

# FALCON RIDGE NEWSLETTER

May 2016

## Treasurer Report

At 04/30/2016, the Falcon Ridge HOA was \$19,913.00 better than budget YTD.

Operating Revenues were \$8,659.00 YTD better than budget, while the Operating Expenses were \$11,254.00 under budget YTD.

Operating Cash Balance at 04/30/2016: \$44,564.95

Capital Cash Balance at 04/30/2016: \$30,155.70

## Ecoscape

We ask all residents not to give directions or share complaints with the members of the mowing crew. They take their instructions from the account manager and the on site crew supervisor. If you notice a problem, please call Jennifer Foster at Hawthorne Management (704-377-0114). This is the best method of having your concern resolved in a timely fashion.

Please do not water your lawns on Tuesdays or Wednesdays. Mowing occurs on Wednesdays and wet lawns cause uneven cuts and ruts in the soft ground.

AT&T has had utilities flagged and marked. This is a nightmare for our landscape crews. They have no control over this and are doing the best they can to navigate around all the flags. Please be patient.

## Trees

If you do not have a tree in the front of your home, you will most likely receive a violation notice. A tree is a requirement of the Highland Creek Design Plan. We have done our best to give ample time for homeowners to comply with this requirement.

## Clubhouse Rental Agent

The board is pleased to announce the appointment of Mary Gregor as clubhouse rental agent. Mary will handle all clubhouse rentals beginning June 30th. You can contact her at **980-349-6271**. Pam Crabb has offered to help Mary with rentals. If Mary is not available, you can call Pam at **704-726-3915**.

## AT&T GigaPower

Here we go again. AT&T will be installing U-verse and GigaPower in Falcon Ridge. They have not given any indication as to when this will begin.

**If you have an issue and/or wish to file a complaint with the AT&T construction, you can do it directly by calling 704-598-5251 (24/7).** Please do not call Hawthorne or a board member. You will receive better service by calling AT&T directly.

## Tennis Courts

The procedure regarding who uses the tennis courts is the same as that of the clubhouse. There must be at least one Falcon Ridge resident on the courts while they are in use. Non-residents do not have free access to our clubhouse, nor should they have free access to our courts. If you are a Falcon Ridge resident and use the

courts, please do not give the lock combination to non-residents and inform them that they may not use the courts unless a Falcon Ridge homeowner accompanies them.

## FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse

9525 Kestral Ridge Dr.

May 9, 2016 - 7:00 pm

Members in attendance: Chuck Ende, President, Teresa Hutcherson, Treasurer; Andre Renschen, Secretary, Jennifer Foster, Hawthorne Management.

A quorum is established.

April, 2016 minutes have been approved and published

April, 2016 executive minutes have been approved and recorded

Open Session – 7:00PM – 7:30PM

Treasurers Report – Teresa

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Clubhouse – Teresa

- Paper towel's purchased; all other supplies are well stocked.
- Rentals are going good.
- Rental Agent, We now have a backup rental agent,
  - o Rental Agent = Mary Gregor 980 349 6271
  - o Backup Agent= Pam Crabb 704 726 3915
- Emergency Equipment, All are taken care of. Had to replace 2 batteries and both Fire Extinguishers are good.

Tennis Court – Andre

- Light Replacement = Estimate for replacing 1 light is \$ 900.00 including the ballast. For replacing 3 lights and ballasts, \$ 1200.00. With only one light out and the tennis people said they can utilize the court without the light. Recommendation is to let it ride and just monitor for the time being. Passed.
- Note: Two times in recent time, there were 4 men using the courts and none of them were Falcon Ridge residents. The rule states that at least one must be a Falcon Ridge resident. Plan: A reminder of the rules for using the courts will be included in the May Newsletter. At this time the rules are not posted at the courts.  
Welcome Packets – Andre

Welcome packet was presented. It was noted that the main intent is to have this packet posted on the Website, this will allow the links to be clickable. Andre will work with the Webmaster Ron.

The packet was reviewed and approved. Andre will have 15 copies duplicated and delivered to the Welcome Committee.

Note, we have a realtor will notify the HOA Board of all home closings on the day they close. Jennifer at Hawthorne will send her Move-In-Report to [board@hc-falconridge.com](mailto:board@hc-falconridge.com) also as a cross check, Hawthorne's notification is about two weeks behind move in.

#### May Newsletter

May newsletter will be published in about 1 week.

#### New Business

- Discussion about the Annual meeting on August 9.  
The Sports Club is reserves and confirmed.  
Jennifer has an action plan in place to get the notifications and ballots sent to residents in a timely manner.
- Andre mentioned that he will not be running as the Advisory committee member. This will also need to be advertised for another resident to fill this committee slot.

#### Board Listens

No residents came to the Board Listens.

Adjourned at 8:15 PM

Respectfully submitted: Andre Renschen, Secretary