

Quailridge Townhomes



April Spring News

2016

Spring is Here

Time to Refresh

Once the ice melt buckets have been collected and stored away, please take some time to tidy up your front stoop. If you have pots, it's time to freshen them up with new color and life. Store away any icy winter décor, including the trusty snow shovel. Let's show off!



Spring Projects

- Engage the service of a plumber to check for plumbing leaks in your unit. This may be from the toilet flowing constantly or a simple drip, drip, drip from the kitchen sink.
- Have your dishwasher and washing machine drainage lines checked.
- Old worn out caulking in the bathrooms can lead to slow leaks only noticed too late.
- Check and change out batteries to smoke alarm detectors and carbon monoxide alarms.
- Update your home/kitchen fire extinguisher. Most of us never need one, but remember, it is better to be safe, than sorry.
- Schedule an electrician to tune up your AC unit.

BOARD OF DIRECTORS

President

Beth Meier

Vice President

Kathy Jensen

Secretary

Barbara Mahoney

Treasurer

Angie Beiderbecke

Members at Large

Chris Easton

Timothy Marano

James Nunley

NEXT MEETINGS

Monthly Board Meeting

April 12, 2016

6:30 pm

Annual Meeting of Membership

May 10, 2016

6:30 pm (sign in 6:00 pm)

Monthly Board Meeting

June 14, 2016

6:30 pm

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

Draft Revision to the Rules and Regulations

At recent Board Meetings, efforts have focused on revisions and clarifications to the current Rules and Regulations in order to comply with the newly adopted First Amendment to the Declaration. Prior to the Board of Directors voting on the changes at the June 2016 Meeting, the Board will present the draft modifications at the Annual Meeting. A brief summary of the major changes follows:

1) Parking of two vehicles per unit, 2) Leasing Restrictions and the need to obtain a Leasing Permit and /or Hardship Permit, and 3) Additional language on signs and advertisements to include restrictions of political signs.



At the March 8th Board Meeting competitive pool maintenance bids were reviewed and contractors interviewed. Elite Pools LLC was engaged for the 2016 Season - Pool and Spa Maintenance. Elite Pools was also contracted to repair and renovate the hot tub. Look forward to enjoying our hot tub this pool 2016 season. See you there!

The pool furniture will be re strapped for a fresh new look this year. Please keep the refurbished chaise lounge and chairs in good condition by placing a towel when in use to avoid stains from sun products.

There is no change to pool cards previously issued. However, If you lost or misplaced your pool card, replacement cards are available at \$5.00 (pick up) or \$8.00 (mailed). Please contact Jean at 720-941-9200. Pool cards are issued to owners only.

Quailridge Pool Rules:

Hours: 7:00 am to 10:00 pm Sunday – Thursdays 7:00 am to 12:00 pm Fridays and Saturdays

1. No pets in enclosed swimming pool and hot tub area.
2. No glass containers – metal or plastic only.
3. No children under the age of twelve (12) years in swimming pool and hot tub areas without a parent or guardian.
4. No cut-offs in pool or hot tub.
5. No bikes, skates, or skateboards in enclosed swimming pool area.
6. Parents must accompany all children under the age of twelve in the hot tub. The hot tub is not to be used as a wading pool.
7. Children in diapers are not permitted in the swimming pool or hot tub.
8. Pool and hot tub users must be considerate of the homeowners who live near the swimming pool area by keeping the noise level low. Radios and tape decks must be used with earphones only.
9. Homeowners are permitted a maximum of four guests in the swimming pool or hot tub area. Guests must be accompanied by a homeowner. Note – more than four guests require a party use agreement and a damage deposit in advance. Make all party arrangements with the swimming pool chairperson or their designee.
10. Pool and pool area are for the exclusive use of homeowners, residents, and their guests and, homeowners shall be responsible for the conduct of their guests and the guests of residents.
11. No furniture other than that provided for the pool area shall be permitted therein, and no furniture provided for the pool areas shall be removed therefrom.
12. No running or roughhousing in the pool area.
13. Gate to swimming pool area must be kept locked.
14. Trash must be placed in trash receptacles.
15. No smoking in pool area.

Do you have a special event coming up? A Surprise Birthday Party?
Planning to rent the Quailridge Clubhouse?

Rental Information – We'll keep it a secret – Call Angie Beiderbecke (720-988-8772)

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 all sorts of parties and special celebrations. The non-refundable rental fees for members of Quailridge Townhomes Condo Association are \$25 for 1-15 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 our checklist.



