



FALCON RIDGE HOMEOWNER'S ASSOCIATION, INC.

P.O. Box 2273 Centennial, CO 80161

Summer 2017

FRHOA BOARD

PRESIDENT: Need to fill
VICE PRES.: Need to fill
SECRETARY: Lorraine Gallick303.797.6592
TREASURER: Janell Sueltz 303.730.8956

ARCHITECTURAL CONTROL COMMITTEE

MEMBER: Dan Dimmock303.797.6592
MEMBER: David Novick 303.464.0383
MEMBER: Dan Sueltz 303.730.8956

MESSAGE FROM THE BOARD

Here we are with summer starting to wind down and school about to start. It seems hard to believe, but we must already start looking towards the Falcon Ridge Annual Meeting which is held every October. With its many longtime homeowners as well as many new residents who have moved in to the neighborhood, we are hoping to round out a full slate of board members for the upcoming year. With participation from others, the HOA would be able to offer social events such as the very successful Picnic in the Park and the Tour de Homes that were held. Of course, one does not need to be on the Board to head up a committee putting together a social event - just volunteer and you will probably get the job! Other options besides a picnic might be a spring-time dumpster day or summer community garage sale or some other creative idea. Please consider if you can do something to contribute to our Falcon Ridge sense of community. It will be greatly appreciated.

ANNUAL HOMEOWNER'S MEETING

The **Falcon Ridge HOA annual meeting** will be held this year on **Tuesday, October 17, 2017**, starting at 7 p.m. at 7658 S Emerson Court, the home of Dan Dimmock and Lorraine Gallick. Because Board of Directors' elections will be held at the meeting, we strongly encourage everyone to attend.

BOARD MEMBER NOMINATION FORM

For the past year, the Board has operated with a reduced body of only two officers: Janell Sueltz as Treasurer and Lorraine Gallick as Secretary.

With a new year, we are hoping that at least a couple of other residents would be willing to step forward and serve in an officer position. You can do this by self-nominating for any one of the four board positions, including those of Treasurer and Secretary. If you have questions about responsibilities or time commitment as a board member, feel free to call either Janell or Lorraine.

YOUR HOA FEES ARE DUE

Along with this newsletter you'll find an envelope for remitting your 2017-2018 HOA dues, a form for updating the directory and a nominating form for the Board of Directors' election.

Dues are \$50/year and are due by September 8. Use the enclosed envelope to remit your dues, directory update and nominations or if you'd like to save the price of a stamp, bring these items to The Sueltz residence, 7661 S. Emerson Street. Dues go towards entrance lighting and maintenance, insurance, newsletters, directory and a reserve fund. A more detailed report will be provided at the annual meeting.

DIRECTORY UPDATE

If you'd like to be listed in the Falcon Ridge directory, please complete the form. The FR directory is provided only to FR homeowners. If you are already listed, you can simply check "same as last year" box or make any corrections. In an effort to reduce publishing costs we do not list children that are over twenty years old. Please update as appropriate. Thank you.

MAINTAINING OUR PROPERTY VALUES

One of the reasons for covenants to be in place is to maintain the character and attractiveness of our neighborhood. A key to ensuring that the covenants can be enforced is for everyone to voluntarily comply. The Falcon Ridge Architectural Control Committee (ACC) has a process in place for homeowners to submit plans for outdoor remodeling, home improvements, painting, new roofs, etc. The process has been distributed previously, but for convenience sake, will be posted to the document section of Falcon Ridge Nextdoor website. A hard copy will be made available to anyone who requests one from the Board. Please remember to allow a 30-day window for the Committee to complete its part of the process.

FALCON RIDGE HOMEOWNER'S ASSOCIATION, INC.

With the retirement of the 26 year Committee member, Keith Clarke, we need another member of the community to step forward. If you would like to know more about what is involved, please ask one of the Committee or the Board. Even if you cannot attend the Annual Meeting, but can serve on the ACC, please let a Board Member know.

