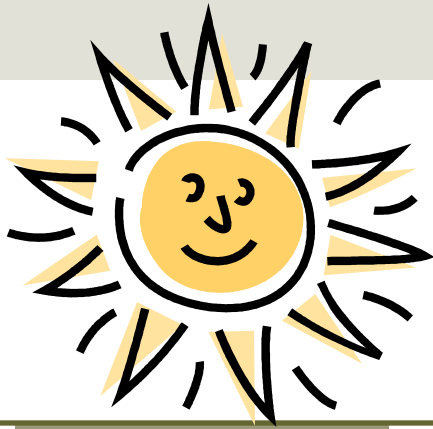




Quail Ridge Homeowners Association

August 2008

Please call Community
Management Specialists
(CMS) with ANY
concerns or
maintenance items.

Do NOT call board
members directly!

CMS is your first line of
contact.

Phone:
720-377-0100
Fax:
720-377-0111



Questions about dues?
Call Dawn
extension 1307

Work orders or
maintenance issues?
Call Sabrina
extension 1315

Other questions or
concerns?
Call Beth Barker,
Association Manager
extension 1304
beth@cmsincorp.net

or Sabrina, Assistant
extension 1315
Sabrina@cmsincorp.net

News for YOU...When YOU Need It!

This is *YOUR* Quail Ridge Association Newsletter!

The Association Board wants to keep you informed about the
Quail Ridge community.

You will receive this quarterly newsletter in your mailbox.

In future publications, you'll find updates from the Association
Board, information about potential future improvement projects,
updates on current work and event and meeting announcements.

A copy of each newsletter will be posted by the mailboxes.

Be sure to read your newsletter for the most up-to-date
information about Quail Ridge.

To submit ideas for future newsletter articles, please call Sabrina
at extension 1315 or e-mail her at Sabrina@cmsincorp.net.

Improvement News...Fence Bids

The fence surrounding
Quail Ridge is in need of
replacement.

At the June Board
meeting, residents were
asked to attend fence
presentations by two
different companies –
Proline Fence and
Commercial Fence and
Iron Works Company.

To keep you better
informed of our
progress, the Board
would like to share with
you the bids we have
received.

Proline Fence:
**Vinyl Composite
Fencing**

for all sides of the
community
\$82,170

Cedar Fencing for:

Westside - \$15,750

Southside - \$4,791

Eastside - \$11,510

Northside - \$16,031

Total for cedar fence
replacement and
staining for all sides
of the community
\$52,002

Commercial Fence
and Iron Works
Company:

**Prairie Picket
Composite Fencing
by Heartland** for all
sides of the community

\$69,260

If you have any input,
please call Beth
Barker at extension
1304 or e-mail her at
beth@cmsincorp.net.

Your feedback is
welcome, but please
remember your Board
will make the final
decision.

Quail Ridge Homeowners Association

Improvement News...Landscaping

As Quail Ridge homeowners, we know you want to live in a beautiful, well-maintained property. The Board is happy to announce they have approved the start of various landscaping projects. In order to maintain the budget surplus, it is crucial that these projects be completed in phases over the next two years. The first task is to remove bushes and trees that are dead, dying or a safety hazard. After everything is removed, open spaces will be replaced with new rock ground covering as well as beautiful, flowering bushes and trees.

So, in an effort to keep our homes safe from fire, and to help beautify and update our property, Mountain High Landscaping will remove fir and juniper bushes located near Quail Ridge buildings.

The removal will take place Tuesday, August 26 and will be completed by Friday, August 29.

In addition, the Board has hired Swingle Landscaping to remove dead or dying trees on the property. This will be a two year project, with completion expected in 2010. This project has been broken down into three phases. ***The first phase of removal will begin August 25 and is expected to end Friday, August 29.*** The second phase will begin in January 2009.

Your patience is appreciated as we embark on this large landscaping project to increase our curb appeal.

We know there are many things that need to be done – and we are committed to accomplishing them!

Look for more information in the November newsletter.

Quail Ridge Garage Sale 2008

Mark your calendars! **The annual Quail Ridge Garage Sale will be held Saturday, September 6 from 9 a.m. to 4 p.m.**

Go through your closets, cupboards, basement, bedrooms or garage.

Your trash may be someone else's treasure.

This is an opportunity for you to make some extra cash and make some extra room in your house!

For those items that need to be tossed, a large dumpster will be available to you the entire weekend. You can find it in the Visitor parking spaces by the mailboxes.

There's no need to notify CMS if you're interested in participating...just display your stuff outside your house on the day of the garage sale.

The sale will be advertised in the Lakewood Sentinel and on Craigs List.

Other news...

Going Out of Town?

Many of you may have extended vacations planned this summer or fall.

If so, be sure to notify your neighbors or CMS.

Not only can the community help monitor your property but there may be a need to clear the parking lot, or do repairs or maintenance to your building.

It's helpful to know if residents are home and can be notified immediately.

Hot Tub Update

A request was submitted to the Board regarding the use of the hot tub during winter months.

The Board's concerns were the additional costs that would be incurred as well as the additional safety liabilities.

Due to these concerns, the Board has determined that the hot tub will only remain open during the summer months.

Complaints, Notices and Fines

In order to better maintain the property, the Board has decided to more strictly enforce the Association regulations.

If you are in violation, you will receive a violation letter. It is expected that the problem will be corrected immediately.

Owners will be fined if the problem is not resolved in the timeframe allowed.

