



MESSAGE FROM THE BOARD

Greetings Quail Crossing Homeowners from your HOA Executive Board,

As the new year begins, we find ourselves wondering if the snow will ever melt, and if Puxatony Phil knows anything about Colorado weather. We will continue to hope spring is just around the corner, but until then, we wait patiently for the mounds of snow to slowly recede.

With the new year, new Board Members are now in place. Three new volunteers were elected to the Board at the November Annual Meeting of Homeowners. The new and returning Board members are dedicated to create a community in which residents are involved and proud to be homeowners.

To accomplish these goals, homeowner input is needed for many aspects of the association. Your input directly affects the overall function of the business affairs of the association, and by attending the Board Meetings, homeowners have the opportunity to submit their input on the current and future status of the organization. Board meetings are open to all homeowners, and we encourage you to attend to get a better understanding of what the association assessments provide. Homeowner attendance also provides the Board members with a direct line of information of homeowner issues.

Volunteers are an essential part of the overall function of the association - - Board members themselves are volunteers. If you are interested in volunteering for a specific position, or certain aspect of the association where you believe attention is needed, please let the Board know. Currently, a volunteer is needed for the Neighborhood Group Leaders Association which is sponsored by the City of Longmont. This program provides funds to the Association which allow for the annual BBQ, and Neighborhood Improvement Grants. Please see the enclosed article for additional information.

Quail Crossing HOA has recently submitted a Neighborhood Improvement Grant application with the City. The application was submitted for the beautification of the HOA Monument Signs. More details on the project are included in the newsletter, and will be discussed at upcoming Board Meetings. We would encourage anyone with interests in the project to attend to offer their input, and to make suggestions for upcoming projects.

Read through the information listed in this newsletter, and be sure to check out the website for additional information. Become involved in your association, either through the attendance at Board meetings, or by volunteering for a position.

Regards,
The Executive Board of Directors

BOARD OF DIRECTORS

Cory Nicholas—President
corynicholas@comcast.net

Patrick Hughes—Vice President
hughes_p@yahoo.com

Nathan Smith—Secretary
Sect@quailcrossinghoa.org

Linda Arnold—Treasurer
linda.arnold@comcast.net

Sara Kerlee—Member at Large
sjkerlee@hotmail.com

Jim Palmer - DRC Committee Chair
jjlapalmer93@msn.com

Shelley West - Social Committee Chair
Tillie1@AOL.com

VACANT- Landscape Committee Chair

Quail Crossing Website

Please visit the Quail Crossing Website for the latest news, information and downloads on our community. You may visit us at www.QuailCrossingHOA.org

BOARD MEETING

March 14th, 2007 at 7:00pm at Fire Station #3 on Pace Street

All Homeowners are Welcome and Encouraged to Attend.

If this space is visible, your newsletter was hand-delivered by a board or committee member.

Current Resident or

Check Out the New and Improved Website at www.QuailCrossingHOA.org

Return undeliverable to:
PO Box 6125
Longmont, CO 80501

Your Community Manager

Kevin Lucas is the Community Manager for the Quail Crossing HOA. Kevin is an owner of Foster Management, which is contracted by the Board to assist with day-to-day operations of the HOA. If you have any questions or concerns, you may contact Kevin and he will try to answer them or forward them to the Board. If you have concerns as to what is acceptable, based on the Associations Covenants, please do not take matters into your own hands. Instead, contact Kevin for clarification of your concerns:

Kevin Lucas - Community Manager
C/O Foster Management

PO Box 6125

Longmont, CO 80501

Direct Tel: (303) 532-4148 / Fax: (303) 651-2674

E-mail: Kevin@FosterMgmt.net

2007 Assessment Billings

Quarterly statements are mailed to all homeowners a minimum of 15 days prior to the due date of assessments. Please remember that the assessments are due on the first day of the quarter, and are considered late if not received by the 10th day of the month in which they are due.

ACH Automatic Payment

An automatic payment program is available for the quarterly HOA assessments. There are no fees associated with the service, and the HOA assessments are automatically pulled from your account each quarter, saving you time and money in the payment of your dues. Please log on to the website www.QuailCrossingHOA.org to obtain an ACH Application.

2007 Board Meeting Schedule

| | |
|-------------------------|-----------------------|
| Wednesday March 14th | Thursday April 19th |
| Wednesday May 16th | Thursday June 21st |
| Wednesday July 18th | Thursday August 16th |
| Thursday September 20th | Thursday October 18th |
| Wednesday November 14th | (Annual Meeting) |

All Meetings are held at the Fire Station #3 on Pace St At 7:00pm

Request for Landscaping Bids and Proposals

As a result of the Association's participation in the city sponsored Neighborhood Group Leaders Association (NGLA), a Neighborhood Improvement Grant (NIG) has been applied for. This grant from the City is potentially worth \$6000 to the association to fund the installation of an improvement within the neighborhood. The project that was selected for this year's grant application was the BEAUTIFICATION OF THE MONUMENT SIGNS. This project is intended to dress up the monument signs at either end of Deerwood Dr as you enter the association property.

Current plans include the installation of plants to the area surrounding the monument signs that will add color and texture to the monument signs. Homeowners have requested these improvements in the past, but due to budgetary constraints, the project was never approved for funding. With the funds from the NIP Grant, the project can now be completed.