The Board would like to take this opportunity to express its gratitude for all of the work done for the Falcon Ridge HOA by Keith, not just on the ACC, but in many facets over the years. Keith's contribution has contributed greatly to making Falcon Ridge the community that it is.

NEXTDOOR (THE WEBSITE!)

NextDoor is a free social media website that allows convenient neighborhood-based communications. Please consider joining so that you can benefit from seeing the latest news such as crime alerts, classified ads and upcoming events. HOA announcements and reminders will be posted there as hand-delivered notices about everything is not practical. If you need any information on what it's like or how to join, contact Lorraine Gallick. Or, just look online, www.nextdoor.com.

FRONT ENTRANCE

The HOA is maintaining the front entrance through a periodic program of weed control. In addition, after a combination of equipment failure and

vandalism, the lights were replaced with energy saving LED lights. The HOA pays the light bill for those lights as well as for repairs, so if you notice any damage or something not working, please notify the Board. If you notice any serious suspicious activity, please notify the police.

While the HOA does not have a contract to pick up trash that might come in from Dry Creek Road, it does not seem to be a major issue. But if you happen to notice litter that you can safely pick up, please do so. If you notice something you cannot handle, please notify the Board.

COMPLAINT DEPARTMENT

As we live in somewhat close quarters here, please mindful that your outdoor actions, whether recreational or building a fence, may adversely affect your neighbors or even be in violation of City code. Please be considerate of your neighbors and keep in mind, as a neighborhood, we are under the jurisdiction of the City of Centennial. Many of the concerns that are brought to the attention of the Board are actually regulated by the City -- barking dogs, how long trailers and trucks can be parked on the street, use of fireworks, etc. Those that are not could be regulated by Arapahoe County or the State of Colorado. If you have an issue or want to know what rules there might be, a good first place to check is the City's municipal code on the City website or call them at 303-325-8000.

1 **FALCON RIDGE
HOA Meeting
OCTOBER 17, 2017
at 7:00 PM**

Dan Dimmock & Lorraine Gallick
7658 S Emerson Court

Bring a beverage. Snacks will be provided



**BOARD
NOMINATION
form Deadline:
September 8th**

3

2 Please **REMEMBER**
your **\$50 homeowner dues**
to be remitted no later than Sept 8th.

Thank you in advance!

**Directory update:
Deadline
September 8th**

4



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P.O. Box 2273 Centennial, CO 80161

Dear Homeowner:

The purpose of the Falcon Ridge HOA is to address common needs and interests of the homeowners. This includes such items as coordinating meetings and social activities, facilitating communication and publication of directory, ensuring the entrance and neighborhood is maintained according to established covenants and managing the HOA business including dues collection and payment of bills. In order to be a viable organization it is important that the board of directors is fully staffed. Now is the perfect opportunity to consider volunteering your talents and time. If you are interested in filling any of the officer positions for 2017/2018, please complete the nomination form by September 8 and return to: Falcon Ridge HOA, P.O. Box 2273, Centennial CO 80161 or hand deliver to the Sultz residence (7661 S. Emerson Street).

NOMINATIONS FOR 2017-2018 ELECTION

Please Fill in New Slate of Officers

PRESIDENT

EXISTING OFFICER: *NEED TO FILL*

VICE PRESIDENT

EXISTING OFFICER: *NEED TO FILL*

SECRETARY

EXISTING OFFICER: *LORRAINE GALLICK*

TREASURER

EXISTING OFFICER: *JANELL SUELTZ*

Please return in enclosed envelope by September 8th !!

✂ clip and return ✂

DIRECTORY UPDATE INFORMATION SHEET

SAME AS LAST YEAR

LAST NAME

ADULTS' FIRST NAME

STREET ADDRESS

PHONE #

CHILD'S NAME

BIRTH YEAR

CHILD'S NAME

BIRTH YEAR

CHILD'S NAME

BIRTH YEAR

CHILD'S NAME

BIRTH YEAR

CHILD'S NAME

BIRTH YEAR

Please return with your dues by September 8th to: Falcon Ridge HOA, P.O. Box 2273, Centennial, CO 80161