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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: (888) 697-8805

E-mail: Kevin@FosterMgmt.net

Please note: In an effort to reduce postage costs incurred by the Association, future informational newsletters will only be sent via email. If you do not have an email account and would prefer a paper copy, you will need to contact Foster Management to make that request.

2009 Assessment Billings

Quarterly statements are 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 to obtain an ACH Application.

If you have your quarterly HOA payments scheduled through a banking service, please update the payment amount for the 2009 Assessments.

MESSAGE FROM THE BOARD

Greetings Quail Crossing Homeowners from your HOA Executive Board,

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. **As a result of lack-luster attendance in years past, we have once again decided to hold a raffle for those homeowners who attend the meeting, or submit a valid proxy.**

As you will see, the 2009 budget includes a small increase in the quarterly assessment. It is regretful that the assessments have to be raised, but an increase in the quarterly assessments is necessary to pay Association expenses and maintain the operating account at an acceptable balance. The proposed 2009 dues increase of \$2/quarter is a minimal increase. For a detailed discussion of the 2009 Budget, please attend the Annual Meeting.

The Board would like to report to the homeowners that from Sept. 2007 to Sept. 2008, outstanding accounts receivable balances have been reduced by over \$4,500. Through consistent collection efforts, property sales, and payment plans, with the exception of three accounts, the collection rate of assessments is consistently getting better. Of the three accounts that continue to be problematic, one is tied up in foreclosure proceedings, with the remaining two being placed with the Lawyer for collection through the court system. The Board would like to thank everyone for their timely payment of the quarterly assessments, which eliminated the need to charge late fees.

Two Board Member positions are completed at the end of 2008. 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 19th. Additional information on all of the topics within this newsletter will be available, along with the opportunity to volunteer for a Board Position or a committee 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

Nathan Smith—President
Nathan.Smith9@comcast.net

Patrick Hughes—Vice President
hughes_p@yahoo.com

Sara Kerlee—Secretary
sjkerlee@hotmail.com

Christopher Conner—Treasurer
CConner61@gmail.com

VACANT—Member at Large

Jim Palmer - DRC Committee Chair
jjlapalmer93@msn.com

Shelley West - 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

ANNUAL MEETING

**November 19th, 2008 at 7:00pm at
Fire Station #3 on Pace Street**

Foreclosure Homes Update

Foreclosures continue to be an inevitable problem for many communities. Quail Crossing is not immune to these problems, but overall the foreclosures in the community are well below the average for Boulder County. Currently, there are five homes that are in some stage of the foreclosure process, with three of those homes currently being vacant. The Board is diligently working with the mortgage companies to reduce the visual and monetary impact the properties have on the surrounding community. A brief update on the foreclosures in the community will be presented at the Annual Meeting.

On a positive note, three homes that were foreclosure properties were purchased in the preceding year by third parties and now have homeowners residing in the properties.

Two Board Positions to be elected at Annual Meeting

Two of the five Board Member Positions will be up for election at the Annual Meeting. Two people will be elected to the Board of Directors to fill the vacant positions. Property owners within the community are eligible to serve on the Board, and the term of each position is 3 years. The election is being held for a position on the Board, as specific offices (Pres, Vice Pres., etc) are determined by the Board at their first meeting of the new year. 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 CORNER

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.
- 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.
- 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 2009, 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.

The Following Notices were sent for the year 2008:

Design Review Guidelines Violations—7 Notices resulting in 1 Fine
Lawn Maintenance Violations—24 Notices resulting in 5 Fines
Parking Violations—33 Notices resulting in 1 Fine
Seasonal Decoration Violations—21 Notices
Other Violations—9 Notices resulting in 1 Fine

It is the desire of the Board to avoid levying fines, but compliance with the governing documents of the Association is essential to ensure the preservation and enhancement of the value of the properties within the community.

2008 ANNUAL / BUDGET RATIFICATION MEETING

NOTICE

The Annual / Budget Ratification Meeting of The Quail Crossing Residential Association Homeowners will be held at 7:00pm November 19th, 2008 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 2009 budget. **The budget is based on assessments for the association increasing to \$92 per quarter (an increase of \$2).** 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/Foreclosure Review
- NGLA Program & Project Discussion
- Election of Board Members (2 Positions Available)

2009 Proposed Budget:

Anticipated Operating Cash as of 01/01/09 \$12,104

Annual Dues Income (381units@\$92/quarter) \$140,208

Operating Expenses:

Water	\$38,250
Insurance	3,500
Landscape Maint	41,020
Fert/Weed/Insect	5,253
Irrigation Maint	4,000
Tree Repair/Maint	2,000
Fence Repair/Maint	2,000
Grounds Improvements	200
Snow Removal	3,600
Community Events	1,200
Pet Waste Cleanup	2,200
Funding of Reserves	12,000
Miscellaneous Exp	1,354

Total Operating Expenses \$116,577

Administrative Expenses:

Management Fee	\$19,394
Legal Fee	500
Accounting / Tax Prep	2,750
Postage	960

Total Administrative Expenses \$23,604

Total Expenses \$140,182

Anticipated Operating Cash as of 12/31/09 \$12,130

Anticipated Reserves Cash as of 01/01/09 \$75,266

Interest Income	\$ 2,803
Transfers In	12,000
Landscape Replacement	(5,050)

Anticipated Reserves Cash as of 12/31/09 \$85,019

PLEASE ATTEND THE ANNUAL MEETING NOV 19th TO HEAR A DETAILED DISCUSSION OF THE 2009 BUDGET.

Neighborhood Group Leaders Association—Grant Project Ideas Needed

The Neighborhood Group Leader Association (NGLA) is a program funded by the City of Longmont to promote better communities within Longmont. Tom Kerlee has graciously volunteered to be the NGLA representative for Quail Crossing. Tom's attendance at the NGLA meetings and QCHOA's involvement in the program allows the Association to be eligible for Neighborhood Improvement Grants, along with grants to cover costs of the Annual BBQ.

The Association may be eligible for a Neighborhood Improvement Grant in 2009, so the Board is accepting ideas for improvement projects within the community to ultimately submit for consideration. The current project being discussed by the Board is the installation of park benches throughout the community along some of the many walking paths. 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.