

c/o Hawthorne Management Co.
PO Box 11906 Ph: 704-377-0114
Charlotte NC 28220-1906

Hawthorne Management Co., Inc.
P.O. Box 11906
Charlotte NC 28220

	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	33,890	25,564	8,326	82,729	76,692	6,037	306,768
Legal Reimbursement	0	0	0	1,605	0	1,605	0
Late Fee Income	105	125	(20)	690	375	315	1,500
Interest Income - Operating	2	1	1	5	3	2	10
Pool/Clubhouse Rental	0	0	0	250	0	250	0
TOTAL INCOME	33,997	25,690	8,307	85,280	77,070	8,210	308,278
LESS: PROVISION FOR RESERVES	(1,104)	(1,104)	0	(3,312)	(3,312)	0	(13,246)
TOTAL OPERATIONS INCOME	32,893	24,586	8,307	81,968	73,758	8,210	295,032
EXPENSES - OPERATING							
Cleaning	130	130	0	390	390	0	1,560
Electricity	188	233	45	591	699	108	2,800
Gas Service	81	83	2	291	249	(42)	1,000
Heating/Air Cond. Repairs	0	25	25	0	75	75	300
Irrigation System	0	83	83	0	249	249	1,000
Landscape Contract	8,410	8,410	0	25,230	25,230	0	100,920
Landscape - Other	0	228	228	0	684	684	2,730
Lighting	0	29	29	0	87	87	350
Misc. Clubhouse / Tennis Exp.	1,028	42	(986)	1,133	126	(1,007)	500
Clubhouse Expense	91	0	(91)	91	0	(91)	0
Clubhouse Maintenance	504	46	(458)	504	138	(366)	550
Misc. Creek / Common Area Exp.	0	217	217	0	651	651	2,600
Pest Control	65	32	(33)	65	96	31	385
Water / Sewer	158	542	384	624	1,626	1,002	6,500
Social Committee	0	42	42	0	126	126	500
TOTAL OPERATING EXPENSE	10,656	10,142	(514)	28,919	30,426	1,507	121,695
EXPENSES - ADMINISTRATIVE							
Accounting Expense	250	21	(229)	250	63	(187)	250
Insurance Expense	567	167	(400)	1,133	501	(632)	2,000
Late Fees to Mgt. Co.	53	63	11	345	189	(156)	750
Legal Expense	0	250	250	509	750	242	3,000
Management Fees	982	983	1	2,945	2,949	4	11,793
Misc. Administrative Expense	0	113	113	0	339	339	1,350
Office Supplies Expense	204	125	(79)	491	375	(116)	1,500
Postage	117	100	(17)	159	300	141	1,200
Master Association Dues	0	12,612	12,612	36,036	37,836	1,800	151,344
Website Expense	0	13	13	0	39	39	150
TOTAL ADMINISTRATIVE EXPENSE	2,171	14,447	12,276	41,868	43,341	1,473	173,337
TOTAL EXPENSES	12,827	24,589	11,762	70,787	73,767	2,980	295,032
NET INCOME/(LOSS)	20,066	(3)	20,069	11,181	(9)	11,190	0



Falcon Ridge Community

Quarterly Newsletter March 2017

www.hc-falconridge.com

MONTH END FINANCIAL REPORT

At March 31, 2017 Falcon Ridge HOA was \$11,190.00 better than budget YTD. Operating revenues were \$8,210.00, better than budget YTD. Operating expenses were \$2,980.00 under budget YTD. Operating cash balance at 03/31/2017 was \$74,368.59. Capital cash balance at 03/31/2017 was \$43,118.78.

SPRING IS HERE - BE READY!

With warmer weather comes the return of mowing and other related landscape maintenance. Homeowners are responsible for removal of rocks (or any unforeseen objects) from yards. Ecoscape, our landscape contractor, is not responsible for damage caused by projectiles originating in turf that can be thrown by mowing equipment.

Additionally, **lawn aeration is planned for June/July** pending weather conditions. Hawthorne Management will be sending a notice 2 weeks prior to the aeration allowing homeowners to mark sprinkler heads with small flags and address other personal property. Stay tuned!

DERBY DAY MAY SOCIAL

Get your hats ready! May 6th from 4:30pm to 7:00pm will be the next community social at the Falcon Ridge Clubhouse. If you live in an odd numbered house, bring a desert, an even numbered house bring an appetizer.

LENDING LIBRARY

Looking for some different literature or an opportunity to share some of yours? Check out the lending library in the Clubhouse. To gain access to the Clubhouse, call Andre Renschen and schedule a time.

CLUBHOUSE RENTAL AGENT

Interested in renting the Clubhouse for your next event? Contact Mary Gregor at 980-349-6271. Pam Crabb helps Mary with rentals. If Mary is not available, you can call Pam at 704-726-3915.

NEIGHBORHOOD WATCH ALERT

Recently, there have been reports of home break-ins within the Falcon Ridge community. Unfortunately, we often experience an increase in vandalism and crime during the warmer months of the year. Please report any hint of suspicious behavior to Allied Universal Protective Services (704-609-0569) and/or the appropriate law enforcement department at 911. Please review the following tips to help keep crime at a low in our community:

- ensure your vehicle doors are locked
- remove valuables from your vehicles
- keep garage doors closed and locked
- keep porch lights on at night
- report any suspicious behavior

Note: The HOA sent a broadcast email the afternoon of April 26th regarding the recent break-ins. If you did not receive this communication, please ensure we have your current email by following the instructions on the next page for updating your Highland Creek profile.

