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Current Resident or

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PO Box 6125  
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### Your Community Manager

Russ Bartz is the Community Manager for the Quail Crossing HOA. Russ works for the Northern Colorado branch of Management Specialists, Inc., 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 Russ 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 Russ for clarification of your concerns:

#### Russ Bartz - Community Manager

2725 Rocky Mountain Avenue, Suite 330  
Loveland, CO 80538-2220  
Direct Tel: (970) 663-9688 / Fax: (970) 665-0517  
E-mail: [RBartz@MSIHOA.com](mailto:RBartz@MSIHOA.com)

The general contact information for Management Specialists, Inc remains the same:

#### Management Specialists, Inc.

390 Interlocken Crescent, Suite 500  
Broomfield, CO 80021

Tel: (303) 420-4433 Fax: (303) 420-6611

### Quail Crossing Residential HOA Meeting Schedule

All homeowners in the Quail Crossing community are invited to attend the monthly Board Meetings. The meetings are open to the members and time is allotted for general comments, questions, and concerns of the homeowners. The following are dates and location of the upcoming meetings:

May 17, 2006 - Firehouse #3	7:00pm
June 21, 2006 - Firehouse #3	7:00pm
July 19, 2006 - Firehouse #3	7:00pm
August 16, 2006 - Firehouse #3	7:00pm

Firehouse #3 is located on Pace Street between 9th and Mountain View Avenue.

### MESSAGE FROM THE BOARD

Greetings Quail Crossing Homeowners from your HOA Executive Board,

Spring is upon us with summer fast approaching and with the change in seasons comes the usual list of to-do's around your home: starting up your sprinkler system, fertilizing your grass, preparing trees, shrubs, and bushes for the summer heat that is inevitable. And that's just the outside of the home—inside spring cleaning time is in full swing as well. Just like your home, your Homeowners Association has seasonal work to do as well. You may have noticed that over the past year, there have been a number of trees lost due to disease or winter kill, along with a substantial amount of common area grass that did not come back this spring. The Board is currently collecting bids to replace trees, re-seed common areas, repair common area fences, and install rock along the sidewalk that connects through to the Steven Day Park. We anticipate that these repairs/replacements will be completed soon and appreciate your cooperation in the event the scheduled repairs are adjacent to your property.

In addition to the landscaping and fence maintenance, the Board is glad to announce that progress is being made on the governing document re-write process. Documents have been filed with the Boulder County Courts to begin the final stages of the document re-write. For more information on the Document Re-Write, please refer to the website [www.QuailCrossingHOA.org](http://www.QuailCrossingHOA.org).

One item that has been finalized is the installation of the Child Safety Gates / Trash Racks on all waste water culverts in the community. Due to a safety regulation that was enacted by the City of Longmont after our community was master planned, the developer of the sub-division was not required to install the safety gates. With the opening of the Trail Ridge Middle School, the Board and the City Council determined that the safety gates were a priority for installation, so the cost of the gates were split with the City and the Association in hopes of preventing a future accident. Many thanks to those who coordinated this agreement intended to keep the kids in the area safe.

The Social Committee is currently finalizing plans for the summer Bar-B-Que. Details of the event are enclosed in this newsletter, and reminders will be placed on the area mailboxes prior to the event. Please mark your calendars and plan to attend as it is a great way to get to know the people in your community.

Good luck with the seasonal chores around your house. We look forward to seeing you at the Bar-B-Que.

Regards,  
The Executive Board

### BOARD OF DIRECTORS

Steve McCarthy - President  
[Pres@QuailCrossingHOA.org](mailto:Pres@QuailCrossingHOA.org)

Corey Nicholas- Vice President  
[VPres@QuailCrossingHOA.org](mailto:VPres@QuailCrossingHOA.org)

Nathan Smith - Secretary  
[Sect@QuailCrossingHOA.Org](mailto:Sect@QuailCrossingHOA.Org)

Kevin Lucas, CPA - Treasurer  
[Treas@QuailCrossingHOA.org](mailto:Treas@QuailCrossingHOA.org)

Ken Palmer - Member at Large  
Ken Palmer - DRC Committee Chair

Vacant - Landscape Committee Chair

Shelley West - Social Committee Chair  
[TillieI@AOL.com](mailto:TillieI@AOL.com)

### Openings

If you would like the best for the community you live in, consider serving on the Board or on a Committee. Residents who are interested in these positions should attend a Board of Directors Meeting, or contact Russ Bartz at 970-663-9688 or (303) 420-4433 ext. 4688 or via email: [RBartz@msiho.com](mailto:RBartz@msiho.com).

