

The Executive Board would like to acknowledge Tom Kerlee for volunteering to be the Neighborhood Group Leaders Association liaison for Quail Crossing HOA. Tom has volunteered to attend the monthly NGLA meetings that are provided by the City of Longmont to inform the residents of the community about issues throughout the City. Through Tom's volunteering for the NGLA program, the Association will now be eligible for upcoming grants distributed by the City for beautification projects, community events, and also be a voice for the Association on issues that may have a direct impact on the community as a whole.

The Board has also been informed that a position on the Executive Board will become vacant in the month of March. Linda Arnold, who has volunteered as a member of the Executive Board for the past two years, will be relocating out of state and therefore resigning from her position on the Board. We would like to thank Linda for her time on the Board, and wish her luck in her future endeavors.

In addition to the Executive Board and NGLA liaison, the Board would like to thank those homeowners who are currently serving on the DRC Committee, the Social Committee, and Landscaping Committee. Homeowner volunteers are the core strength of the Association. Additional opportunities on the various committees of the Association are available, and are a great way to become involved in the community in which you live. If you are interested in volunteering for the upcoming vacant position on the Executive Board through the remainder of the calendar year, or any other committee of the Association, please contact the Management Company to obtain additional information.

FENCE INFORMATION

Since the inception of the Association, a fence specification guideline has been adopted that defines the various acceptable fences within the community. For instance, split rail fences are a requirement for all lots that back to open space within the community, wing fences from the edge of the house to the property line are also a requirement, and that all fencing should be constructed of #1 grade cedar.

In addition to the construction details listed in the fence specification guideline, it is stipulated that all fencing must be stained. The Board encourages all homeowners to properly maintain their fences, and keep the stain maintained to not only protect the fencing material, but also to maintain the aesthetics of the community.

Perimeter fencing along 9th Ave, Deerwood Ave, and Mountain View Ave that is stained grey is a shared fence of the homeowner and the lot owner. The exterior of the fence is stained and maintained by the Association.

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

2008 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.

2008 Board Meeting Schedule

All 2008 Board Meetings are scheduled for the 3rd Wednesday of the month:

March 19th	April 16th	May 21st
June 18th	July 16th	August 20th
Sept 17th	October 17th	
November 19th	(Annual Meeting)	

All Meetings are held at the Fire Station #3 on Pace St at 7:00pm. Residents are Encouraged to Attend.



MESSAGE FROM THE BOARD

Greetings Quail Crossing Homeowners from your HOA Executive Board,

As the new year has begun, we find ourselves anxiously awaiting the warmer days of spring, with the promise of summer fun just around the corner.

With the new year, new Board Members are now in place. Christopher Conner was elected to the Board at the November Annual Meeting of Homeowners, with Nathan Smith being elected for another three year term. The Board would like to thank Cory Nicholas for his prior tenure on the Board, and for his work and dedication for the community.

The new and returning Board members are dedicated to creating 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. With a small donation of your time, a huge impact on the association can be achieved. We are specifically interested in individuals with experience and knowledge of landscaping in an effort to reduce costs incurred for the upkeep and maintenance of the vast amount of green space located within the community.

An Executive Board position will also become vacant at the end of March. If you are interested in filling the vacant position on the Executive Board for the remainder of the 2008 calendar year, we would encourage you to attend the March Board Meeting. With only a 9 month commitment left in the position's term, this is an excellent opportunity to get a taste of the requirements of the Board position.

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

Nathan Smith—President
Nathan.Smith9@comcast.net

Patrick Hughes—Vice President
hughes_p@yahoo.com

Sara Kerlee—Secretary
sjkerlee@hotmail.com

Christopher Conner—Treasurer
CConner61@gmail.com

Linda Arnold—Member at Large
Linda.Arnold@comcast.net

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 19th, 2008 at 7:00pm at Fire Station #3 on Pace Street

All Homeowners are Welcome and Encouraged to Attend.

Frequently Asked Questions

It was suggested to the Board to include a "FAQ" section in the newsletter to help inform homeowners of the overall workings of the Association and the Board. If you have any questions that you would like included in upcoming FAQ articles, please email your question to Kevin@FosterMgmt.net. Below are the most often asked questions that the Board has encountered over the past few years:

How much green space is in the community:

There is over 500,000 square feet of common areas, which roughly equates to 10 1/2 football fields.

