

# QUAILRIDGE TOWNHOMES

JULY SUMMER NEWSLETTER

2017

## SUMMER REMINDER LIST

- ✓ Check and change out batteries to smoke alarm detectors and carbon monoxide alarms.
- ✓ Dishwashers and washing machines: drainage lines should be checked for leaks.
- ✓ Check toilets and sinks for a simple drip, drip, drip, leak.
- ✓ Old worn out caulking in the bathroom can also lead to slow leaks that you may not detect until they become major problems.
- ✓ Update your home/kitchen fire extinguisher.
- ✓ Have your dryer vents cleaned and cleared of built up lint. The lint that accumulates over the years can cause your dryer to work harder and it is a certain fire hazard.
- ✓ Time to open the windows and let the fresh air flow. Clean the windows.
- ✓ Add summer flowers to your pots.

## MONTHLY BOARD MEETINGS

The next scheduled Board Meetings will be held Tuesday nights in the Clubhouse

**July 11, 2017 5:30 pm\***

**August 8, 2017 6:30 pm**

**Sept 12, 2017 6:30 pm**

Owners are encouraged to attend. Please join us.

## 2017 BOARD OF DIRECTORS

**President**

Beth Meier

**Vice President**

Kathy Jensen

**Secretary**

Barbara Mahoney

**Treasurer**

Donna Gardner

**Member at Large**

Angie Beiderbecke



**Take your mouse to our  
new Website**

[Weststarmanagement.com](http://Weststarmanagement.com)

## WIND AND HAIL INSURANCE CLAIM

**May 8, 2017 Hail Storm - Page 3**

**Thank you for returning  
your storm damage  
form. If you have not  
yet completed and  
returned the form  
please do so  
immediately.**

**\*SAVE THIS  
DATE  
JULY 11, 2017  
6:30 pm  
INFORMATIONAL  
MEETING**

1

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.

## 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.



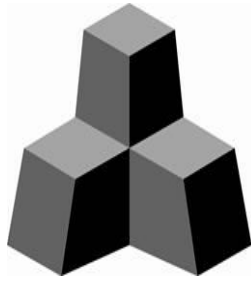
## Community Garage Sale – Volunteers Needed

The Board of Directors is reaching out for volunteers to coordinate and advertise this year's garage sale. All it takes is to select a date, put together some big and loud street signs, and advertise the event. This way community members can bring out the stuff that was once useful to them and may be useful to someone new. If you are ready to take on this fun community event, please contact [jean@weststarmanagement.com](mailto:jean@weststarmanagement.com).

# 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. Replacement pool cards are available at Weststar Management 720-941-9200 or email [jean@weststarmanagement.com](mailto:jean@weststarmanagement.com).**



# ASR

REPAIR | REBUILD | RESTORE

## INFORMATIONAL MEETING

May 8, 2017 Hail & Wind Event and Claim to be held JULY 11, 2017 at 6:30 pm in the Quailridge Clubhouse.

**Refreshments will be served.** Please join us for this important meeting.

A letter from ASR Companies, the contractor engaged to perform restoration work following the wind and hail event is enclosed. Please take a moment to review this important information.

Insurance Reminder,

As you are aware and per previous notifications, the Association recommends that Owners carry an HO6 Townhome/Condominium Insurance Policy. Please be advised that carrying this coverage is more important than ever.

Recent changes in the Colorado insurance environment make it necessary for our Association to make changes to our Master Insurance Policy through Travelers Insurance Company, in order to keep our premiums reasonable.

Following the May 8, 2017 Wind and Hail event damage, an assessment will be levied to each Homeowner for their Undivided Interest Share of the total deductible which equates to 2% of the total property value. This amount will be **approximately** \$4,245.00 per unit with attached garage and \$3,185.00 per unit for the remaining 90 units.

Homeowners who obtained a Loss Assessment Endorsement through their insurance carrier will have this added protection. The coverage is very affordable, in the range of \$5.00 to \$10.00 per year additional premium for \$1,000 to \$10,000 of coverage. This Endorsement offsets the exposure to the deductible. If you do not have the Endorsement on your HO6 policy, you will be responsible for paying the Assessment on your own. However, if you have the Endorsement you can turn in a claim to your HO6 carrier and recover the money minus your deductible enabling you to cover the cost.

The Association recommends that you contact your insurance agent to confirm that you have the Loss Assessment clause in your HO6 policy.

It is also important to contact your agent and advise that you will soon be receiving the Loss Assessment letter in reference to the Association's May 8, 2017 Wind and Hail event claim, stipulating the exact amount of the assessment.

Sincerely,

\_\_\_\_\_  
Your Quality Board of Directors

## 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](mailto:jean@weststarmanagement.com).



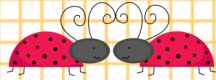
**Pool Hours:**

Sunday - Thursdays

7:00 am to 10:00 pm

Fridays & Saturdays

7:00 am to 12:00 pm



**Rent the Clubhouse**

\$25 for 1 - 15 guests

\$35 for 16 - 30 guests

\$50 for 31 - 50 guests

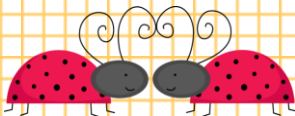
Call Angie Beiderbecke  
(720) 988-8772



**Pet Owners**

Always clean up after your pet. Always, no excuses. Keep your pet on a leash when outside.

Thank you



Lakewood  
Non-Emergency  
Police:  
303-987-7111

Animal Control:  
303-987-7173

**Denver Free Days  
July August & September 2017**

**Denver Art Museum**

Saturday, July 1, 2017

Saturday, August 5, 2017

Saturday, September 2, 2017 & Saturday, September 9, 2017

Always something new to enjoy.

**Molly Brown House**

Tuesday, August 1, 2017

Friday, September 22, 2017

**Denver Nature & Science Museum**

Sunday, August 6, 2017 & Monday, August 28, 2017

Sunday, September 17, 2017

**Denver Museum of Miniatures, Dolls & Toys**

Sunday, July 2, 2017

Sunday, August 6, 2017

Sunday, September 3, 2017

**Colorado Railroad Museum**

Wednesday, August 9, 2017

**Children's Museum of Denver**

Tuesday, July 11, 2017

Tuesday, August 1, 2017

Tuesday, September 5, 2017

**Denver Botanic Gardens at Chatfield**

Saturday, July 15, 2017

Tuesday, August 1, 2017 & Tuesday, August 29, 2017

**Buffalo Bill Museum & Grave**

Sunday, September 17, 2017

**Four Mile Historic Park**

Friday, July 14, 2017

Friday, August 11, 2017

Friday, September 8, 2017

**Denver Quilt Museum**

Saturday, August 19, 2017

**Denver Botanic Gardens**

Monday, July 17, 2017

Tuesday, August 1, 2017

**Cyfford Still Museum**

Friday, July 28, 2017

Friday, August 25, 2017

Friday, September 29, 2017

**Denver Mint**

Tours are free – call 303-405-4761



**COMMUNITY MANAGER**  
Jean Ronald CMCA, AMS, CAM  
[jean@weststarmanagement.com](mailto:jean@weststarmanagement.com)

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fax: 720-941-9202

**NEW WEBSITE**

**[Weststarmanagement.com](http://Weststarmanagement.com)**

**Click on HOAs**