



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. **96 homes are required to be present either in person or by proxy to hold the meeting, so your attendance is needed, or you can submit the enclosed proxy.**

The Board would like to thank everyone for their work on improving the community. Many homes have been painted in 2010 as well as many fences being stained, all of which help maintain the overall aesthetics of the community. More homes and fences will continue to be needing a maintenance coat of paint/stain in the coming years, with the age of most homes in the range of 10 years from the date of construction. Please remember that you must submit a DRC Application if you make any changes to the exterior of the property, including the back yard, to ensure that improvements are in line with the governing documents of the Association.

As you will see, the 2011 budget is based upon assessments remaining at \$92 per quarter. The Board is continuing to reduce costs incurred by the Association, but your help is needed. Volunteering has a direct impact in the costs incurred by the Association. For a detailed discussion of the 2011 Budget as well as a discussion on the volunteering opportunities within the community, please attend the Annual Meeting.

Two Board Member positions are being completed at the end of 2010. Thank You to Nate Smith and Christopher Conner for your 3+ years of service to the HOA. Elections for replacement Board Members 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. In addition, volunteers are being sought for the Social Committee and Landscape Committee. It is the hope of the Board that with some volunteers, the community can be improved, without the need for an increase in fees.

We invite all homeowners to attend the Annual/Budget Ratification Meeting on Wednesday, November 10th. 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

Jim Palmer—Vice President
jlapalmer93@msn.com

Brett Hufford—Treasurer
BrettHufford@yahoo.com

Jana Sunberg—Secretary
jlsunberg@msn.com

Christopher Conner—Mbr at Large
CConner61@gmail.com

Ray Cornell - DRC Chair
rgc@prodigy.net

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**

ANNUAL MEETING

November 10th, 2010 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 eight homes that are in some stage of the foreclosure process, with one of those homes currently being vacant. The Board is diligently working with the mortgage companies and realtors to reduce the visual and monetary impact these 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, the outstanding balances due the Association has been drastically reduced in 2010. Currently, only 3 properties within the community are over 3 months delinquent, and past due balances have been reduced by over \$6000 in the past year.

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 homeowners 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. An election 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. Interested Homeowners are also being asked to volunteer on the Social and Landscaping committees. With a small commitment of time, you can make a big contribution to the community.

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 2010, 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.
- Seasonal Decorations—All decorations must be removed no later than 30 days after the holiday.
- Signage—No signs, including political signage, is allowed to be placed in the common areas of the community.

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.

ANNUAL / BUDGET RATIFICATION MEETING

2011 Proposed Budget:

NOTICE

The Annual / Budget Ratification Meeting of The Quail Crossing Residential Association Homeowners will be held at 7:00pm November 10th, 2000 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 2011 budget. **The budget is based on assessments for the association remaining at \$92 per quarter.** 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 members 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
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Election of Board Members (2 Positions Available)
- Update on HOA Business
- Open Forum (limited to 30 Minutes)

Anticipated Operating Cash as of 01/01/11 \$32,773

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

Operating Expenses:

Water	\$35,860
Insurance	3,700
Landscape Maint	40,908
Irrigation Maint	1,000
Tree Repair/Maint	4,000
Fence Repair/Maint	1,500
Grounds Improvements	2,200
Snow Removal	5,100
Community Events	1,000
Pet Waste Cleanup	2,800
Underdrain Inspection	1,500
Reserve Study Update	2,500
Funding of Reserves	16,000
Miscellaneous Exp	1,290

Total Operating Expenses \$119,358

Administrative Expenses:

Management Fee	\$19,394
Legal Fee	500
Accounting / Tax Prep	250
Postage	710

Total Administrative Expenses \$20,854

Total Expenses \$140,212

Anticipated Operating Cash as of 12/31/11 \$32,769

Anticipated Reserves Cash as of 01/01/11 \$100,867

Interest Income	\$ 107
Transfers In	16,000
Irrigation Timeclock Replace	(2,020)
Landscape Replacement	(2,020)

Anticipated Reserves Cash as of 12/31/11 \$112,934

PLEASE ATTEND THE ANNUAL MEETING NOV 10th TO HEAR A DETAILED DISCUSSION OF THE 2011 BUDGET.

Annual Meeting Proxy—Please submit if you are unable to attend the Meeting

Quail Crossing HOA
C/O Foster Management
PO Box 6125
Longmont, CO 80501
PH:(303) 532-4148 FAX:(888) 697-8805

Items to be voted on at the Annual Meeting Include:
Election of 2 Board Members
Ratification of 2011 Operating Budget

I hereby authorize _____ or N. Smith, J. Palmer, J. Sunberg, B. Hufford or C. Conner (CIRCLE ONE) as a Board Member to cast ballots and/or vote on my behalf at the 2010 Annual / Budget Ratification Meeting of Quail Crossing HOA. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

Unit Owner Name

Unit Owner Signature

Unit Address

Date

NOTE: THIS PROXY MUST BE SIGNED AND DATED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. Please mail or fax your completed proxy to the address listed above no later than 11/08/10.

If this space is visible, your newsletter was hand-delivered by a board or committee member.

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.

2011 Assessment Billings

Quarterly statements are sent 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 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.

EMAIL Correspondence

Through the Board's continued efforts of reducing costs, postage incurred by the Association has dropped in the past couple of years by 30%. If you have not already done so, please provide the management company with a valid email address to receive newsletters and quarterly statements.