



# Quailridge Townhome Condominiums

JANUARY WINTER NEWSLETTER

2020

## BOARD OF DIRECTORS

### President

Beth Meier

### Vice President

Kathy Jensen

### Secretary

Barbara Mahoney

### Treasurer

Angie Beiderbecke

### Members at Large

David Karsen

## NEXT BOARD MEETINGS

January 14, 2020

6:30 pm

February 11, 2020

6:30 pm

March 10, 2020

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 parking spaces.

## 2020 IS HERE!

If every member in the community made a New Year's resolution to follow the regulations as set forth in our documents, this would help your community association function better and allow the Board to focus more on the maintenance and enhancement of the community. If all members work together for the betterment of the entire community, the community would be a more pleasant place for all members to reside with peace and enjoyment. Parking, Pet, and Pool rules are just a few topics that are a concern to the Board year round and many meeting hours are spent discussing violations. Please respect the rules in place and respect your neighbors. Provide the rules to your tenants. Working together as a team will also protect and preserve community common areas and amenities, keeping high standards in the community and preserving property values for your investment, as well as enhancing the future sale of your property, and the investment of new homeowners coming into the community. Consider volunteering to serve on the Quailridge Board of Directors this year.

USE ICE MELT PROVIDED FOR YOUR FRONT PORCH AND WALK WHEN ICE DEVELOPS AFTER A SNOW EVENT. KEEP YOUR ICE MELT BUCKET COVERED PROPERLY TO KEEP DRY. SHOVEL HEAVY SNOW FROM WINDOW WELLS TO AVOID MELT OFF INTO WELLS.

WE NEED VOLUNTEERS TO SERVE ON THE BOARD. OUR ANNUAL MEETING ELECTION IS IN MAY

## We Can Leave the Christmas Lights up till January 🎵🎶

The **Holiday Decorations** that brighten the community are wonderful and we thank residents for the warm holiday spirit. As we near the end of January 2020 please plan to remove Christmas lights and décor. (weather permitting)

## 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, on in the roof channels. They may not haphazardly cross over the roof or down the side of the building presenting an 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.



## SERVING ON THE QUAILRIDGE BOARD OF DIRECTORS

The Quailridge Bylaws (Pages 10 – 13) provide information regarding the Board of Directors, their terms and define the different positions on the Board: President, Vice President, Secretary, and Treasurer. Board members are elected by the membership and at a Board Meeting will elect officer positions. There are no requirements for serving on the Board other than a desire to assist in the business and betterment of the community. Share your talents and knowledge with neighbors.

## Visit Celestial Seasonings



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

## Monthly Assessments and extra \$ for Trash Removal

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.**

## DOG OWNERS

Residents of the Quailridge Townhome Condo Association who are dog owners should have thoroughly read the Rules and Regulations with instructions for pet owners. Each member should help the association by following these instructions and being a responsible pet owner. It's important to maintain your pet on a leash at all times when outdoors and be considerate when walking through the neighborhood. It's also important to have litter or waste bags readily available when you walk your pet to pick up any pet waste your pet makes during walks in the common areas. It's important that each member or resident have a well-behaved pet. Your pet should be controlled and not aggressive towards other people or their dogs while walking through communities. While on your own property, pets should not be excessively barking loud, imposing on the peace and repose of neighboring community members. Loud barking dogs or nuisance pets are often a complaint to the condominium Association. If we all do our part to ensure our pets are well behaved it makes for a happier community for everybody.

## PACKAGES

When ordering online please ensure your package delivery is:  
1) accurate address with correct street #, building #, and unit #,  
and 2) scheduled so that the item is not left on your door step for others, and//or 3) select a secure and nearby delivery location per the website.





## 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 <https://www.mutualpayproperty.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 Dave or Margie**  
**720-608-0606**

**ALWAYS CLEAN UP AFTER YOUR PET**

**ALWAYS PLEASE... FINES ARE LEVIED**

**RESPECT THE 10 MPH SPEED LIMIT**

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**COMMUNITY MANAGER**  
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## **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. Currently 15% of the units are renter occupied. 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.