

# Sunridge at Booth Farms HOA

Check out the New Website for the Community  
 WWW: BOOTHFARMSHOA.ORG



Current Resident or

Return undeliverable to:  
 PO Box 6125  
 Longmont, CO 80501

## Your New Community Manager

The Board of Directors would like to introduce your new 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)

## CHANGE IN PAYMENT ADDRESS— AUTOMATIC PAYMENT

In addition to the change in the management company, there is a change in the payment address. If you are using an automatic payment service with your banking institution, **you will need to update the remit to address to that which is listed to the left.** Please be aware that if the payment address is not updated, a delay in the receipt of your payment may be experienced, which may result in a late charges being charged to your account.

Sunridge at Booth Farms would like to also announce the ability to automatically pay your HOA Assessments through your bank accounts with the ACH Automatic Payment Program. If you are interested in enrolling in the program, please print the ACH Automatic Payment Application from the website, or contact the management company to obtain an application. Once enrolled, your HOA Assessments will be automatically deducted from your account around the 5th day of the month in which it is due. You can cancel the service at any time, but with the automatic payment program, there is no need to send in a payment, saving you time and money.

## COMMUNITY MANAGER

Sunridge at Booth Farms HOA is now being managed by Foster Management. See the enclosed article for further information. 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

Marilyn McIntyre  
 10395 Coal Ridge St  
[Marilynmcintyre@mac.com](mailto:Marilynmcintyre@mac.com)

### Treasurer

Charles Frese  
 5857 Sparrow Ave  
[clfrese@msn.com](mailto:clfrese@msn.com)

### Secretary

Carolyn Miyasaki  
 5845 Sparrow Ave  
[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)**  
 (Website is currently under construction)

## MESSAGE FROM THE BOARD

Greetings to all Sunridge at Booth Farms Homeowners from your HOA President—Marilyn McIntyre,

Spring is upon us with summer fast approaching, and with the change in seasons comes the usual list of to-do's around your home: starting up your sprinkler system, fertilizing your grass, preparing trees, shrubs, and bushes for the summer heat that is inevitable. And that's just the outside of the home—inside spring cleaning time is in full swing as well. Just like your home, your Homeowners Association has seasonal tasks, including the annual task of reviewing contracts with the contractors who perform work for the Association. As you will notice, a change in the management company contracted by the Board to perform the daily activities of the Association has occurred. Just as it is a good idea to review your insurance policies on a yearly basis, we continually review our management agreements to ensure we are getting the best possible service for the cost incurred. I anticipate that the change in management companies will be a very smooth transition, and look forward to building a good relationship with Foster Management.

In addition to the change in management companies, the Board is glad to announce that progress is being made on the possible merger of the Booth Farms governing documents. Documents from both HOA's have been redlined into a single set of merged documents that will soon be delivered to the lawyer for review. It is anticipated that the approved documents will be distributed later in the summer to all homeowners to review and comment on before submitting it to a vote to merge. For more information on the Document Re-Write, please refer to the website [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org).

Numerous committee member positions remain vacant. No matter what your experience or expertise, any time that you can volunteer to the Association would be gladly accepted. There are some large projects in the Association's future that your input and/or involvement could greatly enhance the end results - including landscaping designs, the potential merger of the associations within the Booth Farms community, and a large number of potential new homeowners within the community due to house sales. Become involved in your community and help make the decisions that effect the greatest investment of your lifetime—your home. Whether it be organizing a "Welcoming Committee" for the new residents of the community, or spearheading the Architectural Review Committee, any amount of effort you can provide will be beneficial. Please contact the management company if you would like to volunteer your time to the Association.

Good luck with the seasonal chores around your house and please check out the new website for updated information.

Regards,  
 Marilyn McIntyre—HOA Board President

## Community Management Transition.....

After much consideration, the Board of Directors has made the decision to make a change in community managers for the association. Effective June 15, 2007, the management of the association will be taken over by Foster Management. Foster Management has been retained as the new Community Management firm to provide better service, and address issues on a consistent, reliable basis. This new company will provide the community with local representation, so you now have a local business that can address your concerns, and get answers to your questions in a quick and efficient manner.

