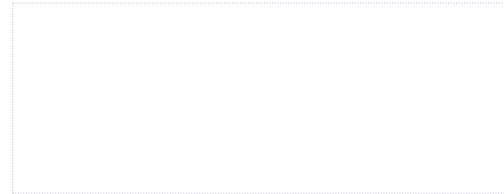


# Westview at Booth Farms HOA

ANNUAL MEETING NOTICE ENCLOSED  
Please plan to attend Nov 27th at 6:30pm

Check out the 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 **Westview 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

Semi-Annual statements will be 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 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 Quarterly 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 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.

**We Strongly Recommend enrollment in the ACH Program, to resolve any issues that may be experienced with the US Postal Mail Service.**

## COMMUNITY MANAGER

Westview at Booth Farms HOA is now 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

Chris Couser  
[chriscouser@yahoo.com](mailto:chriscouser@yahoo.com)

### Treasurer

Travis Chapman  
[tmmedic@netzero.net](mailto:tmmedic@netzero.net)

### Secretary

Gary Killcoyne  
[neander3@comcast.net](mailto:neander3@comcast.net)

### Members at Large

Kevin Communal  
[Kevin@ColoradoResults.com](mailto:Kevin@ColoradoResults.com)

Jeff Jurgena  
[jjurgena@hotmail.com](mailto:jjurgena@hotmail.com)

### Two Positions Remain Vacant

## Westview at Booth Farms

Please visit the Westview 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 WestviewLink)

## MESSAGE FROM THE BOARD

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

Fall is upon us, the first snowfall of the season has come and gone, and the Holiday Season is just around the corner. In addition to all of these annual events, it is once again time for the Annual Meeting of the Westview at Booth Farms Community Association. This newsletter has an abundance of information on the upcoming Annual Meeting, so please take the time to read through it, and more importantly, make plans to attend the meeting or send in the enclosed proxy.

In addition to the main focus of the meeting being that of ratifying the 2008 Operating Budget, a update will be held on the potential upcoming merger with the Sunridge at Booth Farms Community Association and the election of two volunteers to fill the vacant positions on the Board.

We invite all homeowners to attend the Annual/Budget Ratification Meeting on Tuesday November 27th. Additional information on all of the topics within this newsletter will be available, along with the opportunity to volunteer for a committee and Executive Board positions, where you can be a resounding voice for the future direction of the community in which you live.

We hope to see you all at the Annual Meeting.

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

## Update of the potential Merger with Sunridge 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 process of reviewing a combined set of governing documents that were prepared by the Association's attorney. Once this combined set of documents have been reviewed, discussed, and approved by both boards, the document(s) will be distributed to all homeowners for their review and comment. 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.

Please plan to attend the Annual Meeting that is scheduled for November 27th at 6:30pm to hear a more detailed discussion of the process.

## Community Volunteers Needed

Volunteers are currently needed to fill vacancies of two positions on the executive board, and 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 the Executive 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.

## 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 Westview 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.

## 2007 ANNUAL / BUDGET RATIFICATION MEETING

# NOTICE

The Annual / Budget Ratification Meeting of The Westview at Booth Farms Community Association will be held at 6:30pm November 27th, 2007 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 2008 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 67% of members entitled to vote appear at the meeting and vote to reject the budget.

The secondary purpose of this meeting is the election of two board members to serve a 3 year term of office, and an informational meeting of the upcoming events of the Association and an opportunity for committee member volunteers. 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
- Open Forum (limited to 30 Minutes)
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Election of two Board Member Positions
- Covenant Enforcement Review
- Update on current status of Merger w/ Sunridge
- Information on Area Development, including BrownBelt

## 2008 Proposed Budget:

Anticipated Operating Cash as of 01/01/08 \$25,553

Annual Dues Income (166units@\$320/year) \$53,120

Operating Expenses:

Water	\$16,175
Trash Removal	15,012
Electricity	138
Insurance	1,500
Landscape Maint	665
Irrigation Maint	200
Snow Removal	500
Community Events	160
Funding of Reserves	6,000
Miscellaneous Exp	482

**Total Operating Expenses \$40,832**

Administrative Expenses:

Management Fee	\$8,400
Legal Fee	2500
Accounting / Tax Prep	250
Postage	700

**Total Administrative Expenses \$11,850**

**Total Expenses \$52,682**

Anticipated Operating Cash as of 12/31/08 \$25,991

Anticipated Reserves Cash as of 01/01/08 \$36,794

Interest Income	\$ 1,819
Transfers In	6,000
Landscape Replacement	(2,020)

Anticipated Reserves Cash as of 12/31/08 \$42,593

**PLEASE ATTEND THE ANNUAL MEETING NOV 27th TO HEAR A DETAILED DISCUSSION OF THE 2008 BUDGET.**

## 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 winter, please remember that it is each homeowner's responsibility to clear their sidewalk and driveway of snowfall.