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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](mailto:Kevin@FosterMgmt.net)

## 2008 Assessment Billings

Quarterly statements will be mailed to all homeowners a minimum of 15 days prior to the due date of assessments. Please remember that Assessments are due the first day of each calendar quarter, and are considered late if not received by the 10th of the month.

For homeowners who have enrolled in the ACH Automatic Payment Program, payments of the Quarterly Assessment will be processed on or about the 5th day of the month in the months of January, April, July, and October.

## ACH Automatic Payment

If you would like to save time and postage, please be enroll in the ACH Automatic Payment Program that is being offered by the Association. There are no fees associated with the service, and with the service your HOA assessments are automatically paid from your account each quarter, saving you time and money in the payment of your assessments. Please log on to the website [www.QuailCrossingHOA.org](http://www.QuailCrossingHOA.org) to obtain an ACH Application.

**If you have your quarterly HOA payments scheduled through a banking service, please update the payment amount for the 2008 Assessments.**

## 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.

The cost of snow removal related to the blizzards of 2006 & 2007 has severely depleted the operating funds of the Association. An increase in quarterly assessments is necessary to recoup funds expended, and restore the operating account to an acceptable balance. The proposed 2008 dues increase of \$5/quarter is a direct result of the blizzards of 2006 & 2007, as all of the major costs of the association, Landscape Maintenance, Fertilization and Weed Control, Water, and Management Fee are unchanged or lower when compared to prior year's expenditures. For a detailed discussion of the 2008 Budget, please attend the Annual Meeting.

Two Board Member's terms are completed at the end of 2007. Elections for two Board positions will be held at the Annual Meeting. If you have any interest in the future of the community in which you live, we urge you to attend the Annual Meeting and nominate yourself for election to the Board. 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 14th. Additional information on all of the topics within this newsletter will be available, along with the opportunity to volunteer for a Board Position, a committee position, or become the representative for the NGLA City Program, 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—President**  
[corynicholas@comcast.net](mailto:corynicholas@comcast.net)

**Patrick Hughes—Vice President**  
[hughes\\_p@yahoo.com](mailto:hughes_p@yahoo.com)

**Nathan Smith—Secretary**  
[nathan.smith9@comcast.net](mailto:nathan.smith9@comcast.net)

**Linda Arnold—Treasurer**  
[linda.arnold@comcast.net](mailto:linda.arnold@comcast.net)

**Sara Kerlee—Member at Large**  
[sjkerlee@hotmail.com](mailto:sjkerlee@hotmail.com)

**Jim Palmer - DRC Committee Chair**  
[jjpalmer93@msn.com](mailto:jjpalmer93@msn.com)

**Shelley West - Social Committee Chair**  
[Tillie1@AOL.com](mailto: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](http://www.QuailCrossingHOA.org)

## ANNUAL MEETING

**November 14th, 2007 at 7:00pm at  
Fire Station #3 on Pace Street**

## 2006 & 2007 Cost of Snow Removal

Hopefully the blizzards of 2006 & 2007 that dumped record amounts of snowfall in Longmont involve pleasant memories of building snowmen with the kids, camaraderie between neighbors helping dig each other out, and some good quality time with the family. Although the snow is long gone, the effects of the cost of the snow removal are posing a huge impact on the cash balances of the community.

Between December 2006 and March 2007, a total of \$14,043 was incurred by the Association for snow removal, with a corresponding budget of \$2,900 for 2007. This extra-ordinary cost incurred has severely depleted the operating cash available to the Association, therefore it was necessary to borrow \$12,000 from the funds earmarked for future capital expenditures to cover the cost of the snow removal. This short term loan was necessary to keep the Association's Operating Account at a positive balance throughout the remainder of the 2007 calendar year. The loan from the Association's reserve account is budgeted to be repaid in 2008.

Additional information regarding the transfer of funds from the reserve account into the operating account will be discussed at the Annual Meeting. Please make plans to attend the meeting to hear more on the transfer.

## Two Board Vacancies to be elected at Annual Meeting

Two of the five Board Members have graciously served 3 year terms on the Board of Directors. Two people will be elected to the Board of Directors at the Annual Meeting. Property owners within the community are eligible to serve on the Board, and the term of the position is 3 years. If you have any interest in becoming a Board Member, please contact the management company to answer any questions that you may have, or attend the Annual Meeting to volunteer for a position. Elections will be held at the end of the meeting, and all homeowners are encouraged to attend and vote for the people entrusted in governing the activities of the Association.

