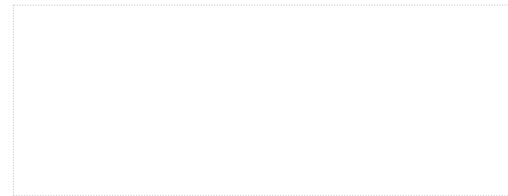


# Booth Farms Community Assoc.

Check Out the Website for the Community  
WWW.BoothFarmsHOA.org



Current Resident or

Return undeliverable to:  
PO Box 6125  
Longmont, CO 80501

## COVENANT REMINDERS.....

As a public service reminder: All Board Meetings are open to residents of the Booth Farms Community, and you are encouraged to attend to obtain a better understanding of the governance of the community. Time is allotted at each Board Meeting for homeowners to voice their concerns, comments, and suggestions for the community. Meetings are held monthly on the 3rd Tuesday of the month at 6:00pm at the Carbon Valley Library.

One item discussed at Board Meetings is a report of the current covenant violations of the community. In an effort to reduce those violations, the following is a list of items intended to remind homeowners of their responsibilities related to the following items:

- Vehicle Storage and Parking—Recreational Vehicles, Trailers, etc. are allowed within the community for a maximum of 72 hours for loading and unloading purposes. Unlicensed vehicles, long term storage of vehicles, and maintenance of vehicles are not allowed on the streets or driveways within the community.
- **Portable Basketball Hoops are to be properly stored when they are not in use.**
- **Trash Cans must be stored out of site when not on the curb for collection. Trash Cans should be removed from the street no later than 8:00pm on the day of collection.**
- Any changes to the exterior of the property require Design Review Committee Approval BEFORE any work is completed. Please submit a DRC Application any time a project on the exterior of the property is planned.
- It is the responsibility of the homeowner to maintain their homes and landscaping. With the age of the community, some homes in the area are in need of a fresh coat of paint. If you plan on painting in 2009, please remember that a DRC Application is needed if ANY CHANGE will occur in the painting scheme of the home. An approved color palette book is available for review. Please contact Foster Management for details.
- Pet Cleanup—All pet owners are required to clean up after their pets, both in the common areas of the community, and on private property. Pet feces is not only an unsightly condition, it is also a health issue and a Town of Firestone ordinance that it must be removed.
- Sheds must be approved prior to their installation. Dimensions and materials allowed are listed in the Design Review Guidelines.

## COMMUNITY MANAGER

The Booth Farms Community is managed by Foster Management. Our community manager is Kevin Lucas. He can be reached at (303) 532-4148 or by email at [Kevin@FosterMgmt.net](mailto:Kevin@FosterMgmt.net)

## BOARD OF DIRECTORS

### President

Charles Frese  
[clfrese@msn.com](mailto:clfrese@msn.com)

### Vice President

Jeff Jurgena  
[jjurgena@hotmail.com](mailto:jjurgena@hotmail.com)

### Treasurer

DeMarie Ingraham  
[Demarie4160@msn.com](mailto:Demarie4160@msn.com)

### Secretary

Wendy Gray  
[Wgray5927@comcast.net](mailto:Wgray5927@comcast.net)

### Members at Large

Gary Killcoyne  
[neander3@comcast.net](mailto:neander3@comcast.net)  
  
Marilyn McIntyre  
[marilynmcintyre@mac.com](mailto:marilynmcintyre@mac.com)  
  
Carolyn Miyasaki  
[csmiyasaki@comcast.net](mailto:csmiyasaki@comcast.net)

## Booth Farms Website

Please visit the Booth Farms Community Association Website for the latest news, information and downloads on our community. You may visit us at [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org)

## MESSAGE FROM THE BOARD

Greetings Booth Farms Homeowners from your HOA Executive Board,

Happy Spring! It seems to have been a long winter, but it has been mild....for the most part. As we look back over the past few months, and look forward to the coming months, we feel it is time to distribute news regarding the Community.

The Board regrettably reports that foreclosures and delinquent accounts continue to be a burden on the Association. As a result of the continued delinquencies, the Board has had no other option than to file liens on homes and also refer accounts to the Attorney for collection. Currently, there are fifteen accounts that have either already have liens filed against the home or that have been referred to an attorney for collection. As of April 21, over \$26,000 in outstanding account balances are due the Association. Continued collection efforts will be initiated on all accounts with outstanding balances due, including but not limited to Late Fees, Liens, and Attorney Collection Efforts. Foreclosures continue to occur, but recent sales have reduced the number of vacant homes in the community. To help battle the visual impact of vacant, foreclosed homes, the Board is looking into possible solutions to increase the "curb appeal" of the vacant homes.

