

FALCON RIDGE NEWSLETTER

February 2016

Treasurer Report

At 1/31/2016, the Falcon Ridge HOA was \$16,201.00 better than budget YTD. Operating Revenues was \$9,756.00 better than budget YTD, while operating expenses were \$6,445 under budget YTD.
Operating Cash Balance for 1/31/16: \$40,855.98
Capital Cash Balance for 1/31/16: \$30,024.59
Total Assets: \$70,880.57

Bylaw Amendment

Our board would like to encourage you to return your ballot no matter how you vote. The decision will only be meaningful if it represents the wishes of all our homeowners. Your involvement is very important because the decision will impact your ability to decide who leads our community in the future. **A point of clarification: Voting NO means you want term limits for board members to remain in our bylaws. Voting YES means you approve the amendment to remove term limits from our bylaws.**

If you lost or misplaced your ballot, you may call Jennifer Foster at 704-377-0114 or email Chuck Ende at chende@bellsouth.net and we will be glad to send you another one.

Clubhouse Rental Agent

As of June 30, 2016, Teresa will no longer be acting as rental agent. If any homeowner would like to fill this position, please contact Teresa (980-213-5180). This will give a new person time to learn how to manage rentals.

Volunteers Needed

Falcon Ridge HOA Board is trying to put together a welcome package to give to new residents. We need a couple of volunteers to assist in compiling this package. Interested residents should contact Andre Renschen at arenschen@carolina.rr.com or call 704 875 8793.

TREES

The Highland Creek Design Plan requires a tree in all front yards. If you do not have a tree in your front yard, please make plans to plant one before **May 1, 2016**. After that date, Highland Creek will send a violation notice, which may be followed by a fine. ***Violation notifications and fines regarding Highland Creek covenants are imposed by Highland Creek, not Falcon Ridge.***

The Design Plan does not specify where in the front of your home you plant the tree.

This allows some creativity and allows you to plant the tree where it will enhance the appearance of your home. You are **not** required to plant a tree in the same place as the original Bradford Pear.

Any nursery can help you choose the type of tree and many will provide installation. Some nurseries provide a warranty on the tree and installation.

BOARD MEMBER CHANGE

We are currently operating with only 3 board members. If a homeowner would like to fill one of the 2 vacant positions until August, please contact Chuck Ende by email at chende@bellsouth.net. This is an excellent opportunity for anyone who may be planning on running for a position on the board this August. It will afford several months of experience in the operation of our board.

CAROLINA FLY FISHING CLUB

The Carolina Fly Fishing Club is offering FREE to Falcon Ridge residents an introductory Fly fishing class for those who might be interested in learning to fly fish. The instruction is open to both women and men. For the women we have an active women's group, Ladies on the Fly. If at least 8 - 10 folks were interested, the club would provide instructors and equipment for the class. The class would be held at the Falcon Ridge clubhouse. This is an ideal location as it has both indoor and outdoor space necessary for the class. The indoor would include instruction on the rods and reels and more. The outdoor would be for instructions on casting. The class would last most of 1 Saturday. For this class to happen, interested residents need to respond. If there is enough interest the instruction date will be set and published in Falcon Ridge Newsletter.

Please reply to Board@hc-falconridge.com or call Andre Renschen at 704 875 8793, with your name and number of interested persons.

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
February 15, 2016 7:00 pm

Members in attendance: Chuck Ende, President; Teresa Hutcherson, Treasurer; Andre Renschen, Secretary;

A quorum is established.

January 2016 Open minutes have been approved and published

Open Session – 7:00PM – 8:00PM
Called to order at 7:00 PM

Treasurers Report – Teresa

- At 1/31/2016, the Falcon Ridge HOA was \$16,201.00 better than budget YTD.
- Operating Revenues was \$9,756.00 were better than budget YTD, while
- operating expenses were \$6,445 was under budget YTD.
- Operating Cash Balance for 1/31/16: \$40,855.98
- Capital Cash Balance for 1/31/16: \$30,024.59
- Total Assets: \$70,880.57

Clubhouse – Teresa

- Supplies - Mops were purchased
All else is good.

Clubhouse maintenance - Andre

- Tennis court light switches are moves and working. This is a closed issue.
- Burned out light replacement - Andre will contact Bill Tuggle to get an estimate on what it costs for the bulbs and labor to replace them.

Landscaping - Andre

- Creek Cleanup - Andre advised that the work is complete, the area was inspected by the board and is found to be in satisfactory condition. The homeowner that brought the issue to the board stated that he is satisfied with the work done. The Board feels this issue is complete and will close the item.

Newsletter – Chuck - in process

New Business

- Pine trees – Pines in common area need attention. The board is exploring several options.

Amendment status - The board will ask Hawthorne for an update on returns.

Adjourned at 8:00 PM

Respectfully submitted: Andre Renschen, Secretary