## QUAIL CROSSING RESIDENTIAL ASSOCIATION COVENANT REMINDERS

If you are new to the community, or are just becoming more involved, you are invited to attend the monthly Board Meetings of the community. 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.
- 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.
- It is the responsibility of the homeowner to maintain their homes and landscaping. With the age of the community, many homes in the area are in need of a fresh coat of paint. If you plan on painting in 2008, please remember that a DRC Application is needed if ANY CHANGE will occur in the painting scheme of the home. (Including but not limited to the color, changes of color schemes, and or adjustment of trim accents.) PLEASE NOTE: Kwal Paint, who was the original supplier of paint for the developer of the community, has informed the Board that a discount on paint is available for all Quail Crossing homeowners. Tell them you are a Quail Crossing resident, and they will give you the discount when purchasing the paint.
- 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.

If you have any questions on covenants and or rules and regulations of the community, please contact the management company to discuss your questions or concerns.

## 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 14th, 2007 at the Fire Station #3 located on Pace St.

This meeting is being held in accordance with the legal documents of the Association. The main purpose of this meeting is to ratify the 2008 budget. **The budget is based on assessments for the association increasing to \$90 per quarter** (an increase of \$5). 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.

The second purpose of this meeting is to elect 2 Board member to serve a term of 3 Years. This is a volunteer position involving requested attendance to 12 Board meetings per Year. This is an excellent opportunity to get involved in the decision-making process of your community.

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 Enforcement Review
- NGLA Program Discussion / Volunteer Election
- Election of Board Members (2 Positions Available)

### 2008 Proposed Budget:

Anticipated Operating Cash as of 01/01/08 \$432

Annual Dues Income (381units@\$90/quarter) \$137,160

Operating Expenses:

Water	\$35,250
Insurance	3,500
Landscape Maint	41,020
Fert/Weed/Insect	7,880
Irrigation Maint	4,000
Tree Repair/Maint	2,000
Fence Repair/Maint	2,000
Grounds Improvements	250
Snow Removal	3,900
Community Events	1,000
Pet Waste Cleanup	2,200
Funding of Reserves	2,000
Miscellaneous Exp	892

**Total Operating Expenses \$105,892**

Administrative Expenses:

Management Fee	\$17,004
Legal Fee	500
Accounting / Tax Prep	250
Postage	1,500
Reserve Loan Payment	12,000

**Total Administrative Expenses \$31,254**

**Total Expenses \$137,146**

Anticipated Operating Cash as of 12/31/08 \$446

Anticipated Reserves Cash as of 01/01/08 \$63,414

Interest Income	\$ 3,125
Transfers In	2,000
Loan RePayment	12,000
Landscape Replacement	(5,050)

**Anticipated Reserves Cash as of 12/31/08 \$75,489**

**PLEASE ATTEND THE ANNUAL MEETING NOV 14th TO HEAR A DETAILED DISCUSSION OF THE 2008 BUDGET.**

## Neighborhood Group Leader Association—Volunteer Needed

The Neighborhood Group Leader Association (NGLA) is a program funded by the City of Longmont to promote better communities within Longmont. QCHOA's involvement in this program allows the Association to be eligible for Neighborhood Improvement Grants. The Association may be eligible for another Neighborhood Improvement Grant in 2008, so the Board is accepting ideas for improvement projects within the community to submit. If you have any improvement projects or requests, you are invited to submit your ideas at the Annual Meeting. The project parameters would be defined by an improvement for the community, and a total cost in the range of \$4000-\$8000.

Related to the NGLA improvement project, a volunteer is needed to represent the Quail Crossing Residential Community at the NGLA meetings. Meetings are held in the evening, and discussion topics include safety, building community pride, City of Longmont programs, and items concerning communities with the City of Longmont. A volunteer is needed to attend 7-10 meetings a year to represent the Quail Crossing Association. If you are interested in becoming involved in the community, but cannot commit to a position on the Board, this is an excellent opportunity to have a substantial involvement in the community, with a small time commitment.