Homeowners are reminded that any change to the exterior of the property requires a DRC Application to be submitted and approved prior to any work being completed. DRC Applications can be obtained from the website, or by contacting the Management Company. Approvals typically take 10-14 days, so please plan accordingly.

The Board would like everyone to mark their calendars for the upcoming community events: **A Community Wide Garage Sale** is currently scheduled for Saturday May 30th, and the **Community BBQ** is scheduled for June 13th. Additional information on these events is enclosed in the newsletter. And as always, everyone is welcome to attend the monthly Board Meetings that are held at 6:00pm on the 3rd Tuesday of the month at the Carbon Valley Regional Library. Time is allotted at the beginning of each meeting for homeowner discussion of concerns, comments, and suggestions. We hope to get more homeowners involved to help improve the community in which we all live!

Regards,

*The Booth Farms Community Association Executive Board*

## Assessment Billing Schedule

**Assessments are billed on a Semi-Annual basis at a rate of \$160. Billing statements are sent to all homeowners in the month preceding January and July.** Homeowners are reminded that assessments are DUE on the first day of the calendar quarter. Any account that has a balance due as of the 30th of the month will be considered past due and will be assessed a \$25 late fee in the first month, and \$50 thereafter.

## Entrance Monument Sign Changes

In the coming weeks, you will notice changes to the entrance monument signs on both ends of Booth Dr. As the final item related to the 2008 Merger, the signs are being redone to reflect the real name of the community. Multiple designs were considered, with the final design being awarded to RMD Signs. The plan is to have the signs completed by the end of May, including the re-landscaping of the planter boxes and repair of the monument signage lighting system.

## IN REMEMBRANCE.....

**REMEMBERING A PREVIOUS PRESIDENT:** We are saddened to report that Nelda Gail Lacy passed away March 9, 2009. Nelda was the first President of the Association, and was instrumental in its success as it transitioned from the Developer to the Homeowners, as well as setting the stage for the continued success of the Association. Nelda was a good woman with a heart of gold and will be missed by those of us that were lucky enough to have known her.

God saw you getting tired  
And a cure was not to be,  
So He put His arms around you  
And whispered "Come with Me"  
With tearful eyes we watched you  
Suffer and fall away,  
Although we couldn't bear to lose you  
We could not ask you to stay.  
A golden heart stopped beating,  
Hardworking hands were laid to rest,  
God broke our hearts to prove to us  
That He only takes the best.

**Nelda Gail Lacy August 22, 1948 - March 9, 2009**

## ACH AUTOMATIC PAYMENT PROGRAM

If you would like to save time and postage, please enroll in the ACH Automatic Payment Program that is being offered by the Association. There are no fees associated with the service, and with the service your HOA assessments are automatically paid from your account each quarter, saving you time and money in the payment of your assessments. Please log on to the website [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org) to obtain an ACH Application.

**We Strongly Recommend enrollment in the ACH Program, to resolve any issues that may be experienced with the US Postal Mail Service.**

## MANAGEMENT COMPANY CONTACT INFO

If you have any questions or concerns regarding the Association, you may contact Kevin and he will try to answer them or forward them to the Board. If you have concerns as to what is acceptable, based on the Associations Covenants, please do not take matters into your own hands. Instead, contact Kevin for clarification of your concerns:

Kevin Lucas CPA - Community Manager

C/O Foster Management  
PO Box 6125  
Longmont, CO 80501

Direct Tel: (303) 532-4148  
Fax: (888) 697-8805  
E-mail: [Kevin@FosterMgmt.net](mailto:Kevin@FosterMgmt.net)

## Upcoming Community Events

# BOOTH FARMS COMMUNITY GARAGE SALE

Is your house being taken over by clutter? Do you have items that you no longer use? Join in and participate in the Community Wide Garage Sale.

**Saturday, May 30, 8am - Noon**

Signs will be displayed at the entrances to the community, and ads placed in the area newspapers advertising the sale. With the current state of the economy, this is a great opportunity to help stimulate YOUR WALLET by departing with items you no longer use/need. There is no need to RSVP, just have your items set up and be ready to sell!

# BOOTH FARMS 2nd ANNUAL SUMMER FUN BBQ

It's that time again. Summer fun and the 2nd annual Booth Farms Community BBQ Potluck are coming up for **ALL BOOTH FARMS HOMEOWNERS.**

**Saturday, JUNE 13, Noon - 4 pm**

**LOCATION:** Park located on Booth Dr

**BRING:** A potluck dish to share, plates, utensils, chairs, blankets

**PROVIDED:** Burgers, hotdogs, buns, drinks and fun entertainment

**WE HOPE TO SEE YOU ALL THERE!**

**Anyone interested in helping to plan for the BBQ, please contact Manny Lujan via email ([manny\\_lujan@msn.com](mailto:manny_lujan@msn.com)) or call Foster Management.**