



BOARD OF DIRECTORS

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NEXT BOARD MEETINGS

January 10, 2017

6:30 pm

February 14, 2017

6:30 pm

March 14, 2017

6:30 pm

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

SNOW PARKING MAP

Please be aware of the No Parking areas during snow fall are noted on the enclosed sNOw parking map. If your vehicle is parked in these spaces during a snow storm it will be towed at your expense. Please be considerate of your neighbors and utilize only your two spaces.

IT'S WORTH A TRY!

Peppermint oil is said to repel mice, especially when used as a preventive measure. Plus it's a **non-toxic, pet and child friendly** way to keep those pesky critters away and out of your home. Not to mention that it smells fresh and clean unlike some of the chemical solutions out there.

This is not a proven solution, just to be clear, mice and peppermint oil do not make a surefire solution for *all* problems with mice. It might be pretty tough to rid your unit of a mouse, once it has made a nest in your home, using just a few peppermint leaves. But as a preventive measure, the peppermint oil mice solution can work wonders.

Just place cotton balls with Peppermint oil under your kitchen sink cupboard and in places where you feel a mouse has entry into your unit. Give it a try, at least you will have a pleasant holiday scent throughout your home.



The **Holiday Decorations** that brighten the community look terrific and we thank residents for the fun holiday spirit. As we near the end of January 2017 please plan to remove Christmas lights and décor

Remember to:

Replace your furnace filter regularly. If you plan to be away during the winter months, leave your heat at a minimum to protect your plumbing.

PLANNING TO INSTALL A SATELLITE DISH?

No satellite dish shall be installed outside a townhome (unit) at Quailridge Townhome Condominium Association unless the installation complies with the guidelines:

Before you install a satellite dish on your unit, please be aware that you are responsible for the removal of the dish when the unit is sold. The Seller shall remove the dish and its accessories, paying the Association for the costs of restoration, unless the buyer in writing to the Association assumes these ongoing obligations. If a renter installs a satellite dish the owner is responsible for the removal of the dish and its accessories (by owner or renter), upon termination of the rental contract, paying the Association for the costs of restoration, unless the owner in writing assumes these ongoing obligations.

Unit Owner: Please give your installer a copy of these guidelines.

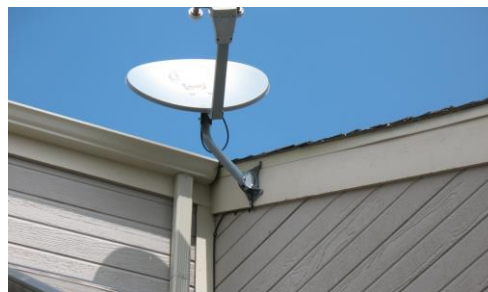
Satellite dishes, their support arms and wiring, may only be installed without further approval from the Association when the following recommendations are met:

- ✓ The installation should be the least offensive to the architectural integrity of the Quailridge Townhome buildings, but nonetheless would enable the applicant to obtain a satisfactory signal from the satellite.
- ✓ The dish, its support arms, and cable should be as inconspicuous as practicable, ideally in the rear of the townhome unit. Ideally these components should not be visible from the front of the unit or from the front of opposing units.
- ✓ Disapproved are sites that require holes to be made in the roof or the siding or the stone finish of the chimneys.
- ✓ Preferred sites, all in the rear of the unit, this includes the horizontal support boards and soffit boards, the trim boards, or on such boards between units.
- ✓ The arms and wiring may not be installed on adjoining townhomes' exterior surfaces.
- ✓ No part of the support arms, dish, or cables are to be located less than 8' from the ground, but that minimum height it is 14' if any part of the installation hangs over the roadway or driveway.
- ✓ If the installer decides that none of the approved locations will provide optimum reception, the installation must be aborted. The owner must then apply to the Architectural Review Committee/Board of Directors for a variance from these guidelines, accompanied by a description of sites recommended by the installer.
- ✓ Cable must be installed along eaves of the roof or parallel with and on the edge of the roof, or in the roof channels. They may not haphazardly cross over the roof or down the side of the building presenting a eyesore. . If a cable must run, in part, along a painted part of the building, the cable must be painted, at the owner's expense, to match the building.
- ✓ If the support arms for the dish or the cables are installed in other than the approved locations, the homeowner will be required at his expense to cause these components to be moved to an approved location, and appropriate repairs made where the arms or cable were removed.

