



Homeowners Association Newsletter - August 2011

BREAKING NEWS



Pool to Remain Open through September!

The Board has voted to keep the pool open through September for the 2011 season. The Board will monitor the costs associated with this decision, as well as the pool usage and a separate decision regarding the duration of the 2012 pool season will be made next year. Please note that the Board reserves the right to close the pool at their discretion should we have snow in September, a certain number of days with cooler temperatures, etc. The pool will be drained and winterized beginning October 1, 2011.

Hot Tub Out of Service

The hot tub will remain out of service for the remainder of the pool season. Repairs will be made either this fall or early spring 2012 depending on weather conditions.

Garage Sale/ Dump Day!

The annual Quail Ridge garage sale/dump day will be held on Saturday, September 10 from 9 a.m. to 5 p.m. An advertisement for the garage sale will be placed on Craigslist. If you are interested in participating in the garage sale, please set up your items in front of your home.



In addition to trying to sell your belongings...also consider dumping! Dive into your basement, bedrooms, kitchens and/or garages and de-clutter. Often homeowners use their garages as storage units, leaving them to park their cars in visitor spots located throughout the property. Given there are limited visitor parking spaces, it is extremely helpful (and encouraged) if homeowners park their vehicles in their garages. This leaves more visitor spaces open for guests to our community. To help homeowners...a large dumpster will be placed by the mail kiosk.

ANNOUNCEMENTS

Board Member Updates

In July Adam Crannell submitted his resignation to the Board. The Board would like to thank Adam for his time and dedication to the Quail Ridge community. In his place, the Board has voted to approve Phyllis Newby as the newest Member at Large. Welcome Phyllis!

Clubhouse Manager/Pool Manager Updates

The Board would like to announce that Angie Beiderbecke is the community's new Clubhouse Manager. The new Pool Manager/Back-up Clubhouse Manager is Gil Lopez.



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QUAIL RIDGE KUDOS!

- A very special THANK YOU to Steve Biederbecke, who so beautifully restored the Quail Ridge sign at the south entrance of our community. Steve is just one of the Quail Ridge community members whose pride in our complex has led him to volunteer to make improvements. The new sign is beautiful...thanks Steve!
- Thanks to Fawne Wyatt who worked very hard to obtain homeowner signatures on a petition requesting the pool be kept open an additional month. Fawne's perseverance on behalf of the members of this community paid off. Thanks Fawne!
- The Board would like to extend its gratitude to Karen Mundy, our community's property manager. She has worked diligently to ensure that members of the Quail Ridge community do not pay for work that was either done unsatisfactorily or was done improperly. Karen contacted the street sweeping company to let them know the job wasn't done correctly and as a result, not only was the lot re-swept but the community was not charged. Also, recent water damage in several units was attributed to poor repair work done by a previous contractor. Karen made sure the previous contractor covered the costs of re-doing the work. Thanks Karen!



Quail Ridge volunteers are extremely important! Homeowners who volunteer their time to our complex not only help display a sense of pride for where we live, but also help reduce all our costs. If you know a community member who volunteers his/her time to enhance or improve the Quail Ridge complex, please e-mail Andrea Pellicori at lilliebug55@yahoo.com. He/she can be featured and recognized in the newsletter. If you are interested in volunteering, available opportunities are listed in the Quail Ridge Classifieds section of this newsletter.

STUFF TO KNOW

Clubhouse Rental

The clubhouse has a FULL kitchen, a table that seats 8-10 people, couches, a TV and a pool table. It can also be used for baby and wedding showers, as well as office, retirement, graduation and holiday parties. What about those family reunions this summer? Bring a grill and you can have the perfect pool party.



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The non-refundable rental fees for members of Quail Ridge Condo Association are \$25 for 0 to 15 people, \$35 for 16-30 people and \$50 for 31-50 people. The damage/cleaning deposit is \$250, to be paid at the time of reservation and is refundable if no damage has occurred and the clubhouse is cleaned (including the bathrooms) according to the checklist.

If you would like to reserve the clubhouse call Angie Beiderbecke at 720-988-8772. If Angie is not available, please call Gil Lopez at 303-428-2155.

Pet Poop Pick-Up

We continue to have an issue with residents not picking up after their pets. Please be considerate of the community and pick up pet waste. Residents that are identified as not picking up pet waste will be fined.



Dog Urine

Several homeowners have noticed patches of dead grass that may be due to dog urine. It's important to remember that the lawns are community property and beautiful green grass makes for great curb appeal. If you have a dog, you are encouraged to take your dog to an area outside the complex to relieve itself. Homeowners can, and will, be held responsible for any damage caused to the property, which includes the landscaping.

Want to be In The Know??

Monthly Board meeting minutes can be found on the JSN website at www.jsnproperty.com. Log in and click on Association Business, then click on Meeting Minutes. If you are unable to attend the meetings in person, this is a great way to keep up on what the Board has discussed and what decisions have been made regarding the community.

Client Services Team

Please contact the Client Services Team at 303-482-2213 for emergencies (not life threatening) and work order requests.

QUAIL RIDGE CLASSIFIEDS

Garage Sale Signs

Volunteers are needed to make Garage Sale signs to be posted at main intersections in the area, as well as around the neighborhood, advertising the community garage sale. If you are interested in making and



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posting the signs, please contact Karen Mundy, JSN Property Management at 303-482-2213 (ext. 213) or via e-mail at Karen.Mundy@jsnproperty.com.

Landscape Committee Volunteer

Volunteers are needed for the Quail Ridge Landscape Committee. This Committee meets on an as needed basis and provides the Board with information about the communities landscaping needs. Committee members occasionally meet with the landscapers to walk through the property, compile a list of needed improvements, suggestions, and costs, and present information to the Board for consideration. This Committee played a vital role in the landscape improvements that have occurred on our property over the last couple years. If you are interested in volunteering your time to enhance the curb appeal of our community, please contact Karen Mundy, JSN Property Management at 303-482-2213 (ext. 213) or via e-mail at Karen.Mundy@jsnproperty.com.

Snow Removal Volunteers

Volunteers are needed to assist with snow removal during the winter months. In order to keep snow removal costs down and provide our community members with snow-free sidewalks, we are looking for one to two volunteers per building who would be willing to shovel sidewalks for their respective buildings. If you are interested in volunteering your time to help shovel and help reduce costs and potential slips and falls, please contact Karen Mundy, JSN Property Management at 303-482-2213 (ext. 213) or via e-mail at Karen.Mundy@jsnproperty.com.