



QUAILRIDGE TOWNHOMES

WINTER

JANUARY NEWSLETTER

2016

We Are Looking For Neighborhood Watch Block Captains

At the November 10th Board Meeting, the Board members met with representatives from the Lakewood Police Department who work directly with communities who have a desire to organize a Neighborhood Watch (NW) Program in their area. Watch groups encourage neighbors to be alert and observant and to report suspicious activity or crimes immediately and have a strong record of deterring crime. The first step in organizing our Quailridge NW Program is to appoint four (4) to six (6) Block Captains who will in turn reach out to register community residents. With the participation of 70% of residences agreeing to participate, Neighborhood Watch signs will be installed. Block captains are asked to attend two meetings annually at the Lakewood Police Department. These meetings cover various topics and everyone involved in neighborhood watch is encouraged to attend.

Why Get Involved?

- ✓ The safety of you, your family and neighbors will be enhanced.
- ✓ Your awareness will help prevent and reduce crime.
- ✓ You will have a way to get assistance with neighborhood problems that concern you.
- ✓ You can learn new skills and gain experience using them.

Call or email Jean Ronald – 720-941-9200/jean@weststarmanagement.com

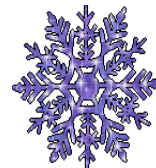
We are also looking for volunteers for the Leasing Committee & Maintenance Committee.



TIPS FOR ICY CONDITIONS



- Concentrate on your walking and take small steps. Walking at a slower pace than normal increases your traction and can reduce your chances of falling.
- Don't rush. Move at a speed that feels comfortable and remember to shorten your stride. Give yourself lots of time to get where you are going.
- Don't carry a heavy backpack or bag as this will make you unstable by altering your balance.
- Keep one hand free for balance.
- Use handrails when available.
- Wear good footwear.
- Stay alert.



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

Monthly

Board Meeting

January 12, 2016

6:30 pm

Monthly

Board Meeting

February 9, 2016

6:30 pm

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

2016

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



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 or pay online with check or credit card. Request a copy of the payment option sheet.



IMPORTANT NUMBERS TO CALL FOR ASSISTANCE

Police/Fire Emergencies: 911

Non-Emergency Police:

303-987-7111

Suspicious

Vehicles/Persons:

303-987-7111

Animal Control:

303-987-7173

Chemical Spills/

Hazardous Material:

303-987-7111

Elections/

Voter Registration:

303-987-7080

Municipal Court:

303-987-7400

Neighborhood

Watch:

303-987-7105

Poison Control:

303-739-1123



Potholes/Snow Removal:

303-987-7950

Recreation & Park

Information:

303-987-7800

Street Lights

(broken or burned out):

1-800-895-4999

Zoning/Weeds/Junk Cars:

303-987-7566



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

HERE'S A SWEET IDEA - HAMMOND'S FACTORY TOURS

Denver is home to the Hammond Candy Factory where guests can see how the famous handcrafted candy canes, ribbon candy, and lollipops are pulled, twisted and shaped by hand just as they were in 1920. The **free** factory tour will give you a bit of Colorado proud history, some tidbits about nostalgic candy, a little science, and a lot of fun.

- Hammond Candy Factory
5735 N. Washington St.
Denver, CO 80216
- No reservations are required for small groups.
- 303-333-5588 Ext:110

FREE



NEED TO RENT THE CLUBHOUSE?

The non-refundable rental fees for members of Quailridge Townhomes are \$25 for 1-15 people, \$35 for 16 - 30 people and \$50 for 31-50 people. The damage/cleaning deposit is \$250, refundable with no damage following the event.

Call Angie 720-988-8772

QUAILRIDGE TOWNHOMES



Chapter III - The Poop Fairy Knows

The Facts About Dog Poop - Pick it Up

Dog Poop Doesn't Biodegrade Like Wild Animal Poop

Because we feed our dogs food that's different from the food wild animals eat, dog waste does not biodegrade quickly like wild animal waste. And due to the large number of pets in suburban neighborhoods and local parks, this hardy dog waste accumulates.

