



MESSAGE FROM THE BOARD

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

Happy Holidays! We hope that the holiday season brings you much happiness and enjoyment, and that everyone has a very prosperous 2010.

The Board would like to thank everyone who attended the Annual Meeting of Homeowners in November, along with those who submitted their proxies. For those of you who were not present, we would like to introduce Jim Palmer as the newly elected Board Member. The Board Members, as listed to the right, will take on the task of managing and operating the Association in the coming year. There were also other homeowners who volunteered for various committees within the Association. Additional volunteers are still needed to help staff the Social Committee and Landscape Committee.

A recurring monthly schedule for 2010 Board Meetings will be posted on the website in the coming weeks. Meetings are regularly held on the 3rd Wednesday of the month. Please mark your calendar, as meetings are open to homeowners and your participation is encouraged.

At the request of homeowners, new payment options are available for the payment of the Quarterly Assessments, including ACH Automatic Payments, Payment by check through the mail or by fax, or Credit Card Payment options. Please check out the Association's website for details on the new payment options that are now available.

We look forward to the challenges that 2010 may bring, and hope everyone has a Happy Holiday Season.

Regards,
The Executive Board

BOARD OF DIRECTORS

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DRC Committee Members:
Ray Cornell
Al Rojas
Girish Naganathan
Joann Ollom

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

January 20th, 2010 at 7:00pm at Fire Station #3 on Pace Street

Assessment Billing Schedule

Assessments are billed on a quarterly basis at a rate of \$92/qtr. Billing statements are sent to all homeowners in the month preceding January, April, July and October. Homeowners are reminded that assessments are DUE on the first day of the calendar quarter. Any account that has a balance due as of the 10th of the month will be considered past due and will be assessed a \$20 late fee.

New Payment Options Available

At the request of homeowners, new payment options are now available for the payment of your Quarterly Assessments. You now have the option of enrolling in the ACH Automatic Payment Program, mailing your check payment, faxing your check payment, or making payment by Credit Card through a PayPal payment. Information on the payment options available is posted on the Association's website **www.QuailCrossingHOA.org**.

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 within 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.
- Snowfall is somewhat guaranteed in Colorado. **Homeowners and residents are required to remove snow from their sidewalks within 24 hours after the end of snowfall.** With the large number of children and adults who walk to school, it is a safety issue that should be taken seriously by everyone.
- Seasonal Decorations must be removed no later than 30 days after the holiday. **Please have all of your Holiday Decorations removed no later than January 31, 2010.**
- 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.

ANNUAL DISCLOSURES

In Accordance with the Colorado Common Interest Ownership Act, all homeowners/residents are hereby notified of the following Annual Disclosures:

The Association has established a website **www.QuailCrossingHOA.org** for the efficient and cost effective way to distribute the following information: Governing Documents of the Association, including Articles of Incorporation, ByLaws, Declaration, Rules and Regulations, Design Review Committee Guidelines, and Policies of the Association. The fiscal year of the association is Jan 1 thru Dec 31 and the 2010 Annual Assessments have been set at \$368, billed in quarterly installments of \$92. The 2010 ratified operating budget, financial statements and minutes of the Board of Director Meetings are published on the website for homeowners use.

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:

Kevin Lucas CPA - Community Manager

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