



MESSAGE FROM THE BOARD

HAPPY SPRING to all Quail Crossing Homeowners from your HOA Executive Board,

HAPPY SPRING! With the recent turning of the clocks forward an hour for daylight savings time, it is hoped that spring weather is not far behind, resulting in the final melting of all that snow in the North Facing areas!

With spring fast approaching, the Board would like to take this opportunity to remind everyone that with the age of the community, more and more exterior maintenance will undoubtedly be required, to keep the overall aesthetics of the community up to standards. This includes repainting of houses, re-staining of fences, and sprucing up of the landscaping. In the coming month, an inspection of the homes within the community will be completed to identify those homes that are deemed in need of some maintenance, specifically identifying faded paint on the exterior of the home. Homes that are identified as needing some touchup painting will be notified via a notification letter, requiring compliance within a stated period of time. It is everyone's responsibility to maintain their individual properties to ensure Quail Crossing remains a highly desirable community in which to live.

Any homeowner who is planning on painting any part of the exterior of their home should contact the management company to inform them of their plans. Any change to the exterior requires that a DRC Application be submitted and reviewed prior to any work being started. If you desire to change the colors on the exterior, please be aware that there are 30 approved color schemes that may be used within the community. A book containing those 30 color schemes can be checked out from the management company. Please contact Foster Management to request the color book.

As you may or may not be aware, parking within the community is regulated by the Governing Documents. Homeowners are reminded that continued parking/storage of a vehicle on the streets is classified as an "Abandoned Vehicle". Abandoned vehicles are an eye sore and should not be present within the community as it detracts from the overall value of surrounding properties. Throughout the winter, it was readily apparent that multiple vehicles within the community are not used regularly, and are being stored on the streets of the community. If you are currently in the situation where you have multiple vehicles, and they are not used on a regular, recurring basis, you will need to park them inside of your garage, or arrange for storage of the vehicle outside of the community. Any vehicle that does not move every 72 hours can be deemed an "abandoned vehicle". The ramped up enforcement of this regulation is at the response of multiple homeowners, who themselves have vehicles stored off site. Keeping the streets clear of stored vehicles is not only a safety issue, it may help deter crime within the neighborhood.

To end on a good note, as of February 28th, outstanding Accounts Receivable are at an all time low. There are currently only 3 accounts with a significant balance, of which two are making regular payments. In total, less than 3% of the homes in the community have an unpaid balance due! Thank you to everyone that makes timely payments of the assessments due. Also worth noting is the fact that there are only 3 properties in foreclosure proceedings, which is significantly below that of the general Boulder County statistics. In our continued efforts to reduce costs incurred by the Association, **Assessment Statements are being emailed to all accounts which we have email addresses for. Please check your email inbox for the QTR 2 statement, in which a payment is due APRIL 1, 2010.**

If anyone has questions or suggestions for the community, we invite them to attend an upcoming Board Meeting. Your input would be greatly appreciated.

Regards,
The Executive Board

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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:
March 17, April 21, May 19, June 16

Maintenance Reminders

Homeowners are reminded that it is their responsibility to maintain the exterior of their home, including but not limited to the landscaping, painted surfaces, and fencing. A survey is currently being completed by the Board to identify those properties which require maintenance. Homeowners will be notified by mail should their property be identified as one that requires maintenance. Maintenance of items identified by the Board will have to be completed within a given time period.

SPRING SAFETY REMINDER—WATCH OUT FOR KIDS

With the onset of spring, you undoubtedly will notice more children playing outside. Everyone is reminded to keep the speeds down while driving in the neighborhood, and to remind their children to be cautious when playing outdoors. Quail Crossing is a family friendly neighborhood, and as such, your continued efforts are needed to help keep the community safe!

Anyone anticipating to use the Quail Crossing common areas for youth sports programs are required to submit documentation to the Board for approval prior to scheduling practices. This is to ensure proper insurance coverage, and protect the homeowners from possible liability.

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 started.** 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.

2010 ANNUAL COMMUNITY BBQ VOLUNTEERS NEEDED

WE NEED VOLUNTEERS TO HELP PLAN THE 2010 COMMUNITY BBQ. The annual event has been tentatively set for Sunday June 27th from 4-8pm, so long as volunteers come forward to plan the event. Additional information will be distributed in May/June. Please contact Kevin at (303) 532-4148 if you would like to help plan this family-fun event!

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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