CONTACTS

Hawthorne Management

Jennifer Foster, 704.377.0114 ext. 119

jfoster@hawthornemgmt.com

Board Members

email - board@hc-falconridge.com

Andre Renschen, President 704.875.8793

Willie Mushatt, Vice Pres. 704.948.3623

Amy Jo Denton, Secretary 704.946.2025

Teresa Hutcheson, Treasurer 704.992.1181

Chads Martin, Member-at-Large 814.881.6943

Clubhouse Rental Agent

Mary Gregor 980.349.6271

Neighborhood Watch

Andre Renschen 704.875.8793

RESULTS ARE IN!

The Board wants to thank all those that participated in the Community Survey. The responses are being reviewed and will be shared during the HOA's Annual Meeting.

BOARD CHANGES

The Board thanks Bill Fishbaugh for his service as Treasurer. With Bill's resignation, Teresa Hutcherson graciously agreed to fill-in as Treasurer.

CLUBHOUSE IMPROVEMENTS

Unfortunately the condition of the clubhouse pergola is in dangerous condition and needs replacement. After research and bid comparison, the Board has accepted a proposal to replace the pergola. The work is planned for the summer pending weather conditions.

BOARD LISTENS

Have a topic or question for the Board and/or the community? The Board sets aside the later portion of the Board's monthly meeting for the 'Board Listens'. Join us at 7:30pm in the Clubhouse at the next Board Meeting - May 15th.

ANNUAL MEETING

Hold the date - August 8th is the HOA Annual Meeting. The Board will have four (4) member positions expiring. Interested in volunteering for your community? Further details will be provided.

DOG WASTE

If you walk your dog, please be respectful of your neighbors and your community by picking up after your dog. This includes neighbor's lawns, the area around the clubhouse and other common areas. Plastic grocery bags work well. Please help keep our community neat and clean. It's the right thing to do.

GOTTA PROFILE?

If you are a homeowner, you have a Highland Creek profile. Start out the year with ensuring that Highland Creek (and Falcon Ridge) has your most current contact information. Go to the Hawthorne Management website, click on the 'Update Contact Information' on the right hand margin under My HOA. The URL is

http://www.hawthornemgmt.com/hawthorne/eform_detail.asp?id=8&name=Homeowner+Contact+Information+Form

APRIL BOARD MEETING SUMMARY

In lieu of publishing in this quarterly newsletter the April Open Board Meeting Minutes, (the meeting minutes are always available on the HOA's website at www.hc-falconridge.com or you can request a copy from Hawthorne Management), here are highlights from that meeting:

- The Board continues to monitor assessment delinquencies and CCR violations taking action as appropriate. The amount of delinquencies is at a historical low.
- The treasurer provided the status of the HOA's financial standing.
- The status of the Clubhouse was reviewed including the recent detection systems and cleaning.
- The Board heard from Ron Zeiner regarding his proposal for the Clubhouse pergola replacement. This proposal was accepted and plans are targeted for this summer.
- The Social Committee requested \$300 for the costs of the May Derby Day social and the Board agreed to this request.
- The community survey summary report was reviewed in detail. The Board agreed to use this information to help prepare the presentation for the Annual Meeting in August.
- Concerns about the recent pine needle installation were brought to the Board's attention. While installation in the past did include side and back yards, that was changed by a previous Board to help keep costs/dues low. The current installation includes front yards and side yards visible from the street.

04/10/2017
4:09 PM

0322 Falcon Ridge Homeowners Association, Inc.
GENERAL LEDGER - BALANCE SHEET
03/31/2017

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YEAR-TO-DATE

ASSETS

Cash - Checking	74,368.59
Cash - Reserves	<u>43,118.78</u>

TOTAL ASSETS	<u><u>117,487.37</u></u>
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LIABILITIES & EQUITY

General Reserves	43,073.03
Reserve Cash/Money Mkt. Interest Income	45.75
Retained Earnings	63,187.35
Current Earnings/Loss	<u>11,181.24</u>

TOTAL LIABILITIES & EQUITY	<u><u>117,487.37</u></u>
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04/10/2017
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0322 Falcon Ridge Homeowners Association, Inc.
GENERAL LEDGER - RESERVES STATEMENT
03/31/2017

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
RESERVES FUNDING							
CAPITAL RESERVES FUNDED:							
General Reserve-Funded	1,104	1,104	0	3,312	3,312	0	13,246
Reserve (Cash/Money Mkt.) Interest Inc.	<u>22</u>	<u>0</u>	<u>22</u>	<u>46</u>	<u>0</u>	<u>46</u>	<u>0</u>
TOTAL RESERVE FUNDING	<u>1,126</u>	<u>1,104</u>	<u>22</u>	<u>3,357</u>	<u>3,312</u>	<u>45</u>	<u>13,246</u>
SURPLUS (DEFICIT) CARRIED FWD							
	<u>1,126</u>	<u>1,104</u>	<u>22</u>	<u>3,357</u>	<u>3,312</u>	<u>45</u>	<u>13,246</u>