

Quailridge Community Newsletter

Homeowner Annual Meeting

Mark your calendars...it's that time of year again. Join us to review all of the things that have happened in this previous year and hear about the community plans for 2015-2016.

Date: May 12, 2015

Time: 6:30 pm

Location: Quailridge Clubhouse

There will be three 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 Jean Ronald at jean@weststarmanagement.com no later than May 1. 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 meeting. Per the Bylaws, the quorum requirement to hold this meeting has been set at 30% (34 homeowners) of the entire membership to be present either in person or proxy. We look forward to seeing you there!

How is the Association Managed—Basic Association Information

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Typically, at the Annual Meeting of an Association, the Board Members are elected by the members (units owners). In order for the election to take place, a quorum as provided in the documents must be achieved. Each year the election may differ depending on the number of directors and the year their terms expire. Following the Annual Meeting election, an organizational meeting of the Board is required to establish the officers of the board. Boards generally have four officer positions: president, vice president, secretary and treasurer. The Bylaws will provide information on the positions and the specific duties and responsibilities related to each.

BOARD MEETINGS

Regular Board Meetings are held on the second Tuesday of every month at 6:30 pm in the Quailridge Clubhouse.

Next meeting regular meeting will be held June 9th, 2015



Important Information and Reminders

At the February 10, 2015 Board meeting, **Insurance Guidelines for Owners of Quailridge Townhomes Condominium Association, Inc.** were adopted.

To view or download a copy, please logon to www.weststarmanagement.com and click on the Quailridge section. You will find Association documents, policies, minutes, financials, newsletters, budget, and more.....

FHA approval has been received. Quailridge is on the FHA website and is valid till 01/21/17.

L.R. Compton II, LLC, Certified Public Accountants have completed their audit of the financial statements of Quailridge at April 30, 2014 and 2013 and for the years then ended. This too can be found at the Quailridge section under Audits on the Weststar website.

Clubhouse Rental—the clubhouse can be rented for your private events. If you would like to reserve the clubhouse call Angie Beiderbecke at 720-988-8772 or email qreclubhouse@gmail.com

Visitor Space Parking—as a reminder, all residents parking in a visitor space must move their vehicle every 48 hours to prevent towing at the resident's expense.

Community Improvement Projects

*Please slow down
when driving through
the parking lot.
Remember, the posted
speed limit is 10 mph*

Make sure to attend the annual meeting as the board will be reviewing the findings of the **Martin/Martin Consulting Engineers investigation of the buildings throughout the community** to document the condition of the roofs, gutters, siding and other building elements where potential deficiencies could affect the durability,

maintenance or performance of the buildings in the Quailridge Townhomes complex.

The Board of Directors, along with the community homeowners would like to discuss and take input on developing a strategic plan for prioritizing next steps.

Parking Lot Repair—The areas behind buildings 3 and 5 will be

completed in the next month, as soon as the temperature remains above 40 degrees. We will finish phase III of the project (repaving with new striping and numbering for the south half of the complex) early summer.

We are currently working on bids for fence staining and painting for the community.

BBQ Regulations and Safety

Many people have questions about whether or not they can use their barbecues in the City of Lakewood and other parts of the West Metro Fire Protection District. West Metro Fire is operating under the 2012 International Fire Code which establishes the

laws by which fire codes are enforced. As such, a new component includes a regulation that prohibits the use and operation of barbecues (propane, natural gas, charcoal, hibachis or any open flame cooking device) on combustible decks and balconies

or within ten feet of combustible construction. There are possible consequences for violating the fire code, including a maximum fine of \$999 and/or six months in jail. The consequences could affect tenants, property managers and property owners.



Spring Tips and Reminder Lists:

1. Check and change out batteries to smoke alarm detectors and carbon monoxide alarms.
2. Dishwashers and washing machines: drainage lines should be checked for leaks.
3. Check toilets and sinks for a simple drip, drip drip, leak.
4. Old worn out caulking in the bathroom can also lead to slow leaks that you may not detect until.....oh no.
5. Update your home/kitchen fire extinguisher.

