



Wildcat Ridge

July 2005

Your Board of Directors

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Mark Your Calendars!!!

Mark your calendars for the following upcoming events:

July 4th

Pool Party

September 5th

Pool Closing Party

September 16th & 17th

Community Garage Sale

NOTE: Individual garage sales are not tolerated in the community.

October 26th

Annual Meeting

Watch the signs at the pool announcing the preteen and teen pool parties. Also, hours have been extended to 9:00 p.m. on Thursdays, Fridays and Sundays.

Enjoy!!

New Paint Design Review Process

Due to popular demand and the need for consistency in the selection of paint colors, the Wildcat Ridge Board of Directors enlisted the assistance and advice of a paint professional to put together an updated book of color schemes for homeowners to choose from when repainting their homes. The new paint book was specifically designed to meet the needs of and complement the homes in our community, and more than doubles the available choices.

The process of reviewing and approving paint colors and schemes is one of the most difficult and time consuming challenges facing the Board. This process is made more difficult as trends and taste constantly evolve. The existing Design Guidelines (page 10, section T) take the changing trends into account, but still remain focused on the primary purpose of the approval process which is to ensure the appearance, harmony, and cohesiveness that is necessary to maintain the value of the homes in our community. With this in mind, the Board tried to apply a simple, reasonable, consistent, uniformly justifiable, and most importantly manageable set of criteria to the review process. In an effort to better explain the decision process that supports the covenant and Design Guideline stipulations, the Board offers the following:

A design approval requires more than simply approving a set of color chips. In addition to approving the requested colors, the board must ensure the color scheme (the actual combination and use of each color on the home) is compatible with the home's architecture and is in keeping with the color schemes of other homes in the surrounding neighborhood. Any newly painted home should blend with the neighborhood and not be considered out of place, unpleasant, or distasteful. Obviously, taste is a matter of personal preference, and for this reason the Board has sole discretion in making a decision that protects and benefits the entire community. During the past year the Board has received an ever increasing volume of requests for exterior paint approval, many of

which were disapproved because they were not in keeping with the original paint schemes (color combinations) in the neighborhood (the original builder colors were predominately earth tones and predominately in the lighter colors) and/or the homeowner was requesting an unusual, garish, or brighter color considered inappropriate for our community. The board has taken steps to add some newer color combinations to the list of approved color schemes, but can only go so far in order to stay relatively close to the preponderance of the existing color schemes. The Board is also discouraging the use of darker colors, as much as possible, because they will not hold up to the Colorado sun and will fade more quickly, which means more expense to the homeowner caused by more frequent painting.

The paint professional that worked with the Board to put together the color schemes has also provided the Association with color books. If it is time to paint your home and you are in the process of determining the color, you may contact Kathi Burdess via email kburdess@management specialists.com, or 720-974-4235 to borrow a color book to review. Once you have determined your color scheme, you may download a design request form from the website, www.wildcatridge.org and send it in for approval.

If you are repainting your home, using the original color scheme, approval is not mandatory; however, the Board requests that you submit via email your intent to repaint using the existing colors, along with the paint numbers/colors. We suggest you take this precaution since there have been instances where a homeowner (inadvertently or not) ended up with something other than the exact original colors and received a violation notice requiring more repainting. Also, please note that our homes were originally painted with Kwal paint, which is the company that designed our new paint books. You do not have to use Kwal paint when repainting; however, the brand you select must match the Kwal color exactly. Please ensure the same gloss of paint is used (flat versus glossy or high gloss).

Vandalism/Trespassing Incidents

There have been several incidents of trespassing in the evening at the pool this summer. In two of the incidents, the sheriff and paramedics had to be called to render aid to an individual who was impaled on the fence. **THIS IS A SERIOUS ISSUE** and we need everyone's help to prevent future incidents. Please tell your children and their friends who may be considering or who have previously gone to the pool after hours that it is dangerous and they are subject to arrest. In one of the cases above, five individuals were arrested. If any homeowner sees individuals in the pool after hours, please call the Douglas County Sheriff 303-660-7500 to report the trespassing incident. All individuals caught by the Sheriff, may be prosecuted to the fullest extent of the law, which includes criminal trespassing charges.

There have also been incidents of vandalism at the pool. Most recently; someone cut the brand new fence in

order to gain access after hours. We are taking additional steps to deter this activity, which will increase our pool operating costs, and will prosecute any vandals. This again becomes costly to the homeowners, to repair/replace the section of fence that was damaged.

Please be vigilant and help by becoming the eyes of the community and report any activity around the pool after hours. This is essential in order to protect the Association from unnecessary expenses associated with these criminal activities.

