

# QUAILRIDGE TOWNHOMES



**THIS IS  
THE PLACE  
TO BE**



## QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION – A FEW FALL GAME RULES

Garage space may not be used for storage to the extent it renders the space unusable for parking.

- Residents with detached garage space for parking must use the garage space first and foremost for parking a vehicle.
- Do not extend work tables/benches into the roadway.
- If a resident is working in the garage space, all material and equipment must be kept inside the garage space. Do not block the roadway at any time.
- The common electricity supplied to the detached garages is for lighting and minimal energy use.
- Detached garages are not to be converted or utilized for habitable space.
- All garage doors must remain closed when not in use.
- If in doubt, contact Weststar Management for information on the parking space and detached garage # for your unit.



**TIME TO FALL BACK**

**NOVEMBER 5, 2017 SUNDAY AT 2:00 AM**

**CLOCKS ARE TURNED BACK TO 1:00 AM**

## 2017 BOARD OF DIRECTORS

**President**  
Beth Meier  
**V. President**  
Kathy Jensen  
**Secretary**  
Barbara Mahoney  
**Treasurer**  
Donna Gardner  
**Member @ Large**  
Angie Beiderbecke

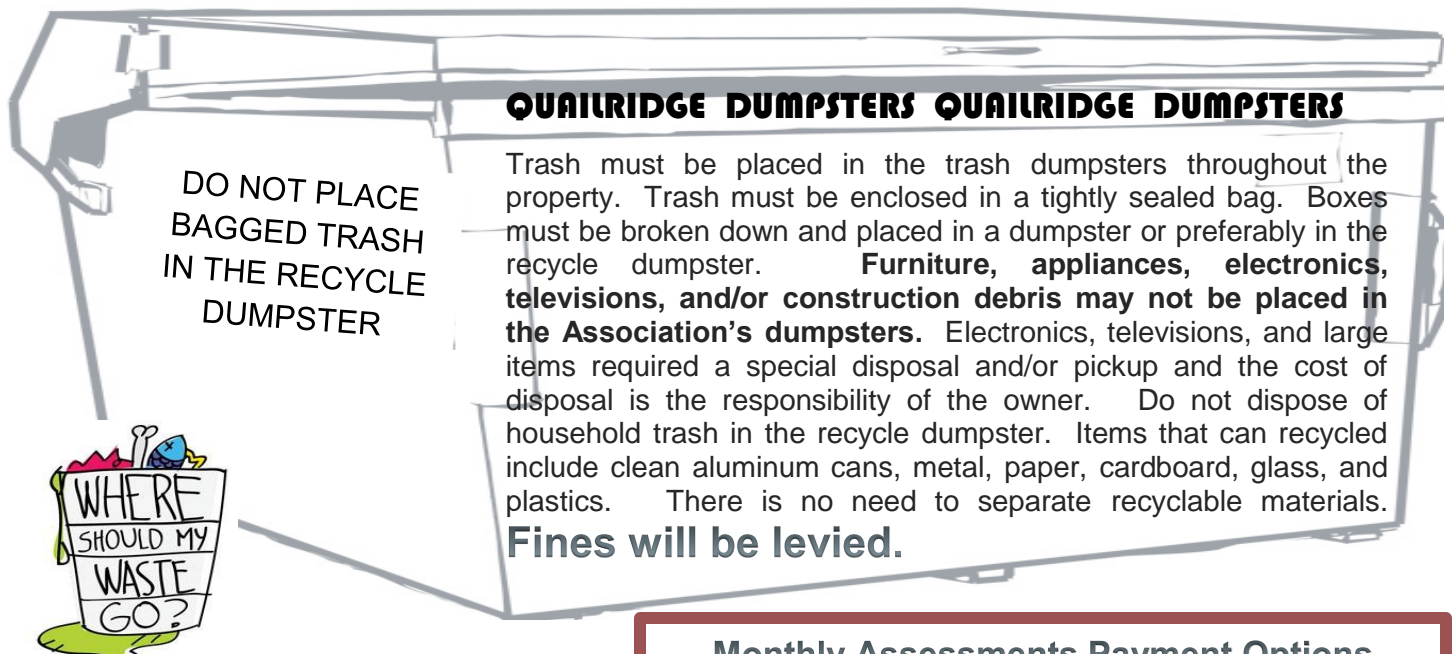
**THE NEXT  
BOARD MEETINGS  
WILL BE HELD  
OCTOBER 10<sup>th</sup>  
NOVEMBER 14<sup>th</sup>  
DECEMBER 12<sup>th</sup>  
AT 6:30 PM  
IN THE CLUBHOUSE**

Informational Meetings with ASR Updates will be held at 5:00 pm prior to the Board Meetings unless otherwise posted.

## LEASING YOUR QUAILRIDGE TOWNHOME

Please be notified that all offsite Owners will be requested to provide yearly rental information on their condo in November 2017. Non response to the yearly rental registration information may result in fines and may reflect negatively on a future request for a leasing permit. Leasing information follows:

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.



### Snow Removal services by Keesen are triggered at 2" for walkways and 4" for roadways

- Thank you in advance to residents who help shovel sidewalks during a snow storm. Every bit helps reduce the amount we spend with the snow removal company. Salt buckets will be distributed to front porches. Please help keep the community safe and apply salt if any icy areas are identified. With the Colorado freeze and thaw factor, snow removal may take place one day, and the next day, the sunshine and melt off may create slippery icy surfaces when the temperatures dip to freezing numbers. Please be cautious at all times when out and about in the Colorado weather.

