

# QUAILWOOD

## QUAILWOOD MEADOWS TOWNHOUSE COMMUNITY ASSOCIATION

VOLUME 1, ISSUE 2

OCTOBER 23, 2009

### 2009 ANNUAL MEETING FOLLOW-UP BOARD MEMBERS ELECTED

The 2009 Annual Meeting of the membership was held August 28, 2009 at the Community Center. There was a very good turnout for this years meeting with approximately 30 homeowners in attendance. A draft of the meeting minutes is available on the association website (<http://quailwood-townhomes-hoa.ihostvm.com>) and/or a hardcopy can be obtained at the Community Center.

The Board of Directors was elected for one-year terms. The Board is charged with the responsibility of governing the affairs of the Association according to the association documents. Your directors commit personal time to this role and their work is greatly respected and appreciated.

The Board of Directors for the Quailwood Meadows Townhouse Community Association are as follows through the next annual meeting, scheduled for August 2010.

- Marge Belson, President
- Bill Atherton, Vice President
- Bob Conklin, Sec/Treasurer

Also assisting the Board of Directors as volunteers and/or in advisory positions are:

- Jo Ann Conklin, Recording Secretary
- Shari Olsen, Financial Advisor
- Gene Walker, Strategic Planning Advisor

#### BOARD MEETING SCHEDULE

Meetings are held at the Quailwood Community Center on the third Tuesday of every other month.

**Next Meeting: December 15, 2009 -- 5:30 p.m.**

#### What is a Community Association?

A group of owners who wish to provide a communal basis for preserving, maintaining, and enhancing their homes and property. The association provides a vehicle for the individual unit owners to work together.



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## MESSAGE FROM BURDMAN & SHORE, PLLC CONSTRUCTION DEFECT CLASS ACTION LAWSUIT

The Townhouse Community Association is represented by construction defect attorney Robert E. Barry, Esq. of Burdman & Shore, PLLC. Mr. Barry focuses his practice on representing homeowners and Homeowner Associations with construction defects and deficiencies. Rob represents a number of homeowners for claims with their individual homes as well as the Association for the common area problems. Although the investigation is ongoing, the experts that have been consulted expect that the roads are sinking because the soils were not properly graded, compacted, wetted and prepared in advance of the construction of the road.

It appears that Empire and many of the Empire entities involved in the construction of the development have either dissolved or declared bankruptcy. The Homeowners Association as well as a number of homeowners have retained an attorney to make claims for the construction defects and deficiencies against the builder's insurance. The intent of the claim would be to recover from the commercial general liability insurance policy for the builder in place during the construction of this development. The Association is seeking to recover the cost to repair the defective roads, cost of interim repairs to the roads, cost to repair any other common area defects and deficiencies as well as all costs and attorneys fees associated with bringing these claims. Mr. Barry will attend as many of the Homeowners Association meetings as possible and inform homeowners as to the status of the claims by way of letter. If you have any questions at all regarding the claims for the roads or common areas or have problems with your home, you may contact him at 602-222-3023 or email [robertbarry@burdmanlaw.com](mailto:robertbarry@burdmanlaw.com).

