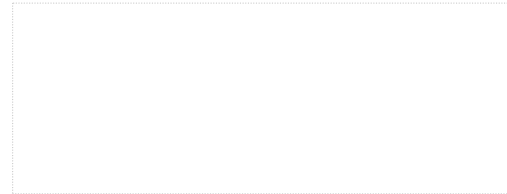


Booth Farms Community Assoc.

ANNUAL MEETING NOTICE ENCLOSED
Please plan to attend Nov 14th at 7:00pm

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

2012 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 January & July, 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.

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

Kevin Communal

Treasurer

Laura Hansis

Secretary

Wendy Gray

Member at Large

Victoria Maciulski

The COAL RIDGE MIDDLE SCHOOL is located at 6201 Booth Drive. The meeting will be held in the cafeteria of the school. **All homeowners are encouraged to attend .**

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,
YOU ARE CORDIALLY INVITED

ANNUAL MEETING - NOVEMBER 14TH - 7:00 P.M.
COAL RIDGE MIDDLE SCHOOL

At the Annual Meeting, the **2012 Budget** will be discussed. The annual Assessments will remain \$320.00 for 2012, **but the topic of increasing dues will be discussed due to the forced change of maintenance responsibilities for Outlot C (see below)**. A detailed discussion of the Budget will be held at the Annual Meeting.

Additionally, **Three Board Positions are up for election**. Charles Frese is term-limited, so is ineligible for re-election. Kevin Communal and Laura Hansis terms are currently up, but they are eligible for re-election. If you have any interest in the community in which you live, we urge you to attend this meeting and nominate yourself for one of the available positions. It only takes a few hours a month and will give you a better appreciation of how the HOA functions. 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.**

At the beginning of October, the Town of Firestone met with the Board to discuss the HOA taking over the maintenance responsibilities of OUTLOT C, which is the tract of land that is between Tenderfoot and Thistle Ridge. This inevitable change will have a big impact on the HOA, but the Board is currently negotiating specific terms for the transition, in hopes of avoiding the need for a special assessment to cover the additional maintenance costs. A detailed discussion of the maintenance transition will be held at the Annual Meeting, so please make plans to attend.

Due to the age of the community, many homes will be notified in the Spring of 2012 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 plan on painting in the coming year, please be sure to submit a DRC Application for review and approval before any work is began. A palette of colors approved for use within the community is available from the Management Company, or for viewing at the Sherwin Williams store in Firestone.

Additional information on all topics in this newsletter will be available at the Annual Meeting of Homeowners. Please attend, or complete and submit the enclosed proxy.

Regards,
*The Booth Farms Community Association's
Executive Board*

Foreclosures continue to be an inevitable problem for many communities. Booth Farms is not immune to these problems. Currently, there are fifteen homes that are in some stage of the foreclosure process. 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

Three 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 position on the Board, not specific offices. Pres, Vice Pres., etc are determined by the Board at their first meeting of the new year. An election of Board Members 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 for the Design Review, Social, and Landscaping committees.

OUTLOT O, C & BOOTH FARMS PARK IMPROVEMENTS

Late in 2009, the parcel of land at the corner of Tenderfoot and Coal Mine St (known as Outlot O), was deeded to the HOA by the land owner. The well on the lot is still in operation, so there are limitations as to what can currently be done on the lot. Early in 2011, it was discovered that watering capabilities for this Outlot were prohibitive to improvements on the land due to the fact that water rights were not originally procured with the Town for the lot by the developer. The Board determined that the costs to procure water for this Outlot far exceeded the benefit, therefore improvement efforts were refocused on an improvement to the Booth Farms Park.

In early October, the Town met with the Board to discuss the transition of the maintenance for Outlot C (the large area bordered by Tenderfoot/Thistle Ridge and Colorado Blvd/Coal Mine St). As specified in the PUD plat, the HOA is required to maintain Outlot C. Negotiations are underway between the HOA and the Town to transition the maintenance responsibility of the Outlot, **which will have a major impact to the overall costs of the HOA.**

As a result of this late development, improvements to the Booth Farms Park have been put on hold. It is the hope of the Board to negotiate the ability to improve Outlot O as part of the maintenance transition. Once the details of the maintenance transition are finalized between the Town and the HOA, improvements to both Outlot O and the Booth Farms Park will be revisited/finalized.

A discussion on the potential plans for the maintenance transition, the resulting impact on HOA Dues in upcoming years, and the overall improvement plans will be discussed at the Annual Meeting. As this will have an impact on the overall HOA, all homeowners are encourage to attend the meeting to become informed on these recent developments affecting the HOA.

TRASH SERVICE CHANGES

In August, proposals for trash services provided to the community were reviewed by the Board. As a result, a new contract with Waste Management was signed. The new contract includes a reduction in the long term costs of trash removal for the community, with an addition of recycle totes (as opposed to bins used in the past), and a "rebate" program being offered by Waste Management. All homeowners were mailed a letter introducing the rebate program, as well as instructions on how they can receive their recycle tote, in a 64 gallon or 96 gallon size. A copy of the letter is posted on the HOA's website, and all homeowners are encouraged to enroll in the rebate program to reap some benefits to the community's recycling efforts.

All other trash services will remain unchanged. Please continue to use the trash totes provided by Waste Management. No change on the collection day is currently anticipated.

NOTICE

The Annual / Budget Ratification Meeting of The Booth Farms Community Association will be held at 7:00pm Monday November 14th, 2011 at the Coal Ridge Middle School.

This meeting is being held in accordance with the legal documents of the Association. The main purpose of this meeting is to ratify the 2012 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 three 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
- Update on HOA Activities
- Budget Presentation / Ratification
- Election of three homeowners to the Board of Directors
- Open Forum (limited to 30 Minutes)

2012 Proposed Budget:

Anticipated Operating Cash as of 01/01/12 \$63,511

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

Operating Expenses:

Water	\$ 9,590
Trash Removal	35,464
Electricity	972
Insurance	3,800
Landscape Maint	6,371
Irrigation Maint	1,200
Tree Maint	2,000
Grounds Imprvmt	2,075
Snow Removal	2,000
Funding of Reserves	16,000
Miscellaneous Exp	728

Total Operating Expenses \$80,200

Administrative Expenses:

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

Total Administrative Expenses \$16,760

Total Expenses \$96,960

Anticipated Operating Cash as of 12/31/12 \$63,511

Anticipated Reserves Cash as of 01/01/12 \$108,389

Interest Income	\$ 906
Transfers In	16,000
Monument Landscaping	(7,070)
Outlot Improvements	(25,250)

Anticipated Reserves Cash as of 12/31/12 \$92,975

PLEASE ATTEND THE ANNUAL MEETING NOV 14th TO HEAR A DETAILED DISCUSSION OF THE 2012 BUDGET.

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, except 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.
- 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, 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.