



# Falcon Estates Neighborhood Newsletter



A Publication of the Home Owners Association of Falcon Estates, Inc.

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## A note from the 2019 Board of Directors ...

The 2019 Board of Directors would like to extend a warm greeting to all Falcon Estates residents, and especially welcome all new homeowners!

The Home Owners Association represents Falcon Estates and the interests of the homeowners to the community, as well as facilitating neighborhood events. That said, we would also like to encourage all members to be active in the HOA. We are all just neighbors helping neighbors, and HOA membership as well as service on the Board is completely voluntary. As such, HOA activity and success is solely dependent on the contributions of its members. If you have an idea for an activity, have a concern about the neighborhood, or are aware of any community events which may be of interest to Falcon Estates residents, please feel free to contact any of the Board members. We welcome new ideas and will be happy to discuss yours with you. Volunteers are also encouraged, again our HOA only exists through the willingness of neighbors to help each other.

From time to time there are open positions on the Board and Architecture Control Committee (ACC). If you are interested in volunteering in any capacity, please let us know. Our next General Membership meeting is July 18, 2019, further details are shown below. We hope to see many of you there. Our goal is to maintain Falcon Estates as a great place to live and promote property values, but perhaps more importantly to uphold a strong sense of neighborliness among all residents.

As a reminder to all homeowners, enforcement of the Falcon Estates Protective Covenants is often a topic of discussion among neighbors and residents. A common mis-understanding is that the Protective Covenants only apply to HOAFE members. In reality, the Covenants are attached to property deeds and are legally binding regardless of HOAFE membership, which is voluntary. The Covenants are include in the documentation when closing on the property, and every homeowner is bound by them whether or not they become members of HOAFE...Respectfully, your 2019 HOAFE Board of Directors

### **2019 HOAFE Board of Directors and ACC**

Jim Torley, Vice Chairman, Filing #1  
 Greg Floyd, Chairman, Filing #1  
 Dave Draves, Director, Filing #2  
 Karl Peterson, Director, Filing #2  
 arrett Flood, Treasurer, Filing #3  
 Jon Paukobnich, Secretary, Filing #3

ACC West #1 Lynn Murphy  
 ACC West #1 Tim Fishel  
 ACC East #2 Bob Cunha

### **\*\*\* Mark Your Calendars \*\*\***

The next General Membership Meeting will be held  
**Thursday, July 18 2019**, 6:00 pm at the Venue  
 Room of Library 21c, 1175 Chapel Hills Dr, 80920.

Topics and guest speakers;

- Community Updates
- Governing Document Revisions
- CSFD—Chipping and Fire Mitigation

# Community Garage Sale

The annual neighborhood garage sale is scheduled for Fri-Sat, 21-22 June 8:00 am to 2:00 pm, on both sides of Academy Boulevard.

This is a great opportunity to sell some items, or do some shopping and visiting while taking a walk around the neighborhood!

The Falcon Estates Board will take care of posting signs at neighborhood intersections and placing an advertisement in the Gazette.



## Fri-Sat, 21-22 June 2019

- On the day of the sale, please tie some balloons to your mailbox or feel free to put out your own sign if you have one.
- This is always a fun time to visit and catch up with neighbors!

## Area Wildlife

As most residents know, Falcon Estates is home to quite a variety of wildlife, which for many is an appealing characteristic of the neighborhood.

Birds range from small songbirds to hawks and owls. Mammals include raccoons, skunks, mule deer, and of course everyone knows about the rabbits. Common predatory species are coyotes, bobcats and the occasional black bear.

Please respect and enjoy the wildlife, using some simple precautions to avoid harmful encounters:

- Recreate during daylight hours and use extra caution pre-dawn and at dusk
- Avoid thick vegetation and rocky areas, which are potential den sites
- Carry a walking stick, deterrent spray or noise maker
- Always keep pets on a leash
- Never feed any wildlife except birds

If you encounter an aggressive animal;

- Keep your distance, do not approach
- Do not run or turn your back, face the animal and back away slowly
- If the animal approaches you, outstretch your arms and make yourself appear big
- If the animal continues to approach, throw objects and make noise
- If attacked, fight back
- Report any incidents to the HOAFE Board and the Colorado Parks and Wildlife Department at 719-227-5200

**Can you identify these tracks?**



If you would like to volunteer for a position on the ACC, Board of Directors or assist either group in any capacity, please contact any of the Board members.

Copies of the Protective Covenants, HOAFE Constitution and Bylaws, and ACC Procedures can be downloaded from the HOAFE website; <http://hoafe.com/hoa/documents/>

If you are new to Falcon Estates, or are a homeowner but not currently a member and would like to join HOAFE, please fill out the form below and return it with your dues to; HOAFE, PO Box 63183, Colorado Springs, CO 80962. Dues are \$25.00 annually and checks can be made out to 'HOAFE'.

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### HOAFE 2019 Annual Dues - \$25

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Falcon Estates Property Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

\*\*\*\*\* **HOAFE Treasurer Use Only** \*\*\*\*\* **HOAFE Treasurer Use Only** \*\*\*\*\*

2019 Dues Paid Amt: \_\_\_\_\_ Cash: \_\_\_ Check #: \_\_\_\_\_ Other: \_\_\_\_\_ Rec'd On: \_\_\_\_\_

\*\*\*\*\* **HOAFE Treasurer Use Only** \*\*\*\*\* **HOAFE Treasurer Use Only** \*\*\*\*\*