TO ALL OWNERS WHO LEASE THEIR UNITS and TO ALL OWNERS WHO PLAN TO LEASE THEIR UNITS

In December of 2015 offsite owners were requested to provide tenant emergency contact and lease term information in anticipation of recording of the First Amendment of the Declaration and establishing the number of rentals in the community. As of March 2016 approximately sixteen percent (16%) of the Association Units are rented. The threshold established is twenty-five percent (25%). Per correspondence sent to owners, following the passing of the amendment, owners wishing to rent their Units, must submit a Leasing Permit Request and receive approval. Fines will be applied to those owners renting their Unit without the required approval. According to the amendment, those owners who are leasing their Units upon the effective date of the Declaration shall be entitled to a leasing Permit.

Please ensure that your Leasing Permit Request is submitted in a timely fashion to complete the process.

A copy of this form is enclosed with this newsletter.



She's back...
(the poop fairy)
Please clean
up after your
pet.
This means
always and
immediately!
No excuses.
Fines are
levied.



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Yes ☐ or No ☐

Are you are a smoker? Yes ☐ No ☐ If yes, please refrain from throwing your cigarette butts on the ground or in the road. Not only is this an unsightly habit but with Colorado's dry weather, this is a fire hazard.

Are your Christmas Lights still up? Yes ☐ No ☐ If yes, you are probably receiving another fine.

Do you have a dog? Yes ☐ No ☐ If no, you don't need to worry about the poop fairy. She would only be a figment of your imagination.

Do you have pots on your front porch? Yes ☐ No ☐ If yes, time to remove the old growth and plant new.

Do you rent your unit? Yes ☐ No ☐ If yes, please make sure that you obtain an approved Leasing Permit.

Are you parking an oversized pickup truck close to the sidewalk? Yes ☐ No ☐ If yes, please check that the sidewalk is not being blocked by your pickup truck. Thank you.

Stay Safe – Crime Prevention Tips

- Always burn porch/exterior lights at night
- Lock parked vehicles and remove all valuables visible from the exterior
- Monitored home alarm systems are a good deterrent. Always secure all doors and windows when away from home, even if gone for only a short while
- Do not leave newspapers uncollected
- When away from home for long period of time, ask a trusted neighbor or friend to pick up mail regularly and bring in the newspaper
- Security doors are a good burglary deterrent
- Be aware of identity theft when disposing of mail including credit card offers
- Do not open your door to anyone, unless you are expecting visitors
- Before disposing of boxes, break down and cut up any boxes that have contained electronic equipment, including televisions, stereos, DVD players, computes, etc. This announces big-ticket items delivered.



We continue to look for volunteers to serve as Block Captains for a Neighborhood Watch Program. If you are interested please call Jean Ronald 720-941-9200 or email:

jean@weststarmanagement.com

Denver Free Days - April 2016

Denver Art Museum

Saturday, April 2, 2016

Twice this month

Denver Botanic Garden

Sunday, April 3, 2016

Denver Botanic Gardens at Chatfield

Tuesday, April 5, 2016

A beautiful walking farm with nature trails

Children's Museum of Denver

esday, April 5, 2016 – free from 4 pm – 8 pm

Four Mile Historic Park

Friday, April 8, 2016

Denver Nature & Science Museum

Sunday, April 10, 2016

Amazing hands on museum for the kids

Denver Mint

Tours are free – call 303-405-4761

Mondays through Thursdays

National Parks

April 16th through April 24th

Denver Art Museum

Sunday, April 24, 2016

Always something new

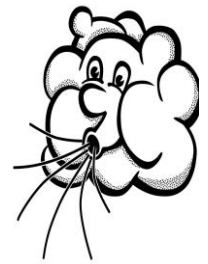
Aurora History Museum

The Aurora History Museum offers free admission everyday



Yes Please,

The wind comes with the change of seasons, and a soft breeze is always welcome, but not when it brings along trash. If you are out and about on the property grounds, please lend a hand and pick up trash that has landed.



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Thank you



From the Quailridge Mail Kiosk

Please make an effort to pick up your mail on a daily basis. The mailboxes are limited in size and just a few days of mail delivery will sometimes fill an individual box. More important is to please remove packages from the parcel boxes upon receipt of the parcel key. There are a limited number of parcel boxes and packages are often returned to the



Post Office if not removed in a timely manner. Immediately report theft, tampering, or destruction of mail or mailboxes to your Postmaster, or call 1-877-2455 (press 5). Your cooperation helps apprehend violators. Reports can also be made online. Search for:

POSTALINSPECTORS.USPIS.GOV



Lakewood
Non-Emergency Police:
303-987-7111
Animal Control:
303-987-7173