### 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 (fees applied)

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 **bldg # unit #**

RESPECT THE 10 MPH SPEED LIMIT

## Thank You

- Please keep your front porch free of clutter. Clean up seasonal flower pots.
- After Halloween make sure to hide away the witches, goblins, spiders and bats.
- Pumpkins stay for Thanksgiving but they should be ready to be served with whipped cream as we move into November and December.
- Snow shovels come out from storage in preparation of snow days. Your snow shovel and ice melt will welcome the snow coming to your front door.
- Colored lights, icicles and wreaths deck the townhomes in December, but plan to bring them in by mid January.
- Always clean up after your pet and maintain your pet on a leash when outdoors.
- Dispose of cigarette butts properly.
- Do not throw household trash into the recycle bin.

## CIDER DAYS 2017

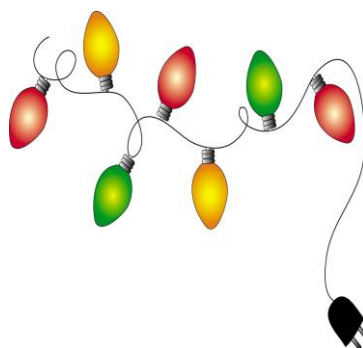
Celebrate fall in  
Lakewood

Saturday, Oct 7<sup>th</sup>

Sunday, Oct 8<sup>th</sup> from 10am to 5 pm

Kid's Amusements • Live Entertainment •  
Historic Demonstrations • Hard Cider Tasting  
• Tractor Pull • Apple Bake-Off • Apple Pie  
Eating Contest • Cider Pressing • Lakewood  
Beer Garden • Food & Craft Vendors

For tickets and more information go to  
[Lakewood.org/CiderDays](http://Lakewood.org/CiderDays)



## Lakewood Lights

Friday & Saturday,  
December 1 and 2

Lakewood Heritage Center  
[Lakewood.org/HolidayLights](http://Lakewood.org/HolidayLights)

## 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.

## Covenant Violations

Members of the Board continue to hear from homeowners about the lack of compliance with the community Rules and Regulations. Please do not direct community matters with Board Members outside of a Board Meeting. 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](mailto:jean@weststarmanagement.com) or at 720-941-9200.



**Poop fairies do not exist  
Clean up after your pet!**

## Wind and Hail Damage Restoration Report

- Common Area Light Globes replaced.
- Pool Cover purchased and installation to take place upon delivery.
- Dome skylights ordered and expected on or before October 30, 2017.
  - Curb Mount Acrylic Skylights
  - Thermal Break
  - Bronze Tint
  - Go to AiA Industries.com and search CURB MOUNT SKYLIGHTS
- ASR continues to work with Travelers in their effort to reconcile replacement cost on roofs, gutters, windows, window reglazing misc. patio screen doors, screens, paint touch up, garage doors, and vent duct covers.

### LAKWOOD HERITAGE CENTER Open Tuesday through Saturday from 10 am to 4 pm and there is no cost for admission.

The Lakewood Heritage Center showcases the history of Lakewood and the many changes, inventions and lifestyles of the 20th century. Located in Belmar Park, the museum has over 10 historic structures, 30,000 artifacts, a festival area and an outdoor amphitheater.

801 Yarrow St.  
Lakewood, CO 80226  
303-987-7850

## Denver Free Days October, November & December 2017

### Denver Art Museum

Saturdays, October 7, November 4, and December 2, 2017  
The Museum is free every day for children 18 years or younger

### Denver Museum of Miniatures, Dolls and Toys

Sunday, October 1, November 5, and December 3, 2017

### Denver ZOO

Friday, November 3, 2017 – Monday, November 6, 2017

### Children's Museum of Denver

Tuesdays, October 3, November 7, and December 5, 2017  
free from 4 pm – 8 pm

### Molly Brown Museum

Friday, November 10, 2017

### Four Mile Historic Park

Fridays, October 13, November 10, and December 8, 2017

### Denver Museum of Nature and Science

Mondays, October 16, November 13, 2017  
& Sunday, December 10, 2017

### Denver Botanic Gardens at Chatfield

Tuesday, November 7, 2017

### Denver Botanic Gardens

Friday and Saturday, November 10 and 11, 2017

### Denver Firefighter Museum

Saturday, October 14, 2017

### Clyfford Still Museum

Fridays, October 27, November 24, and December 29, 2017

### 2017 National Parks Free Entrance Day

Saturday and Sunday, November 11<sup>th</sup> and November 12<sup>th</sup>

### Denver Mint

Tours are free – call 303-405-4761  
Mondays through Thursdays

**With the Holidays come parties & parking problems.**

Visitor parking is available on a first come basis,

ONLY VISITORS may park in VISITORS ONLY spaces.

Do not park in areas reserved for snow storage if the weather reports call for snow. See **SNOW Parking Map**



Lakewood Police

Non-Emergency 303-987-7111

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## BIRTHDAYS - ANIVERSARIES - SHOWERS - SPORTS

Planning a party? Interested in reserving the Clubhouse? Rental cost is \$25 for up to 15 guests, \$35 for 16 – 30 guests and \$50 for 31 – 50 guests. Call Angie Beiderbecke at 720-988-8772.



COMMUNITY MANAGER  
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