Who makes decisions for the Association:

A board of volunteer homeowners are elected to run the operations of the Association. Volunteers serve a three year term.

Who pays for the annual BBQ sponsored by the HOA:

Through a cooperative grant from the City of Longmont, donations, and a small amount of funds from the Association.

Why isn't there a pool or play equipment in the parks:

The cost for the installation and maintenance of a pool would require annual assessments to double or triple from their current amount. Play equipment has not been installed due to liability insurance costs, and the fact that a city park was constructed just North of the community.

What was spent in 2007 on tree replacement:

In 2007, a total of 6 trees were replaced along the Button Rock Dr / 9th Avenue intersection at a cost of \$450/tree. This cost includes the removal of the dead tree stump, installation of the new tree, staking, watering, and the tree itself.

Email Newsletters Available

In an effort to reduce postage costs incurred by the Association, we encourage everyone to sign up for electronic newsletters through the Association's website. On the main page of the Association's website, www.QuailCrossingHOA.org, you can enroll your email address into the electronic newsletter service. Rest assured that we do not distribute any email addresses, and you can discontinue the service at any time.

By enrolling your email address with the Association, we have an alternate way to contact you with updated information regarding the Association, and an avenue to distribute newsletters at no cost to the Association. We encourage everyone to sign up today!

DESIGN REVIEW APPLICATION REMINDER

All homeowners are reminded that **ANY** changes to the external portion of your property require approval by the Design Review Committee. This includes major projects such as the installation of a patio, re-landscaping of the yard, painting of the exterior of the home, as well as smaller projects like fencing, tree removal, etc. This requirement to have any exterior changes to a Lot approved protect the overall aesthetics of the community.

It is the intent of the Association to process all DRC Requests in an expeditious manner. Applications are typically reviewed and returned in about 10 days, but please allow for a minimum of 30 days to process the application before any work is scheduled.

With the current age of the homes within the community, it has been brought to the attention of the Board that some houses are in need of a maintenance coat of paint. The Board encourages all homeowners who are contemplating painting the exterior of their home to submit a DRC Application prior to the commencement of any work being performed. By submitting the project to the DRC before the work has begun, any issues can be resolved without incident. DRC applications are available on the website www.QuailCrossingHOA.org on the **DOWNLOADS** page, or you can contact the management company to request an application.

2008 ANNUAL DISCLOSURE

ANNUAL DISCLOSURE

In Accordance with the Colorado Common Interest Ownership Act, all homeowners and residents are hereby notified of the following annual disclosures:

The Association has established a website www.QuailCrossingHOA.org for an efficient and cost effective way to distribute the following information.

Copies of the following Governing Documents are available

- Articles of Incorporation
- Bylaws
- Declaration
- Rules and Regulations
- Design Review Committee Guidelines
- Policies of the Association
 - Adoption and Amendment of Policies Procedures and Rules
 - Meetings Policy and Procedures
 - Records Inspection Policy
 - Reserve Fund Investment Policy
 - Collection Policy and Procedures
 - Acceleration of Delinquent Assessments
 - Covenant and Rules Enforcement Policy and Procedures
 - Conflict of Interest involving Board Members Policy

Financial Information of the Association including:

- The fiscal year of the Association is January 1—December 31. The annual assessments have been set at \$360, billed in quarterly payments of \$90 in Jan, Apr, Jul, and Oct.
- 2008 Ratified Operating Budget
- Annual Financial Statements of the Association

Minutes of the Board of Director Meetings for the prior year

All of the above information is available for viewing from the Association's website. In the event you are unable to obtain the information from the website, please contact the management company to request copies of the information.

NEWS YOU CAN USE

Did you know that the original windows installed in your house carry a life time warranty? If you are the original buyer of the home, directly from Richmond America, and a window fails, you can contact Milgard Windows to have them inspect, repair, or replace the window? If the seals of your window have failed, or you are experiencing other problems with the windows, and you are the original owner of the home, you can contact Milgard Windows at (800) Milgard (645-4273) to request an inspection of the window.

Kwal Paint was also the original supplier of paint for the community when it was originally built. If you need to purchase paint, you can go to the Kwal Paint Store at 1197 Ken Pratt Blvd and inform them that you are a Quail Crossing Resident, and they will give you a discount on the purchased paint.