

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	5,285	25,410	(20,125)	191,606	203,280	(11,674)	304,920
Late Fee Income	205	125	80	1,225	1,000	225	1,500
Interest Income - Operating	2	1	1	14	8	6	10
Pool/Clubhouse Rental	50	0	50	675	0	675	0
TOTAL INCOME	5,542	25,536	(19,994)	193,520	204,288	(10,768)	306,430
LESS: PROVISION FOR RESERVES	(1,176)	(1,176)	0	(11,410)	(9,408)	(2,002)	(14,115)
TOTAL OPERATIONS INCOME	4,366	24,360	(19,994)	182,110	194,880	(12,770)	292,315
EXPENSES - OPERATING							
Cleaning	130	130	0	1,105	1,040	(65)	1,560
Electricity	306	233	(73)	1,682	1,864	182	2,800
Gas Service	26	125	99	459	1,000	541	1,500
Heating/Air Cond. Repairs	0	30	30	85	240	155	358
Irrigation System	0	100	100	214	800	586	1,200
Landscape Contract	8,410	8,410	0	58,870	67,280	8,410	100,920
Landscape - Other	0	696	696	2,730	5,568	2,838	8,355
Lighting	0	29	29	0	232	232	350
Miscellaneous-Maint./Repairs/Supplies	0	0	0	144	0	(144)	0
Misc. Clubhouse / Tennis Exp.	0	100	100	236	800	564	1,200
Clubhouse Maintenance	0	46	46	18	368	350	550
Misc. Creek / Common Area Exp.	0	217	217	0	1,736	1,736	2,600
Pest Control	0	32	32	195	256	61	385
Water / Sewer	857	350	(507)	4,397	2,800	(1,597)	4,200
TOTAL OPERATING EXPENSE	9,729	10,498	769	70,136	83,984	13,848	125,978
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0	21	21	250	168	(82)	250
Insurance Expense	26	183	157	1,630	1,464	(166)	2,200
Late Fees to Mgt. Co.	103	63	(40)	613	504	(109)	750
Legal Expense	0	250	250	1,535	2,000	465	3,000
Management Fees	982	983	1	7,854	7,864	10	11,793
Misc. Administrative Expense	3	113	110	406	904	498	1,350
Office Supplies Expense	228	125	(103)	1,178	1,000	(178)	1,500
Postage	121	100	(21)	937	800	(137)	1,200
Master Association Dues	0	0	0	108,108	108,108	0	144,144
Website Expense	(122)	13	135	122	104	(18)	150
TOTAL ADMINISTRATIVE EXPENSE	1,340	1,851	511	122,634	122,916	282	166,337
TOTAL EXPENSES	11,069	12,349	1,280	192,770	206,900	14,130	292,315
NET INCOME/(LOSS)	(6,703)	12,011	(18,714)	(10,660)	(12,020)	1,360	0



Falcon Ridge Community

Quarterly Newsletter

September 2016

www.hc-falconridge.com

TREASURER'S REPORT

At August 31, 2016 Falcon Ridge HOA was \$1,360 over budget YTD. Operating revenues were \$12,770 under budget YTD. Operating expenses were \$13,848 under budget YTD. Operating cash balance \$38,020.55 YTD. Capital cash balance \$34,950.20 YTD.

ANNUAL MEETING UPDATE

One of the important agenda items of the annual meeting is to elect new Board officers. The 2016-2017 Board Members are listed in the lower right corner under Contacts. We want to say a special thank you to those that have served our community - *Thank you Chuck Ende, past-President and Teresa Hutcherson, past-Treasurer.*

The new Board will continue the tradition of the Board Listens. If you have a topic you would like to bring to the Board's attention, join us at 7:30pm in the Clubhouse at the next Board Meeting - October 17th.

HOMEOWNER RESPONSIBILITIES

Despite recent work by utility companies, homeowners are responsible for removal of rocks (or any unforeseen objects) from yards. Our landscape contractor is not responsible for damage caused by projectiles originating in turf that can be thrown by mowing equipment.

COMMUNITY SURVEY

The Board is working on a community survey in order to solicit residents' input regarding community services and amenities. Look for the survey in mailboxes and on the community's website January 2017.

BOARD VOLUNTEER NEEDED

Missed out on the Annual HOA Meeting? Looking to get involved in your community? The Board is short one person. Please contact Jennifer Foster or Andre Renschen if you are interested and want to learn more about how you can help.

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
William Fishbaugh, Treasurer 704.992.6607

Clubhouse Rental Agent

Mary Gregor 980.349.6271

Neighborhood Watch

Andre Renschen 704.875.8793

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
September 19, 2016 – 7:00PM

Members in attendance: Andre Renschen, President; Willie Mushatt, Vice President; Amy Jo Denton, Secretary; William Fishbaugh, Treasurer; Jennifer Foster, HMC Association Manager

A quorum is established.

August 2016 open meeting minutes were approved and published.
August 2016 executive meeting minutes were approved and published.

Open Session – 7:00PM – 7:30PM

Treasurers Report

- The board has reviewed the financials supplied by Hawthorne Management. There are no questions at this time.
- Jennifer generally reviewed the Financials with the Board and stated that generally the financial position is good. She reminded everyone that this is a cash basis.
- At 8/31/2016 YTD Falcon Ridge HOA was \$1,360 over budget.
 - Operating Revenues was \$12,770 under budget.
 - Operating Expenses was \$13,848 under budget
 - Operating Cash Balance \$38,020.55
 - Capital Cash Balance \$34,950.20

Clubhouse

- Andre asked if any of the board members saw a need to change the stated allowed uses of the clubhouse or any of the rules. It was determined not to make any changes at this time, however questions regarding clubhouse use will be on the community survey to assess if any changes may be warranted.
- Amy Jo had nothing to report in terms of clubhouse inspections.
 - @ Andre will make a list of the typical supplies that are stocked in the clubhouse so that Amy Jo can advise when supplies are needed.

ARC Discussion

- No comments at this time.

Community Survey

- Amy Jo explained that the draft of the community survey is just a starting place. Board members were encouraged to submit any additional questions and/or changes to those initially proposed. The final survey would have an opening as well as closing.
- The Board determined after some discussion that the survey should be available in both hardcopy and online via the Falcon Ridge website. The hardcopy will be pre-

addressed, not pre-stamped. The target date for the survey to be sent will be January and a close to final version by November.

- @ Board members will further review the initial draft and send any comments/suggestions to Amy Jo prior to the October meeting so that a revised draft can be reviewed at that time.

Landscaping/Ecoscape

- Andre reported that the contract for the pre-emergent was approved.
- Jennifer reported that a resident had some damage due to a rock being thrown by a mower. Unfortunately when trenching was being done for fiber in the public right-of-way (ROW), rocks became disburled in the surrounding grass. Rocks in the homeowner's property are the responsibility of the homeowner. Amy Jo suggested that we should put this in the newsletter.
 - @ Jennifer will provide to Amy Jo the verbiage regarding the responsibilities pertaining to the easement for the newsletter.

Tennis Court

- No discussion at this time regarding the Tennis Courts. This will be one of the questions for the community survey and will be revisited.

Newsletter – Amy Jo will be the editor of the newsletter.

- @ Andre will send Amy Jo a digital version of past newsletter(s) to facilitate her taking over the publication.

New Business – Andre showed new Board members how to use the clubhouse's video surveillance system.

- @ New board members will bring their set of keys to the next meeting so that Andre can gather up the unlabeled keys.

Board Listens – No one was present.

Adjourned at 8:18 PM.

- @ Indicates an action item.

Respectfully submitted: Amy Jo Denton, Secretary