### 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)

**ASSOCIATION DUES REMINDER:**  
Quarterly Association Dues in the amount of \$82.50 per property are due **July 1, 2006.**

## BEING A GOOD NEIGHBOR.....

Here are a few reminders on being a Good Neighbor....

Remember that school will soon be out, and that means children will be more prevalent in the streets and in the common areas. PLEASE SLOW DOWN while driving in the community and WATCH OUT for the children as they play.

Doggie Stations have been placed throughout the community for your use. PLEASE PICK UP AFTER YOUR PETS so that everyone can enjoy the area.

With the onset of spring, outdoor projects are inevitable. ALL changes to the exterior of your house require a DESIGN REVIEW REQUEST to be submitted and approved PRIOR TO THE COMMENCEMENT OF WORK.

Irrigation systems are beginning to degrade due to age. If you notice any sprinkler heads that have been broken, or lines that have broken, please contact Russ to inform him of the problem.

Get to know your neighbors. A friendly wave or kind greeting may be all it takes to start a lasting friendship.

QUAIL CROSSING HOA WANTS YOU TO BECOME INVOLVED TO DETERMINE THE FUTURE DIRECTION OF YOUR COMMUNITY. Attend a Board Meeting and let your voice be heard, or contact Russ, our community manager, to inform the board of your concerns. A Community is nothing unless "U n I" join forces.

## QUAIL CROSSING RESIDENTIAL ASSOCIATION DOCUMENT RE-WRITE PROCESS

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

In 2004, the legal firm of Orten & Hindman PC was contracted to evaluate the governing documents of the Quail Crossing Residential 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.

At the Annual Meeting held November 17th, 2005, there was not enough homeowner votes obtained, either in person or by proxy, to approve the adoption of the new documents. Per the existing documents, 2/3rds of the entire membership (256 members) must approve the adoption of the new documents. Only 20 members showed up to the annual meeting. An additional 118 proxies were obtained by the board/committee members by going door to door for signatures. The anticipated lack of involvement from the members of the association forced the board to pursue the adoption of the documents via a court approval process known as SB221.

The legal council retained by the Board has been instructed to file the court documents necessary to process the documents under the SB221 approval process. It is anticipated that prior to the 4th Quarter of 2006, the revised Governing Documents will be approved and in force.

A more detailed discussion of the document re-write process will be held at the Board Meeting on May 17th, so please attend the meeting if you have any questions or would like more information on the process and its status.

## SOCIAL COMMITTEE IS PROUD TO PRESENT:

# 2nd Annual Quail Crossing HOA Community Pot Luck / Bar-B-Que

Remember the Fun of Last Years BBQ?  
Get Ready For This Year's BBQ with Fun, Food and Music.

**SUNDAY - JULY 16th**

3:00-7:00pm

Common Area East of Harlequin Dr  
(Between Trail Ridge Middle School and Steven Day Park)

Hot Dogs, Hamburgers, and Drinks will be provided,  
but please bring a Side Dish, Salad, and/or Dessert  
as your Pot Luck Contribution.

(Please bring plates, cups, and silverware for your family)

**Robert Wilson Blues Band** will perform from 4:00-7:00

Bring your lawn chairs or blankets, meet your neighbors,  
and enjoy an afternoon with your family.

The Social Committee is looking for volunteers to help with the BBQ. If you are interested in helping, please contact Shelley West at (303) 684-9596 or via email at [Tillie1@aol.com](mailto:Tillie1@aol.com)