

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

Quail Ridge Homeowners Association April 2009

BIG NEWS...

There will be NO increase to homeowner dues this year!

The Board understands these are difficult economic times and we are sensitive to the financial difficulties that owners may be facing. We are confident that our reserve funds are more than sufficient enough to not only allow us to pursue improvement projects in the community, but to also provide a cushion should we encounter any unforeseen work on the property.

Homeowner Annual Meeting

Mark your calendars...it's that time of year again. Join us to review all of the things we accomplished in 2008 and hear about the community plans for 2009.

Date: May 12, 2009

Time: 6:30 p.m.

Location: Clubhouse

We look forward to seeing you there!

Homeowners Association Board...

There will be two open Board positions this year. If you are interested in being on the Board or if you have questions about what is required of Board members, please contact Beth Barker at beth@cmsincorp.net no later than April 20.

All interested homeowners will be placed on a ballot which will be distributed prior to the meeting. Voting will take place, and new members will be announced, at the annual meeting.

Quail Ridge Homeowners Association



Improvement News...Landscaping

The Board is very excited to announce the start of the community's next landscaping project. Starting in April, Summit Services, Inc. will start work to improve and update our property.

The project should take a couple months and will include settling of the buildings, new edging and rock beds, and planting of new shrubs, perennials, grasses and ground cover.

The project will NOT be done in phases, but instead the landscaping in the entire complex will be improved at the same time. This will definitely enhance the aesthetic appeal of our community!

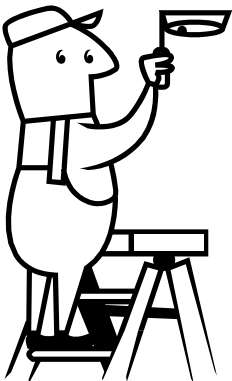
In addition, Summit Services, Inc. has been chosen by the Board to maintain our property in 2009. Grass cutting, edging, shrub trimming, leaf removal, snow plowing, etc will all handled by our new contractor.

Other news...

URGENT...

Smoke Detector Check

This is a friendly reminder to check your smoke detectors on a regular basis and immediately replace detectors that are not functioning.



New Fence...Let's Keep It Looking Great!

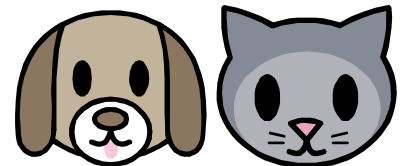
Your homeowner dues purchased our new fence and it looks great! We've noticed, however, items are being hung on the fence.

In order to keep the fence in great condition, we need to request that you DO NOT hang anything on the fence.

Items found hanging on the fence will be immediately removed and owners will be responsible for the cost of repairs.

Parking Program

We know parking continues to be a problem...and help is on the way! The Board is currently working on a parking program which we hope to roll out at the annual meeting.



Please Pick Up the Poop

This has become a standing item in this newsletter...because it continues to be a problem.

Please pick up after your animal(s)!

If you see a member of our community that does not pick up after his/her animal, contact Beth Barker at CMS.

Owners that do not comply will be fined.