

## **The Association of Falcon Ridge**

### **Board Work Session: July 22,2021**

Present: Earle Olson, Paul Kapur, Gail Cobb, JoAnn Berkowitz

Absent: Steve Minardi (attending funeral)

The meeting was convened July 22, 2021, at 7:00

Work session topics from May walkaround and June Annual Meeting

#### **Street damage in need of repair noted on Falcon Ridge in front of 3677 Falcon Ridge and 3672 Falcon Ridge (drain area) also in front of 3789 Falcon Ridge and empty lot**

Bid has been accepted from vendor to complete tasks, due to home construction on Falcon Ridge the job will be completed in the Fall.

#### **Need to remove drain tent and culvert dirt build up in greenspaces.**

Earle and Paul will dig up the drain tent behind Dziejdzicki's home within the next two weeks. Gail contacted county officials to inspect the drains behind Welch's, Dziejdzicki's home and the drain at the base of Canyon Ridge Drive to make sure they are in working order. County Engineers office will inspect those drains as well as other drains in our development.

#### **Status on stone entrance work AND mail pad repair on Eagle Point Court**

Greenskeepers will complete stonework at the entrance of Eagle Point Court on August 8; Vendor secured to complete work (saw cuts) on mail pad and will be scheduled in the coming weeks. Residents on Eagle Point Court will be notified of that date as no one will be able to park on the mail pad during this time. Folks will be notified via email.

#### **Morton's Landscaping**

Paul, Gail and Steve will be working to secure bids for the 2021-23 landscaping contract. Paul and Gail will be meeting with Mr. Morton to review current status of their work and discuss the request that they notify someone on the board as they begin landscaping tasks (fertilizing, trimming)

#### **Grass seeding of area along west side of Lake Forest Trail**

Paul will contact Morton's Landscaping services to seed along the west side of Lake Forest Trail, submit bid and date for Fall planting

## **New Home construction variations**

Earle contacted the Baileys regarding the concern expressed at the Annual Meeting of the variations noted in new construction. The Bailey's met with the builder and reviewed plans and responded to Earle via email (note below)

Good Evening Earle,

I spoke with Mike Hudak and the garage door on 3810 Falcon Ridge Drive (SL 32) will be corrected. I believe it is just the top panel that has the incorrect window configuration.

The standing seam roof accent was approved as requested by Artisan Building and Design because it is an architectural element that keeps all the homes at Falcon Ridge from looking too cookie cutter without changing the cohesive nature of the development and compatibility with the other homes. We try to add some interesting architectural design features to the front elevations so they are not all exactly alike.

Another item you may be questioned on is the siding/shakes that will be going on the homes. Norandex has suspended the production of the original siding (Triple 3 Premium). The reason for this is the factory has production issues due to COVID and had to cut back on production of some of their products. They made a decision to focus production on more popular products. Mike was told that they may or may not return to production of this siding/shake product in the future but it would not be for at least 20-24 months. Since Mike had the homes sold on Falcon Ridge and cannot wait almost 2 years based on a maybe it will be available; we have approved his use of a material as similar as possible in look and color to keep moving forward with the construction of the homes.

It is understandable that after 15 years we may have to make some adjustments to the original exterior materials and we will continue to do our best to keep the neighborhood looking great. I think after all this time we have proven that we have the best interests of Lake Medina Reserve and all the cluster areas in mind when we make architectural decisions and continue to move forward to finish building out the neighborhood.

As always, feel free to contact me with any questions or concerns you may have.

Kris

## **Concerns about neighbors' home maintenance**

Board members have received inquiries from residents requesting that the Board contact their neighbors to address maintenance issues that they find concerning (ie: siding is dirty and needs cleaning, dirt around the house foundation does not cover the insulation, side of house bed needs weeding). Maintenance of our homes is the responsibility of each homeowner. Obviously, if a major storm comes through our area (heaven forbid) and blows the siding or roof off a house and the owner refuses to make the repair that would be addressed through our Board as well as the Board of Lake Medina Reserve.

## **Financial Report**

JoAnn shared that all July payments (quarterly plan) were made, thanked residents for promptness of payment.

## **Lake Medina Reserve Issues: Removing dead pine trees, new street sign**

Earle noted that board is in the process of setting up a meeting date and he will review these concerns with that board.

Meeting Adjourned 8:10, Board approved meeting minutes July 26. 2021, copy of board minutes sent to Guy Richards to be posted on Association website