
QUAIL CROSSING TOWNHOMES

NEWSLETTER

Spring 2017

Annual Board Spring Walk Scheduled

May 23rd - In the spirit of keeping our community beautiful, neat and clean your board members will be taking it's annual walk around the neighborhood.

At our annual meeting and additional feedback to the HOA, several issues have been brought to our attention.

Satellite Dishes

Satellite dishes have been an issue of discussion. We will be making a list of abandoned satellites, as well as dishes that have been attached to the roof and patio walls. If dishes have not been installed per HOA rules. The dishes will need to be removed and reinstalled in a proper location.

Window Coverings

Some of our neighbors are getting creative out there with their window coverings. Please note that town homes blinds/ window coverings need to be white blinds (per HOA guidelines).



Happy Spring Neighbor!

What a wonderful time a year to step out, and enjoy our our lovely QCT grounds, and reacquaint ourselves with our neighbors; and perhaps meet the new folks who have moved in to QCT over the winter.

As fellow neighbors, and board members of QCT we would like to thank you for doing such a great job picking up poop from your pets, and walking them on a leash. It looks like some of you have been using the poop bag dispensers in the common area/ parking lot.



We are glad that you find them helpful. Our two legged children especially appreciate your help in keeping the area free from poo.

Parking -We need your help as a community to keep our visitor parking as visitor parking. We all want to be able to have our friends, family or maintenance folks be able to park somewhere. Please and thank you, for using your designated parking space, garage or park on the street. The board has had many complaints regarding parking, so we will be enforcing the visitor parking rules. As a courtesy we will issue one warning to violators, and if it continues we will have to have the vehicle towed at the owners



Patios and common areas

We will also be looking at patios. We appreciate your help in not placing planters or pots on the top of the patio walls. The wood /structure that makes up the top of the wall can not withstand water damage that planters and pots cause.

Feel free to fix flower boxes inside the patio inclosure.

Potted plants are also a welcome sight in the front door areas. However please do not place planters or pots outside in common areas. This helps keep the townhouse grounds looking neat and tidy.

Watering / Landscape issues

on our annual walk we will also make note of the areas where shrubs/trees that have died; as well as areas that have watering issues. The HOA board is aware of watering issues that have come up, and are working with the landscape maintenance company, Sun and Shade to address these issues. We are working together to improve the overall care and beauty of our townhome landscape.

expense. Ouch! Let's not have that happen. Check out the rules & regs for details.

Recycling -As a board we are committed to be good stewards of the H.O.A dues as well as the earth. It has been brought to our attention that an additional pick up for recycles a month is desired. As a board



we have decided at this time to not incur additional costs to your HOA fees. In doing so we need your help. Please breakdown any large boxes being recycled. This will create more room for smaller items to be recycled. We encourage you to go to: <http://www.westerndisposal.com/the-way-to-a-better-environment/all-about-recycling/recycling-tips-guidelines-faqs/> and find out about how you can support better and more efficient recycling. We will be including more information on recycling in future issues.

Questions for the board?

In this new section of the newsletter we would like to provide answers to questions that have been asked of the board.

“ It seems as if the sprinklers are going off all the time. I have seen swampy areas and dry patches of grass. What is going on with the watering schedule?” S.J.

Thanks for the question. QCT original design for the sprinkler system was not planned as efficiently as it could be. The problem is that we have multiple types sprinklers on the property . We have two sprinkler clocks which run the different times and days from each other. So it looks like we are running the sprinklers everyday. In reality each section is watering only three days a week. We are working with Sun



and Shade to resolve these issues by updating our sprinkler system. This update will be done in stages as the QCT budget allows.

F.Y.I - Painting townhome units will begin starting April 17th! Notices will be placed on your door a few days in advance. We ask you to please move items away from the patio walls, so that they may be painted.

Maintenance & Insurance Chart

The updated maintenance & Insurance chart has been finalized. You may locate the update on the QCT website, along with the Allocation of Deductible Policy. The updates may affect your coverage. Please have your insurance provider review your existing policy to make sure you are insured properly.

Please join us in growing our community connections. Life is certainly busy, but we would still love to hear from you, and what you would like to see in future newsletters, community get togethers (not just the annual meeting) such as bbq, pot lucks, social hour, dog washes, etc.

We hope to meet you on our annual walk about.

The Quail Crossing Townhomes Board Members,

Steven, Susan, Darla, Jerry and Michael



Please send any questions, concerns,
high fives, or complaints to:
QCT Board in care of:
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All requests and concerns must be in writing