Tips to keep your fresh flowers fresh longer:

- ◆ Clean your vase before you put flowers in it. Make sure to rinse out all of the soap.
- ◆ Change the water every other day.
- ◆ Add a small mixture of aspirin and sugar to the water.
- ◆ Drop a copper penny in the vase.
- ◆ Cut a little off the stems at a 45 degree angle with sharp scissors every other day.
- ◆ Hold the stems under water while you cut them.
- ◆ Remove any leaves that are submerged under the water.
- ◆ Cull any dying flowers as soon as possible.
- ◆ Keep the flowers away from drafts (even fans) and out of the sunlight.
- ◆ Keep flowers away from fruit and other plants.
- ◆ Keep flowers away from appliances like television and computers which give off heat and can cause flowers to dehydrate.



EXTRA EXTRA

Denver Free Days - May 2015

Four Mile Historic Park

Friday, May 1, 2015 – Noon – 4:00 pm

Tour Denver's oldest standing structure.

Denver Art Museum and Museum of Contemporary Art Denver

Saturday, May 2, 2015 – Denver Art Free Saturday and Penny Saturday at the Museum of Contemporary Art Denver.

Colorado Railroad Museum

Sunday, May 3, 2015 – A fun free day featuring antique trains, free rides, and model trains.

Denver Botanic Gardens at Chatfield

Tuesday, May 5, 2015 – A beautiful walking farm with nature trails.

Molly Brown House Museum

Please Pick Up the Poop

Pick up after your animal(s)!

As a community we spend approximately \$75.00 a month for Pet Scoop Services

Weststar Quailridge Association Property
Manager:
Jean Ronald, CMCA, AMS
6795 East Tennessee Avenue
Suite 601
Denver, CO 80224

Main Phone: 720.941.9200
Direct Phone: 720.880.2915
Fax: 720.941.9202
E-mail: jean@weststarmanagement.com



www.weststarmanagement.com

Management – The Association Manager is a liaison to the board of directors, the owners, and the residents, and to all of the vendors and professionals who are engaged by the Association's Board of Directors. The manager attends meetings, provides information, procures bids and proposals, receives instructions and carries out tasks as assigned by the board. The Manager assists on a day to day basis with all of the Association's business and operations including preparation of yearly budgets, obtaining insurance coverage, collection of assessments, vendor contracts, property inspection, compliance issues and communication with owners and residents. The Manager guides the Board of Directors in their duties as per the Documents.

So Many Ways to Pay Your Monthly Assessments

Your Quailridge Townhome Condominium monthly assessments are due on or before the 1st of each month. A ten day grace period is in place to allow for postal and other unexpected delays. If your payment is not received by the tenth of the month, a late fee in the amount of \$20 is applied to your account.

Avoid the late fee. Select a payment form that best suits you. Always include your account information (address and unit number) to ensure payment is properly applied.

ACH payments – ACH Forms are available on line. Payment is automatically withdrawn from your bank account on the 5th of the month (or next business day). There is no charge for this form of payment.

Bill Pay: You instruct your bank to make automatic payments to your Association each month. Please ensure that you have your bank complete this transaction prior to the 1st of the month to allow for bank transfer delays.

Mail your coupon and check to the Association Payment Center:

Quailridge Townhome Condominium Association

c/o Citywide Bank

P. O. Box 5237

Denver, CO 80217

Pay online via credit card: Major credit cards charge a fee for this service that is added to your assessment. Go to:

www.weststarmanagement.com.

Pay online with a check: This option also has a small bank fee added to your assessment.

Go to:

www.weststarmanagement.com.

Hand deliver your check directly to:

Weststar Management Corp.
6795 E. Tennessee Ave. Suite #601
Denver, CO 80224

Thank you for your interest in the business of the Association.