



MESSAGE FROM THE BOARD

Greetings to all Quail Crossing Homeowners from your HOA Executive Board,

Summer is winding down, temperatures will soon start falling, and the schools are back in session. In general, it has been a very productive summer for the Association. As you may have noticed, park benches have been installed throughout the community, through a City of Longmont—Neighborhood Group Leaders Association grant. The installation of the benches was completed as an Eagle Scout Project for a resident of the community. If you have suggestions for future improvements that could be implemented through grant proceeds, please let us know.

In addition to the bench installations, multiple homeowners within the community were notified of the need to paint/stain their property. Due to the age of the community, it is an ongoing project of the Board to ensure homeowners maintain the exterior of their property to the standards of the community. This includes painting of the exterior, staining of the fences, and maintenance of landscaping. The Board would like to thank everyone who complied with the maintenance notices, as it has had a huge impact to the overall curb appeal of the community! The Board continues to try and keep Quail Crossing one of the most desirable communities in Longmont, and help protect the property values from dropping due to aesthetic issues.

In June, an audit of the 2008 Financial Reports of the HOA was completed by an Independent Certified Public Accounting firm. The auditor's report states that the financial statements present fairly the financial position of Quail Crossing Residential Association as of 12/31/2008. A copy of the audit report can be obtained by contacting the management company.

Many homeowners have mentioned the status of the property at the corner of Deerwood & Button Rock Dr. This property is a foreclosure property that has been vacant for over two years. The foreclosure process has finally been completed, after multiple delays on the part of the mortgage company. A realtor is now in control of the property, and has begun to maintain the property, in hopes of getting it sold and occupied. Fortunately, foreclosures have not been a huge problem within Quail Crossing, when compared to Boulder County statistics. Foreclosures are monitored on a monthly basis, and are an unfortunate reality in these times of economic downturn.

Please mark your calendar for the upcoming Annual Meeting of Homeowners that is scheduled to be held November 18th. At this meeting the 2010 operating budget will be reviewed and ratified and one homeowner will be elected to the Board as Patrick Hughes' term is completed as of the end of 2009. Vacancies will also be filled for the Social and Landscape Committees. More information on the meeting will be distributed in late October.

Everyone is reminded to be careful while driving through the neighborhood, as there are many kids walking to/from school. You are also invited to attend the monthly Board Meetings, as they are always open to homeowners. Your involvement in the decision making process of the community is always welcomed!

Regards,
The Executive Board

BOARD OF DIRECTORS

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VACANT - 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

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:
Oct 21, Nov 18, Dec 16

Planning on Painting next year???

Homeowners are reminded that it is their responsibility to maintain the exterior of their home, including but not limited to the painted surfaces and fencing. Painting using the same colors does not require approval, but ANY change to the paint scheme must be submitted for approval by the DRC Committee. There are currently 30 pre-approved color schemes for use within the community. A book of the available color schemes for use within the Quail Crossing Community is available for check out by contacting the Management Company. Homeowners are required to use one of the pre-approved color schemes to protect the overall aesthetics of the community.

Encouraging Words from a Resident

I would like to publicly say a huge "thank you" to some incredible neighbors in Quail Crossing - the 1200 block of Button Rock Dr. and Ptarmigan. Early July 4th was the beginning of another day of painting the outside of our house. Barry had been painting for a half an hour or so when the ladder slipped out from under him at the second story level. Remarkably, he survived landing on the drive way and is now recovering well. Immediately, neighbors appeared assisting and encouraging. Several hours after Barry was checked into the hospital, I returned to the house to find that the roof and driveway had been power washed, the gutter repaired and all the painting equipment was washed and put away. Many of our neighbors took the initiative to go above-and-beyond, seeing a need and then acting upon it in a remarkable way. Where would you ever find folks like that? No words can express adequate gratitude for such thoughtfulness and sacrifice to help in such a way. Our most sincere thanks go to each and every one. We are fortunate to live in such a place.—Barry and Gail Gerdt

(It is wonderful to see neighbors looking out for each other! It goes to show that Quail Crossing IS a great place to call home!!!)

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.

TREE MAINTENANCE REMINDER

Trees within the community are beginning to mature, so extra care should be given to them to ensure their longevity. In addition to winter watering in the event of a dry winter, homeowners are encouraged to protect trees from insects and disease. Many ASH TREES have been infested with Ash Borers which has then killed the trees. Please have your trees inspected and treated on a regular basis to ensure their health. Common area trees are treated annually to prevent insect and disease damage. Homeowners are reminded that mature trees can have a huge impact on property values, and that all properties are required to have at least one 2" caliper tree in the front yard.

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:

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