Dog Poop Contains Harmful Bacteria, Parasites

Dog waste can contain harmful organisms like E. coli, Giardia, Salmonella, roundworms, hookworms, and Cryptosporidium. These can be passed on to you or your pet and may cause health problems.

Dog Waste Pollutes Groundwater, Water Bodies

Bacteria in dog waste can harm water quality in creeks and rivers and alter the ecosystems of these stream corridors. Humans who come in contact with creek water can also face health hazards.

FINES WILL BE LEVIED



Household Trash

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

HOME FIRE SAFETY

Most fires are caused by ordinary things like a stove burner, candle, space heater or extension cord. Mental lapses, poor judgement, lack of sleep and carelessness make these things dangerous. Thankfully, by exercising good safety habits and taking simple prevention steps, you can cut down on deadly and damaging fire risks. First, always be sure your smoke alarms are working. Test them regularly, replace batteries annually, and replace those that are more than 10 years old.

Cooktops – Never leave the unit, or for that matter, the kitchen while something is cooking on the stove. Keep combustibles, such as curtains and wall hangings, at least three feet from the stove.

Space Heaters – Keep them at least three feet away from drapes and bedding, and plug them directly into outlets, not extension cords. Don't use space heaters while sleeping.

Electrical Equipment – Replace undersized or frayed extension cords. Never run an extension cord under a rug. Call an electrician if circuit breakers regularly trip or if your electrical box feels warm. Don't use light bulbs that exceed a fixture's recommended maximum wattage.

Smoking – Don't smoke in bed. Use large ashtrays on tables. Soak ashtrays under the faucet before throwing cigarette butts in the trash.

Candles – Use tip-proof containers. Burn candles only while you're awake and in the same room. Keep candles at least three feet away from combustibles.

Matches and lighters – Store out of the reach of children.

Holiday/Christmas Trees – Check electric light connections and be careful not to allow your tree to dry out and become a fire hazard.

Keep your home safe during the holidays and all year round.



NEW RULES AND OLD



Speed Limit
Miles per Hour

PETS MUST BE MAINTAINED
ON A LEASH AT ALL TIMES
WHEN OUTSIDE A UNIT.

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.**

Members of the Board continue to hear directly from homeowners about the lack of compliance with the community Rules and Regulations. In order to enforce the rules and regulations, our community 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. Remember to provide the resident's name or building and unit number.

Your Board members serve voluntarily and the best place to approach them with Association issues is at scheduled Board Meetings. Owners are encouraged to attend.

DRIVING ON THE ICY SNOWY COLD ROADS REMEMBER TO ACCELERATE ...



SLOWLY AND GENTLY

TURN ...

SLOWLY AND GENTLY

BRAKE ...

SLOWLY AND GENTLY

MOVE ...

SLOWLY AND GENTLY



QUAILRIDGE THANKS YOU

- 1) Political signs come down seven days after the Election Day.
- 2) Please keep your front porch free of clutter.
- 3) Snow shovels neatly placed at the front door are a handy tool along with ice melt as we prepare the snowmen for the winter.
- 4) Colored lights, icicles and wreaths are just the thing in December, but should find storage sometime mid-January as we get into the New Year.
- 5) If you are in the mood...Valentine's is near!



Our snow removal contractor is Keesen. Plowing of the parking lot and roadways will be triggered at 4" of snow fall and 2" for the sidewalks. Depending upon the temperatures, north facing sidewalks may be shoveled at a trace. Please sweep away any excess ice melt from your front stoop to protect the concrete and if you have a balcony, remember to remove snow accumulations to avoid damage to the balcony wood.

Because Colorado is known for warmer temperatures during the day, followed by freezing temperatures at night, ice may develop despite the snow removal efforts. Please be extra cautious during the colder winter months when venturing outdoors in the snow and ice.

