

# 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

Kevin Communal

### Treasurer

Laura Hansis

### Secretary

Wendy Gray

### Members at Large

Victoria Maciulski

## 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! With spring fast approaching, 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. In the coming month, an inspection of the homes within the community will be completed to identify those homes that are deemed in need of some maintenance, specifically identifying faded paint on the exterior of the home. Homes that are identified as needing some touchup painting will be 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. The Board is currently creating a color book of 38 approved color schemes for use within the Booth Farms Community. Homeowners are able to repaint their house with their existing color, if known, otherwise, a color scheme will have to be selected from the approved color book. The book can be checked out to homeowner to make their selection, and a book will also be available at the Sherwin Williams paint store in Firestone.

Homeowners are reminded that any change to the exterior of the property requires a DRC Application to be submitted an 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.

As you are probably aware, foreclosures continue to occur which result in a number of vacant homes in the community. To help battle the visual impact of vacant/foreclosed homes, the Board is working on possible solutions to increase the "curb appeal" of the vacant homes. Also, if you notice any suspicious activity at a known vacant property, please contact the Town of Firestone Police Dept.

The Board would like everyone to mark their calendars for the upcoming community events: **A Community Wide Garage Sale** is currently scheduled for Saturday June 4th. Additional information on this event is enclosed in the newsletter. And as always, everyone is 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.

## SPRING 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!

## ANNUAL DISCLOSURE

In accordance with the Colorado Common Interest Ownership Act, all homeowners and residents are hereby notified of the following annual disclosures: The Association has established a website [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org) for an efficient and cost effective way to distribute the following information.  
**Copies of the following Governing Documents are available**—Articles of Incorporation—Bylaws—Declaration—Rules and Regulations—Architectural Review Committee Guidelines—Policies of the Association.  
**Financial Information of the Association including**—The fiscal year of the Association is January 1—December 31. The annual assessments have been set at \$320, billed in semi-annual payments of \$160—2011 Ratified Operating Budget—Annual Financial Statements of the Association.  
**Minutes of the Board of Director Meetings.**  
All of the above information is available for viewing from the Association's website. In the event you are unable to obtain the information from the website, please contact the management company to request copies of the information.

## 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)

# 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, June 4, 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!

## NOTICE TO ALL PET OWNERS



Dog Poo continues to be 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.

## UPCOMING IMPROVEMENTS TO THE COMMUNITY

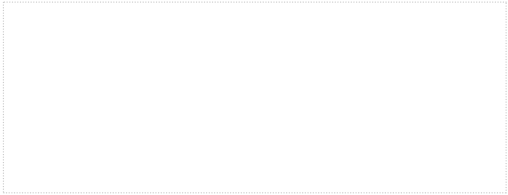
In the coming months, you will notice that the North Booth Dr. entrance median will be re-landscaped. This project was approved in the budget for 2011, and then the South Booth Dr. entrance median will be re-landscaped in 2012.

The area to the West of Coal Mine St on Outlot A has also been seeded with native grasses, that should be coming in over the next few months.

Outlot O at the corner of Tenderfoot and Coal Mine is being reviewed to possibly be seeded this summer, if water issues can be resolved.

Finally, the lower portion of Outlot A will once again be weeded using goats/sheep. Last year's project was well received, and the end result was very beneficial. The application is in process and it is anticipated that the animals will be brought in in late May or Early June.

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 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.