



NO PUFFING PLEASE

Be considerate of your neighbors. Do not warm up your vehicle in the parking lot especially if you're backed into a parking space with the exhaust facing the building. The exhaust may enter windows and doors in the nearby units. This is often a concern in the winter and the carbon monoxide can be harmful to those in the units.

Lakewood Police	9
Non-Emergency	1
303-987-7111	1

Winter Reminders:

Remember to: Replace your furnace filter regularly. If you plan to be away during the winter months, leave your heat at a minimum to protect your plumbing. Do you have a Carbon Monoxide detector installed in your unit? Smoke detectors and carbon monoxide detectors are a must in every home. Protect your home and family.

2017 BOARD OF DIRECTORS

President Beth Meier
V. President Kathy Jensen
Secretary Barbara Mahoney
Treasurer Donna Gardner
Member @ Large Angie Beiderbecke

THE NEXT BOARD MEETINGS WILL BE HELD JANUARY 9th FEBRUARY 13th & MARCH 13th AT 6:30 PM IN THE CLUBHOUSE

Snow Removal services by Keesen are triggered at 2" for walkways and 4" for roadways -

Thank you in advance to residents who help shovel sidewalks during a snow storm. Every bit helps reduce the amount we spend with the snow removal company. Salt buckets will be distributed to front porches. Please help keep the community safe and apply salt if any icy areas are identified. With the Colorado freeze and thaw factor, snow removal may take place one day, and the next day, the sunshine and melt off may create slippery icy surfaces when the temperatures dip to freezing numbers. Please be cautious at all times when out and about in the Colorado weather.

HAPPY NEW YEAR 2018

Laws & Ordinances

Many local and state governments have adopted laws and ordinances that limit vehicle idling to combat increasing air pollution and greenhouse gas emissions. Each law and ordinance varies in who it targets, the basic overall structure, and the penalties associated with not complying, however, the overall objective of each law and ordinance remains the same – to protect air quality by reducing emissions created by unnecessary vehicle idling.



PLANNING TO INSTALL A SATELLITE DISH? MAKE SURE NOTHING IS INSTALLED ON THE NEW ROOF. THE ROOF WARRANTY WILL NO LONGER BE VALID.

No satellite dish shall be installed outside a townhome (unit) at Quailridge Townhome Condominium Association unless the installation complies with the guidelines:

Before you install a satellite dish on your unit, please be aware that you are responsible for the removal of the dish when the unit is sold. The Seller shall remove the dish and its accessories, paying the Association for the costs of restoration, unless the buyer in writing to the Association assumes these ongoing obligations. If a renter installs a satellite dish the owner is responsible for the removal of the dish and its accessories (by owner or renter), upon termination of the rental contract, paying the Association for the costs of restoration, unless the owner in writing assumes these ongoing obligations.

Unit Owner: Please give your installer a copy of these guidelines.

Satellite dishes, their support arms and wiring, may only be installed without further approval from the Association when the following recommendations are met:

- ✓ The installation should be the least offensive to the architectural integrity of the Quailridge Townhome buildings, but nonetheless would enable the applicant to obtain a satisfactory signal from the satellite.
- ✓ The dish, its support arms, and cable should be as inconspicuous as practicable, ideally in the rear of the townhome unit. Ideally these components should not be visible from the front of the unit or from the front of opposing units.
- ✓ Disapproved are sites that require holes to be made in the roof or the siding or the stone finish of the chimneys.
- ✓ Preferred sites, all in the rear of the unit, this includes the horizontal support boards and soffit boards, the trim boards, or on such boards between units.
- ✓ The arms and wiring may not be installed on adjoining townhomes' exterior surfaces.
- ✓ No part of the support arms, dish, or cables are to be located less than 8' from the ground, but that minimum height it is 14' if any part of the installation hangs over the roadway or driveway.
- ✓ If the installer decides that none of the approved locations will provide optimum reception, the installation must be aborted. The owner must then apply to the Architectural Review Committee/Board of Directors for a variance from these guidelines, accompanied by a description of sites recommended by the installer.
- ✓ Cable must be installed along eaves of the roof or parallel with and on the edge of the roof, on in the roof channels. They may not haphazardly cross over the roof or down the side of the building presenting an eyesore. . If a cable must run, in part, along a painted part of the building, the cable must be painted, at the owner's expense, to match the building.
- ✓ If the support arms for the dish or the cables are installed in other than the approved locations, the homeowner will be required at his expense to cause these components to be moved to an approved location, and appropriate repairs made where the arms or cable were removed.

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.

**RESPECT THE 10
MPH SPEED LIMIT**

Towards the end of January please plan to remove Christmas lights and décor. Watch for good weather!

