

# 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](mailto: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

The Carbon Valley Library is located at 7 Park Avenue in Firestone. From the Booth Farms Community, head South on Colorado Blvd. Turn East at Sable Blvd. The library is located on the South side of Sable. The meeting will be held in the large meeting room of the library.

## 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,

### YOU ARE CORDIALLY INVITED

### ANNUAL MEETING - NOVEMBER 16TH - 6:00 P.M. CARBON VALLEY LIBRARY

The **2011 Budget** will be discussed. The annual Assessments will remain \$320.00 for 2011. A detailed discussion of the Budget will be held at this Annual Meeting. At least 61 homes must be represented at the Annual Meeting so that a valid meeting can be held. **If you are unable to attend, please complete the enclosed PROXY and mail/fax it back to the management company.**

We thank everyone for their timely payments of the assessments. It is a burden to the whole Association when dues are not paid in a timely manner, which can lead to late fees & future assessment increases for the entire association, which no homeowner wishes to see happen.

Due to the age of the community, many homes will be notified in the Spring of 2011 that a maintenance coat of paint will be required. It is every homeowner's responsibility to maintain their property, so that the aesthetics of the entire community are upheld. If you do plan on painting in the coming year, please be sure to submit a DRC Application for review and approval before any work is began.

**Two Board positions are up for election.** We urge you to attend this meeting and nominate yourself for one of these positions. It only takes a few hours a month and will give you a better appreciation of how the HOA functions. Additional information on all topics in this newsletter will be available.

Regards,

*The Booth Farms Community Association's  
Executive Board*

## Foreclosure Homes Update

Foreclosures continue to be an inevitable problem for many communities. Booth Farms is not immune to these problems. Currently, there are thirteen homes that are in some stage of the foreclosure process, with three of those homes currently being vacant. The Board is diligently working with the mortgage companies to reduce the visual and monetary impact the properties have on the surrounding community. A brief update on the foreclosures in the community will be presented at the Annual Meeting.

Homeowners who are facing financial difficulties are encouraged to contact the Colorado Foreclosure Hotline at 1-877-601-HOPE for assistance in avoiding foreclosure proceedings. Remember, foreclosures not only effect the individual homeowner, but also the overall Association in terms of lost assessments and vacant homes issues.

## Board Member Volunteers Needed

Two of the Board Member Positions will be up for election at the Annual Meeting. A homeowner will be elected to the Board of Directors to fill each vacant position. Property owners within the community are eligible to serve on the Board, and the term of each position is 2 years. The election is being held for a position on the Board, as specific offices (Pres, Vice Pres., etc) are determined by the Board at their first meeting of the new year. An election will be held at the end of the meeting, and all homeowners are encouraged to attend and vote for the people entrusted in governing the activities of the Association. Homeowners are also being asked to volunteer on the Social and Landscaping committees.

## COVENANT REMINDERS.....

If you are new to the community, or are just becoming more involved, you are invited to attend the Board Meetings of the community. 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:

- The Park on Booth Dr is a community owned/maintained park and is not to be used by organized sport clubs for practices and/or games.
- Vehicle Storage and Parking—Recreational Vehicles, Trailers, etc. are not allowed within the community at any time, with the exception of 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.
- Any changes to the exterior of the property require Architectural Review Committee Approval BEFORE any work is completed. Please submit an ARC 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 2011, please remember that an ARC Application is needed if ANY CHANGE will occur in the painting scheme of the home. (Including but not limited to the color, changes of color schemes, and or adjustment of trim accents.)
- 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.
- Seasonal Decorations—All holiday decorations must be removed from the exterior of the property no later than 30 days following the holiday. This includes lights, banners, and any seasonal displays.
- Trash Cans—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.

In an effort to build relationships, it is encouraged that everyone remember these simple rules:

- Be considerate of your neighbors. Remember that we all have different tastes and your preferences may be someone else's dislikes.
- Be courteous to your neighbors. A friendly wave or a kind greeting may be all that it takes to strike up long lasting friendships.
- Become involved in YOUR Association. Attend a Board meeting or volunteer on a committee and let your voice and opinions be heard on the future direction of the Association.
- With the onset of winter, please remember that it is each homeowner's responsibility to clear their sidewalk and driveway of snowfall.

If you have any questions on covenants and or rules and regulations of the community, please contact the management company to discuss your questions or concerns.

# NOTICE

The Annual / Budget Ratification Meeting of The Booth Farms Community Association will be held at 6:00pm Tuesday November 16th, 2010 at the Carbon Valley Regional Library

This meeting is being held in accordance with the legal documents of the Association. The main purpose of this meeting is to ratify the 2011 budget.

