

# Sunridge at Booth Farms HOA

The board members of both Sunridge and Westview have been in negotiation for some time now to facilitate the potential merger of the two HOA's in the community, into a single, cohesive entity. This merger will alleviate the problems in the community of one neighbor being governed by one set of covenants, and another neighbor being governed by yet another set of covenants. Currently, the two boards are in the final process of reviewing the combined set of governing documents that were prepared by the Association's attorney. Once this combined set of documents has been finalized, and approved by both boards, the documents will be distributed to all homeowners for their review and comment. The documents have also been posted on the website [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org) under the MERGER page.

During the discussions of the merging of the two associations into a single association, both HOA's governing documents were reviewed and summarized by the collective Boards. In areas of differences, the differences were discussed and then voted on by the Board Members to reach the final set of merged documents. The selected itemized changes were provided to the lawyer for review, adjustment for current law changes, and inclusion in the final merged documents.

In the upcoming months, the merger will be put up to a vote by both homeowner's Associations, and during this time, it is anticipated that special meetings of the homeowners will be held to discuss the changes and submit the merger and the updated documents to all homeowners for a vote. If the vote passes by a minimum of 67% of the entire pool of homeowner in the community, the merger will be processed, and the two HOA's will combine into a single community.

The anticipated timeframe for the distribution of the documents and information to all homeowners within the community is currently slated for the end of the 1st Quarter of 2008, with hopes that a vote can be held soon thereafter to finalize the process. It is the intention of both HOA Boards to complete the merger prior to the July 1, 2008 date.

**The initial merger meeting will be held March 18th at 6:00pm at the Perfect Cup in Firestone.** Additional meetings will be held in the months of April and May to give the residents of both associations a chance to voice their opinions, concerns, and thoughts on the proposed merger.

Please plan to attend the upcoming merger meetings to hear a more detailed discussion of the process, and become informed of the upcoming changes to the Association.

## Community Volunteers Needed

Volunteers are currently needed to fill vacancies on numerous committees within the community. If you have any interest in the community in which you live, we urge you to volunteer a small portion of your time to the Association. No matter what your interests, experience, or time availability, any time that you can volunteer would be a great benefit for the community. Opportunities exist in Social Committees, Landscaping Committees, Architectural Review Committees, as well as general involvement with the Board. Please contact the management company if you would like to volunteer some of your time to a committee, or attend the Annual Meeting to obtain more information.

### COMMUNITY MANAGER

Sunridge at Booth Farms HOA 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  
[clfrese@msn.com](mailto:clfrese@msn.com)

#### Treasurer

Marilyn McIntyre  
[Marilynmcintyre@mac.com](mailto:Marilynmcintyre@mac.com)

#### Secretary

Carolyn Miyasaki  
[csmiyasaki@comcast.net](mailto:csmiyasaki@comcast.net)

Positions Available on many Committees

### Sunridge at Booth Farms

Please visit the new Sunridge at Booth Farms Website for the latest news, information and downloads on our community. You may visit us at [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org) (Select the Sunridge Link)

### MESSAGE FROM THE BOARD

Greetings to all Sunridge at Booth Farms Homeowners from your HOA Executive Board

In these initial months of 2008, there have been many advances in the merger process. Revised documents should be distributed in the coming month, with the merger being put to a vote in May. If all things progress as currently scheduled, the merger process could be completed and in place by July 1, 2008. We encourage all homeowners to review the documents and attend the upcoming merger meetings as the merger will impact all homeowners in the community in one way or another.

In addition to the potential merger, information on the annual disclosure requirements of the Association is included in this newsletter. Please take a moment to review the disclosures, and contact the management company if you have any questions.

As always, the Board invites all homeowners to attend the monthly Board Meetings to discuss any items of concern that you may have. If you are unable to attend the meeting, please contact the Management Company to discuss your concerns.

Best Regards,  
*The Sunridge at Booth Farms Community Association Executive Board*

Sunridge at Booth Farms HOA Board Meetings are held the first Tuesday of the month at 6:30pm. Upcoming meetings include April 1, May 6 and June 3.

In addition to the normal monthly meetings, a merger meeting is scheduled for March 18th at 6:00pm at the Perfect Cup in Firestone.

## 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 **Sunridge at Booth Farms HOA**

in care of:

**Foster Management**

PO Box 6125  
Longmont, CO 80501

**Kevin Lucas CPA - Community Manager**

Direct Tel: (303) 532-4148 / Fax: (303) 651-2674

E-mail: [Kevin@FosterMgmt.net](mailto:Kevin@FosterMgmt.net)

## 2008 Assessment Billings

Quarterly statements are mailed 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 each calendar quarter, and are considered late if not received by the 15th of the month.

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

## ACH Automatic Payment

If you would like to save time and postage, please enroll in the ACH Automatic Payment Program that is being offered by the Association. There are no fees associated with the service, and 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](http://www.BoothFarmsHOA.org) to obtain an ACH Application.

**If you have your quarterly HOA payments scheduled through a banking service, please update the payment amount for the 2008 Assessments.**

## 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 Sunridge Community Association, 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 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 2008, 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 City of Firestone ordinance that it must be removed.

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.

## 2008 ANNUAL DISCLOSURE

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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
  - Conduct of Meeting Policy
  - Conflict of Interest involving Board Members Policy
  - Enforcement of Covenants Policy
  - Collection of Unpaid Assessments Policy

Financial Information of the Association including:

- The fiscal year of the Association is January 1—December 31. The annual assessments have been set at \$440, billed in quarterly payments of \$110 in Jan, Apr, Jul, and Oct.
- 2008 Ratified Operating Budget
- Annual Financial Statements of the Association

Minutes of the Board of Director Meetings for the prior year

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.

## TRASH SERVICE & SINGLE STREAM RECYCLING.....

Waste Management is proud to announce that Single Stream Recycling is now in the neighborhood. With Single Stream Recycling all items can go in the same container, there is no need to sort. Waste Management is also available to accept more items than ever before.

### ACCEPTABLE ITEMS

Aluminum Food and Beverage Containers  
Glass Food and Beverage Containers  
Tin Cans  
#1 and #2 plastic bottleneck containers  
#3, #4, #5, #6, #7 plastic bottles  
Newspapers  
Corrugated Cardboard (cut into 2ft x 2ft pieces)  
Magazines  
Catalogs  
Cereal Boxes  
Telephone Books  
Printer and Copier Paper  
Junk Mail

You can continue to use the recycling tubs you have now, or contact the Waste Management Customer Service at (303) 797-1600 to request additional information.

The Board of Directors encourages all residents to recycle!