

FALCON RIDGE NEWSLETTER

November 2015

Treasurer Report

At 10/31/2015, the Falcon Ridge HOA was \$18,249.00 better than budget YTD. Operating Revenues of \$14,285.00 were better than budget YTD, while operating expenses were \$3,964.00 under budget YTD. Operating Cash Balance at 10/31/2015: \$37,405.57
Capital Cash Balance at 10/31/2015: \$37,187.25

Tai Chi

The new evening class began Monday, November 16th at 6PM at our clubhouse. These classes are free and open to all Falcon Ridge residents.

New Board Meeting Day

Our board will meet on the 3rd Tuesday of the month.
The board moved from the 3rd Monday to accommodate the Tai Chi class.
NB – the board will not meet in December

Mailboxes

The monthly inspections have indicated that many mailboxes need attention. Please check your mailbox and see if it needs painting, new numbers or repair. If so, please attend to it as soon as the weather permits. Mailbox numbers -3" gold numbers can be purchased from Carolina Mailboxes at 704-334-3393. Mailbox repair - Watson Welding Co. 704-821-7140
Replacement - Watson will replace the mailbox, post and newspaper tube; Residents can purchase the **standard mailbox** from Lowe's or Home Depot and install themselves or Watson will install for \$150. Option for residents looking for protection from mail theft is a locking box insert; Go to the link <http://www.lightingdirect.com/special-lite-lb-998-curb-side-mailbox-security-locking-insert/p2074185> and item no. is LB-998; Resident can purchase direct from the website or from Watson for a cost of \$177 to include shipping and install.
Painting service: The Mailbox Lady: **Linda. 704-661-7508** mailboxladycarolina@gmail.com

Falcon Ridge Neighborhood Watch

There have been reported cases of packages being stolen from front porches and accusations of thieves following the [UPS truck](#) door-to-door and snatching those boxes right off the stoop. Here are a few tips to ensure the person ripping open those boxes is you, and not someone who helped themselves to your purchases:

1. Have a shipment sent to where you are, not where you aren't. Representatives at both the U.S. Post Office and UPS encourage online shoppers to try arranging deliveries to somewhere you can be to get them.

2. Don't let mail sit on your porch for long periods of time. " Pick up your mail promptly after delivery," the USPS website urges its customers. "Don't leave it in your mailbox (or on your porch) overnight."

3. Know your neighbors and enlist them in helping to protect the whole neighborhood from mail theft. Let a neighbor know if you're expecting packages, so they can keep an eye out, as well as looking out for suspicious activity on the street. Reporting strange vehicles, behavior and persons is helpful.

4. Personalize your delivery. Both UPS and the USPS allow customers to specialize delivery instructions. Through their respective websites, you can ask delivery personnel to leave packages between your screen and main door, or to leave it on your back porch instead out front. The Post Office will also hold your mail for pickup in the store, if requested.

5. Track your packages, or request signature confirmation if possible. Most delivery services now provide a way to track your purchases through the Internet or you can request that a signature is required for delivery. In addition, the U.S. Postal Service has a new service that will send you a text message or an email when a package is headed your way.

6. Report any suspected theft immediately. A lot of people don't realize a theft has occurred until it's too late to do much. But if residents keep an eye on delivery dates and suspicious activity, it will be easier to realize when your package hasn't made it to your hands.

Reporting any theft as soon as possible helps police and postal inspectors do their jobs.

Rentals

Please keep in mind that the clubhouse rental agent is only available to take reservations Monday thru Thursday from 9am to 9pm.

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 please contact Andre Renschen at arenschen@carolina.rr.com or call 704 875 8793.

FALCON RIDGE OPEN BOARD MEETING
Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
November 17, 2015 – 7:00PM

Members in attendance:

Chuck Ende, President,

Jim Austin, Vice President;

Teresa Hutcherson, Treasurer;

Andre Renschen, Secretary is absent (attending a HC Advisor Meeting) Jennifer Foster, Hawthorn Management Company

Board Listener Visitor: Frank Arbaugh

A quorum is established.

October 2015 minutes have been approved and published

Open Session – 7:00PM – 7:30PM Called to order at 7:00 PM

Treasurers Report – Teresa

At 10/31/2015, the Falcon Ridge HOA was \$18,249.00 better than budget YTD. Operating Revenues \$14,285.00 was better than budget YTD, while operating expenses were \$3,964.00 were under budget YTD.

Operating Cash Balance at 10/31/2015: \$37,405.57 Capital Cash Balance at 10/31/2015: \$37,187.25

Clubhouse – Teresa

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

Clubhouse maintenance - Chuck & Andre

Door repairs -

A proposal from Foreman's painting Company and Home Improvements was accepted. They will be repairing the front door top of transom casing since it has dropped causing improper operation of the lock. They will caulk and paint. Cost: \$345.00

Back Door-

Foreman's Company will be replace the 6ft door casing at the top of door. The wood is cracked and parts are missing. They will caulk and paint repairs. Cost \$395.00

Furnace Repair -

Doug's Heating and Repair completed the fall service agreement. A proposal to replace the failing induce draft motor to the outside unit in closet at \$540.00. Proposal was accepted.

Tennis Court -

A proposal from Lakeside Electric to install a timer switch to the inside of the court was discussed.

Cost: \$480.00. The board will revisit the proposal to see if the current switches can be moved to the inside of the fence. In addition, the board will investigate the cost of replacing a bulb.

Landscaping/Ecoscape -

Ecoscape will not be removing leaves this week, but wait until next week to remove leaves for Thanksgiving week.

SureGuard spraying to be finished by this week.

Website update/refresh -

Chuck and Andre continue to work on the website. November newsletter

Chuck is preparing the letter.

New Business

Tai Chi & Yoga - Is on every Monday night

Adjourned at 7:39 PM

Respectfully submitted: Teresa Hutcherson, Treasurer (acting secretary)