

Quailridge Townhomes



SUMMER 2015

BOARD OF DIRECTORS

President

Beth Meier

Vice President

Kathy Jensen

Secretary

Barbara Mahoney

Treasurer

Angie Beiderbecke

Members at Large

James Nunley

Timothy Marano

Chris Easton

NEXT MEETINGS

Reconvened

Special Meeting

September 8, 2015

6:00 pm

Monthly

Board Meeting

September 8, 2015

6:30 pm

Monthly

Board Meeting

October 13, 2015

6:30 pm

Monthly

Board Meeting

November 10, 2015

6:30 pm

Monthly Meetings are held in the Quailridge Clubhouse and owners are encouraged to attend.

BE A GREENER COMMUNITY

- Don't leave water running when brushing your teeth or shaving
- A shower doesn't take an hour
- Plastic bags can be substituted for recycled shopping bags
- Buy local produce when available
- Recycle more...cans, bottles, paper
- Ride your bike to work
- Use public transportation
- Share a ride
- Choose to walk
- Adjust the thermostat
- Use efficient light bulbs
- Turn off lights when not in use
- Every day, every little bit helps

IMPORTANT NOTICE

PROPOSAL TO AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Thank you to all owners who have sent in their consent to the First Amendment of the Declaration. The Association has until September 8, 2015 to collect the Consent Documents for the proposed amended documents. If you have not yet completed the form and intend to do so, please send your form on or before September 8, 2015. If you misplaced your consent form please call Jean Ronald at Weststar Management 720-941-9200 or email Jean@weststarmanagement.com.

Thank you

Garbage Disposals – Don't throw everything in.....

Rice and Pasta – The small pieces swell up and can clog the drain.

Bones – Please no, they will dent the blades and break your garbage disposal unit.

Grease – It will eventually solidify and clog the system somewhere down the line. A real mess that causes main line backups. A real mess!

Potato Peels and Banana Skins – They foam up and create a real mess. Best to avoid. Gather the peels and throw them directly in your trash.

Fruit Pits – No, please no. They are like rocks and may break your disposal unit.

Also, please avoid fibrous material like celery stalks and corn husks.

Community Garage Sale

Mark your Calendar for Saturday, September 12, 2015.

Take a look around the house, in the closets, on the shelves and through the drawers. Time to say goodbye to some of the stuff that was once useful and wanted by you. It may now be useful and wanted by someone new.





Summer Cupcakes for a September Afternoon

- Your favorite cupcakes topped with whipped cream and peaches.
- Surprise everyone with a tablespoon of peanut butter hidden in the center of an extra dark chocolate cupcake with whipped cream frosting
- Chopped up strawberries with blueberries and whipped cream piled high on coconut cupcakes.

Go to www.weststarmanagement.com to find copies of:

- Association Documents,
 - Rules & Regulations,
 - 2015/2016 Budget
 - Financials and Audits
 - Minutes
 - Proof of Insurance
 - Newsletters, and more.....
- Highlight & Click on
**Quailridge
Townhomes**



New signs - Two new signs were posted in the pool area this year.

- 1) No Smoking in the Pool Area
- 2) No Glass Containers in the Pool Area.

Pool Contractor and General Maintenance

The Board of Directors will be looking at competitive bids for the 2016 pool season and will also be researching the cost and scheduling of needed repairs/rebuild of the hot tub due to leaks. There is a possible leak in the pool structure that may be the cause of water loss. We hope to address these issues prior to the 2016 pool season, budget permitting.



COMMUNITY MANAGER

Jean Ronald CMCA AMS
jean@weststarmanagement.com

6795 E. Tennessee Ave. #601
Denver, CO 80224

Tel: 720-941-9200 fax: 720-941-9202

MONTHLY ASSESSMENTS

Your 2015/6 monthly assessments, are due on or before the first of each month.

Assessments not fully paid within ten days after the due date receive late fees in the amount of \$20.00. You may set up automatic payments. ACH forms are available on the Association's website.

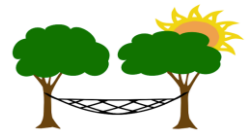
See information on bank change, new coupons and PO Box for payment of your monthly assessment on Page 3.