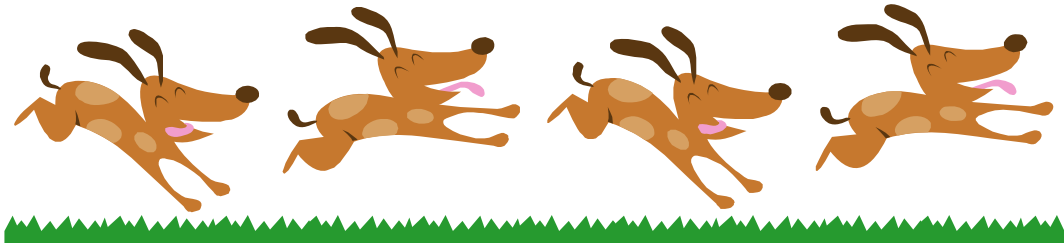


### IMPORTANT UPDATE: PARKING POLICY REVISION

The Board of Directors has recently revised the Parking Policy for Quailwood Meadows Townhouse Community Association. Currently, **ONLY** guest(s) are allowed to park along the common area side of the following streets: West side of Cortina Street; East side of Casa Bella Street; West side of Violinists Street, as well as on Roca Street and Susurro Street. **Effective October 20, 2009 there will be no parking allowed along that portion of Casa Bella beginning at the entrance round-about all the way through the curve - the street along side of the park and lift station property - signs are posted.** A hard copy of the revised Parking Policy has been included in the mailing along with this newsletter. For future reference, the revised Parking Policy is also available in a PDF format on the Association website at: <http://quailwood-townhomes-hoa.ihostvm.com>. It is very important that you take a few moments and review this policy, so that you are aware of the rules and regulations surrounding parking in the Townhouse development. Violation of this policy by any owner (s) and/or occupant(s) of a unit, could result in your vehicle being towed and all costs associated with towing are at the expense of the owner of the vehicle that has been towed. If there are questions regarding this policy, please do not hesitate to contact Tammy Pasco at [tpasco@hoamco.com](mailto:tpasco@hoamco.com) or 928-776-4479.



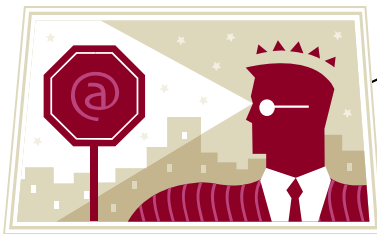
## COMMUNITY ANNOUNCEMENTS & REMINDERS



### PETS

The management office has received a number of complaints regarding barking dogs, dog waste & owners not using leashes when walking their dogs.

Please be considerate of your neighbors and the community common areas by being a responsible pet owner. Please keep barking to a minimum, clean up after your pet and always use a leash when out walking your dog. Also, please keep in mind the Town of Prescott Valley has a leash law and you could be subject to a citation and related monetary fines.



**REMEMBER TO CHECK THE COMMUNITY ASSOCIATION WEBSITE FOR THE LATEST POSTINGS, NEWS & EVENTS. LOG ONTO:**

<http://quailwood-townhomes-hoa.ihostvm.com>



The Management Company has been informed of increased door-to-door solicitation activities that have taken place recently. Please take note that if anyone comes to your door selling anything they are required by the Town of Prescott Valley to purchase and carry a permit authorizing them to go door-to-door. Ask to see their permit, if they refuse and/or do not possess one then call the Prescott Valley Police and report it. This is for your safety and the safety of your neighborhood.



### HOLIDAY DECORATING

The holidays are upon us and with it comes the spirit of decorating. As a gentle reminder -the Use Restrictions & Rules state: Restricted Activities (b): Temporary, exterior Holiday lighting and decoration is permitted. Such lighting and decorations may be installed thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the Holiday.

QUAILWOOD MEADOWS  
TOWNHOUSE COMMUNITY  
ASSOCIATION

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**Volunteers Needed**

Volunteers are integral to the success of our community.

The Board is still looking for volunteers for an "Entertainment Committee" and a "Welcoming Committee".

If you are interested in volunteering, please send an e-mail to [tpasco@hoamco.com](mailto:tpasco@hoamco.com) or phone at 928-776-4479 x12.

**Your E-mail Address**

In an effort to enhance communication of timely information to you, Quailwood Townhouse Community Association is hoping that you will be willing to share your e-mail address. Please contact Tammy at [tpasco@hoamco.com](mailto:tpasco@hoamco.com) with your e-mail address.

Thank you.

**YOU CAN PAY YOUR ASSOCIATION DUES ON-LINE**

You can pay your association dues online via credit card or e-check as follows:

[www.hoamco.com](http://www.hoamco.com)

Click Arizona > Pay Online

HOAMCO ID: 1090

TOWNHOUSE ID: 023

MASTER ID 003

ACCOUNT NO: Your account number on the billing statement or coupon.