

Quailridge Townhome Condominiums

July 2019

Summer

Summer is finally here!

Do you know the
Parking Rules?

POOL /TENNIS FOB

Still need your fob to enter the pool and tennis courts?

Please email:

Jean@weststarmanagment.com

accepting a \$10.00 charge to your account and your fob will be placed in the mail. You can also purchase and pick up your fob at a scheduled meeting. Please bring a \$6.00 check payable to Quailridge. ONE PER UNIT Replacement fobs cost \$25.00

ARCHITECTURAL REVIEW

As the years go by, home maintenance becomes more and more important. With the home property values continuing to increase it is a great time, as the warmer seasons approach, to replace windows, replace screen/storm doors, and to check your basement windows. Please remember to submit the Architectural Review Form attached when making improvements or modifications to your townhome. If you plan to replace your A/C unit and you are not changing its location from the original, approval forms are not required. Remember to always engage a licensed and insured contractor for all your projects. See attached architectural request form. Thank you.

The non-emergency help
line for the LAKEWOOD
Police Department
303-987-7111

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 Meetings

July 9, 2019

6:30 pm

August 13, 2019

6:30 pm

September 10, 2019

6:30 pm

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

The parking spaces marked VISITOR ONLY are not to be used by residents in the community. ONLY VISITORS may park in the spaces marked VISITOR ONLY.



Be safe on your
bike this
summer.

All fireworks are illegal in Lakewood

- By Lakewood City Ordinance, all fireworks are prohibited. This includes items like sparklers, roman candles and smoke bombs. Fines for illegal fireworks can reach \$2,650.00.
- The Lakewood Police Department will have extra agents on patrol throughout Lakewood to focus solely on fireworks issues.

Stomping, Barking, Screaming, Shouting, Banging, Yelling, Whining, Honking, Pounding, Rumbling, ...add loud music, sound and TV

There is no doubt that with 112 townhomes, with so many people living in close proximity to one another we will hear and be bothered by noises. But, there is no doubt that we can each do our part to control the noise coming from our units. Please help by training your dog, throwing down some area rugs, and reducing your volume whether it's from sound equipment or your vocals. Keep the noise down. Respect your neighbors.

CONTACTING THE BOARD OF DIRECTORS

Please contact Weststar Management/Jean Ronald with any community concerns, to report violations, and/or to request work orders for maintenance items. Do not call Board Members directly. Weststar is your first line of contact. Jean can be reached by calling **720-941-9200** or emailing jean@weststarmanagement.com.

Insurance Information Annually your Board of Directors purchases insurance for the condominium association that covers the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors and offices coverage. This process involves the selection of an insurance broker who will procure bids from three to six insurance carriers for the building and liability coverage according those carriers currently serving the market for townhomes and condominium associations. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in the Quailridge Townhome Condominium Declaration, your personal property and liability exposures that are not covered under your association's master insurance policy. If there were a covered property loss at the Quailridge Townhome Condo Association, the master policy would rebuild the basic standard structure, while insurance coverage held by the individual owner would cover improvements to the unit made by each owner. These may include but are not limited to: upgraded fixtures, upgrades to carpet and flooring, draperies, oven, range, refrigerator, wallpaper, disposal and other items of personal property belonging to an Owner. When obtaining an individual unit owner's insurance policy, you need to obtain an HO6 (Condominium owner's) policy. The HO6 should include these four basic coverages:

UNIT COVERAGE – window treatments, carpet, draperies, over range, refrigerator, and wall paper....

PERSONAL PROPERTY COVERAGE – furnishings and clothing, your belongings, electronics....

LIABILITY COVERAGE – incidents that may occur in your unit....

LOSS ASSESSMENT COVERAGE – this applies if you are assessed by the association for an uninsured claim or the deductible portion of a claim (now 5% wind and hail deductible) Each owner should contact their insurance agent to verify if their policy includes a Loss Assessment Endorsement. There is a need to increase your loss assessment to cover: \$11,000.00 for units with attached garages and \$8,500.00 for units without attached garage (approximate #s).

From year to year the bank holding your mortgage, or the financial institution offering a refinance, will request a copy of proof of insurance. To request a certificate of insurance, please fax 303-814-3637 or call 303-814-3558. The Anderson-Ban Insurance Agency is the current insurance broker for Quailridge.