How well do you know the community rules and regulations?

Complete the enclosed Quailridge Summer Crossword Challenge!

Quailridge Townhomes



Dear Homeowner:

We are transitioning our banking relationship to Community Association Bank, a division of Mutual of Omaha Bank. They are the leading lockbox processing center for Community Associations. When you receive your new coupon book, please dispose of all old coupons. Please note the many payment options and instructions:

Payment with Physical Check

Place your physical check and coupon in the envelope provided to lockbox address:

**Quailridge Townhome Condo Assoc. Inc.
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956**

Online Banking or Bill Pay

If you choose this method of payment, you must instruct your bank to send the payment to:

**Quailridge Townhome Condo Assoc. Inc.
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956**

ACH Payments (Automated Clearing House)

Owners who are currently on ACH will continue to have their assessments processed and automatically withdrawn per the ACH agreement. Owners on ACH will not receive coupons. Owners wishing to switch to ACH, please contact [Weststar Management](#) to obtain an ACH agreement form and return to us with a voided check.

Payment with E Check or Via Credit Card

Payment features include:

- The option to schedule payments on a recurring basis
- The ability to manage payment and property information through your personal profile
- Access to transactions for up to 13 months when you create a user profile
- Real time credit card payments (subject to convenience fees you are responsible for)
- Go to <http://www.mutualofomahabank.com>
- In the middle of the page, go to the "Make a Payment" section, select "Pay HOA Assessment, Rent, & Other Services" from the drop down, and then click "Go".
- Select "Pay by Check" or Pay with a Credit Card".
- Complete the required information using what is provided on your payment coupon, and
Management Company ID **2315** Association ID **QRTA**

We trust that you will find the above payment options to be helpful. If you have any questions about charges on your account or help with the payment options, please contact your Community Association Manager, [Jean Ronald](#), at [Weststar Management](#).

Sincerely,

Your Board of Directors

Community Updates

- ✓ The asphalt paving project is complete. Sealcoating still to be scheduled and completed behind garages of buildings 3, 5, 10 and 14. Parking Lot sweep took place August 7th,
- ✓ The paint project is scheduled to begin prior to the end of August. Platte Capital Projects will post notices at homes prior to wood repair and paint prep.
- ✓ Complete gutter and downspout systems installed at buildings 8 and 9. The effectiveness is being tested and work to remaining buildings will continue budget permitting once the first phase is tested.
- ✓ Concrete repairs in two areas completed.
- ✓ Following a heavy frost/freeze in November of 2014 many bushes suffered and we will be taking a “wait and see” approach as they may fully recover next spring.
- ✓ Shrubs/bushes pruned throughout the community along with the trimming of selected trees. A full tree trimming project will be scheduled for 2016.
- ✓ Mudjacking was completed at entry stoops to all units at building 10.
- ✓ Aspen Reserve Specialties is being contracted to compile a complete reserve study providing maintenance and budgeting direction to the Board of Directors.
- ✓ One more recycle day was added at no cost to the Association. Monday and Wednesday are the recycle collection days.
- ✓ New entry signs are scheduled to be installed at the two community entry ways
- ✓ Proposed Amendment to the Documents –September 8, 2015 is the deadline to return the consent document for the proposed amendment, See article on page 1



Bits and Pieces

If you are a smoker
Please do not leave your cigarette butts on the grounds.

Per Jefferson County Fire Department

NO BBQ grills allowed within 10 feet of the buildings.

Committees

The Board is seeking volunteers to serve on the maintenance committee. Please join at the next Board Meeting for more information.

What Poop Fairy?

There have been rumors that a poop fairy exists. Quailridge has spent considerable time researching this and we have found that:

NO

The Poop fairy does not exist. Please pick up after your pet....always, Thank you

Vehicles

Parking is limited – Two vehicles per property are allowed on site. Please be courteous when using visitor parking space. No mechanical work on vehicles in the parking lot or garages.

OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.

Trash

Please ensure that your household trash is bagged and securely tied before tossing it in the dumpsters.