

QUAILRIDGE TOWNHOME CONDOS

**JULY 2018
SUMMER**

**Next
Monthly
Board
Meetings
July 17th
August 14th
Sept. 11th
6:30 pm
Quailridge
Clubhouse
Please
Join Us**

BOARD OF DIRECTORS

President
Beth Meier
Vice President
Kathy Jensen
Secretary
Barbara Mahoney
Treasurer
Angie Beiderbecke
Member at Large
Dave Karsen

A LOT HAS BEEN HAPPENING IN THE NEIGHBORHOOD!

- New Metal Trash Enclosures replacing the old dilapidated wooden enclosures.
- All of the parking stalls repainted in white.
 - Parking stall #s repainted in white.
 - Visitor Parking and Visitor only parking in white.
 - Concrete sidewalk slabs replaced and repoured as needed.
- Some concrete slabs shaved down to avoid tripping hazards.
- All of the ice melt buckets stored away for the next fall/winter season.
- A significant number of sprinkler repairs completed where old irrigation lines were damaged or pinched underground.
- More than eighty balcony joists secured with sister joists to ensure their structural safety.
- Balcony floor boards replaced where needed.
With time wood rot found under siding will be replaced.
- Roof replacement, gutter replacement, skylight replacement complete and now window work determined through insurance is currently being completed.
- Tennis Court repair scheduled for mid-July!
- Adding gutter systems over balconies to avoid future water damage.

LOOKING FOR A POOL KEY CARD?

If you are a new owner needing a pool key card, or you have misplaced your key card, please contact Weststar Management. Cards can be purchased for \$5.00 (pick up) or \$8.00 (mailed). Please note that pool key cards are registered to the unit # allowing for security checks. If you have lost or misplaced your card, please advise Weststar Management and that missing card will be deleted from the system for your protection.

Maintain your pet on a leash when walking outside. Do not tether your dog and allow them to remain outside unsupervised and barking. Clean up after your pet always. Fines for pet violations: Warning Ltr – no fine, 2nd Ltr - \$25 3rd Ltr - \$50 and 4th Ltr - \$10

PLEASE DO NOT
THROW CIGARETTE
BUTTS ONTO THE
GROUNDS.
DISPOSE OF BUTTS
PROPERLY.



SMOKE ALARMS

Smoke Alarms have a limited life span. If your smoke detector is ten years or older, new batteries are not the solution. It is better to be safe than sorry. Change out the old with new knowing that the alarm's components are up to date.

weststar

COMMUNITY MANAGER

Jean Ronald CMCA, AMS, CAM
jean@weststarmanagement.com

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



Denver Free Days JUNE 2018

Denver Nature & Science Museum

Thursday July 5th – Monday August 13th
Wed., September 12th & Saturday September 30th

Denver Art Museum

Saturdays, July 7th, August 4th, Sept. 1st & 30th

Denver Botanic Gardens

Thursday July 19th – Wednesday Aug 29th

Denver Botanic Gardens at Chatfield Farms

Tuesdays July 3rd and August 7th

Denver Botanic Gardens

Plains Conservation Center

Saturday July 14th and Tuesday August 7th

Children's Museum of Denver

Tuesdays July 3rd, August 7th and Sept 4th

Museo de las Americas

861 Santa Fe

Fridays July 6th, August 3rd and September 7th

Denver Mint

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

FIREWORKS



All fireworks are illegal in Lakewood

- By Lakewood City Ordinance, all fireworks are prohibited. This includes items like sparklers, roman candles and smoke bombs. Fines for illegal fireworks can reach \$2,650.00.
- The Lakewood Police Department will have extra agents on patrol throughout Lakewood to focus solely on fireworks issues.

NO SHORT TERM RENTALS

NO AIRBnB

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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 (now 5% wind and hail deductible) Each owner should contact their insurance agent to verify if their policy includes a Loss Assessment Endorsement. There is a need to increase your loss assessment to cover: \$10,222.00 for units with attached garages and \$7,666.00 for units without attached garage (approximate #s).

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.

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-

PLANNING ON INSTALLING A SATELLITE DISH?

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.

OWNERS/RESIDENTS ARE RESPONSIBLE FOR PROPER INSTALLATION AND FOR THE REMOVAL WHEN NO LONGER IN USE.

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...

10 MPH slow down please 10 MPH 10 MPH slow down please 10 MPH

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.

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

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.**

WHEN PLACING TRASH IN THE DUMPSTERS, PLEASE TAKE CARE TO SECURE THE DOORS ON THE NEW ENCLOSURES.

IMPORTANT NOTES TO UNIT OWNERS WITH BALCONIES

Do not place area rugs on balcony flooring.
Do not install carpeting or artificial turf on balconies.

Original flooring material does not allow for easy drainage so be aware of the buildup of snow and ice. During the winter remove snow from balcony. Provide saucers for your planter pots and avoid overwatering plants. Recent refurbishing of balconies provides space between the floor boards to facilitate drainage. Do not use your balcony for storage purposes and keep it free of clutter. A coat of varnish yearly is recommended.

THE POOL AND 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. **NO DIVING**

Lakewood
Police
Non-Emergency
303-987-7111

Pool Hours:
Sunday - Thursdays
7:00 am to 10:00 pm
Fridays & Saturdays
7:00 am to 12:00 pm

Please contact Jean Ronald at Weststar Management with 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.