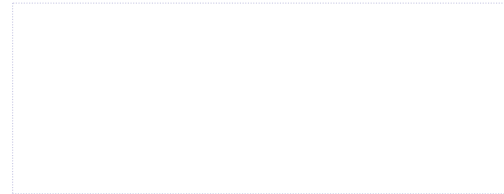


Westview at Booth Farms HOA

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 **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

2008 Assessment Billings

Semi-Annual 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 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 semi-annual 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 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 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 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

Jeff Jurgena
jjurgena@hotmail.com

Treasurer

Travis Chapman
tmmedic@yahoo.com

Secretary

Gary Killcoyne
neander3@comcast.net

Members at Large

Kevin Communal
Kevin@ColoradoResults.com
 Tracie Zakavec
Tzakavec@yahoo.com
 Wendy Gray
Wgray5927@comcast.net
 Faith Gutierrez
faithgutierrez@comcast.net

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 (Select the Westview Link)

MESSAGE FROM THE BOARD

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

The Board of Directors would like to introduce Tracie Zakavec, Wendy Gray, and Faith Gutierrez as the new Board Members for the Westview HOA. These three homeowners were elected at the Annual Meeting held in November. With the addition of these homeowners, all available positions on the Board of Directors are filled. Additional positions on committees are still available, so anyone interested in volunteering some time to the Association is urged to contact the management company.

Included in this newsletter you will find information regarding the potential merger of the Sunridge and Westview Associations. In the coming months, the merger will be submitted to a vote of the homeowners, with the anticipated date of merger being July 1, 2008. We strongly suggest reviewing the documents and submitting your vote. The initial merger meeting is scheduled to be held March 18th at 6:00pm at The Perfect Cup if Firestone. Additional meetings will be held in April and May to give homeowners an opportunity to discuss their thoughts of the proposed merger.

The annual disclosure requirements for the Association are included in this newsletter. Please take a moment to review the disclosures, and contact the management company if you have any questions.

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 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 document(s) will be distributed to all homeowners for their review and comment.

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.

Please plan to attend the upcoming merger meetings to hear a more detailed discussion of the process.

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 with 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.

2008 ANNUAL DISCLOSURE

ANNUAL DISCLOSURE

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 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
 - Dispute Resolution 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 \$320, billed in semi annual payments of \$160 in January and July.
- 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 your 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!