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Current Resident or

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

Associated with the change in management, coupon books will no longer be mailed to homeowners. As a replacement for the coupon books, quarterly statements will be mailed to all homeowners a minimum of 15 days prior to the due date of assessments. This change has been requested by many homeowners as a reminder that the HOA assessments are due. We anticipate that this change will be welcomed by many.

ACH Automatic Payment

If you were previously enrolled in the ACH Automatic Payment program, you will need to complete a new ACH Enrollment form prior to December 20th to continue this service. 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.

If you have your quarterly HOA payments scheduled through a banking service, please update the payment address which your payments are sent. Payments made to the previous address will delay the posting of the payment to your account, which may result in late fees being charged to your account..

MESSAGE FROM THE BOARD

Greetings Quail Crossing Homeowners from your HOA Executive Board,

Fall is upon us, the first snowfall of the season has come and gone, and the Holiday Season is just around the corner. In addition to all of these annual events, it is once again time for the Annual Meeting of the Quail Crossing Residential Association. This newsletter has an abundance of information on the upcoming Annual Meeting, so please take the time to read through it, and more importantly, make plans to attend the meeting or send in the enclosed proxy. Due to the lack of participation at prior Annual Meetings, we have decided to hold a raffle for those homeowners who attend OR SEND IN A VALID PROXY in hopes of raising the participation at the Annual Meeting. First prize will be One Quarter's HOA Dues being paid for the winner of the raffle, so it to your benefit to complete and send in the proxy, or attend the meeting in person.

As we are sure you will notice, HOA Dues are once again going up at the beginning of the year. As with your personal finances, costs of the association are continuing to increase on a yearly basis. The 2007 dues increase of \$2.50/quarter is a smaller increase than has been experienced in prior years, mainly due to the effect of controlling costs in 2006. For a detailed discussion of the 2007 Budget, please attend the Annual Meeting.

Many changes have occurred in the preceding months with your HOA, including the awarding of the landscape maintenance and snow removal contract to CoCAL, a change in management to Foster Management, the re-design of the Association's website, along with the resignation of two board members from their elected position. **Homeowners are needed to fill the two vacant board positions.** If you have any interest in the future of the community in which you live, we urge you to attend the Annual Meeting. By volunteering just a few hours a month, you can get a better appreciation of the functions as well as insight into how our community runs and is budgeted.

We invite all homeowners to attend the Annual/Budget Ratification Meeting on Wednesday November 15th. Additional information on all of the topics within this newsletter will be available, along with the opportunity to volunteer for a Board Position, where you can be a resounding voice for the future direction of the community in which you live.

Regards,
The Executive Board

BOARD OF DIRECTORS

Cory Nicholas
CoryNicholas@comcast.net

Nathan Smith
Sect@QuailCrossingHOA.Org

Ken Palmer
palmerkps@comcast.net

VACANT POSITION #1
VACANT POSITION #2

Jim Palmer - DRC Committee Chair
jjlapalmer93@msn.com

VACANT- Landscape Committee Chair

Shelley West - Social Committee Chair
Tillie1@AOL.com

Board Vacancies

If you would like the best for the community you live in, consider serving on the Board or on a Committee. Owners who are interested in these positions should attend a Board of Directors Meeting, or contact Foster Management at (303) 532-4148 or via email: Kevin@FosterMgmt.net.

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

ANNUAL MEETING

**November 15th, 2006 at 7:00pm at
Fire Station #3 on Pace Street**

Rules and Regulations and DRC Guideline changes

Enclosed within this newsletter, you will find updated versions of the Rules and Regulations and the Design Review Guidelines for the Quail Crossing Residential Association that will be voted on by the Board at the Annual Meeting. Due to recent changes in the Colorado Law, both documents need to be updated to comply with the updated laws.

Please review both documents, and come prepared to comment at the Annual Meeting to be held November 15th at Fire Station #3 located on Pace Street.

Once the Proposed Rules and Regulations and Design Review Guidelines are discussed and voted on by the Board, all homeowners will be responsible to follow the guidelines as they are listed. The Rules and Regulations and Design Review Guidelines are components of the entire set of governing documents which protect the community as a whole. Please take the time to read the documents in their entirety.

If you need copies of the Bylaws, Declaration, Rules and Regulations, Design Review Guidelines, or Association Policies, please visit the association website at www.QuailCrossingHOA.org.

