



Winter 2015 Newsletter

Announcements

The Quail Ridge Board of Directors would like to welcome and introduce our new property manager Jean Ronald, CMCA, AMS. Our current manager Scott Dube will be working with Jean over the next few months to smoothly transition Jean to the Quail Ridge community. Jean brings seventeen years of community management experience, nine years in the South Florida region and eight here in the State of Colorado. Working with condominium midrise buildings, townhome and single family home communities, Jean's expertise and knowledge dealing with the many issues facing associations help to make the volunteer Board member position less time consuming and a more rewarding one. Jean believes that strong communication and commitment with owners and Board members is key to achieving goals and maintaining values.

We ask that you welcome Jean. She will introduce herself as she meets owners onsite and at our monthly board meetings held the 2nd Tuesday of every month starting at 6:30 pm in the clubhouse.

Jean's contact information:

Jean Ronald, CMCA, AMS

Jean@WeststarManagement.com

720-941-9200 x 55

2013-2014 Board Members

Board Members	Board Position	Term End Date
Robert Rivera	President	May 2016
Andrea Pellicori	Vice-President	May 2017
Phyllis Newby	Secretary	May 2015
Angie Beiderbecke	Treasurer	May 2017
David Zalone	At Large	May 2015
Chris Easton	At Large	May 2016
Beth Meier	At Large	May 2015

Contacting the Board of Directors

Please call Weststar Management/Jean Ronald with any concerns or maintenance items. Do not call board members directly. Weststar is your first line of contact.

Monthly Board meeting – Meets the 2nd Tuesday of every month starting at 6:30 pm in the Quail Ridge clubhouse.

Email - quailridgegetownhomeshoa@gmail.com

Monthly board meeting minutes can be found on the Weststar Quail Ridge webpage at:

www.weststarmanagement.com

Updates

Parking Lot Repair Project status

Phase II was completed this past summer with the north half of the community being repaved with new striping and numbering. Unfortunately the areas behind the garages of building 3 and 5 will not be completed until the spring of 2015. In addition we will finish phase III of the project in 2015 which includes the south half of the community parking lot being repaved with new striping and numbering. We will give advance notice when Phase III is scheduled in 2015.

Declaration Amendments Status

The proposed changes to our declarations have been reviewed by our attorney. The community committee that drafted the changes will make any additional suggestions and present to the board at the January meeting. Look forward to receiving further information on the proposed amendment.

Engineer hired / Capital Improvements

The board has signed a contract with Martin/Martin Consulting Engineers to start the first phase of our community project to identify and prioritize areas needing improvements. There will be more communication and information on this exciting project in the upcoming months.

Rules and Regulations Reminders – apply to both homeowners and renters

- ❖ **Parking** - Please be aware of the No Parking during snow fall signs around the property. These designated parking spaces are where our snow removal company can pile the snow they remove from our parking lot. If your vehicle is parked in these spaces during a snow storm, it will be towed at your expense.
- ❖ **Parking** - Vehicles parked for 48 hours or more in parking spaces designated for “Visitors” will be towed without warning.
- ❖ **Parking** - Owners must use their designated parking space BEFORE parking vehicles in “Visitor” spaces.
- ❖ **Pets** - must be on a leash or carried at all times. Animal waste must be picked up immediately and disposed of properly. Please take a bag with you when pets are taken outside to ensure that all animal waste is picked up immediately. Thanks!!
- ❖ **Smoking** – 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 be courteous of neighbors and respect our community....dispose of butts in your trash inside your home.
- ❖ **Speed Limit** – 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. Continued violation of the community rules and regulations by a homeowner or renter can and will result in the violator being 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 Jean Ronald at jean@weststarmanagement.com or at 720-941-9200 x 55.

Homeowner Responsibility vs Quail Ridge Townhome Association Responsibility

- ❖ Many homeowners have requested a clarification of the community bylaws defining what the personal responsibility of a homeowner is vs. the homeowner's association (which consists of community common elements and is funded by each homeowner's monthly dues). The board of directors, in conjunction with Weststar Management and our attorney are developing a maintenance and insurance responsibility chart/grid to define areas such as roof areas, damage inside a unit, garage doors, decks, chimneys, etc. Our goal is to eliminate any confusion moving forward with these areas.

Stuff to Know

- ❖ **Snow Removal** - Thank you in advance to residents who help shovel sidewalks during a snow storm. Every bit helps reduce the amount we spend with the snow plow company. When there is 3" or more of snow, this will trigger the snow removal company to come to our community and remove snow.
- ❖ **Snow Removal** – Salt buckets have been distributed to each of the buildings. Please help keep the community safe and apply salt if any icy areas are identified. Your help is appreciated to keep our community members and visitors safe and healthy from a slip and fall.
- ❖ **Clubhouse Rental** - The clubhouse has a full kitchen, a table that seats 8-10 people, couches, a TV and a pool table. It can be used for baby and wedding showers, as well as office, retirement, graduation, birthday and holiday parties. 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 or email grclubhouse@gmail.com. Reserve the clubhouse today for your upcoming celebration or gathering!
- ❖ **ARC / ACC Improvement Requests** – Architectural Review Committee Improvement Request form is required for any outside addition or change to your unit. It must be approved by the Board of Directors before any work begins. This includes but is not limited to doors (front and back); air conditioning units; satellite dishes; patio extensions and window replacement. If the request ARC/ACC request form is not submitted and work is done to the exterior of the building, you will be required to un-do the work at YOUR expense and a violation fine will be imposed. ARC/ACC request forms will not be accepted or approved AFTER work has already been completed. You can get the ARC form from the Weststar Management website at www.weststarmanagement.com



Contact Us

The Weststar Management Company website is www.weststarmanagement.com. Information regarding the Quail Ridge Townhome Association can be found under the residential section. Residents can get information regarding community governing documents, financials, board meeting minutes, newsletters, policies and procedures.

Newsletter Suggestions

The Board of Directors goal is to have a quarterly newsletter. If you would like to make suggestions on the content of our newsletter, please attend the next Board of Directors meeting on January 13th, 2015 at 6:30 pm in the clubhouse. All suggestions are welcome. Please email any suggestions to quailridegetownhomeshoa@gmail.com

The Board of Directors and Weststar Management Corporation would like to wish all of our community members a Happy New Year and look forward to a year of progress for the Quail Ridge Community Association.

