



## MESSAGE FROM THE BOARD

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

HAPPY SPRING! 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. Contrary to a popular rumor circulating, a blanket order requiring every homeowner to paint their house is not being sent out. 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. Homes identified as needing minor touchup will be given approximately 1 month, while other homes that may be required to paint the entire exterior will be given a 3-4 month completion date. 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 to make your selection. Please contact Foster Management to request the color book. The reservation system is on a first come-first serve basis, so be sure to get your request in early for the color book to avoid any delays in your painting project.

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 or driveways of the properties for longer than 72 hours 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 request 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.

**The Board is looking for a few volunteers to plan the 2011 Community BBQ. The BBQ has been an annual event for 5 years, but so far nobody has stepped up to plan the 2011 BBQ. IF VOLUNTEERS DO NOT COME FORWARD, THE BBQ WILL BE CANCELLED. We would really like to continue this family fun event for the community, but your help is needed! Please contact the Management Company if you would like to plan the event!**

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

## BOARD OF DIRECTORS

**Nathan Smith—President**  
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## VOLUNTEERS NEEDED

**WE NEED VOLUNTEERS TO HELP PLAN THE 2011 COMMUNITY BBQ.** The annual event has been tentatively set for Sunday June 26th from 4-8pm, so long as volunteers come forward to plan the event. Additional information will be distributed in May if someone volunteers to plan the BBQ. Please contact Kevin at (303) 532-4148 if you would like to help plan this family-fun event!

## 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)

## BOARD MEETING

Meetings are held the 3rd Wed. every other month at 7:00pm at Fire Station #3 on Pace St.  
**Upcoming Meeting Dates Are:**  
**May 18, July 20**

## 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, between 2 weeks to 4 months, depending upon the scope.

## 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.

## REQUIRED ANNUAL DISCLOSURE

In accordance with the Colorado Common Interest Ownership Act, all homeowners and residents are hereby notified of the following annual disclosures: The Association has established a website [www.QuailCrossingHOA.org](http://www.QuailCrossingHOA.org) for an efficient and cost effective way to distribute the following information. **Copies of the following Governing Documents are available**—Articles of Incorporation—Bylaws—Declaration—Rules and Regulations—Architectural Review Committee Guidelines—Policies of the Association. **Financial Information of the Association including**—The fiscal year of the Association is January 1—December 31. The annual assessments have been set at \$368, billed in quarterly payments of \$92—2011 Ratified Operating Budget—Annual Financial Statements of the Association. **Minutes of the Board of Director Meetings.** All of the above information is available for viewing from the Association's website. In the event you are unable to obtain the information from the website, please contact the management company to request copies of the information.

## 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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