

# 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.

Quarterly Assessments are set at \$105 per Quarter, and are due in the months of January, April, July, and October no later than the 15th of the month. If payment in full is not received by the 15th of the month in which the assessment is due, a late fee is charged to the account in the amount of \$10. Each month the balance remains unpaid, a late fee of \$10 is charged. If the account remains unpaid, and no payment plan is established a lien will be placed on the property, along with a \$75 lien fee being charged. The account may then be turned over to the lawyer for legal collection efforts.

## COMMUNITY MANAGER

Sunridge at Booth Farms HOA is now being 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

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

### Treasurer

Charles Frese  
[clfrese@msn.com](mailto:clfrese@msn.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)  
 (Website is currently under construction)

## MESSAGE FROM THE BOARD

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

We are sending this newsletter in hopes of educating the homeowners within the Association on the workings and duties of the Association and the Board of Directors. At the July HOA Board Meeting, two homeowners attended their first Board meeting since they purchased their home five years ago. Due to the fact that they are expecting their first child, they thought that it would be wise to get to know more about the community in which they live. They came with many questions as to what the Association does, what responsibilities it holds, and what upcoming plans it's made for our community.

The questions raised at the Board meeting seemed to be a very realistic set of questions that most homeowners within the Association are likely to have. In light of the question and answer session that was held, it was determined that it would be a very good idea to send the information out to all homeowners. Enclosed you will find an excerpt of questions and answers to the most common questions that are raised by homeowners.

We hope these answers address questions you've formulated yourself, regarding our association. Please feel free to send any additional questions you may have to our management company, or attend the next Board Meeting (6:30 p.m. at 5857 Sparrow Avenue), currently scheduled for September 11, 2007, to speak directly with the board members.

Regards,  
 Marilyn McIntyre—HOA Board President

## What are the job duties of the Board of Directors?????

Sunridge HOA, through the Board of Directors, manages the common areas of the community, enforces the covenants and by-laws, and coordinates communication with the Town of Firestone, other HOA communities, and neighbors in the area. The specific Board of Directors' duties are outlined in the covenants and by-laws of Sunridge. Below is a summary of what these duties entail:

- Hire, direct, and supervise our management company. We have recently changed our management company, which is now Foster Management Company, Longmont, CO. Our manager is Kevin Lucas.
- Establish various committees to serve as leaders for ameliorating our community. At this time we have only two committees, our Architectural Committee, led by Mike Healy, and the Landscape Committee, led by DeMarie Ingraham.
- Hold meetings every other month, January, March, May, July, and November. Our meetings are open to all homeowners, whom are encourage to attend. At these meetings we address concerns, receive information from our manager regarding our financials, covenant violations, accounts who aren't up to date, and legal actions.
- Formally communicate with the homeowners, the decisions and actions of the Board of Directors through meeting minutes, newsletters, and our Annual Meeting, held in November. At the Annual Meeting we provide copies of our budgets and a summary of our work throughout the current year.
- Obtain service providers for our community, such as landscaping, trash removal, and snow removal for the common areas of the Association.

## Common Questions and Real Answers You Can Use.....

### **Is the park in our subdivision a Firestone city park?**

No! The park on Booth Drive is part of the Sunridge HOA. Sunridge HOA is responsible for the weekly maintenance and irrigation of the park, along with any other costs associated with its existence.

### **How are our dues used?**

Enclosed you will find a pie chart depicting the breakdown of the dues collected from our homeowners on a quarterly basis as based upon the 2007 Operating Budget. A full color version of the chart is available on the website at [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org).

### **What houses are in the Sunridge HOA?**

Enclosed you will find a map of the community with the two different Association Boundaries. A full color version of the map is available on the website at [www.BoothFarmsHOA.org](http://www.BoothFarmsHOA.org).

## Common Questions and Real Answers You Can Use.....Continued

### **What plans do we have to improve the appearance of our perimeter fence?**

We were offered a bid of \$10,000.00 to repair, clean, and stain the outside of the fence along Colorado Blvd., between the north and south entrances. This amount of money was not anywhere within our means, so we drafted a Plan B, which would require homeowners do the same work for about \$3000. We presented this idea to the homeowners who attended our Annual Meeting last November and were able to obtain some volunteers, but would need more homeowners to accomplish this task.

Before we undertake this project, we are exploring what responsibility Firestone might have with the outside of the fence, since city property butts up against it. We don't want to incur the expense and ongoing responsibility for this fence if Firestone is responsible for it.

### **What about the V area with all the utility boxes along Colorado Blvd? Who maintains that?**

The V is another common area Sunridge holds, and improving it has been designated our next project. We plan to kill the weeds, lay weed barrier, and spread rock in the area to improve the appearance. We also plan to plant shrubs and evergreens. We can't build structures to hide the boxes, but hope to camouflage them as well as we can.

### **What have you done with improving the entrances?**

Last fall we removed the old vegetation and cleaned up the medians in both entrances. Some of the plants were dead and unsightly, while others were spreading beyond their boundaries. We had too many weeds, and the fountain grass variety planted there was seeding and spreading itself in the surrounding homeowners' lawns. We planted one tree and two bushes in each median and had the landscaping company create flowerbeds. This spring our landscaping committee planted flowers in the planters and the four flowerbeds. We have trees to replace in the grassy areas in both entrances, which will be accomplished sometime this season.

### **What happened to the merger plans?**

The merger of the two homeowners' associations within our subdivision, Sunridge and Westview, has been a very slow process, but is much further along at this time than ever before.. The two boards of directors have worked out a new and improved set of covenants and by-laws for Booth Farms and created a document both Boards approve. Our draft is now at the lawyer's office to be translated into correct legal language and should be ready for our homeowners sometime in August. We will hold our information sessions in early fall and ask homeowners to vote for the merger. Both our associations are required to vote in the affirmative by at least 67%, so full participation will be needed.

The merger will make a big difference for Sunridge because if it occurs, we will begin to share with Westview the responsibility for the common areas within our community. Our HOA was given the responsibility for the majority of the common areas within our subdivision, although everyone who lives in the community uses them. If you look at the attached map, you can see that Sunridge owns the park, the entrances, the V, and the large Outlot A at the north of our complex. Westview has the responsibility for the maintenance of the brown belt east of Coal Mine north and the entrance at Cimarron and Colorado Blvd. Westview also maintains the breezeway between Shenandoah and Booth Drive. Through merger we will be much more able to afford improvements in our parks, entrances, and perimeters of Booth Farms.

If we don't receive the support necessary for the merger, Sunridge will continue to shoulder the responsibility for most of the common areas and will have to find ways to pay for it, such as looking into the possibility of gaining grant money to begin improvements in the park on Booth Drive. A plan is in place to develop the brown belt area in Westview's area through a Firestone park extension of the Firestone Trail. Firestone refused to take responsibility for the Booth Drive park, but we may be able to work with the city through their grant program. Our current level of income through HOA dues isn't adequate to fund much beyond our water and landscaping costs and the services we're required to provide

Please plan to participate in the information sessions leading up to the vote for the merger We can't answer all your questions in a newsletter, but welcome them, as well as your concerns, at our board meetings.