QUAILRIDGE POOL AND HOT TUB

The pool and the hot tub are open Sunday through Thursday from 7 a.m. to 10 p.m. and Friday and Saturday from 7 a.m. to midnight and the gate locks at closing. If you are still in the pool area after closing you will have some difficulty getting out! Each homeowner is only permitted FOUR guests in the pool area. Guests cannot be in the pool area without the homeowner present. Glass of any kind is not permitted in the pool area. No smoking in the pool area. If you are the last one out, please check the umbrellas and make sure they are closed. No four legged guests (dogs) in the pool area. All those in the pool area should be considerate of other homeowners both in the pool area and those living in the surrounding homes, refrain from yelling, screaming and using profane or inappropriate language. Please read the Pool and Spa Rules, posted in the pool area for additional regulations. Please enjoy the pool and hot tub this season. Help us to maintain the area by closing umbrellas when not in use, placing towels on chairs and tidying up after use. Pool fobs are available at Weststar Management 720-941-9200 or email jean@weststarmanagement.com.

DO NOT PROP OPEN POOL GATES. PLEASE NOTE POOL HOURS AND EXIT AT CLOSING.

Rent the Clubhouse

\$25 for 1 – 15 guests
\$35 for 16 – 30 guests
\$50 for 31 – 50 guests

Call Angie Beiderbecke
(720) 988-8772

Seasonal Reminders:

Time to store the snow shovel and tidy up the front porch.

Charcoal grills are prohibited. BBQ grills using large propane tanks must be 10 feet from combustible structures. An option is to use an electric grill or the smaller 2lb camper propane tanks.

If you are a smoker, please do not leave cigarette butts on the grounds.

Supervise your children when outdoors at play and keep them safe.

PARKING IS LIMITED IN THE QUAILRIDGE TOWNHOME COMMUNITY. IF YOUR UNIT HAS AN ATTACHED GARAGE OR ONE OF THE DETACHED GARAGE SPACES, PLEASE UTILIZE THAT PARKING SPACE FOR A VEHICLE/S. DO NOT PARK IN "VISITOR ONLY" SPACES. WE ARE ALL IN THIS TOGETHER.



COMMUNITY MANAGER

Jean Ronald, CAM

jean@weststarmanagement.com

6795 E. Tennessee Ave. #601

Denver, CO 80224

Tel: 720-941-9200 fax: 720-941-9202

If you rent out your Quailridge Townhome please ensure that your tenant receives a copy of the RULES.

JULY SUMMER FESTIVALS

CHERRY CREEK ARTS FESTIVAL July 5 – 7

Cherry Creek North Shopping District
cherrycreekartsfestival.org

CRESTED BUTTE WILDFLOWER FESTIVAL July 5 -14

crestedbuttewildflowerfestival.com

HIGH MOUNTAIN MAY FEVER FESTIVAL July 11 – 14

Bluff and Summit Park in Westcliffe
highmountainhayfever.org

HOT AIR BALLOON RODEO AND ART IN THE PARK

July 13 – 14 in Steamboat Springs
Bald Eagle Lake and West Lincoln Park
steamboatchamber.com/signature-events/hot-air-balloon-rodeo

SLOW FOOD NATIONS July 19 – 21

Larimer Square slowfoodnations.org

BUFFALO BILL DAYS July 25 – 28

Golden buffalobilldays.com

COLORADO DRAGON BOAT FESTIVAL July 27 – 28

Sloan's Lake, Denver cdbf.org

Do not feed the wildlife.

TIPS FOR CLEANING YOUR BATHROOM AND KITCHEN DRAINS

Pour 1 cup of baking soda down the drain followed by 1 cup of vinegar. You can try heating the vinegar in the microwave for a few seconds before adding it to the drain. Wait 5 minutes before flushing the drain with 2 quarts of hot water. You can repeat this process a few times if it is necessary. If this is the first time you have cleaned your drain in a long time it may be necessary to repeat the baking soda flush a couple of times. You can also use this as a regular maintenance method for your drains. If you are experiencing clogged drains that just won't move, contact a licensed and insured plumbing company to help out.

REFRESHER ON RULES

TRASH - The trash dumpsters are for daily household trash only. Please secure trash bags to avoid items spilling out. This will also help to maintain the dumpster area free from scavenging wildlife. No furniture, appliances, mattresses, electronics, TVs or other large items may be placed in or outside the dumpsters. Residents are responsible for arranging disposal of large items.

PETS – No more than two household pets shall be kept. Pet owners shall clean up after their pet and dispose of pet waste immediately. Pets shall not be allowed to roam unrestrained on the common areas. Pets must be controlled and not allowed to become a nuisance to neighbors.

PARKING – Vehicles will be towed at the car owner's expense if license registration is out of date. Complete parking rules are available upon request. If you have any questions or concerns regarding your two parking spaces please contact jean@weststarmanagment.com. Parking is limited to two cars per unit.

LEASING – Owners wishing to rent their units, must submit a Leasing permit Request and receive approval. For emergency purposes please provide Management with contact information, names and phone numbers, for your tenants. The owner shall be responsible for distribution of the Rules & Regulations to the tenant. Fine incurred by a tenant shall be charged to the unit owner.

OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.