

The Association of Falcon Ridge

Board Work Session: October 11, 2021

Present: Earle Olson, Paul Kapur, JoAnn Berkowitz

Absent: Steve Minard , Gail Cobb

The meeting was convened October 11, 2021, at 7:00

Landscaping Contract 2022-2024

Board approved the contract submitted by Morton's Landscaping. Specifics of their services will be included in the Board's Spring Update Newsletter. Two services will not be part of this contract, fertilizing, weed control (grass areas) and grub control.

Fertilizing, weed control and grub control Contract 2022-2024

Board approved a two-year contract with Lewis Landscaping for fertilizer, grass weed control and grub control. Services include:

Regular Lawn Treatments

- Round #1: Early Spring: Balanced, slow-release fertilizer with pre-emergent crabgrass control.
- Round #2: Late Spring: Balanced, slow-release fertilizer and broadleaf weed control
- Round #3: Summer – slow-release fertilizer and broadleaf weed control, as needed
- Round #4: Late Summer – slow-release fertilizer and broadleaf weed control.
- Round #5: Fall - slow-release fertilizer and broadleaf weed control.

Grub Control: Season long control of white grubs

Lewis Landscaping will contact the board prior to each treatment so the board can notify residents via email. All treatments are granular and any product on patios/porches will be cleared.

Grass Seeding along Lake Forest Trail Contract

Bid submitted by Lewis Landscaping was approved to grass seed/contour work along Lake Forest Drive between Eagle Point Court South to the guard rails by Falcon Ridge. Work will be done in the Spring.

County Inspection of Drains, Construction Sites

The County Engineers' Office reported that they have inspected all drains, and all are in working order. Earle noted conversation with Artesian Builders regarding extra dirt by contraction areas and directed that these areas need to be cleaned up.

Financial Review/ 2022 Dues Rate Unchanged

Board reviewed our current account balances and remaining expenses for 2021. Proposed the budget for 2022 which will not require any increase to our current resident HOA dues for 2022. Residents can expect billing for 2022 dues to be mailed mid-December. Dues billing for the Reserve HOA will be mailed directly by that association.

Clarification of item in Fall Newsletter

In the Fall Newsletter we shared several common questions # Landscaping has historically received regarding their winter services. One item was about salting, please note our contract only addresses salting of the streets (Falcon Ridge and Eagle Point Court) not our driveways nor Forest Lake Trail. (county/township)

A warm welcome to our new neighbors, The Kemps!

A warm welcome to our new neighbors, Al and Peggy Kemp!

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JoAnn Berkowitz, Secretary/treasurer, jmbassociates.joann@gmail.com, 330-635-3807

Meeting adjourned at 8:00, Board approved meeting minutes October 28, Minutes send to Guy Richards to post on the website October 28, 2021

