



FALCON RIDGE

HOMEOWNERS ASSOCIATION NEWSLETTER FALL 2017

FALCON RIDGE HOA ANNUAL MEETING AND ELECTION RESULTS

The Falcon Ridge Homeowner's Annual Meeting was held on Tuesday, October 17th along with elections for the Board of Directors. For the next term of the Board, those serving will be:

President – Lorraine Gallick
Vice-president – Heidi Kaye
Treasurer – Janell Sultz
Secretary – Christina Wandry

Janell Sultz gave a Treasurer's Report and shared the association budget for the year. Details are available but, in summary, expenses were in line with previous expenditures such as printing, maintenance and insurance. An expense occurred for the repair of the lights for the entrance. But, nice to know, a switch to LED lights at that time has cut the Xcel Energy cost almost by half.

Following the election voting, the floor was open to general discussion by everyone in attendance. Both long-time residents and new residents were in attendance. The general consensus of the meeting was that residents are happy to be in Falcon Ridge and would like to ensure that the neighborhood maintains its attractiveness and the quality making Falcon Ridge is a good place to live and raise a family.

See the back side of the flier for more information on the meeting.

Join Your Falcon Ridge HOA

Although it's too late to update your contact information in the directory, it's never too late to join the overwhelming majority of your neighbors (76%) as a member of the association. Once dues are paid, you will receive a copy of the latest HOA directory.

Please contact Janell Sultz or send your dues check of \$50 to: Falcon Ridge HOA, PO Box 2273, Centennial, CO 80161.

In Memoriam

On behalf of the Falcon Ridge Homeowners Association and residents, the Board wishes to recognize the late Keith Clarke. His commitment to the community and many years of service contributed immeasurably to Falcon Ridge being an outstanding place to live. He will be greatly missed by all who knew him..

ISSUES AND CONCERNS DISCUSSED AT HOA MEETING INCLUDED THE FOLLOWING:

Community safety and security – Although no specific serious crimes were known of right in Falcon Ridge, general awareness of theft and other incidents in nearby areas was noted. Any change in this would probably be of concern to most of us.

The perennial discussion regarding the **speed of drivers** through the neighborhood came up. Besides reminders for everyone to drive the speed limit, drive carefully and follow traffic signs, the Board will research if there is some way that that City of Centennial can help with this matter.

By-law/Covenant update – The Association by-laws and covenants were written when Falcon Ridge was built. With the guidance of an attorney, the Board will research what are current best practices and what we need to do to be in compliance.

Falcon Ridge entrance – The Association is going to use a professional service this year to decorate the entrance.

Association website – Although we can sometimes use the Nextdoor social media website for some matters, a website dedicated to Falcon Ridge seems to be a better way to meet our needs. The Board will begin the steps necessary to bring a Falcon Ridge website about.

If you have or know of a business that **hosts websites**, please contact Heidi Kaye (678-361-4285) with your information.

Code Enforcement and Covenants – The City of Centennial is governed in accordance with its municipal code which can be found on the city's website at <http://www.centennialco.gov/City-Clerk/municipal-code.aspx> Rules governing the storage of materials outside of a house, branches hanging over sidewalks, weeds, what is an illegally parked car and much more are covered. Violations of city code are handled by its Code Enforcement Officers. Being aware of the city's various rules, especially concerning construction and anything involving a building permit, could help you to avoid frustration and expense if your plan does not meet city guidelines.

The number for the **City of Centennial is 303-325-8000** for help with finding the information that you need.

As a Covenant Controlled community, owners of property within Falcon Ridge are bound to the **covenants** that were established when Falcon Ridge was developed. This is true whether one chooses to become a dues-paying association member or not. Some of the covenants go above and beyond what is required by the Centennial City code.

To ensure that as you move forward with home improvements you are in compliance with existing covenants, please plan on contacting the **Architectural Control Committee** in advance of your project and let them know of your plans.

Current Committee members are **Dan Sultz (303-378-4591)** and **Bob Zimmer (303-748-2214)**. Additional volunteers are greatly needed.