

# QUAILRIDGE TOWNHOMES

April Spring News

2019

## Thank Goodness for Spring

### Time for Color

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

#### Member at Large

Dave Karsen

### NEXT MEETINGS

#### Monthly Board Meeting

April 9, 2019

6:30 pm

#### Annual Meeting of

#### Membership

May 14, 2019

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

#### Monthly Board Meeting

June 11, 2019

6:30 pm

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

### NEW ACCESS CONTROL SYSTEM AND SECURITY CAMERAS

We are very pleased to announce the upgrade of the surveillance and access control system. Colorado Security Products will be installing the new systems soon. The access control system will utilize small key fobs that fit on your keychain. No more cards to keep up with that become worn or get demagnetized. The key fobs are also waterproof. The fobs will serve both the pool entry gates and the tennis court entry gates. The new system will be installed soon and ready for the 2019 pool season. In addition to the access control, we are upgrading the camera system as well using the latest in 1080 high definition cameras providing more coverage in the areas of concern and better details at night. These two new state of the art systems represent a major upgrade and investment in our security for your safety.

**Come early to the Annual Meeting to obtain your new pool/tennis access fob. Each fob is priced at \$6.00 and is payable with check made out to Quailridge Townhome Condos. Additional information on page 2.**

New Pool/Tennis Access Fobs  
The fobs will replace the old pool cards and the metal keys for the tennis courts. Each fob will be linked to the owner's account allowing the Association to check pool and tennis court use. Please throw out your old cards/keys and report lost or missing fob. **Replacement fobs \$25.00.**

## NEW POOL/TENNIS ACCESS FOBs

\$6.00 each payable by check made out to Quailridge Townhome Condo Association.

Come to the Annual Meeting early to obtain your pool/tennis fob. In case you cannot come to the May 14<sup>th</sup> Annual Meeting, we will mail your fob at an extra \$4.00. Please call Jean Ronald at 720-941-9200 or email [jean@weststarmanagement.com](mailto:jean@weststarmanagement.com).

Owners must obtain pool/tennis fobs for their tenants.

## 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 clubhouse manager 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?

Need a Reservation? – Call Clubhouse Manager, 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 2019, approximately fifteen percent (15%) 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.***



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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## Parking in Quailridge

- 1) VISITOR ONLY parking is for VISITORS ONLY.
- 2) All vehicles must have a valid license plate.
- 3) Each Owner and all occupants of a Unit may park no more than a total of two motor vehicles within the Quailridge Project at any time, which includes vehicles in garage spaces.
- 4) If an Owner or occupant's Unit has a garage space or spaces assigned to it as a Limited Common Element, then the motor vehicle or vehicles shall be parked in the garage space.
- 5) Garage space may not be used for storage to the extent it renders the space unusable for parking.
- 6) Units with no garage must park one vehicle in the space designated to the unit and rotate the use of one visitor space.
- 7) No trucks over three quarter tonnage, commercial vehicles, trailers, mobile homes or detached camper unit shall be kept, stored, upon the Common Elements; provided, however, that commercial vehicles may be stored in designated parking areas upon the Common Elements for up to 72 hours.
- 8) Boats and other similar watercraft shall not be kept, stored, parked or maintained upon the Common Elements.
- 9) No damaged or unsightly vehicles shall be kept, store, parked or maintained upon the Common Elements.
- 10) Visitor parking is available on a first come basis.

PARKING RULES WERE ADOPTED DUE TO  
LIMITED COMMUNITY PARKING

## 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.

**RECYCLE BINS:**  
PLEASE, NO  
PLASTIC BAGS  
DISPOSED OF IN  
THE  
RECYCLE BIN.

**CIGARETTES:**  
NEVER DISCARD  
CIGARETTE  
BUTTS  
ANYWHERE ON  
THE PREMISES.  
EXTINGUISH  
THEM  
COMPLETELY  
AND DISPOSE OF  
THEM  
PROPERLY.

## Spring 2019 Events

Tulip, Fairy Elf Festival  
April 8, 2019  
1301 Pearl St. in Boulder, CO

Rodeo All Star Weekend  
April 12 - 13, 2019  
At the National Western Complex

Sabroso Craft Beer, Taco & Music Festival  
April 28, 2019  
At Fiddler's Green Amphitheatre  
Tacos, 150+ Craft Beers  
& Really Good Live Music

Natural Tango Festival  
April 26 - 29, 2019  
At the Mercury Café  
2199 California St.

**BBQs** The fire department prohibits the use and operation of barbecue (propane, natural gas, charcoal, hibachis or any open flame cooking device) within ten feet of combustible construction. When using propane, the LP-gas container should be the one pound gas tanks. Electric grills are great for multi family dwellings.

There are possible consequences for violating the fire code.

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### TIME TO CLEAN UP FOR SPRING

Per Section 16.7 of the Quailridge Declaration

The deck, yard, porch, balcony and/or patio areas adjoining, accessible from and/or leading to a Unit, if any, are Limited Common Elements appurtenant to such Owner's Condominium Unit. The Association shall be responsible for the maintenance, repair and replacement of any such deck, yard, porch, balcony and/or patio area; provided however, that each Owner shall be responsible for keeping such areas in a neat, clean and sanitary condition.

### 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 1-800 275-8777 (press 5). Your cooperation helps apprehend violators. Reports can also be made online. Search for:

**POSTALINSPECTORS.USPIS.GOV**

### BALCONY PROJECT

The Board of Directors have approved a balcony repair project that will ensure all balconies are repaired as needed for safety and longevity. The vendor selected, "The Deck Doctor" walked the property and thoroughly inspected all balconies, listing for the Board those that need priority work and those that can wait. A total of eleven were placed on the schedule to be completed in 2019 and the remaining will be phased over the next three years based on the inspection.

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