

QUAILRIDGE TOWNHOME CONDOS

FALL QUARTERLY NEWS 2019

TIME FLIES

Before you know it, QuailridgeTownhomes will be scheduling the 2020 Annual Meeting in May. Most importantly we will be electing two directors from the membership for three year positions on the Board of Directors (positions currently held by Beth Meier and Angie Beiderbecke).. In addition the Board will be appointing appointing a director for a term that expired in 2019. We are looking for volunteers who want to:

- 1) Protect property values and maintain the quality of life you expect in the Quailridge community,
- 2) Give back to your community and neighbors,
- 3) Share your leadership talents and qualities,
- 4) Have fun accomplishing things around your community with your neighbors,
- 5) Express yourself and be creative while offering your opinions and solutions to some of the day to day problems in the community,
- 6) Be sociable, meet your neighbors and make friends.

If you are interested in volunteering, please come to one of the upcoming Board Meetings or call Jean at 720-941-9200.

Planning ahead for November

In case you were planning to sleep in the first weekend in November, your timing is perfect.

We will fall back in time one hour, at 2:00 am early Sunday morning, **November 3rd. ZZZ**



Please clean up after your pet always, whether in the frontyard, in the backyard, or where ever immediately.

BOARD OF DIRECTORS

President

Beth Meier

Vice President

Kathy Jensen

Secretary

Barbara Mahoney

Treasurer

Angie Beiderbecke

Members at Large

David Karsen

NEXT MEETINGS

Monthly Board Meeting

October 8, 2019
6:30 pm

Monthly Board Meeting

November 12, 2019
6:30 pm

Monthly Board Meeting

December 10, 2019
6:30 pm

Monthly Board Meeting

December 10, 2019
6:30 pm

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

Homeowner Maintenance - Take a look at your windows and your screens. There are still many owners who need to replace windows. Not all windows were replaced following the May 8, 2017 storm as not all windows were directly affected. By replacing your windows you will better insulate your homes for both hot and cold weather. Remember to complete and submit to the Board of Directors, an Architectural Review Form for approval on any exterior improvements. Forms can be found online or by calling Jean Ronald at Weststar Management at 720-941-9200. Thank you for your interest in the business of the Association.

Please find attached to this newsletter the **SNOW** Parking Map. Each year our snow fall is different and the temperatures vary. Snow removal is always a challenge without having to TOW VEHICLES.

Go to
www.weststarmanagement.com
to find copies of:

- CLICK on**
Quailridge
Townhomes
- Financials
 - Minutes
 - Newsletters, and more.....

LADDERS

Please expect to see work to clean and clear gutters & downspouts during the months of October and November. Gutter guards will also be installed throughout the community.

LAKEWOOD HOLIDAY LIGHTS

Join your friends at the Lakewood Tree Lighting Ceremony and a stroll among the light displays Friday, December 6th at 5:30 pm and Saturday, December 7th at 8:30 pm. There will be live music, hot chocolate and roasted chestnuts.

Lakewood Heritage Center

As of September 1, 2019 Keesen Landscape was engaged to return to the grounds for both landscape maintenance and snow removal needs. Please notify Management with any concerns you may have, or work order requests so that these may be attended to in a timely manner.

Thank you



COMMUNITY MANAGER
Jean Ronald CAM
jean@weststarmanagement.com

6795 E. Tennessee Ave. #601
Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202

MONTHLY ASSESSMENTS

Your 2019/2020 monthly assessments, are due on or before the first of each month. Assessments not fully paid within ten days after the due date receive late fees in the amount of \$20.00. You may set up automatic payments. ACH forms are available on the Association's website.



**Please don't leave
your cigarette butts
on the grounds and be
respectful when
smoking around your
neighbors.** 2

Covenant Violations

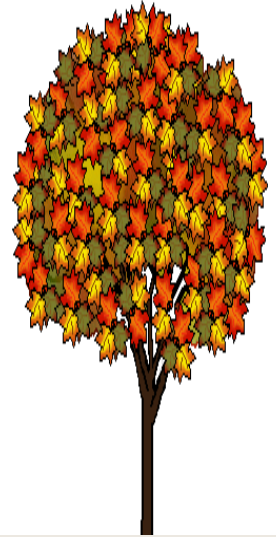
Please do not direct community matters with Board Members outside of a Board Meeting. In order to enforce the rules and regulations, our community manager needs to know when violations happen. If you see a violation, and are comfortable approaching your neighbor in a friendly manner, please do so. If you are not comfortable, please contact jean@weststarmanagement.com or call Jean at 720-941-9200.

