



## FALCON RIDGE HOMEOWNER'S ASSOCIATION, INC.

P.O. Box 2273 Centennial, CO 80161

*Fall 2022*

*Website: <https://falconridge80122.org>*

### ***MESSAGE FROM THE BOARD***

Another year has flown by. In that time, as far as activities, the HOA has sponsored Dumpster Days, an outdoor holiday party and a 4<sup>th</sup> of July Bike Parade. Under the expert direction of Susan Clarke, the Member Directory was again published. Following last spring's late season snowstorm, the HOA arranged for tree branch pickup for fallen branches. This was a first for a service of this type, but it was such a catastrophic event; it seemed warranted.

Just around the corner is the BBQ at Puma Park on Sunday, September 11<sup>th</sup>. We hope that everyone can make it. Check this newsletter and the website for details on how to RSVP.

As the nights are finally getting cooler, winter weather will be around the corner. So, a word of appreciation to those who shovel around the mailboxes to keep access open and keep sidewalks clear.

As you can see, the more who share in keeping Falcon Ridge a great community, the more we can accomplish. That said, the HOA elections are coming up in October. Please consider running for a board position or serving on a committee. The Architectural Control Committee can use additional members; social events always need volunteers. Please contact either Janell or Lorraine if you have questions.

A copy of the latest budget is included in this mailing. The Board strives to maintain consistent expenditures year over year. This past year had the anomaly of the cost for snow branch pick up. We expect that due to effects of inflation there may be a bit more in actual amount spent than what originally planned

Again, thank you everyone for a great year and looking forward to a continuing strong community here in Falcon Ridge.

### ***FALCON RIDGE HOMEOWNER'S ASSOCIATION ANNUAL MEETING***

#### **FALCON RIDGE CURRENT BOARD AND COMMITTEES**

President/Secretary: Lorraine Gallick

[president@falconridge80122.org](mailto:president@falconridge80122.org)

Vice President/Treasurer: Janell Sueltz

[treasurer@falconridge80122.org](mailto:treasurer@falconridge80122.org)

#### **ACC Members**

Dan Sueltz.....303-378-4591

Melody Switzer.....720-663-9196

Bob Zimmer.....303-748-2214

***Tuesday, October 25<sup>th</sup> at 7 pm***

Home of Dan and Janell Sueltz,  
7661 S. Emerson St.

The purpose of the meeting is the election of board members. It is also an opportunity to share ideas. If you are interested in running for a Board position,

check the website (<https://falconridge80122.org/>) under “about us” to find out how to serve.

### ***TURN IN FALCON RIDGE HOA 2023 MEMBERSHIP DUES***

Annual dues are \$50.00. Three options for paying dues are available:

1. mailed in the enclosed envelope (with a Directory Update Form if needed),
2. given directly to a board member, or
3. electronically through Zelle. Send to [treasurer@falconridge80122.org](mailto:treasurer@falconridge80122.org)

Please plan to make payment no later than **October 25<sup>th</sup>**. This allows work to begin on the printing of the directory for next year. The Update Form is on the Falcon Ridge website under *Downloads*. If you are a new resident of Falcon Ridge, please complete the Update Form and mail in or use the electronic form to ensure we update the directory.

Benefits of membership include a directory of neighbors, access to HOA-sponsored events and maintenance of the entrance monuments and neighborhood according to covenants.

### ***ARCHITECTURAL CONTROL COMMITTEE***

Current members of the ACC are Dan Sueltz, Bob Zimmer and Melody Switzer. The covenants establish the Architectural Control Committee (ACC). Building alterations require the permission of the ACC. This refers to such things as painting, replacement windows, roofing, exterior structural modifications, siding, solar and storage sheds. Please contact an ACC member prior to your anticipated changes.

### ***COVENANT AND CENTENNIAL CODE REMINDERS***

Included is a reminder of what some of the code and covenant requirements are for Falcon Ridge and the City of Centennial. Many of these are some of the main reasons why residents contact the Board. Please note: the city of Centennial routinely sends enforcement officers to administer tickets for violations of their city code. Hopefully, this will be a quick reference for you should you have questions.

### ***SUMMER PICNIC SEPTEMBER 11<sup>th</sup>***

*The FRHOA picnic is almost here!* Bring your chair and sit a spell. Enjoy an end-of-summer get together at the Falcon Ridge HOA-sponsored BBQ, Sunday, September 11<sup>th</sup> from 11 am to 2 pm at Puma Park shelter. The HOA will provide hot dogs, brats and all the toppings as well as water. Bring another beverage if you like and a side dish to share.

Melody Switzer is coordinating volunteers. Contact her to let her know how you can help. Lorraine will also need help transporting supplies to the shelter. Items can be picked up in advance to bring the day of the picnic.

Be sure to RSVP on the website at <https://falconridge80122.org/category/upcoming-events/>

## ***RECAP OF 2021-22 FRHOA EVENTS***

### ***Holiday 2021 Fun***

Despite it being December, we had a lovely day to gather outside at Dan and Janell Sueltz's for an afternoon of treats and games for the kids. Several members brought treats to share to supplement the cookies and hot chocolate provided by the HOA. Maddie and Nathan Braun did an excellent job of entertaining the younger kids with crafts and games. It was a great way to kick off the winter holiday season.

JP Saguin again did a great job decorating the Falcon Ridge monuments to create a festive entrance for the holiday season.

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### ***Dumpster Days***

Many took advantage of the opportunity both last fall and this spring to keep our neighborhood looking its best. Some also took the opportunity to join the HOA, so welcome. JP Saguin kept things under control as did Mikayla Raisch last fall. Katy Vargo and Shannon Pickering supplied Orange safety cones. Thank you to Janell and Dan Sueltz for monitoring the gate and keeping the drop off area cleaned as well as nearby neighbors who lived with the dumpster for the weekend.

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### ***4<sup>th</sup> of July Bike Parade***

It was firecracker hot, but those assembled had a great morning on the 4<sup>th</sup> of July for the Bike Parade. Neighbors provided a bounty of both delicious looking and tasting foods. With bikes decorated in red, white-and-blue, the kids, as well as some adults, made their laps around the neighborhood. Many more enjoyed the parade as it went by.

Some of those who helped with the bike decorating, parade, and food donations were: Derrick & Katie Sova, Sora Sorem, Mikala Raisch, Kathy DiMarco, Roberta Nochese, Babe Turner, Kip & Kerri Bishop, and Mark Strawbridge. We greatly appreciate everyone who helped support HOA activities this past year!

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### ***Tree Branch Pickup***

Anticipating that neither our trash pickups nor the dumpster would accommodate the large number of downed branches from the late-season storm in May, the HOA arranged for them to be picked up and taken for mulching. It was a lot of branches and took days to collect them all.