



August 2012

BREAKING NEWS



Pool and Hot Tub CLOSED effective Tuesday, September 4.

This news may come as a surprise to many residents who were told that the pool and hot tub would remain open through September. The pool and hot tub were scheduled to remain open through the end of the month; however, **due to recent and ongoing vandalism in the pool area** the Board has decided to close the pool and hot tub immediately. Prior to opening the pool next season we will be looking into additional security measures to ensure our pool area remains safe and clean for all our residents.

PLEASE NOTE – All community rules and regulations apply to BOTH homeowners and renters. If you are currently renting your residence and do not have a copy of the Quail Ridge rules and regulations, please go to www.weststarmanagement.com to download a copy.

ANNOUNCEMENTS

New Management Company

The Quail Ridge Board is extremely excited to welcome our new management company, Weststar Management Corp. Our property manager is Scott Dubé. He can be reached at 720-941-9200 ext 44. If you need to file a work request, please email Scott at scott@weststarmanagement.com. All homeowners should have received a letter from Weststar with information about monthly dues and setting up automatic payments and HOA payment coupons through December 2012. Due to the change in management companies this month, all late payments (for August ONLY), will be waived. Late fees will resume in September.

2012-2013 Board Members

At the May annual meeting we welcomed, David Zalone, to the Quail Ridge Board. David will serve as a member at large. Welcome David! Other members include Robert Rivera, President; Andrea Pellicori, Vice President; Jeremiah Adams, Treasurer; Phyllis Newby, Secretary; and Tim Marano and Angela Biederbecke members at large.

COMING SOON...

Rules and Regulations

In recent months, many homeowners have commented on the less than pleasing look of our community. Particularly are questions regarding residents' compliance with the Quail Ridge rules and regulations, frequency and consistency of walk-throughs, violation letters and fines.

All residents (homeowners and renters) must comply with the Quail Ridge rules and regulations. In an effort to enhance the look of our community the Board is undertaking a new approach. First, the rules and regulations will be reviewed and updated so they are clear and make sense for our residents. With clearer rules, we will be better able to enforce compliance.

Once the rules and regulations are updated, we will provide all residents with new copies and a summary of the changes made. We will also have an introduction period which will allow residents the time to get into compliance.

As we move forward we will update you on our progress. Stay tuned!

QUAIL RIDGE KUDOS!

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.

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.

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.



Want to be In The Know??

Monthly Board meeting minutes can be found on the Weststar website at www.weststarmanagement.com. 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.

QUAIL RIDGE CLASSIFIEDS***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 Scott Dubé, Weststar Management at 720-941-9200 ext 44 or via email at scott@weststarmanagement.com.

LOST AND FOUND***Hand-held Game***

A hand-held, electronic game was found in the pool area. If you are missing this, please e-mail lilliebug55@yahoo.com and include a description of the lost item as well as your contact information. If your description matches the found item, we will make sure we get it to you.