DO YOU HAVE A QUESTION OR CONCERN REGARDING THE CONSTRUCTION PROJECT? IF SO, PLEASE CONTACT jean@weststarmanagement.com . THIS WILL ALLOW JEAN TO CONTACT ASR COMPANIES TO ANSWER YOUR QUESTION OR CONTACT YOU DIRECTLY AND ATTEND TO YOUR CONCERNS.

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.

Please contact jeanweststarmanagement.com for a Leasing Permit Form



Yes, the winter is here and we will have snowfall. **Yes**, the ground will be covered in beautiful perfect white fluffy snow. **No**, there is no scientific proof that if your pet's waste is left out on the snow covered ground, it will disappear and melt away with the snow. **Yes**, all pet owners have the responsibility to clean up after their pet. **No**, why should someone else have to clean up your pet's waste. **Yes**, we know it is cold outside and you would rather clean it up later or maybe not at all. **No**, that is not acceptable and your dog is probably embarrassed by your behavior.



PARKING

PARKING IS LIMITED DURING COMMUNITY CONSTRUCTION AND WITH A SNOWFALL, PLEASE DO NOT PARK IN AREAS RESERVED FOR SNOW STORAGE. RESIDENTS WITH GARAGE SPACE SHOULD UTILIZE THAT SPACE FIRST.

DURING THE RECONSTRUCTION WORK IN THE COMMUNITY PLEASE BE REMINDED:

NOT TO SPEED THROUGH THE ROADWAYS/PARKING. VISIBILITY IS REDUCED WITH THE LARGE DUMPSTER AND TRUCKS IN THE COMMUNITY.

ADVISE YOUR YOUNG FAMILY MEMBERS TO BE CAUTIOUS OF HEAVY EQUIPMENT AND NOT TO PLAY IN WORK AREAS.

GARAGES – DID YOU KNOW?

- Residents with detached garage space for parking must use the garage space first and foremost for parking a vehicle.
- Do not extend work tables/benches into the roadway.
- If a resident is working in the garage space, all material and equipment must be kept inside the garage space. Do not block the roadway at any time.
- The common electricity supplied to the detached garages is for lighting and minimal energy use.
- Detached garages are not to be converted or utilized for habitable space.
- All garage doors must remain closed when not in use.

\$\$\$ WAYS TO PAY YOUR MONTHLY ASSESSMENTS \$\$\$

Payment with Physical Check

Place your physical check and coupon in the envelope provided to lockbox address:

**Quailridge Townhome Condo Assoc, Inc.
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956**

Online Banking or Bill Pay

If you choose this method of payment, you must instruct your bank to send the payment to:
**Quailridge Townhome Condominium Assoc, Inc.
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956**

Payment with E Check or Via Credit Card

Payment features include:

- The option to schedule payments on a recurring basis
- The ability to manage payment and property information through your personal profile
- Access to transactions for up to 13 months when you create a user profile
- Real time credit card payments (subject to convenience fees you are responsible for)
- 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 your building and unit number i.e. **1 101**



SNOWBALLS MELT...UNFORTUNATELY OUR TRASH DOESN'T... PLEASE DISPOSE OF TRASH, BULK ITEMS AND ELETRONICS CORRECTLY.

Trash Dumpster Disposal – All household - day to day trash. Please make sure that any garbage you throw into the dumpster is properly sealed in a tied-off trash bag. **DO NOT DISPOSE OF OLD MATTRESSES, REFRIGERATORS, SOFAS OR CONSTRUCTIONS ITEMS IN THE DUMPSTERS.** **Electronic Recycling** - Do you have an old or obsolete computer that you want to get rid of? Because these devices contain contaminants such as lead, cadmium and mercury, Colorado law requires that these electronics be recycled: • Televisions • Computers: central processing units (CPUs), monitors, laptops, tablets • Computer keyboards, speakers, printers, and other peripherals • VCRs and DVD players • Fax machines • Cell phones • Gaming systems and • cameras. Electronics contain many toxic materials and there is need to avoid dumping these hazardous materials into our landfills. Google ELECTRONIC RECYCLING NEAR ME for information on locations.

weststar

COMMUNITY MANAGER

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NEED TO RENT THE CLUBHOUSE?

The non-refundable rental fees for members of Quail ridge Townhomes are \$25 for 1-15 people, \$35 for 16 - 30 people and \$50 for 31-50 people. The damage/cleaning deposit is \$250, and is refundable with no damage following your event.

Call Angie 720-988-8772

Assessments are due on the 1st of every month. A \$20 late fee is applied after the 10th of the month.

