

FALCON RIDGE NEWSLETTER

SEPTEMBER 2015

TREASURER'S REPORT

At 08/31/2015, the Falcon Ridge HOA was \$378.00 better than budget YTD. Operating Revenues \$2,332.00 was short of budget YTD, while operating expenses were \$2,710.00 were under budget YTD. Operating Revenues were \$2,332.00 short of budget YTD. (Temporarily Delinquent Dues.) Operating Cash Balance at 8/31/2015: \$31,546.48 Capital Cash Balance at 8/31/2015: \$34,686.81

CLUBHOUSE PARKING LOT

REMINDER - Repairs will take place on October 6th. Sealing and striping will be done October 12th. The lot will not be available during this work. Club members, Tai Chi and Yoga should park in the street until the work is finished.

TAI CHI & YOGA

Some residents, who cannot attend the daytime sessions, have expressed an interest in an evening session. We are trying to gauge how much interest there would be for this. If you are interested in an evening session, please email your interest to Chuck Ende at chende@bellsouth.net before October 5th. Bert is willing to teach it if there is enough interest.

TREES & SHRUBS

If you do not have a tree in your front yard, you may have received a violation letter. It is a Highland Creek requirement that you have a tree somewhere in the front of your property. Therefore it is a requirement that a reminder letter be sent. **However, the wording was not accurate.** The letter stated that a replacement tree must be chosen from the list provided. **The list is merely a list of "recommended" trees.** Arborists recommend these trees because they will produce less shade and their roots are less likely to rob nutrients from the bermuda grass. They also recommended that the best times to plant a tree is in the late fall and early spring. ***If by late spring 2016 you have not planted a tree, it is a violation of the Highland Creek Design Plan and is subject to a fine.***

The only documentation concerning trees is in the Highland Creek Design Plan, section 3.14.8. ***It states that arborvitae, Italian cypress and upright junipers are discouraged and may be cause for rejection. Yucca, cactus and rampant growth types of bamboo are prohibited.***

There are other varieties of trees you may choose in addition to those we have recommended. Finally, according to Highland Creek Covenants, you must submit a **Request for Architectural Approval** regarding any tree or shrubs you wish to plant. The forms are on the Falcon Ridge website with instructions.

Recommended Trees

Any Red Maple (varieties include: Autumn Flame, Brandywine, Red Sunset, October Glory, NC Red), Purpleleaf Plum, or any Flowering Cherry.

OVERHANGING TREES AND SHRUBS

Please trim any private trees or shrubs that overhang sidewalks. They pose a real hazard to those walking our community. This is one of those little "acts of kindness" that can make a real difference for your neighbors. Thanks.

ECOSCAPE

As summer comes to a close, our grass is not growing as fast as it was. Ecoscape is now in the fall mowing schedule. Mowing will be done on an as needed basis. They will continue other services as usual.

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
September 22, 2015 – 7:00PM

Members in attendance:

Chuck Ende, President,

Jim Austin, Vice President;

Teresa Hutcherson, Treasurer;

Andre Renschen, Secretary

Visitor; Vincent and Judy Trincia

A quorum is established.

August 2015 minutes have been approved and published

Open Session – 7:00PM – 7:30PM

Called to order at 7:00 PM

Vincent & Judy wanted to discuss the status of the tennis courts. The main concern is the lights have been disabled. After discussing, the options of moving the light switch inside the courts and or adding a light timer to the switch, Vincent said he would get bids to present to the board. Once we know the costs then we can make a decision on installing or leaving the lights disabled.

Vincent also mentioned that the landscapers haven't been blowing the tennis courts. Chuck said he would contact landscapers and advise them of this need.

Treasurers Report – Teresa

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Teresa advised that she re-issued a check that wasn't cashed from last year.

Clubhouse – Teresa

Clubhouse is in good condition, no issues at this time.

Tai Chi & Yoga - possible additional evening session

Residents are requesting an evening session for Tai Chi / Yoga. Chuck has talked to instructor and he agreed to an evening session if enough residents are interested. Chuck checked availability and with little rearrangement of events, Monday evening could be available. Chuck will include this in the September newsletter.

Clubhouse maintenance - Chuck

Clubhouse parking lot refresh is in process. The areas that needed replaced were replaced this past week. The contractor said he would be back Oct 6 & 12 to continue the contract of sealing, and restriping. Pergolas - a contractor that was recently considered said he is too busy to do the job. Need new bids to get the repairs done in the spring. Andre said he would contact a handyman for a bid. Andre will also contact Jennifer for the list of recommended contractors.

Landscaping/Ecoscape

Area around the tennis courts is a continuing problem. Landscapers said they will start using brush control to eliminate the growth. Front entrance planting is in good shape.

Website update/refresh

Chuck proposed to review all the pages and tabs and documents on the website to insure they are accurate, current and appropriate. Chuck and Andre will do this separately then compare the results. Need to pay particular attention to the documents, how they are worded and propose corrections.

September newsletter

Chuck is preparing the newsletter for board approval.

New Business

Jim proposed to use food trucks to provide food for socials in Falcon Ridge. All we need to do is provide space for the trucks to park. Any liability for the food and quality is the truck's responsibility. Some of the trucks available for this type of function are:

- Autoburger 908 205 0429 <http://autoburgerandfryguys.com/>
- Bellybackers 704 564 3261 <http://www.bellybackers.com/>
- Sticks and Cones 704 5454 7823 <http://www.sticksandconesicecream.com/>
- Papi Queso 704 579 1779 <http://papiqueso.com/>
- Cheese to the MAC 704 774 7310 <http://www.cheesetothemac.com/>

And there are many more possible truck options.

We discussed the possibility of renting a TENT so an event could be held under roof. Andre will investigate the tent rental.

Teresa proposed to replace the current pre-lit Christmas tree. The current one is in very poor condition. Teresa already investigated and found a 7.5 ft tree at BJ's, for \$ 274.00. The purchase is approved by unanimous vote.

Jim advised on a health issue that he will need to take time with.

Adjourned at 8:10 PM

Respectfully submitted: Andre Renschen, Secretary
September 24, 2015

