or dying, it can be removed or replaced.

Please complete the Tree and/or Shrub Replacement form on the website -

<https://www.lighthousegmt.net/ridgewoodheightshoa>

email [info@lighthousegmt.net](mailto:info@lighthousegmt.net). Please put on the Subject Line '**Attn: TREE and/or Shrub Replacement**'.

The forms should now be editable so you can just type the information and email.

In the meantime, if you are unable to print forms, please call or text Denise at 720-201-2775

## **TREE TRIMMING/PRUNING**

Our landscapers will start the fall pruning on plants, shrubs and trees on Sunday, September 25. They will return each Sunday until it's done.

## **HOLIDAY DECORATIONS**

Please feel free to decorate for the Holidays.

A common rule is to put them up no earlier than a month before the holiday and take them down no later than two weeks afterward.



**Many thanks to our neighbors for calls, cards, food, visits, flowers and prayers after my wrist surgery. You really helped me get through it! Pat**

## **COMMITTEES**

We would like to hear from you, please feel free to reach out to the committee member(s) below for topics, concerns, recommendations or if you would like to become a committee member.

Newsletter – Denise Lujan – [dlujan80221@gmail.com](mailto:dlujan80221@gmail.com)

Landscape Maintenance – John Sinclair - [jasinclair71@gmail.com](mailto:jasinclair71@gmail.com)

Design Review & Covenant Compliance Committee – Ladis Visner - [ladisvisner@aol.com](mailto:ladisvisner@aol.com) and Candy Ward - [cottoncandy813@hotmail.com](mailto:cottoncandy813@hotmail.com)

Safety Committee – Mary Jo Hughes - [mjh81621@gmail.com](mailto:mjh81621@gmail.com)

Social Committee – Pat Visner - [ladisvisner@aol.com](mailto:ladisvisner@aol.com) / Alice Bachmeier - [angelsbachm@yahoo.com](mailto:angelsbachm@yahoo.com) / Helen Chenoweth

**"HAVE A FUN AND SAFE HALLOWEEN"**