Website Changes—Login Information

You will notice changes to the Association Website of www.QuailCrossingHOA.org. Certain areas of the website have been password protected to protect the Association's information from the general WWW users. To view the Homeowner information listed on the Association Website, Please use the following:

User Name: QCHOA Password: DEERWOOD

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) 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 outright 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 17 homeowners 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 lack of involvement from the members of the association forced the pursuit of the document adoption via a court approval process known as SB221.

The legal council has informed the Board that to proceed with the SB221 court approval process, an additional 20 homes must approve the adoption of the revised documents. **An approval form has been included in the newsletter, and it is of utmost importance that we receive the needed approvals to finalize the covenant re-write process.** Once the additional approvals are obtained, the court approval process should be completed in as little as 60 days. **PLEASE SEND IN THE ENCLOSED OWNER CONSENT via MAIL or FAX.**

A more detailed discussion of the document re-write process will be held at the Annual Meeting on November 15th, so please attend the meeting if you have any questions or would like more information on the process and its status.

2007 ANNUAL / BUDGET RATIFICATION MEETING

NOTICE

The Annual / Budget Ratification Meeting of The Quail Crossing Residential Association Homeowners will be held at 7:00pm November 15th, 2006 at the Fire Station #3 located on Pace St.

This meeting is being held in accordance with the legal documents of the Association. The purpose of this meeting is to elect 1 Board member to serve a term of 3 Years. This is a volunteer position requiring attendance to 12 Board meetings per Year. This is an excellent opportunity to get involved in the decision-making process of your community.

The second purpose of this meeting is to ratify the 2007 budget. **The budget is based on assessments for the association increasing to \$85 per quarter** (an increase of \$2.50). A copy of the Board-approved budget is included in the newsletter. The budget will be automatically ratified unless 67% of members entitled to vote appear at the meeting and vote to reject the budget. This shall serve as official notice of the meeting in accordance with the legal documents of the Association.

AGENDA ITEMS:

- Call to Order
- Open Forum (limited to 30 Minutes)
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Covenant Re-Write Discussion
- DRC Guideline Revision Discussion / Vote
- Rules and Regulations Revision Discussion / Vote
- Election of Board Member

2007 Proposed Budget:

Anticipated Operating Cash as of 01/01/07 \$15,698

Annual Dues Income (381units@\$85/quarter) \$129,540

Operating Expenses:

Water	\$30,000
Insurance	3,500
Landscape Maint	41,020
Fert/Weed/Insect	7,880
Irrigation Maint	4,000
Grounds Repair/Maint	1,000
Grounds Improvements	250
Snow Removal	2,900
Fence Maint	500
Community Events	1,000
Pet Waste Cleanup	2,200
Funding of Reserves	14,000
Miscellaneous Exp	952

Total Operating Expenses \$109,202

Administrative Expenses:

Management Fee	\$17,004
Legal Fee	3,000
Accounting / Tax Prep	250
Postage	1,000

Total Administrative Expenses \$21,254

Total Expenses \$130,456

Anticipated Operating Cash as of 12/31/07 \$14,782

Anticipated Reserves Cash as of 01/01/07 \$67,082

Interest Income	\$ 1,246
Transfers In	14,000
Wood Fencing Re-stain	(9,090)
Landscape Replacement	(10,100)

Anticipated Reserves Cash as of 12/31/07 \$63,138

PLEASE ATTEND THE ANNUAL MEETING NOV 15th TO HEAR A DETAILED DISCUSSION OF THE 2007 BUDGET.

Community Management Company Change

After careful consideration, the Executive Board has contracted with Foster Management for the ongoing management of the Quail Crossing Residential Association. Effective 11/01/06, the management company for Quail Crossing will be Foster Management, with the main point of contact being Kevin Lucas. All future correspondence should be directed to the new management company, and as always, please contact the community manager if you feel that an issue needs to be brought to the Board's attention, or attend the next scheduled Board Meeting which are open to all residents of Quail Crossing HOA.

Foster Management is currently in the process of transitioning the financial information from the prior management company. The Board is confident that the transition will be smooth, with very little, if any, interruption for the homeowners. **In December, you will receive a billing statement for the dues which are due 01/01/07.**

Contact information for Foster Management is listed on the last page of this newsletter. Please feel free to contact them directly, or through the Association's website if you have any questions or concerns.