



## MESSAGE FROM THE BOARD

**HAPPY SPRING to all Quail Crossing Homeowners from your HOA Executive Board,**

Spring is fast approaching (or possibly already here with our recent high temperatures), so everyone is reminded to keep an eye out while driving within the community for bicyclist, kids, and your fellow neighbors who are out enjoying the wonderful Colorado climate.

In our continued efforts to reduce costs incurred by the Association, Assessment Statements are being emailed to all accounts which we have email addresses for. Please check your email inbox for the QTR 2 statement, in which a payment is due APRIL 1, 2009.

In recent months, the Board has approved the repair of wind damaged fences along Deerwood and the replacement of trees throughout the community and those that were damaged as a result of an auto accident on 9th Ave. Along with the continued efforts of collection of outstanding balances due the Association, the Board is identifying properties that are in need of some upkeep/maintenance. Many homes in the community are in need of a fresh coat of paint, or staining of the fences, to maintain an acceptable level of appearance. Homeowners will be notified in the coming month if their home is identified as needing some maintenance. It is everyone's responsibility to maintain their individual properties to ensure Quail Crossing remains a highly desirable community in which to live.

The Board is sorry to report that in late February, vandals slashed multiple tires on vehicles which were parked in the street within the community. Anyone with any information on the vandalism should contact the Longmont Police Dept. To help prevent future vandalism, it is suggested that homeowners park their vehicles in the garage, leave your garage coach lights on, and arrange for off-site storage for any vehicles which are not used on a regular basis. Please report any occurrence of graffiti to the management company, and always report any suspicious activity to the Police Dept.

In anticipation of summer, we would like everyone to mark their calendars for the 2009 Community BBQ which is scheduled for **Sunday June 28th from 4-8pm**. We are aware that calendars fill up quickly during the summer months, so please mark the calendar and make plans to attend this fun community wide event with games and activities for the entire family. We hope to see everyone there, and also would appreciate anyone who would like to help make plans for the event.

If anyone has any questions or suggestions, we invite them to attend an upcoming Board Meeting. Your input would be greatly appreciated.

Regards,  
The Executive Board

## BOARD OF DIRECTORS

**Nathan Smith—President**  
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**Patrick Hughes—Vice President**  
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**Jim Palmer - DRC Committee Chair**  
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**Shelley West - Social Committee Chair**

**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](http://www.QuailCrossingHOA.org)

## BOARD MEETING

Meetings are held the 3rd Wed. of the month at 7:00pm at

Fire Station #3 on Pace St.

**Upcoming Meeting Dates Are:**  
**March 18, April 15, May 20, June 17**

## Maintenance Reminders

Homeowners are reminded that it is their responsibility to maintain the exterior of their home, including but not limited to the landscaping, painted surfaces, and fencing. A survey is currently being completed by the Board to identify those properties which require maintenance. Homeowners will be notified by mail should their property be identified as one that requires maintenance. Maintenance of items identified by the Board will have to be completed within a given time period.

## NGLA 2009 Neighborhood Improvement GRANT Update

The Association is eligible for a \$9000 Neighborhood Improvement Grant in 2009. The Board submitted a grant for the installation of park benches throughout the community along some of the walking paths. We are currently awaiting notice that the grant has been approved. We will be looking for volunteers to assist in the installation of the benches. If anyone is looking for an Eagle Scout or Community Related Project, this may be a good opportunity to serve the community in which you live, **Please contact the management company if you are interested in assisting in the installation of the benches.**

## COVENANT REMINDERS.....

As a public service reminder: All Board Meetings are open to residents of the Quail Crossing Residential Community, and you are encouraged to attend to obtain a better understanding of the governance of the community. **Time is allotted at each Board Meeting for homeowners to voice their concerns, comments, and suggestions for the community.**

One item discussed at Board Meetings is a report of the current covenant violations of the community. In an effort to reduce those violations, the following is a list of items intended to remind homeowners of their responsibilities related to the following items:

- Vehicle Storage and Parking—Recreational Vehicles, Trailers, etc. are allowed within the community for a maximum of 72 hours for loading and unloading purposes. Unlicensed vehicles, long term storage of vehicles, and maintenance of vehicles are not allowed on the streets or driveways within the community.
- Portable Basketball Hoops are to be properly stored when they are not in use.
- Trash Cans must be stored out of site when not on the curb for collection. Trash Cans should be removed from the street no later than 8:00pm on the day of collection.
- **Any changes to the exterior of the property require Design Review Committee Approval BEFORE any work is completed.** Please submit a DRC Application any time a project on the exterior of the property is planned.
- Privacy fencing within the community is required to be stained.
- Seasonal Decorations must be removed no later than 30 days after the holiday. **Please remove any lighting clips that may remain on the eaves of the home.**
- Pet Cleanup—All pet owners are required to clean up after their pets, both in the common areas of the community, and on private property. Pet feces is not only an unsightly condition, it is also a health issue and a City of Longmont ordinance that it must be removed.

## 2009 ANNUAL COMMUNITY BBQ SCHEDULED

Please mark your calendar for the 2009 Quail Crossing Community Calendar. The annual event has been scheduled for Sunday June 28th from 4-8pm. Additional information will be distributed in May/June. **WE NEED VOLUNTEERS TO HELP PLAN THE BBQ.** Please contact Kevin at (303) 532-4148 if you would like to help plan this family-fun event!

## MANAGEMENT COMPANY CONTACT INFO

If you have any questions or concerns regarding the Association, 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 CPA - Community Manager

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