

Falcon Hollow Homeowners Association  
2016 Annual Meeting  
December 13, 2016

6:30pm Meeting called to order

2017 budget review.

- Comment from homeowner to make sure that new plow company knows about the common area sidewalks especially around the mailboxes
- Dog waste stations, it was voted on last year to install the dog waste stations. There has been good responses from all homeowners that there is less waste throughout the subdivisions.
- What is the common area land maintenance that is on the budget. It is all the common area grass around the entrance, the 2 parks in the subdivision and some boulevard trees. Also includes fertilizing, spraying, mowing, and irrigation.
  - It is the responsibility of the homeowners to maintain the boulevards.

Rae water and sewer does not currently have enough capacity will all of the new building along Huffine. Will be about another year before a new tank/plant will be built.

Will most likely restrict watering in summer of 2017.

Why is it a requirement in the covenants that the lots be sodded if water is a concern?

- Because it is easier resell value. Shrubs and rock beds are encouraged but all landscaping needs to be approved before construction.

Where is the waste water treatment plant?

- In the King Arthur trailer park.

Street signs, are there going to be more signs installed?

- Currently the HOA is purchasing street bumps to be installed spring of 2017. There will be about 10 throughout the subdivision. We will be adding more signs especially around the park.

The speed bumps will be installed at the entrance to Falcon from Woodland Park.

What is going to happen with the entrance off of Huffine into Rowland?

- Spring of 2017 is should be cleaned up and made wider due to traffic patterns. County does require traffic studies every year.

2016 updates.

Phase 4 park, trees, sprinkler system.

Well was not installed on time and got behind on watering.

Developer has sold all but 3 lots in phase 4.

The current board will serve for 2017 year. There is currently 5 board members serving. We can make it a 7 position board if there are 2 interested members. During the year the board can appoint board members if one quits.

A map of where the speed bumps will be posted online before installation.

What is going to happen with the open park space that was talked about a community garden?

It is not funded by the HOA but if volunteers want to start a garden or such.

Year to date HOA dues, won't they increase from 2016-2017?

All of the lots are closed and the developer will pay dues if they do not build.

What is going to happen at phase 4 park? Playground? Water feature?

- We need to take a poll of homeowners for what they most want to see there and also discuss costs. HOA needs to insure park equipment as well and liability increases. Can be upwards of 100k. Water features are hard to maintain and expensive to upkeep.

Possible basketball court or gazebo.

There is a pond for storm water retention.

Is the pond area big enough to flood for ice skating rink?

Is there anyway to improve the entrance off Huffine?

Would have to approach the county.

Access to walking trails? Anything going on to the south?

Nothing has been plotted with the county.

Eventually there will be a second entrance of the south.

Everything is subbed out, nothing is done in house.

Dog waste stations, the bags are more expensive than actually removing the bags.

What is the solution for people leaving dog bags in random places throughout the subdivision.

Community involvement. Community clean up day.

Only have annual meetings for homeowners but the minutes are posted from the board meetings to the website.

Weed control? Why was that so expensive.

- Boon spray fertilize, spot spray.
- Organic product there is no grazing restriction product. There is a lot of park land and common area space that needs to be maintained. Will take about 3 sprays per year to keep it all under control.

What are we doing about homeowners that do not take care of weeds on their own lots.

- MMI sends out notices to all vacant lot owners that they need to spray and keep it mowed throughout the summer. If the homeowner does not keep vacant lots maintained then MMI will have them sprayed and mowed and have it charged to homeowners.

Low spot at Rowland that collects water and ice build up.

Contact developer for the plan to regrade and level off.

Currently about 271 lots

Counting multi-family lots.

Phase 4 park,

How many easements are there into that park?

Possibility of Falcon Hollow Facebook page. Encourage homeowners to send in email for community updates.

6:57pm meeting. Adjourned.