

# Courtyards at Quail Lake

Please Visit: [www.CourtyardsAtQuailLake.com](http://www.CourtyardsAtQuailLake.com)

MAY 2021

## Spring Newsletter



**Board of Directors:** The Board consists of three (3) homeowners who volunteer their time to serve our community. They are:

**Jim Stroman (President)**  
**Steve Mosher (Secretary)**  
**Janet Marletto (Treasurer)**

The Board makes the financial, contractual and operational decisions for the Association. There are 5 meetings a year, normally during the spring, summer and fall. All residents and owners are welcome to attend. If you wish to speak with a member, please contact Derek Patterson with Z&R.

### 2021 Community Projects:

Replacement of portions of the garage courtyard concrete areas at Buildings 1 and 4.

### Architectural Control Committee / Review:

If you plan on making any exterior change to your home, your plans must be submitted to Z&R for Association review. This includes changing anything outside your home, such as the patio area or the Common Areas outside your patio (adding flowers, removing bushes, installing new rock, etc.). NOTE: If an item is installed without approval, the owner will be subject to removal of the item and possible fines - pending an after the fact submittal and review process.

If you are unsure about an item, please ask first.

### 2021 Summer Picnic - Is a Go!:

We are scheduling the yearly barbecue event for August 21, 2021.

Catering options are still being investigated and if you are willing to help with setup, serving, anything ~ please let Derek know.



# Owner Education

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### Lawn Care Company:

**Unlimited Landscape Services Inc.** will continue services which includes grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs.

If you need to report any problems with the landscaping, grass or sprinkler problems, please call Z & R at 594-0506.

### Rule Update (US Flag, Military Flags, Holiday Banners):

The Board recently approved a new rule addition/update for Flags and Banners. The updated Rules are available on the website.

Pets: Each Owner/resident is limited to **a total of two (2) pets**, for example two (2) cats or two (2) dogs or one (1) cat and one (1) dog.

An Owner/resident may also keep fish. No pet(s) shall be kept for the purpose of breeding, boarding, or commercial purposes. The total number of permitted household pets includes any dogs or cats that are brought into the community by a guest. Therefore, if a resident already has a total of two (2) household pets, the resident's guest may not bring another pet even temporarily.



- No pet shall be permitted to run loose anywhere in the community;
- When outside, all pet(s) must be on a physical leash and be in control by the Owner or responsible person; No pet shall be chained or tethered outside any Unit unless the Owner is present;
- No pet shall be left outside unattended for any reason; No pet shall be permitted to defecate on the walks, driveways, landscape areas, or elsewhere about the buildings and grounds without it being cleaned up immediately.
- The Owner of a pet agrees that the Association shall have the right to revoke the pet if there are repeated violations of the Declaration or Rule or any future rule and may require the immediate and permanent removal of that pet. The Association agrees that revocation of any pet will be an absolute last resort if all other attempts to gain compliance have failed.
- Owners failing to clean up after their pet and immediately dispose of the feces may be fined on the first offense. Repeat offenses may result in fines and/or repair costs for damages. In the case of multiple offenses, the Owner may be compelled to remove the pet from the community. No pet shall be permitted to bark, howl, whine, or otherwise create any obnoxious or excessive sounds, odors, or disturbances.

\*\* Please note, there are Pet Stations in the community for your use - please use the bags. If you happen to see that new bags are needed, please let Z&R know.

**Important - PLEASE READ / Interior Home Sprinkler Heads:**

If you were not aware, the individual sprinkler heads in your unit activate by detecting heat. If you are having any work completed in your home, such as replacing a hot water heater or anything that is in close proximity to a sprinkler head, please call Z & R so the system can be disabled during the project. **This process can take up to 3 days to schedule.** If a head is activated, it will flow water until the Fire Department responds and turns off the flow ... which can result in severe water damage to your home and possibly neighboring units.

**Common Area Pole Lights:**

Periodic inspections are conducted to identify Common Area lights that are out. Owners and residents are encouraged to report outages to Z&R.

**Rental Properties:**



If you rent your property you **MUST** provide Z & R with a copy of the lease with the HOA Addendum and the tenant name and phone number for Association use.

As a reminder, any vehicles parked in the open spaces must have an HOA parking permit.

Please see the RULES.

**Dog Owners - Pet Pickup Stations:**

There are pet bag stations for your use in the community. Some of the Association Common Areas are still being littered with pet waste.



**Dogs must be cleaned up after immediately and all dogs MUST be on a physical leash at all times.**

If you're a pet owner, do your part and help keep the community clean.

The HOA may compel a resident to remove a pet if continued or serious infractions occur.

**Dues Payments:** If you use online Bill Pay or mail a check, the payment address for the HOA's Bank is:

**Courtyards at Quail Lake  
P.O. Box 912752  
Denver, CO 80291-2752**

You can also access your account in Z & R's software: First time users - to gain access to your account you will need to obtain your User/Password information, please call 719-594-0506. Homeowners are encouraged to login:

- Look up account information / Check payment history / Make e-check & credit card payments
- Update personal contact information.
- If you already have your User Name and Password, click the link below to access the portal.

<https://web.condomanager.com>

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# Rule Reminders - Parking



## Z & R Property Management:

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z & R at 594-0506.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review.

The address for correspondence is 6015 Lehman Dr. #205, Colorado Springs, CO 80918.

Emails can be sent to [Derek@ZandRMgmt.com](mailto:Derek@ZandRMgmt.com)

The emergency pager for non-business hours and weekends is 594-0506.

### E. Vehicles – Parking - Other:

No boats, trailers, campers or recreational vehicles shall be parked in the community except for limited periods of time not to exceed seventy-two (72) hours. Such vehicles shall not be parked or left unattended in the garage areas except for the purpose of cleaning, loading and unloading. Such recreational vehicles shall not create an access problem to other residents nor shall such vehicles be parked inappropriately within the community (i.e., within fire lanes) and they must be in compliance with Section VII (A). Such vehicles are subject to the immediate removal (towing) at the Owner's expense.


All vehicles must display a current vehicle registration, proper number of license plates, and be in operable condition (meaning able to drive under its own power, have inflated tires, all glass, etc.). An unlicensed, inoperable, or abandoned vehicle is subject to towing at the Owner's expense without liability to the Association.

Vehicles may not be left in the same parking space for a time period exceeding five (5) consecutive days. Those that are parked in the same space for five (5) or more consecutive days will be stickered and given a 72 hour notice to be moved. Failure to comply within the 72 hour time period may result in the removal (towing) of the vehicle at the Owner's expense. Repeat offenders may be towed with less than 72 hours notice at the discretion of the Board or Property Manager.

**Trash & Recycling:** is provided by GFL Environmental.



**Trash pickup is Wednesday.**

 **Recycling** containers are picked up on Wednesday morning - by a different truck. As a reminder, you can recycle by contacting GFL and ask for a 64 gallon recycle cart - the cost is \$5.00 per month. This fee is paid by the resident.

**If you have special pick-up items** (moving in or out, furniture) please call Z & R to possibly arrange for pickup of that item as the owner/resident will have to pay a fee, or if you have large appliances or donations to be picked up, please label the object indicating who will remove it.

**Please remember - do not dispose of cigars or cigarette butts in the Common Areas, patios, parking lots, etc.**  
**Fire danger is always present - we all need to do our part.**

