



May 2013

BREAKING NEWS

Splish Splash!

The 2013 pool season will open Saturday, May 25 and will close Monday, September 30. We are sure everyone is excited to enjoy this wonderful community amenity!



The pool is open Sun-Th from 7 a.m. to 10 p.m. and Fri-Sat from 7 a.m. to midnight and **the gate locks at closing**. If you are still in the pool area after closing you will **NOT** be able to get out! Watch the clock carefully and plan to leave the pool area at least a few minutes before closing time to avoid being locked in.

At the Annual Meeting, community members asked that the pool rules be published as a reminder for residents. Please be aware that **a few of the pool rules have changed**. New or modified rules are in **bold**. New signs will be posted in the pool area and all pool rules will be strictly enforced.

- **Smoking is not permitted within the pool and hot tub area.**
- **No smoking within 15 feet of the entrance to the pool area.**
- **No smoking within 15 feet of the entrance to the Clubhouse.**
- No pets in the swimming pool and hot tub area.
- No glass containers. Metal and plastic only.
- No children under the age of twelve (12) years in the swimming pool and hot tub area **without supervision of a person at least sixteen (16) years of age.**
- Appropriate swim attire must be worn at all times. No cut-offs in the pool or hot tub.
- No bikes, skateboards in the swimming pool area.
- No children under the age of twelve (12) years in the hot tub **without supervision of a person at least sixteen (16) years of age.**
- **Infants or toddlers who are not toilet-trained are not permitted in the swimming pool or hot tub without swim diapers.**
- Pool and hot tub users must be considerate of the homeowners who live near the pool area by keeping the noise level low. Radios and portable stereos must be used with earphones only.
- Residents are permitted a maximum of four guests in the pool or hot tub. Guests must be accompanied by a resident.
- Pool and pool area are for the exclusive use of owners, residents and their guests.
- No furniture other than that in the pool area is permitted and furniture in the area cannot be removed.
- No running or roughhousing in the pool area.
- Gate to the pool area must be kept locked.



- Trash must be placed in trash receptacles.
- Grill use is only permitted if you rent the clubhouse and complete a party use agreement.
- Any owner or resident found to be violating the above rules will have their pool privileges revoked for a period of time to be determined by the Board of Directors.

Unfortunately, last year's pool season ended abruptly due to several episodes of vandalism to the pool area. We certainly do not want this to happen again. As you are out appreciating the cool water and warm sun, please be sure to also monitor the pool area for any activity that violates the pool rules. If you are not comfortable addressing the situation, please report the incidents to Scott Dubé at scott@weststarmanagement.com or at 720-880-2935. Be prepared to provide as much detail as possible including the name(s) of the resident(s) or their building/unit number. If you identify individuals in the pool area who are not residents of our community, please call the local police immediately to have them removed from the premises.

Security Alert!

It has been brought to the Boards attention that we have had two potential security issues within our community. It's important you are aware of these types of situations. Please keep an eye out and **if you see ANY suspicious activity, call the local police immediately!**



- Someone is driving through the community, going through the dumpsters and removing bags of trash. Be careful when tossing personal information (i.e. bills, credit card receipts, bank statements, healthcare information, etc.) as whoever is taking the trash, is obviously rummaging through it. With identity theft on the rise, it is safest to shred any documents that contain personal information.
- A man is walking through the community at night looking into residents' cars. It appears he is also checking the doors to see if any are unlocked. To avoid items being stolen from your vehicle, make sure all valuables are removed from your car, or at the very least, are stored out of sight. Make sure your car doors are locked at all times.

As a side note, we have also recently seen an increase in the number of solicitors coming through our community. It is clearly posted on both signs at our entrances that soliciting is not permitted within Quailridge. Solicitors should be asked to leave the property.

Recycling Bin

Arrangements have been made with our waste company to add a FOURTH pick up each week – **AT NO ADDITIONAL COST!** Pick-ups will now take place on Mondays, Tuesdays, Thursdays and Saturdays.

2013-2014 Board Members

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

QUAIL RIDGE KUDOS

We would like to extend a very special THANKS to Tim Marano, not only for the six years he served on the Board of Directors, but also for the MANY, MANY additional projects he took on during his time on the Board. Tim was the first to volunteer to meet with contractors before we started any type of construction project and he was always on hand to fix and repair things around our community. He was a vital resource and his insight and services will certainly be missed on the Board. Thank you Tim for all the things you have done for the residents of Quailridge! You are greatly appreciated!!

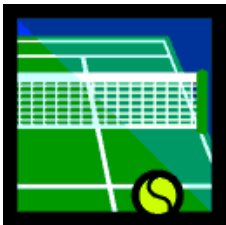
Rules and Regulations Reminders

Pets

- Pets must be on a leash or carried at all times.
- Animal waste must be picked up and disposed of properly.
- Tethering pets to any object within the common element is not permitted.



Tennis Courts



- The tennis court is open S-Th from 7 a.m. to 10 p.m. and Fri-Sa from 7 a.m. - Midnight
- No pets are permitted in the enclosed tennis court area.
- No glass containers. Metal and plastic only.
- Only tennis shoes are permitted on the tennis court.
- No bicycles, roller skates, skateboards, etc. are permitted.
- Playing time is limited to one hour unless no other residents are waiting to play. If another resident is waiting, you must relinquish the court to the waiting owner after one hour of play.
- Guests must be accompanied by an owner. Owners are permitted a maximum of three guests on the court.
- Gates to tennis court must be kept locked.
- No radios or unreasonably loud noise is permitted.

Basketball Hoop

- Basketball hoop players will yield to anyone wanting to play tennis.
- All other rules applicable to tennis court use are applicable to basketball hoop use.



Vroom, Vroom

Just a friendly reminder...**the speed limit within the complex is 10 mph.** Speeding through the parking lot is a danger to residents, children and pets. For everyone's safety, please stick to the speed limit. Speeding can result in violation fines.

Don't Be A Butt...



Whether in the parking lot, at the mail kiosk or on your front or back patio, it is your responsibility to dispose of cigarette butts properly. Please have courtesy for your neighbors and respect for our community...toss your butts in the trash! Violators will be fined.

Members of the Board continue to hear from homeowners about the lack of compliance with the community Rules and Regulations. In order to enforce the rules and regulations, our property manager needs to know when violations happen. If you see a violation, and are comfortable approaching your neighbor in a friendly manner, please do so. If you are not comfortable, please contact Scott Dubé at scott@weststarmanagement.com or at 720-880-2935. He will need to know the residents name or building and unit number.

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 Faith Adargo at 303-960-7262.

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

CLUBHOUSE MANAGER NEEDED!!

We are still on the lookout for a second Clubhouse Manager to serve as back-up for Faith, for all clubhouse rentals. The Clubhouse Manager is responsible for all activities related to renting out the clubhouse. This includes, keeping the rental calendar, being available at the start and end of the rental period, collecting the fee and deposit, reviewing the Clubhouse checklist with the renter prior to the event, checking that all items are completed after the event and locking up the Clubhouse after the renters have left. The Clubhouse Manager will receive a flat \$50/month payment as compensation for completion of duties. If you are interested in this position, please contact Scott Dubé at scott@weststarmanagement.com or at 720-880-2935.

Volunteers

Would you like to be involved in the Quailridge community? Interested in coordinating a community Garage Sale, participating on the Landscape Committee, or using your skills or hobbies to assist the Quailridge community? If so, please contact Scott Dubé at scott@weststarmanagement.com or at 720-880-2935.