

Booth Farms Community Assoc.

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

BOARD OF DIRECTORS

Kevin Communal

Charles Frese

Wendy Gray

Laura Hansis

Jeff Jurgena

Marilyn McIntyre

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

MESSAGE FROM THE BOARD

Greetings Booth Farms Homeowners from your HOA Executive Board,

Happy Holidays! We hope that the holiday season brings you much happiness and enjoyment, and that everyone has a very prosperous 2010.

The Annual Meeting of Homeowners was held in November. A grand total of 6 Homeowners were in attendance, excluding the Board Members. This abominable turn out of homeowners is unacceptable, but we need your suggestions on how to correct it. Participation of the homeowners is a key ingredient to a successful and productive HOA. If you have any suggestions on how to get more homeowners involved, please send an email to the Management company, or attend an upcoming Board Meeting.

Kevin Communal and Laura Hansis were elected to the Board of Directors at the Annual Meeting. Thank You to De-Marie Ingraham, Gary Killcoyne, and Carolyn Miyasaki for their service on the Board over the past year(s).

January Assessment Billings are included with this newsletter along with the announcement of new payment options available to homeowners. Thank you in advance to everyone who pays the balance due in a timely manner. Please be aware that the assessment is due January 1, and is considered late if not received by January 30. Any account that remains unpaid as of January 30 will be charged a \$25 late fee in accordance with the Collection Policy of the Association. Accounts that remain unpaid for more than 30 days will be charged a \$50 late fee for every month they remain unpaid.

We invite all homeowners to attend the Monthly Board Meetings that are typically held on the 3rd Tuesday of the month at the Carbon Valley Regional Library. Details of the upcoming Board Meetings are posted on the website, or you may contact the management company for the latest schedule.

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 month. 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 each month thereafter.

New Payment Options Available

At the request of homeowners, new payment options are now available for the payment of your semi-annual Assessment. You now have the option of enrolling in the ACH Automatic Payment Program, mailing your check payment, faxing your check payment, or making payment by Credit Card through a PayPal payment. Information on the payment options available is posted on the website www.BoothFarmsHOA.org.

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.

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.
- Snowfall is somewhat guaranteed in Colorado. **Homeowners and residents are required to remove snow from their sidewalks within 24 hours after the end of snowfall.** With the large number of children and adults who walk to school, it is a safety issue that should be taken seriously by everyone.
- Seasonal Decorations must be removed no later than 30 days after the holiday. **Please have all of your Holiday Decorations removed no later than January 31, 2010.**
- 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.

ANNUAL DISCLOSURES

In Accordance with the Colorado Common Interest Ownership Act, all homeowners/residents are hereby notified of the following Annual Disclosures:

The Association has established a website www.BoothFarmsHOA.org for the efficient and cost effective way to distribute the following information: Governing Documents of the Association, including Articles of Incorporation, ByLaws, Declaration, Rules and Regulations, Design Review Committee Guidelines, and Policies of the Association. The fiscal year of the association is Jan 1 thru Dec 31 and the 2010 Annual Assessments have been set at \$320, billed in semi-annual installments of \$160. The 2010 ratified operating budget, financial statements and minutes of the Board of Director Meetings are published on the website for homeowners use.

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

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