Quailridge Townhomes

Recycling Tips

The Finer Points of Recycling Protocol

- If you gather your recyclables in a plastic bag, please do not drop the bag itself into the bin. **Most plastic bags are not recyclable.** Brown paper bags are recyclable. It is the common plastic bags used by the supermarkets that are not recyclable.
- We are recycling, not composting, please do not put any food or other compostable items in the recycling dumpsters.
- Plastic bottles numbered 1 to 7 (look on the bottom or side of the bottle) are recyclable. Rinsed out plastic food tubs such as those for butter spread, cottage cheese, etc.) are acceptable if they are labeled with the recycling symbol and a number 1 to 7. Unlabeled tubs are not recyclable and should not go into the bins.
- When recycling plastic and glass bottles, please remove the caps and dispose of them in the trash. Bottle caps are not recyclable.
- Batteries, electronics and CFL bulbs are not included in our recycling service with South Waste. Please do not put these items in the bins.
- Old tires, used computers, printers, and old TVs are not to be placed in our recycle or trash dumpsters.
- Old mattresses, sofas, and other furniture, used refrigerators, failed hot water tanks, should not be placed in the recycle or trash dumpsters.



Household Trash

Please ensure that your household trash is bagged and securely tied before tossing it in the dumpsters.

It's That Time of The Year – Holidays, Holidays, and Parties!

Need to rent the Clubhouse?

Clubhouse Rental Information

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 not damage has occurred and the clubhouse is cleaned (including the bathrooms) according to the checklist.

Call
Dave Karsen (720) 206-6093 to reserve.

HAPPY 2020!



R & U R L E E G S S



Speed Limit
Miles Per Hour

PETS MUST BE MAINTAINED
ON A LEASH AT ALL TIMES
WHEN OUTSIDE A UNIT.

Vehicles

Parking is limited – Two vehicles per property are allowed on site. Please be courteous when using visitor parking space. No mechanical work on vehicles in the parking lot or garages.

**OWNERS ARE RESPONSIBLE
FOR THE ACTIONS OF THEIR
TENANTS.**

Leasing Units – Owners leasing their units must provide a copy of the lease and the names and contact information of those residing in the home.

No unit can be leased for a period less than six months.

The amended documents contain extensive and restrictive language on the rental of properties. Email jean@weststarmanagement.com to request a Leasing Permit Form.

BE SAFE DURING THE HOLIDAYS

Here are some smart safety tips to remember throughout the year and especially during the busy holiday season:

- 1) Be careful when tossing personal information (bills, credit card receipts, bank statements, healthcare information, etc.) into the dumpsters. Shred these items to avoid identity theft.
- 2) Do not leave packages, valuables in your vehicle and do not leave your vehicle unlocked.
- 3) Make sure the doors of your home are locked at all times. If you have a security system, activate it when away from home.
- 4) Don't let newspapers or packages sit outside for extended periods. If you plan to be away, ask a neighbor to collect these items.
- 5) Keep your porch light on and remember to close garage doors.



Our snow removal contractor is Keesen. Plowing of the parking lot and roadways will be triggered at 4" of snow fall and 2" for the sidewalks. Depending upon the temperatures, north facing sidewalks, may be shoveled at a trace. Please sweep away any excess ice melt from your front stoop to protect the concrete and if you have a balcony, remember to remove snow accumulations to avoid damage to the balcony wood.

Because Colorado is known for warmer temperatures during the day, followed by freezing temperatures at night, ice may develop despite the snow removal efforts. Please be extra cautious during the colder winter months venturing outdoors in the snow and ice.



QUAILRIDGE THANKS YOU

- 1) Political signs come down seven days after the election day.
- 2) Please keep your front porch free of clutter.
- 3) After Halloween, the witches, goblins and such should be put away.
- 4) Pumpkins seem to stay for Thanksgiving but they should get ready for whipped cream and pie.
- 5) Snow shovels neatly placed at the front door are a handy tool along with ice melt as we prepare the snowmen for the winter.
- 6) Colored lights, icicles and wreaths are just the thing in December, but should find storage sometime mid January as we get into the new year.