



**FALCON RIDGE HOMEOWNERS ASSOCIATION, INC.**  
P.O. Box 2273 Centennial, CO 80161

**FRHOA BOARD**

**ARCHITECTURAL CONTROL COMMITTEE**

PRESIDENT: Janell Sueltz	303.730.8956	MEMBER: Dan Dimmock	303.797.6592
VICE PRES.: Lorraine Gallick	303.797.6592	MEMBER: David Novick	303.464.0383
SECRETARY: Peggy Winn	303.798.6182	MEMBER: Dan Sueltz	303.730.8956
TREASURER: Lauren Allwein	303.798.6226	MEMBER: Keith Clarke	303.798.9727

**MESSAGE FROM THE BOARD OF DIRECTORS**

Spring greetings to all from the Falcon Ridge HOA Board. Old man winter can be stubborn and some times it seems as though it is just not going to release it's icy grip but, of course, spring never breaks a promise and here we are with flowers popping up and the smell of newly mown grass in the air. Slip on your flip-flops and get out and about. It's the perfect time of year to get reacquainted with your neighbors.

The board met and we made a decision to hold only one HOA meeting per year. The next meeting will be held in October 2016. In the past, nomination forms were sent out in the spring newsletter for residents volunteering or nominating someone as a board member; if there were nominees, he/she was voted on in the spring HOA meeting. This year the nomination form will be sent out in the fall newsletter and nominees will be voted on at the October 2016 meeting.

Though we are reducing the number of HOA meetings we are planning to sponsor a couple of community events this summer. We are looking at having a summer picnic at Puma Park and a local "parade of homes" so that residents can see results of the many upgrades and remodeling efforts that have been taking place. These events will be posted on nextdoor.com and we will also put out door hangars. We have two residents that have offered to help coordinate these events but we do need additional assistance. If you would like volunteer with these events, contact any one of the board members.

**SNOW and ICE BUILD UP on the ROADS**

We recognize that some of the roads in Falcon Ridge are a pain, if not downright hazardous in the winter. The north end of S Emerson St. is especially treacherous when we have snow that melts and refreezes repeatedly. We have contacted the City of Centennial and were advised that they will send someone out with an ice chopper (a big machine, not a person) if the situation meets the criteria of a) it is up on the sidewalk and b) it causes a traffic hazard. They will not come out automatically; a resident has to call the City and open a work request and they will then send someone to out to determine if the snow/ice meets the criteria. If it does meet the criteria, and it has in the past, they will then send the ice chopper out. The City recognizes that we have antiquated drainage but unless flooding is a problem during the warmer months, repairs will not be done. It should be noted that this is a common problem throughout Centennial so action may not be taken as soon as we'd like.

**CALL CITY OF  
CENTENNIAL TO REPORT  
ICE AND SNOW BUILD UP  
IN FALCON RIDGE**

**303-325-8000**

## HOME IMPROVEMENTS and the FR ACC

Robin's egg blue is beautiful on a robin's egg but not on a house. Please do your part to keep our neighborhood beautiful and check in with the Architectural Control Committee prior to making outdoor home improvements. Their names and numbers are listed above. They are all very nice and would be happy to work with you.

## FRONT ENTRANCE MAINTENANCE

We have contracted with Swingle Commercial Lawn and Tree this year to keep the Falcon Ridge area along Dry Creek looking neat and tidy. If you see weeds growing please contact a board member.

## YOUR 2015 HOA FEES are DUE

Along with this newsletter you'll find an envelope for remitting your 2016 HOA dues and a form for updating the directory.

As always, the fees are \$50/year and are due by June 15 2016. Use the enclosed envelope to remit your fees, **or if you'd like to save the price of a stamp, you can drop a check off.....** Fees go towards entrance lighting and maintenance, HOA board insurance, newsletters, directory, social events and a reserve fund.

If you'd like to be listed in the Falcon Ridge directory, please complete the enclosed form.

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## VANDALISM and CRIME PREVENTION

We had two separate occurrences of vandalism over the same weekend in March and prior to that various crimes, both minor and major, have occurred in Falcon Ridge and nearby neighborhoods. Especially disturbing was the armed robbery committed in the parking garage at Streets of Southglenn in January. Though we can't eliminate crimes, following are some tips to keep yourself and your home secure.

- **Be Aware of your Surroundings** - Many of us are so busy with work and life that we forget to look around us. We walk around making phone calls, posting to Facebook, or reading our texts. Criminals look for the time when you are most distracted; when you are not paying attention to your purse, wallet or briefcase. They know that you do not see them following you to your car they want to steal. Being aware of where you are and who is around you can make you less of a target.
- **Good Lighting** - Provide adequate lighting for your home. Studies consistently show that good lighting discourages crime. While you don't need searchlights shining in your neighbor's bedroom window, adequate tasteful lighting discourages criminals who like to operate in the dark. Motion-activated lights provide the added benefit of reducing power consumption and add to the startle factor for those that activate them. Just be certain they are properly adjusted.
- **Keep landscaping trimmed** - Keep landscaping trimmed so that no hiding or obscured areas are created. Bushes and trees can enhance your home's curb appeal, but they can also create a haven for criminals dodging passing vehicles or police. Well-trimmed landscaping that is designed to work with your lighting will make your home less attractive to offenders.
- **Keep Doors Locked and Valuable Out of Sight.** Conduct an assessment of your home. What property are you leaving outside and available to vandals and thieves? Are you leaving anything outside your home that is vulnerable such as your car, bicycles or other valuable items? Do you need to clean out the garage so that the car can be regularly stored in there? Remember anything left outside needs to have extra steps taken to secure it.
- **Report Suspicious Activity.** If you see someone or something suspicious contact the Arapahoe County Sheriff's Office. Be prepared to give the dispatcher a good description of the person or situation and why you think it is suspicious. Police officers would rather check out a suspicious situation that turns out be nothing, than to miss an opportunity to stop a major or mass crime event before it gets started.

**CALL ARAPAHOE COUNTY  
SHERIFF'S OFFICE to REPORT  
SUSPICIOUS ACTIVITY:**

**NON-EMERGENCY DISPATCH**

**303-795-4711**