



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

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 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 located on Pace St at 7:00pm

MESSAGE FROM THE BOARD

Greetings Quail Crossing Homeowners from your HOA Executive Board,

After the excruciatingly cold winter, SUMMER IS FINALLY HERE! As with many of your households, the Association is gearing up to get many projects completed this summer including the replacement of trees that did not survive last summer's heat, re-staining the perimeter fencing, and the beautification of the Monument Signs with the help of a \$6000 NGLA grant that has been approved by the City of Longmont.

Summer is also the time to get out and socialize with the neighbors. As a kickoff, the Social Committee is busy putting the finishing details on the plans for the Annual BBQ & Potluck. Please be sure to mark your calendars for June 24th 4:00pm to attend the BBQ and let the Board Members cook you a Hamburger or Hot Dog. In the past, a great time has been had by everyone who attends. Bring your blankets, chairs, and be ready to dance to the African Rhythmic Sounds of the Live Band.

If you have not yet checked out the new website design, please do and sign up for electronic newsletters. Save a few trees and some postage by getting the Association Newsletters delivered to your email instead of your mailbox.

With summer comes many reminders— Wear Sunscreen, Slow down as there will be more kids playing outside, be sure to submit a Design Review Request for any modifications to the exterior of your home, and be sure to get out to enjoy the Beautiful Colorado Summers!

Regards,
The Executive Board of Directors

Save money for You AND the Association

- Help save the Association money by signing up for the Email version of the HOA Newsletter. With the postal rate increase this month, it is becoming a substantial cost to distribute the newsletter, and it could be done electronically, virtually for free, Sign up on the website for this service.
- Additional savings can be made by signing up for the ACH Automatic Payment Program offered by the Association. You will no longer need to send in checks and coupons. Download an application from the website today.
- Come to a HOA Board Meeting to present your ideas, concerns, and comments. Board Meetings are always open, and your involvement is always welcome.

BOARD OF DIRECTORS

Cory Nicholas—President
corynicholas@comcast.net

Patrick Hughes—Vice President
hughes_p@yahoo.com

Nathan Smith—Secretary
nathan.smith9@comcast.net

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

June 21st, 2007 at 7:00pm at Fire Station #3 on Pace Street

All Homeowners are Welcome and Encouraged to Attend.

Improvements and Maintenance Scheduled

MONUMENT SIGN BEAUTIFICATION

As a result of the Association's participation in the city sponsored Neighborhood Group Leaders Association (NGLA), a Neighborhood Improvement Grant (NIG) in the amount of \$6000 has been granted to the Association for the beautification of the Monument Signs located on the corners of 9th/Deerwood and Deerwood/Mountain View. This project is intended to dress up the monument signs 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. Work on the project should begin shortly, with completion in Mid June.

If you have suggestions for future Neighborhood Improvement Grant projects, please submit your ideas in writing to the management company.

PERIMETER FENCING RE-STAINING

In the coming weeks, work will begin on the re-staining of the fence along the perimeter of the Association property. Bids are currently being collected for the work, and it is anticipated that the work will be completed within weeks of the awarding of the contract. The re-staining of the fence is a budgeted maintenance item for 2007.

TREE REPLACEMENTS

Many trees along the 9th/Button Rock Dr entrance to the Association did not survive last summer's intense heat. Accordingly, plans are underway to replace as many of the trees as possible with the budgeted funds.

QUAIL CROSSING HOA - KEEPING IT LOCAL

The request for a landscaper within the community to submit a bid for the monument project was successful. A homeowner who lives in the community and has a landscape firm was awarded the contract to perform the upgrades to the monument signs of the association. Three bids were obtained, one of which was from a company owner who lives in the community, and the homeowner was awarded the contract due to the lowest price and the best care.

If you would be interested in establishing, participating in, or using a community wide business directory, please contact the management company. The Board is entertaining ideas on creating a directory of products and services of homeowners in the community on the HOA website. Babysitters, Lawnmowers, professional services and products are currently being considered for inclusion.

QUAIL CROSSING HOA DOCUMENT RE-WRITE PROCESS COMPLETED

In March, 2007, the Boulder County Courts approved the Amended and Restated Declaration of the Quail Crossing Residential Association, Inc. After over three years of collective work between the Board, Homeowners, and the legal team, all of the necessary requirements were obtained and the updated documents are now in force. Please check out the DOWNLOAD section of the webpage (www.quailcrossinghoa.org) to obtain the updated governing documents of the association. If you have questions, or need a copy mailed to you, please contact the management company with your request.

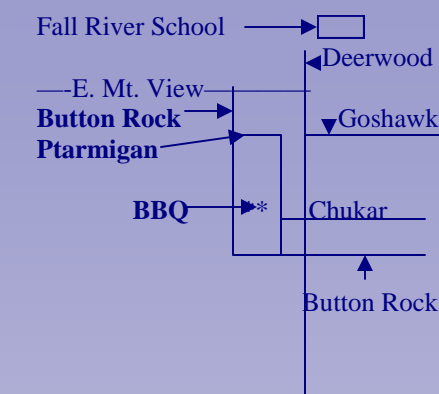
QUAIL CROSSING HOA ANNUAL BBQ

It is that time again for the Quail Crossing HOA Annual BBQ and Potluck. Please make plans to attend as it is a great time to gather with other in the community for good meal, and some great entertainment. Let your HOA Board Members cook you a hamburger or a hot dog, and sit back and enjoy the live music. Please bring a potluck dish to share, along with plates, utensils, blankets/chairs for your family to use. Games, face painting, snow cones, and slushies will be provided for the kids, and the African Rhythm Band from the 1st Annual BBQ will once again be playing for tips.

This has become a very entertaining event, and barring the 100+ degree heat experienced last year, a great turnout is anticipated. Whether you are new to the area, or long time residents, it is a great way to meet your neighbors, and build the community in which we all live.

Funds from the City of Longmont's Neighborhood Group Leaders Association help fund the event.

2007 UPCOMING EVENTS



Quail Crossing 3RD ANNUAL SUMMER FUN BBQ

It's that time again!! Summer fun and the
3rd Annual Quail Crossing BBQ Potluck are here.
YOUR HOA is sponsoring a BBQ for
ALL QUAIL CROSSING HOMEOWNERS.

SUNDAY, JUNE 24, 4:00 - 8:00 pm

LOCATION: Open Space between Ptarmigan and
Button Rock Drs. in QUAIL I

BRING: A potluck dish to share - plates, utensils, chairs
and blankets for your family to use

PROVIDED: Burgers, hotdogs, buns, drinks, games for
kids young and old, and a LIVE BAND will play.
WE HOPE TO SEE YOU ALL THERE!