DO NOT screw or attach to any part of the chimney feature.

DO NOT screw or attach to the siding.

DO NOT screw or attach to the roof.



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4600 Sleepytime Drive
Boulder, CO 80301
303-581-1266

GOOD TO KNOW... Each townhome is equipped with a strategically placed photo cell that controls your front porch light or your garage carriage light switching it on from dusk to dawn. The same is true for the carriage lights at the garage structures. Both the porch and carriage lights provide a pleasing, warm, and uniform light throughout the community and provide light for security as recommended by the Lakewood Police. If your light is not working, or the photo cell or bulb need to be replaced, the Association will replace the bulb or send out an electrician to replace the photo cell. Please feel free to contact your Community Association Manager Jean Ronald at 720-941-9200 or email jean@weststarmanagement.com and a work order will be generated.

TAKE NOTE... Trash must be placed in the trash dumpsters throughout the property. Trash must be enclosed in a tightly sealed bag. Boxes must be broken down and placed in a dumpster or preferably in the recycle dumpster. **Furniture, appliances, electronics, televisions, and/or construction debris may not be placed in the Association's dumpsters.** Electronics, televisions, and large items required a special disposal and/or pickup and the cost of disposal is the responsibility of the owner. Do not dispose of household trash in the recycle dumpster. Items that can be recycled include clean aluminum cans, metal, paper, cardboard, glass, and plastics. There is no need to separate recyclable materials. **Fines will be levied.**

QUAILRIDGE WINDOW FACTS

The original windows installed by the developer are double paned windows with plastic strips in place of vinyl grids. Over time the plastic tape strips deteriorate, especially if they are exposed to the direct sunlight. Many owners have taken steps to replace their windows with an upgraded product matching the color and grid count originally installed. If you are planning to replace your windows please remember to submit the Architectural Review Application. Contact Weststar Management for a copy or email jean@weststarmanagement.com. Many sliding windows and vinyl windows have weep holes on the exterior bottom of the frame. When the holes get plugged up with bugs and debris, which sometimes happens, rain water can fill up the channel instead of draining away. It is also important to keep your window wells clean and free of debris. If you notice a gutter downspout that is leading water into a window well, please contact Management. The Association can only remedy the situation when advised that an issue exists. Windows, window wells and screens are the maintenance responsibility of an owner.

Lakewood Police Non-Emergency
303-987-7111

Monthly Assessments Payment Options

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

Payment with E Check or Via Credit Card

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** Your account is **blgd # unit #**

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.

KEEP YOUR HOME SAFE DURING THE WINTER- SPACE HEATERS

Please 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.

SMOKING

Please do not throw cigarette butts onto the grounds. Don't smoke in bed and soak ashtrays under the faucet before throwing cigarette butts in the trash.

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

ALWAYS CLEAN UP AFTER YOUR PET

ALWAYS PLEASE... FINES ARE LEVIED

RESPECT THE 10 MPH SPEED LIMIT

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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

LEASING YOUR QUAILRIDGE TOWNHOME

Owners desiring to lease their Units may do so only after residing in the Unit for a period of one (1) year and if they have applied for and received from the Association either a "Leasing Permit" or a "Hardship Leasing Permit". An Owner's request for a Leasing Permit shall be approved if current, outstanding Leasing Permits have not been issued for more than the established maximum threshold of twenty five percent (25%) of the total Units in the Community. At least 10 days prior to entering into the initial lease of a Unit, the Owner shall provide the Board with a copy of the proposed lease agreement. The lease shall contain reference to the Governing Documents. The Owner shall cause all occupants of his or her Unit to comply with the Governing Documents and shall be responsible for all violations and liable for fines imposed.