



## **MESSAGE FROM THE BOARD**

Looking back on this past year for Falcon Ridge comes with some disappointment as, with so many other things, our community-wide activities were curtailed due to the pandemic. Perhaps one of the good things was that it gave many of us more time at home and the opportunity to enjoy their loveliness and our great community. But, looking forward to brighter days ahead somewhere down the road, we continue on.

The most pressing HOA activity that is upon us now is the Annual Meeting and election of the board. All members of the HOA are encouraged to volunteer and there are several ways to do that. One is running for and serving on the Board. This upcoming year, candidates are needed for the position of Treasurer and Secretary. Rebecca Saguin will be stepping off the board as Treasurer. Rebecca has done an excellent job for the HOA and has

streamlined some of the financial functions. Her talent and dedication will be sorely missed. In addition, her weed patrolling near the entrance signs is much appreciated.

If you are interested in serving on the Board and have questions, please reach out to Lorraine Gallick or Janell Sueltz (both can be emailed from our website at [falconridge80122.org](http://falconridge80122.org) under the "about us" tab) to find out how to serve. If you have questions about how much work a position would entail, they can be answered as well.

As for near-term plans, holiday decorations for the main entrance are on order. We are looking forward to continuing that Falcon Ridge tradition and adding a bit of cheer as visitors pull in to the neighborhood. As for social activities, we can only see how things look next year and go from there.

## **FALCON RIDGE HOMEOWNER'S ASSOCIATION ANNUAL MEETING (Virtual Zoom)**

**Monday, October 19<sup>th</sup> at 7 p.m.**

The purpose of the meeting is the election of board members. It will be conducted virtually in the interest of safety. It is unfortunate that we will miss what has been an opportunity to socialize and meet new residents in person. It will be a short 40-minute meeting via Zoom.

Please download the Zoom application to your phone or computer before the meeting if you have not already done so. It is free.

In order to join the meeting please enter with this URL:

<https://us02web.zoom.us/j/82009204838?pwd=RzhoVHdGd2pnRTRxc0xBYnV5ZTZlQT09>

However, for an online connection to this link, we will post it on Nextdoor.com on Sunday, October 18. If you join Nextdoor.com (it is free), you can read about the neighborhood, city and county happenings. Election results will be announced on Nextdoor and the website.

## **TURN IN FALCON RIDGE HOA 2021 MEMBERSHIP DUES BY OCTOBER 20TH**

Please return your dues in the enclosed envelope (with a Directory Update Form, if needed) or make arrangements to give your dues to a board member no later than October 20<sup>th</sup>. This allows work to begin on the printing of the directory for next year. If you are a new homeowner or have updates for the directory, please download the Directory Update Form on the Falcon

Ridge website ([falconridge80122.com](http://falconridge80122.com)) listed under Downloads.

Some of the benefits of membership with the HOA include the yearly directory of neighbors, access to HOA-sponsored events and ensuring that the entrance and neighborhood is maintained according to covenants. Thank you.

## **TIME TO REFINANCE OR SELL?**

The Board has continued to support the functions of providing information and Status Letters to buyers, realtors, lenders and title companies whenever requested for a sale or a refinance. Sometimes, the information they find on our website is enough and the Falcon Ridge website should be the first place you direct your lender or realtor. Having the funds to maintain the website, which come directly from member dues, makes the process more convenient for everyone. This is why, even if you plan to sell in the near future, it is much appreciated when you pay dues. When more detailed information is needed, lenders can contact the HOA at [president@falconridge80122.org](mailto:president@falconridge80122.org) or [vicepresident@falconridge80122.org](mailto:vicepresident@falconridge80122.org)

## **COVENANT AND CODE REMINDERS**

Included in this mailing is a brief reminder of what some of the code and covenant requirements are for Falcon Ridge and the City of Centennial. These types of concerns are probably some of the main reasons why residents contact the Board. Hopefully, this will be a quick reference for you should you have questions.