

QUAILRIDGE TOWNHOMES

APRIL SPRING NEWSLETTER

2017

BOARD OF DIRECTORS

President

Beth Meier

Vice President

Kathy Jensen

Secretary

Barbara Mahoney

Treasurer

Angie Beiderbecke

Member at Large

NEXT BOARD MEETINGS

April 11, 2017

6:30 pm

May 9, 2017

Immediately following the Annual Meeting

June 13, 2017

6:30 pm

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

SAVE THIS DATE

The Annual Meeting of the Membership is scheduled to be held Tuesday, May 9, 2017 at 6:30 pm (sign in begins at 6:15 pm). The Meeting will take place in the Clubhouse and a quorum of 30% (34 units represented) is required to conduct business. Please plan to attend or send in your proxy for quorum purposes.

Spring Projects

- More and more owners are replacing the old original windows with new. Not only does this add value to your home but it spruces up the look of the community removing the old failing grid features. It is a good time to replace old and damaged screens.
- 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.
- Check your ceilings for any stains that may indicate a small roof leak. If you do find something, please email jean@weststarmanagement.com in order to place a work order. A leak caught early avoids damage to your interior and costs that fall under owner responsibility.

Please respect our Quailridge parking Rules & Regulations.

There is limited and restricted parking in the community therefore each resident must be aware of where they can legally park their vehicles. If you are in doubt please call Jean at 720-941-9200 or email jean@weststarmanagement.com for your numbered space, and or applicable garage space. Please be considerate of your friends and neighbors when parking.

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 swimming pool chairperson 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.

ENJOY!

2017 Pool Season

Hey! I don't have a pool card!



There is no change to pool cards previously issued. However, if you lost or misplaced your pool card, replacement cards are available at \$5.00 (pick up) or \$8.00 (mailed). Please contact Jean at 720-941-9200. Pool cards are issued to owners only.

Help us maintain your pool furniture looking new. Please keep the refurbished chaise lounge and chairs in good condition by placing a towel when in use to avoid stains from sun products. Ensure that the umbrellas are in their down position when not in use and please place your trash in the bins and leave the area clean and neat for the next user.

DO NOT FEED THE WILDLIFE Please

**DO NOT LEAVE SCRAPS FOR THE BIRDS AS
THIS WILL ATTRACT UNWELCOME PESTS
such as RATS and other rodents...not to
mention...**

Squirrels, Raccoons, and Skunks

BREAKING NEWS!

THE POOP FAIRY DOES NOT
EXIST. ALL PET OWNERS
MUST CLEAN UP AFTER
THEIR PET AND MAINTAIN
THEIR PET ON A LEASH
WHEN IN COMMON AREAS.
FINES ARE LEVIED.

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 (2% wind and hail deductible or \$10,000 deductible on other).

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 Condos.

Spring to It!

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!



TAKE NOTE... 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 recycled include clean aluminum cans, metal, paper, cardboard, glass, and plastics. There is no need to separate recyclable materials. **Fines will be levied.**

Denver Free Days - April 2017

Denver Art Museum

Saturday, April 1, 2017

Sunday, April 30, 2017

Always something new to enjoy.

Children's Museum of Denver at Marsico Campus

Tuesday, April 4, 2017

free from 4 pm – 8 pm

Denver Botanic Garden

Sunday, April 2, 2017

Tuesday, April 4, 2017

National Parks

Saturdays and Sundays

April 15 and April 16, 2017

April 22 and April 23, 2017

Denver Nature & Science Museum

Monday, April 10, 2017

Amazing hands on museum for the kids

Denver Mint

Tours are free – call 303-405-4761

Mondays through Thursdays

If you see anything or anyone suspicious do not hesitate to call 911 for immediate concerns or to report a non active security concern call the Lakewood Police Non-Emergency # 303-987-7111

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 <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 #**

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. Please report theft, tampering, or destruction of mail or mailboxes immediately to your Postmaster, or call 1-877-2455 (press 5).

PARKING TIPS

Are you parking an oversized pickup truck or a large SUV in the community close to the sidewalk?

If yes, please check that the sidewalk is not being blocked by your extended vehicle and also check that you are allowing proper roadway clearance. Thank you.

SMOKING

Please do not throw cigarette butts onto the grounds. Our very dry winter means we have a greater risk of fire. 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 Angie 720-988-8772

ALWAYS CLEAN UP AFTER YOUR PET

ALWAYS PLEASE... FINES ARE LEVIED

**RESPECT THE 10 MPH
SPEED LIMIT**

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COMMUNITY MANAGER

Jean Ronald CMCA, AMS
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Denver, CO 80224
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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. 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.