

Quail Crossing Townhomes Newsletter

April 2023

Hello to Our Neighbors

The HOA Board will be doing their annual spring walk-around on May 4, 2023. We will be evaluating the landscaping and planting needs for the entire property, and the building and patio wall repairs that need to be completed this upcoming summer and fall. If you would like to know if your property has been approved for repairs, or if you would like to point out something that we may miss, please feel free to contact David McCarty @ Flagstaff Management and he will notify the Board. Below please find a list of items that we would like to point out to all owners and renters, especially those who are new to our community.

Landscaping/Outside of Units

We certainly appreciate that some homeowners are interested in beautifying the area outside of their patio walls with things that are aesthetically pleasing. The Board has voted to permit limited changes to the landscaping around each unit. This is to keep our complex "uniform" in a sense and honor our landscaping contractor with their performance of services. Any changes to the landscaping and/or attachments to the units must be approved by the Board. A submittal of the Design Request form, found on the HOA website, is required for the Board to review and consider any changes, modifications. The Board will review the plans within 2 to 4 weeks and approve if acceptable. Each request for modification of the landscaping, etc. will be reviewed for appropriate plant choice, placement, water requirements and aesthetics. Homeowners who have made changes without approval, and those who choose to make changes please find more information regarding this process on the HOA website. Also, please refrain from pruning shrubs on your own as this is part of our contract with our landscaping service.

Placement of pots of flowers, outdoor furniture, artifacts that are aesthetically pleasing, and well-maintained may be placed by front door entry only. These items should be placed so as not to obstruct walkways, or sidewalks.

Any exterior sculptures, fountains, bird baths, bird feeders, lawn ornaments, outdoor decor, yard art, object d'art or any other similar exterior items must be located within the patio walls or entry area. No statues, sculptures of any kind are permitted in any planting bed outside the patio walls. One birdfeeder may be allowed. The seed droppings and debris germinate weeds, etc. and can also attract unwanted pests and wildlife. The surrounding areas of these items must be maintained and kept clean by the homeowner. All weeds growing from birdseed in the surrounding area(s) must be eliminated by the homeowner.

Internal Patio Issues

Homeowners are allowed to do any planting or decorating within their patio walls. It is extremely important that you put nothing on top of your patio walls. The walls are fragile and in need of almost constant yearly repairs, and the water that drips from planters and pots is extremely destructive. If you choose to put up any lights, please make sure they are turned off by midnight. Overhead string lights (those that show above the patio walls) are not allowed. All holiday decorations and lighting must be taken down within 30 days of the holiday. All toys, sporting equipment, indoor furniture, and discards need to be kept inside of the patio walls when not in use. Privacy panels, screens, trellises must not exceed 2 feet beyond the top of the patio walls. Anything in this regard which would be permanently affixed in any way needs to be approved by the Board with a submitted request. Umbrellas are most frequently used but please be aware of winds that could upend them and have them "travel"!

Pets

People not cleaning up after their dogs has always been an issue, of course not only in our complex. PLEASE clean up after your dog. Aside from the odor and filth, their feces can be considered hazardous material if not cleaned up. It is also important to note that no more than two animals are allowed per unit, neither to exceed 100 pounds. It is realized that cats are roamers but if you do catch your cat in the act of defecating, please clean up as well.

Parking Lots

Keeping the asphalt repaired is a never-ending issue, especially with the preponderance of all the delivery trucks. We have done some repairs this spring and will continue to do so as our budget allows. We were able to re-stripe and re-number the parking spaces this last year. Next hopefully we'll do the yellow curbs! We are also planning to erect some new signs that will help visitors and emergency personal identify the unit numbers as this has been noted to be unclear and very confusing.

Trash/Recycling/Water

These services are all included in our HOA dues. Please try to conserve as much water as you can as this is a very costly expense. Your diligence in this regard would be most appreciated. Please do be sure your trash makes it entirely into the bin when you toss it! And, please, break down your boxes in the recycle bin to allow others room to discard recyclables. It may be advisable to review what is actually able to be recycled also. That information is on Eco-Cycle's website and updated often.

Email Information

Flagstaff Management, our management company, maintains a website on which there is valuable information for our community. The HOA's Rules and Regulations are

posted there. We highly encourage everyone to sign up so that you can receive email blasts and information on any upcoming events that might be pending.

HOA Community Update Emails:

Thank you to all the homeowners that have taken the time to sign up for Community Update Emails. For those of you who have not, please remember that to receive emailed updates/notifications from the HOA in the future, you will be required to Subscribe on Flagstaff Management's updated website. Please visit www.flagstaffmanagement.com and choose Quail Crossing. From there you can Subscribe to Community Updates to receive future emails from the HOA. You must subscribe to receive these updates. This will be the last Newsletter sent by mail, so please sign up to receive these in the future!

All future updates/notifications (Newsletters, Social Event flyers/reminders, Polls, etc.) will be sent via email, so please sign up!

Thank you, Flagstaff Management, Inc.

We are proud of our community and strive to make sure our property is well maintained and cared for without raising the dues any more than necessary. Unfortunately, all costs keep increasing and we face managing our budget as well as possible. Our intention long term too is to put some monies in reserve to allay a huge assessment when major projects are needed - e.g. painting, roofs.

We realize that you may have an issue that we cannot address immediately, but we will always do our best to respond, consider and take care of all problems as our budget allows.

Please feel free, don't hesitate to contact David at Flagstaff Management with any questions or concerns. We as a Board are attentive to any communications shared with him and will respond timely.

Thank you.

Jerry, Susan, Kathy, JoAnn, and Ellen

(The Quail Crossing Townhome Board Members)

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