It is our desire that Foster Management becomes the single point of contact for all homeowners. If you have any questions, concerns, or comments, please feel free to contact Kevin via email or telephone.

Relative to the new firm, new account statements have been included with this newsletter that include the new address for your monthly assessment payments. If any of the information listed on the statement is incorrect, or incomplete, please make the appropriate changes to the information, and return with your payment. Please destroy any previous payment coupons that you may have, and begin using these new statements beginning with the July 1 payment. In the event you would like to be enrolled in the automatic ACH payment program that is being offered through the new management company, an enrollment form is included for your completion.

As with all transitions, there is bound to be some confusion, but we will strive to keep the confusion to a minimum. We appreciate your patience through this transition period, but at any time, if you have any questions or concerns, please feel free to contact Kevin at (303) 532-4148.

Contact information for Foster Management is listed on the final page of this newsletter.

## Being a Good Neighbor.....

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

- Always pick up after your pets. Pet waste is not only a health hazard, but it is a Firestone City ordinance that you must clean up after your pets.
- 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, volunteer on a committee, let your voice and opinions be heard on the future direction of the Association.
- With the onset of summer, remember that ALL changes to the exterior of your home require an approved Architectural Review Request prior to the commencement of any work to be performed.
- Weed control in the rock beds are the homeowner's responsibility, including the curb areas, but feel free to pull a weed while you are on a walk. Everyone can/should help control the weeds.

## News You Can Use.....

### Update on Possible Merger with Westview at Booth Farms HOA:

As mentioned in previous newsletters, continued efforts are underway for the possible merger with Westview at Booth Farms HOA. You may or may not know, within the Booth Farms community, two HOA's were established by the developer. In an effort to bring some consistency to the community, talks have been underway between the two HOA Boards to combine the governing documents of the two HOA's into a single set of governing documents. The first draft of the combined documents are currently being reviewed by an attorney to update them for recent changes in the Colorado Law. Once the first draft has been approved by BOTH HOA Boards, copies will be distributed to all homeowners in the area, along with a summary of the proposed changes, for their review and comment. A date for a combined community event will then be scheduled for some time in July to bring everyone together for a vote on the proposed merger and subsequently the proposed governing documents. It is vitally important that all homeowners in the community, both Westview and Sunridge HOA Members, be involved in the decision. Your input is very important in this process, as it is required that 67% of all homeowners vote to accept the merger and adopt the updated documents. Additional information will be distributed in the near future, but feel free to check out the website for up to date information.

### Updated Website:

With the transition to the new management company, a new website has been launched for your use. All of the governing documents for the association are available on the website, but more importantly, updated information concerning your association will be posted on a recurring basis. As an added feature, you can sign up for electronic newsletters and account statements. With the rising cost of postage, not only will you be saving the association, and ultimately yourself, a substantial amount of money, there will also be a significant amount of paper that will be saved. Please visit the website and sign up for the electronic delivery of future newsletters and correspondence from the HOA.

### Architectural Review Application Reminder:

Per the governing documents of the Association, **ALL CHANGES TO THE EXTERIOR OF A HOME** must receive approval from the Architectural Review Committee prior to any work being performed. This regulation not only includes the construction of freestanding units, but also the installation of landscaping materials and play structures. An Architectural Review Application has been included with this newsletter, with additional forms available for download on the website. Please submit an Architectural Review Application prior to commencing the installation, so as to protect yourself from being in violation of an Architectural Guideline.

### Next Board Meeting Date and Location:

The next HOA Board Meeting for Sunridge at Booth Farms will be held July 10th, 6:30PM at the Marilyn McIntyre's house located at 10395 Coal Ridge Street. All Sunridge at Booth Farms homeowners are welcomed and encouraged to attend. HOA Board Meetings are always open to homeowners, and it is a great opportunity to find out information on upcoming issues related to the Association. There is also time allocated to address homeowners concerns and questions at the beginning of every meeting.

### Correction of Account Information:

In the event information listed on your Assessment Invoice is incorrect, please feel free to make the necessary corrections on the payment stub and return it with your payment, or contact the management company directly to inform them of the desired corrections.