**The budget is based on assessments for the association remaining at \$320 Annually.** A copy of the Board-approved budget is included in the newsletter. The budget will be automatically ratified unless 50% of members entitled to vote appear at the meeting and vote to reject the budget.

The secondary purpose of this meeting is to elect two homeowner to the Board of Directors for 2 year terms. These are volunteer positions which are an excellent opportunity to get involved in the decision-making and functional process of your community.

This shall serve as official notice of the meeting in accordance with the legal documents of the Association.

## AGENDA ITEMS:

- Call to Order
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Election of two homeowner to the Board of Directors
- Open Forum (limited to 30 Minutes)

## 2011 Proposed Budget:

Anticipated Operating Cash as of 01/01/11 \$73,407

**Annual Dues Income (303units@\$320/year) \$96,960**

Operating Expenses:

Water	\$ 9,590
Trash Removal	36,819
Electricity	690
Insurance	3,600
Landscape Maint	6,371
Irrigation Maint	1,200
Tree Maint	2,000
Grounds Imprvmnt	1,440
Snow Removal	2,000
Funding of Reserves	16,000
Miscellaneous Exp	422

**Total Operating Expenses \$80,132**

Administrative Expenses:

Management Fee	\$14,700
Legal Fee	1000
Accounting / Tax Prep	250
Postage	810

**Total Administrative Expenses \$16,760**

**Total Expenses \$96,892**

Anticipated Operating Cash as of 12/31/11 \$70,475

**Anticipated Reserves Cash as of 01/01/11 \$81,966**

Interest Income	\$ 1,098
Transfers In	16,000
Monument Landscaping	(7,070)
Outlot O improvements	(25,250)

**Anticipated Reserves Cash as of 12/31/11 \$66,744**

**PLEASE ATTEND THE ANNUAL MEETING NOV 16th TO HEAR A DETAILED DISCUSSION OF THE 2011 BUDGET.**

## OUTLOT O & A IMPROVEMENTS

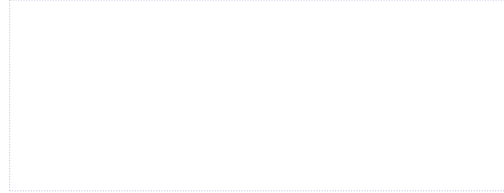
In 2009, the parcel of land at the corner of Tenderfoot and Coal Mine St that has the well on it (known as Outlot O), was deeded to the HOA by the land owner. The well is still in operation, so there are limitations as to what can currently be done on the lot, but now that the Outlot O is under the control of the Association, plans are currently underway to improve that parcel of land.

There are a multitude of restrictions regarding possible improvements on the outlot as a result of the current well operation. Seeding the outlot with grass similar to that of the adjacent City greenbelt is planned, once a water source agreement can be reached with the City to supply water for the irrigation system. It is hoped that a resolution can be reached, to allow the seeding of the outlot in Spring 2011.

Additionally, native grass seeding is being completed on Outlot A (on the West side of Coal Mine Street). By planting native grass seed, it is hoped that the weeds on that lot will be dramatically reduced, and create a more aesthetically pleasing area, as this is THE best view of the front range in Firestone. Please attend the upcoming Annual Meeting to hear a discussion regarding the improvements planned for the outlots.

ANNUAL MEETING NOTICE ENCLOSED  
Please plan to attend Nov 16th at 6:00pm

Check out the website for the community  
WWW.BoothFarmsHOA.org



Current Resident or

Return undeliverable to:  
PO Box 6125  
Longmont, CO 80501

## Your Community Manager

The Board of Directors would like to introduce your Community Manager, Kevin Lucas CPA. Kevin is the owner and the main point of contact for Foster Management, which is contracted by the Board to assist with day-to-day operations of the HOA. If you have any questions or concerns you may contact Kevin and he will try to answer them or forward them to the Board, as Kevin communicates regularly with the Board of Directors. 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:

All correspondence, including association payments should be sent to **Booth Farms Community Association** in care of:

**Foster Management**  
PO Box 6125  
Longmont, CO 80501

**Kevin Lucas CPA - Community Manager**  
Direct Tel: (303) 532-4148 / Fax: (888) 697-8805  
E-mail: [Kevin@FosterMgmt.net](mailto:Kevin@FosterMgmt.net)

## 2011 Assessment Billings

Semi-Annual statements will be sent to all homeowners a minimum of 15 days prior to the due date of assessments. **Please remember that Assessments are due the first day of the month in January and July, and are considered late if not received by the 30th of the month.**

For homeowners who have enrolled in the ACH Automatic Payment Program, payments of the Assessment will be processed on or about the 5th day of the month in the months of January and July.

## ACH Automatic Payment

If you would like to save time and postage, please be 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** 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.**