

QUAILRIDGE TOWNHOME CONDOMINIUM

Spring Edition April 2018

GET INTO THE SPRING OF IT

Time to Refresh

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!



Spring Projects

- 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.
- Dryer vents should be cleaned to avoid fire hazards. Your dryer will function better than ever.
- 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. Smoke detectors have a life expectancy of 10 years.
- Update your home/kitchen fire extinguisher. Better to be safe than sorry.
- Schedule an electrician to tune up your AC unit.

BOARD OF DIRECTORS

President

Beth Meier

Vice President

Kathy Jensen

Secretary

Barbara Mahoney

Treasurer

Donna Gardner

Member at Large

Angie Beiderbecke

NEXT MEETINGS

Monthly Board Meeting

April 10, 2018

6:30 pm

Annual Meeting of

Membership

May 8, 2018

6:30 pm (sign in 6:00 pm)

Monthly Board Meeting

June 12, 2018

6:30 pm

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

POOL SCHEDULED TO OPEN MAY 26TH - MEMORIAL DAY WEEKEND

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 call Jean at 720-941-9200 or email jean@weststarmanagement.com. Pool cards are issued to owners only. Please return pool furniture to the position where you found it, close umbrellas when not in use and maintain chairs in good condition by placing a towel when in use to avoid stains from sun products. Do not leave toys or swim equipment in the pool area.



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.
15. No smoking in pool area.



TO ALL OWNERS WHO LEASE THEIR UNITS and TO ALL OWNERS WHO PLAN TO LEASE THEIR UNITS

In December of 2015 offsite owners were requested to provide tenant emergency contact and lease term information in anticipation of recording of the First Amendment of the Declaration and establishing the number of rentals in the community. As of March 2018 approximately fourteen percent (14%) of the Association Units are rented. The threshold established is twenty-five percent (25%). Per correspondence sent to owners, following the passing of the amendment, owners wishing to rent their Units, must submit a Leasing Permit Request and receive approval.

Fines will be applied to those owners renting their Unit without the required approval. According to the amendment, those owners who are leasing their Units upon the effective date of the Declaration shall be entitled to a leasing Permit.

Submit your Leasing Permit Request in a timely fashion.

PLANNING A GRADUATION PARTY OR A SURPRISE PARTY ?

Call Angie Beiderbecke (720-988-8772) for Rental Information and Reservations.

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 no damage has occurred and the clubhouse is cleaned (including the bathrooms) according to our checklist.



QUAILRIDGE NEW METAL TRASH ENCLOSURES



All eight wood trash enclosures were removed and replaced with sturdy, practical metal enclosures, painted to match the body color of our Quailridge Townhome structures. Each enclosure provides an open “walk in” entry allowing for easy access with your trash bags. Please do not throw regular household trash into the recycle dumpster enclosure directly across from building 8. Paper, glass, metal (cans and aluminum), in addition to broken down boxes are to be placed in the two recycle dumpsters found at this enclosure.

WIND AND HAIL PROJECT STATUS AND FINAL WORK

DONE - ASR along with Pioneer Roofing completed the roof replacements. All skylights have been replaced and there are several that are being looked at for scratches or cracks. These will be replaced as needed. Gutter work was completed throughout the community and corrections have been made to the gutter configuration to serving our structures better.

TO DO – Following numerous inspections and meetings between Board, ASR and Travelers Insurance to replace windows, screens, and other components damaged, the final phase of work will be scheduled. This includes but is not limited to window/screen replacement (depending on exposure), painting of installed gutter work, some interior work where needed (window and skylight finish), garage door work, ASR will be contacting residents in May for this final phase.

INSURANCE PROCEEDS RECEIVED TO DATE \$833,795.74 • 2% WIND & HAIL DEDUCTIBLE COLLECTED FROM UNIT OWNERS \$347,653.60 • REMAINING INSURANCE PROCEEDS (DEPRECIATION) \$42,050.14 • PROJECT TOTAL \$1,223,399.48

SAVE THIS DATE

The Annual Meeting of the Membership is scheduled to be held Tuesday, May 8, 2018 at 6:30 pm (sign in begins at 6:00 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.

Respect the parking regulations and avoid a fine of \$25.00, \$50.00, \$100.00 or worse..... having a vehicle towed.



Enclosed with this 2018 spring edition please find your Quailridge Townhome Condo Association Crossword Puzzle – “Protect Your Investment”



COMMUNITY MANAGER
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Denver Free Days April May June 2018

Denver Art Museum
 Saturdays, April 7th, May 5th, & June 2nd

Denver Botanic Garden
 Sunday, April 8th, & Tuesday June 5th

Denver Botanic Gardens at Chatfield
 Tuesday, April 3rd, Tuesday, June 5th

Longmont Museum
 Saturdays, April 14th, May 12th, & June 9th

Four Mile Historic Park
 Fridays, April 3rd & June 8th

Denver Nature & Science Museum
 Monday, April 9th
 Sunday, June 3rd

Amazing hands on museum for the kids

Colorado Railroad Museum
 Thursday, April 12th

Denver Mint
 Tours are free – call 303-405-4761
 Mondays through Thursdays

Clyfford Art Museum
 Fridays, April 6th, May 4th, & June 5th

The Aurora History Museum offers free admission everyday

The **WIND** comes with the change of seasons, and a soft breeze is always welcome, but not when it brings along trash. If you are out and about on the property grounds, lend a hand and pick up trash.



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. Immediately report theft, tampering, or destruction of mail or mailboxes to your Postmaster, or call 1-877-2455 (press 5). Your cooperation helps apprehend violators. Reports can also be made online. Search for:

POSTALINSPECTORS.USPIS.GOV



Lakewood
 Non-Emergency Police:
303-987-7111
 Animal Control:
303-987-7173