



FALCON RIDGE HOMEOWNER'S ASSOCIATION, INC.

P.O. Box 2273 Centennial, CO 80161

November 2023

Website: <https://falconridge80122.org>

MESSAGE FROM THE BOARD

Looking back as 2023 wraps up, the HOA sponsored Dumpster Days, a 4th of July Bike Parade and maintained and decorated the front entrance for the holidays. Integral to neighborhood activities is the Social Committee under the chair of Melody Switzer. She and the committee provided sweets and treats and got the word out about events that bring us all together.

Under the expert direction of Susan Clarke, the Member Directory was published. The Architectural Control Committee provided guidance to homeowners on projects. Heidi Kaye maintained the HOA website, and JP Saguin ensured the entrance looks festive for this holiday season again.

The more who share in keeping Falcon Ridge a great community, the more we can accomplish. With rising costs and the strain that creates on the budget, it is important to leverage the talent and ideas of every resident. This is an excellent opportunity to run for the board or volunteer for a committee. Please contact Janell or Lorraine or check the website under "about us".

Looking forward to a continuing strong community here in Falcon Ridge.

HOMEOWNERS' ASSOCIATION ANNUAL MEETING

Tuesday, November 28th at 7 pm

Home of Dan and Janell Sueltz, 7661 S. Emerson St. The purpose of the meeting is the election of board members and an opportunity to share ideas. Check the website under "about us" to find out how to run for a board position.

TURN IN FALCON RIDGE HOA 2024 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 from website if needed),
2. given directly to a board member, or
3. electronically through Zelle. Send to treasurer@falconridge80122.org

Please plan to make payment by **December 31, 2023**. 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.

FALCON RIDGE CURRENT BOARD AND COMMITTEES

President/Secretary: Lorraine Gallick
president@falconridge80122.org

Vice President/Treasurer: Janell Sultz
treasurer@falconridge80122.org

ACC Members

Dan Sultz.....303-378-4591
Melody Switzer.....720-663-9196
Bob Zimmer.....303-748-2214

Social Committee Chair.....Melody Switzer

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 Sultz, 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.

CENTENNIAL CODE REMINDERS

City code violations are some of the main reasons why residents contact the Board. The HOA has no control over city codes or officers. Enforcement officers do visit Falcon Ridge to administer tickets for violations. Code Compliance processes can be located here:

<https://www.centennialco.gov/Government/Departments/Code-Compliance>

RECAP OF 2023 FRHOA EVENTS AND ACTIVITIES

In addition to providing a **summer weed cleanup**, JP Saguin has done a great job **decorating** the Falcon Ridge monuments to create a festive and welcoming entrance for the 2023 holiday season. Dan Dimmock keeps an eye on the **spotlights** making sure they are doing their job.

Many took advantage of the **dumpster** last spring to keep our neighborhood looking its best. JP Saguin kept things under control. Katy Vargo and Shannon Pickering supplied orange safety cones. Thank you to the nearby neighbors who lived with the dumpster for the weekend.

It was firecracker hot, but those assembled had a great morning for the **July 4th 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.

A big thank you to the Sova family, Sora Sorem, Kathy DiMarco, Roberta Nochese, Jeff Pickering, & the Turner family who supported HOA activities this past year! We also want to thank those homeowners that kept the sidewalks cleared around neighborhood mailboxes.