As a part of the NIG application process, the Board would like to open up the bidding process to residents within the association who are landscaping professionals. **If you would like to submit a bid for the current project, please contact Kevin at Foster Management for additional details. Bids will be presented to the Board at the March 15th Board Meeting, so your prompt response is necessary.**

If you have suggestions for future Neighborhood Improvement Grant projects, please submit your ideas in writing to the management company. Items currently being considered include the reinstallation of grass in the Quail I park and the replacement of grass with xeriscaped landscaping on select sloping common areas.

Website Changes—Login Information

You will notice changes to the Association Website of www.QuailCrossingHOA.org. Certain areas of the website have been password protected to protect the Association's information from the general WWW users. To view the Homeowner information listed on the Association Website, Please use the following:

User Name: QCHOA Password: DEERWOOD

Check the website often for updates and additional information.

QUAIL CROSSING HOA DOCUMENT RE-WRITE PROCESS NEARING COMPLETION

In February, all homeowners received a Notice of Petition, which is the final stage in the Quail Crossing Residential Association Governing Document Rewrite Process. This project has been in development for the past four years, and is nearing completion.

The Notice of Petition is a required legal document that must be sent to all registered homeowners and mortgage companies of the association. The Notice provides for the date and time at which the courts will hear the motion to approve the re-written documents. Once the motion has been heard, the courts will be able to approve the re-written documents into existence.

If you are new to the community, the following is a little background information on the Governing Document Re-Write process that is currently in process:

In 2004, the HOA's legal council was contracted to evaluate the governing documents of the Association to determine their content and validity. It was determined by the legal council that many items in the existing documents were contradictory and that much of the language in the documents were biased toward the developer. At the time of the review, it was discussed, debated, and ultimately approved by the Board that new governing documents should be presented for approval to the members of the association. Multiple drafts of the Covenants were created until a final draft of the documents were approved. [Copies of the final draft of the revised documents can be found at http://www.quailcrossinghoa.org/covenant_re-write.htm](http://www.quailcrossinghoa.org/covenant_re-write.htm) The revised documents remove all contradictory statements, and removes the developer boiler-plate language that is no longer necessary since the community is fully developed. The new documents are more lenient in specific areas to allow a common sense approach to the operations of the association and includes required updates to conform with current law.

The court petition is the final stage of this arduous process. Once the court approves the re-written documents into existence, the documents will replace those originally drafted by the developer. Assuming the court approves the re-written documents, the Association, Board Members, Committees, and Homeowners will be bound to uphold the documents.

Please attend the March 15th Board Meeting for an update on the final stage of the re-write process, or check out the website for recent developments.

2007 UPCOMING EVENTS / PLANNED IMPROVEMENTS

- 2007 Annual HOA Bar B Que / Pot Luck
 - Tentatively Scheduled for Sunday July 22
 - Volunteers are needed to help plan and execute the event
- Community Block Parties (To Be Announced)
 - Each block within the association needs a captain to coordinate events for the specific blocks.
 - Events encourage people to get out and meet their neighbors to foster the values of community within each block of the Association.
- Community Clean Up Days (To Be Announced)
 - Take an hour out of your day to do some community clean up. Clean up days save money for the association (and ultimately you), and leave the community a cleaner and nicer place to live.
- Board Meetings / Planning Session occur monthly.
 - Bring your ideas for neighborhood improvements to the Board meetings. No idea is too small. Schedule on back page of newsletter.
- In an effort to reduce the cost associated with distributing the Association Newsletter, we are asking those persons interested in receiving an electronic version of the newsletter via email to register their email address with the Association. Please enroll for this service on the QuailCrossingHOA.ORG website, so that future newsletters are emailed, instead of sent via postal mail.
- A Landscape Committee is being resurrected to assist the board in designing and selecting landscaping improvement projects for the association. If you have interests or experience in landscaping projects, please volunteer for the landscape committee. Projects of greatest concern are currently the preservation of mature trees, and the reduction of turf areas to reduce ongoing maintenance costs.
- Homeowner involvement is extremely low in the association. What would it take to get you involved in the association? Bring some ideas to the Board that would potentially entice you to be more involved in the workings of the association. The current five member Board is making decisions based upon their judgment since homeowner input is not available. Let your voice be heard in the decision making process.
- Perimeter Fence Re-Staining is scheduled to be completed in 2007.
- Replacement of trees lost in the heat of the 2006 summer are scheduled for replacement in the Spring of 2007.

NGLA Volunteer Needed

The Neighborhood Group Leaders Association (NGLA) is a joint effort between the City of Longmont and Longmont's residential neighborhood groups. The primary purpose of the NGLA is to enhance communication between residential neighborhood groups and the City of Longmont, and to provide a forum to identify concerns, discuss issues and resolve conflicts.

Quail Crossing HOA's involvement in the NGLA provides eligibility to apply for Neighborhood Activity and Neighborhood Improvement Grants. These grants are used to fund the Annual HOA BBQ, and will provide for improvements in the association at little or no cost to residents.

A volunteer, or multiple volunteers, are needed to attend the NGLA meetings which are held on the third Thursday of the month at 7:00pm. The NGLA representative(s) will act as a liaison between the HOA Board and the NGLA. Meetings of the NGLA will provide for a multitude of topics throughout the year, including Neighborhood Safety, Neighborhood Events, City Planning and Development, in addition to educational seminars provided by the City of Longmont. NGLA meetings are not held in July and August due to the hectic schedule of summer, and the December meeting is a social gathering, so the total number of meetings that your attendance is requested at, is seven for the entire year of 2007.

If you have any interest in the NGLA Representative position, please attend the March 15th Board Meeting, as the representative will be elected at this meeting. Your involvement in the NGLA will be very beneficial for the entire HOA, and you will have the opportunity to learn a variety of topics.