

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

President

Charles Frese

Vice President

Jeff Jurgena

Treasurer

Laura Hansis

Secretary

Wendy Gray

Members at Large

Kevin Communal

Marilyn McIntyre

BOARD MEETINGS ARE REGULARLY HELD THE 3RD TUESDAY OF THE MONTH AT 6:30pm at the CARBON VALLEY REGIONAL LIBRARY. All meetings are open to Booth Farms Residents and Homeowners.

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,

Summer is here, so it is time to spend some time outdoors and enjoy the great state of Colorado. Whether you are headed out camping, going on day hikes, or just enjoy an outdoor concert, there are many opportunities to spend time outdoors.

With summer in full gear, the Board would like to take this opportunity to remind everyone that with the age of the community, more and more exterior maintenance will undoubtedly be required, to keep the overall aesthetics of the community up to standards. This includes repainting of houses, re-staining of fences, and sprucing up of the landscaping. An inspection of the homes within the community has been completed to identify those homes that are deemed in need of some maintenance, specifically identifying faded paint on the exterior of the home. Over a third of the Homes in the community were identified as needing some touchup painting, and were notified via a notification letter, requiring compliance within a stated period of time. It is everyone's responsibility to maintain their individual properties to ensure Booth Farms remains a highly desirable community in which to live.

Any homeowner who is planning on painting any part of the exterior of their home should contact the management company to inform them of their plans. Any change to the exterior requires that a DRC Application be submitted and reviewed prior to any work being started. If you desire to change the colors on the exterior, please be prepared to submit 6"x6" samples of the desired colors to the DRC Committee, along with details of the location of use for each color.

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.

You may have noticed the lot on the corner of Tenderfoot and Coalmine, as well as the large lot on the West side of Coal Mine are in need of weed maintenance. The Board has investigated an alternative to the continual mowing of these lots, and has applied to the City for the approval to use a natural solution to the weed problem, which will hopefully restore the native grass in these two lots. If approved by the City, temporary fencing will be installed around the lots, and goats will be brought in for approximately 10-14 days to rid the lots of the weeds. Native grass seed will be broadcast before the goats are brought in, so that the seed is sewn in by the goats. The goats will eat all of the noxious weeds, including the weed seeds, leaving the ground prepped for the native grass to take hold and thrive. This process is used by Boulder County, the City of Cheyenne, WY, as well as other municipalities, as a cost effective, "green", and environmental solution to weed infested plots of land. As soon as the City approves the alternative weed remedy, progress will begin. If the City denies the request, the lot will be mowed. For more information regarding the Goat Project, please check out the website.

Homeowners are welcome to attend the monthly Board Meetings that are held at 6:30pm 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.

SAFETY REMINDER.....WATCH OUT FOR KIDS



With the onset of spring, you undoubtedly will notice more children playing outside. Everyone is reminded to keep the speeds down while driving in the neighborhood, and to remind their children to be cautious when playing outdoors. Booth Farms is a family friendly neighborhood, and as such, your continued efforts are needed to help keep the community safe!

Speed limits within the community are posted as 25mph. Please do your part to maintain your speed within the community! Speed Monitoring Signs have been temporarily installed by the Police Dept. Anyone found speeding within the community will be ticketed.

In addition, children should be reminded that playing in the streets is dangerous, and that they should get to the sidewalk any time a car approaches. Kids have been seen “playing chicken” with cars, which cannot end well no matter what the circumstance

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

Reminders

Rental Homes—Property owners are responsible for informing their renters of the covenants of the Association. Please provide the Association with the renter's names, your current mailing address, email address, and telephone number. Property owners are responsible for the continued maintenance and ensuring the property complies with the covenants. All property owners can access the current covenants and policies on the website www.BoothFarmsHOA.org.

Abandoned or Foreclosure Homes will continue to be an eyesore during the summer months. Please be patient during the transition period. The Association continues to make resolving these issues a top priority.

Streetlights—Unite Power has made it convenient to help keep the streetlights on in our neighborhood by reporting outages and malfunctions via the internet. The next time you notice a streetlight that is flickering or not turning on, write down the Pole ID Number, typically printed on the yellow tape and attached to the pole, then visit the website at www.UnitedPower.com, click on contact us to locate the streetlight outage link.



NOTICE TO ALL PET OWNERS

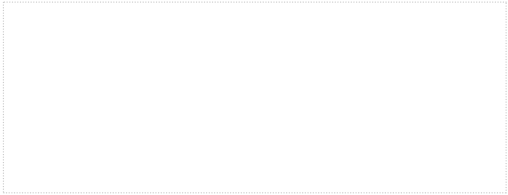
Dog Poo is becoming a big problem within the community. For those of you who walk your dog, it is your responsibility to clean up and properly dispose of any feces that may occur on your walk. Those neighbors who happen to live on your walking route do not appreciate the fact that you

allow your animal to defecate on their property, and then refuse to clean up after them. You may think that the feces will be ground up by a lawn mower, or decay on its own naturally, but that is not the case.

If you observe someone not cleaning up after their pet, please kindly remind them that you live in the neighborhood, and you do not appreciate them using your community as their animal's toilet. Everyone should be diligent in the enforcement of the "clean up after your pet" regulation.

You are also reminded that pets should be on a leash when outside of your yard, for both the animal's safety, and the safety of others in the community.

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 6:30pm 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 2010, please remember that a DRC Application is needed if ANY CHANGE will occur in the painting scheme of the home. 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.