



**ASSOCIATION OF FALCON RIDGE FALL UPDATE
OCTOBER, 2023**

Lake Medina Reserve Issues

Grass Seeding along west side of Lake Forest Trail Grass seeding has been completed

Replacement of removed pine tree in bed along Lake Forest Trail Replacement trees and grasses have been planted

Keeping street drains on east side of Lake Forest Trail open to allow needed draining from rains Grass area along this area has been mowed this season on a weekly basis. Drains have been cleaned and maintained.

Fall Landscaping Services



Fall leaf cleanup is a service within our contract with Morton's. Our contract calls for three leaf cleanups in a season. Final grass mowings historically have occurred in early November, weather permitting.



Snow Plowing 2023-24

The Association of Falcon Ridge has contracted with #1 Landscaping to provide snow and salting services for 2022-2024 seasons. We are in the second year of this two-year contract. Below you will find the specifics for that contract. Hopefully it will answer questions that you may have. **If you have any concerns with this service during the winter months, please #1 Landscaping snow hot line number is 800-529-6123.**



- 1.) #1 Landscaping Plowing will be done when snowfall reaches a **depth of two (2) inches and greater** (general covering on the ground and **not drifted areas**). Areas to be cleared include individual unit driveways, common parking pads and mail kiosk areas. Shoveling of individual unit walkways from drive to front door will be done each morning of a snow event. All of these areas will be cleared in a single plow service.
- 2.) Home driveways will be cleared of snow by 7 a.m. from snow that has accumulated two (2) or more inches of snow overnight (between 5 p.m. and 5 a.m.) *A late starting, extremely heavy or continuous snowfall will take additional time to clear.* Any snow that accumulates during the day (between 5 a.m. and 5 p.m.) will be cleared by 5 p.m. *Again, conditions may warrant additional time to clear.*
- 3.) If it is necessary to clear snow in the morning and again in the afternoon due to heavy snowfall, it will count as two separate services with a **maximum of two (2) services per day.**
- 4.) Driveways will be cleared within 6" of edge on either side to avoid damage to lawn and irrigation heads. Homeowners should be prepared to shovel a little in front of the garage door if needed.
- 5.) **Driveways with vehicles in them will by only have the lower section of the driveway cleared. We will not enter the driveway with our equipment if there is a vehicle there.** The sidewalk will still be shoveled, but the liability of our equipment sliding into a vehicle is far too great.

Q&A

Q.: Why isn't our snow plowed and shoveled every time it snows or drifts?

A.: Plowing will be done when snowfall reaches a depth of two (2) inches and greater. The 2" means a general covering that has fallen on the ground and not windblown drifted areas. Streets and unit driveways will be cleared of snow by early morning from snow that has accumulated two (2) or more inches of snow overnight (between 5 p.m. and 5 a.m.) A late starting, extremely heavy or continuous snowfall will take additional time to clear. Any snow that accumulates during the day (between 5 a.m. and 5 p.m.) will be done in mid-afternoon. Again, conditions may warrant additional time to clear. If it is necessary to plow in the morning and again in the afternoon due to heavy snowfall, it will count as two separate services with a maximum of two (2) plows per day.

Q.: Why doesn't the entire driveway get plowed?

A.: Driveways will be plowed within 6" of edge on either side to avoid damage to lawn and irrigation heads. In some Associations, residents should be prepared to clear 1 – 2' of snow from in front of garage doors, as plow equipment may damage doors if it is brought any closer. No salting of the driveways will be done by the contractor. The individual homeowner should salt their own driveway as they see a need.

Q.: How many snow service visits are we allotted in a season?

A.: Your snow plow service contract is based on a total of 20 plows, although we will provide as many additional plow services as are needed and your Association will be invoiced for those upon completion.

Q.: Last year my driveway was skipped several times!

A.: We will return to plow or shovel any home that may have been mistakenly missed, however if a car was parked in the driveway, it will be skipped because of the possibility of damage to the vehicle.

Landscape Planning for Fall and Spring

A friendly reminder that all landscaping plans should be submitted to the board for approval prior to planting. Please submit a detailed drawing noting the landscape plans you want to complete. We ask for detailed drawings as these are kept on file in case there are questions in the future. **Plans should be emailed to Earle with the rest of board members cc'd a copy of the email. All board members' email addresses are noted below. Earle will notify the homeowner of any questions and final approval.**

We know how to party!

Again, thanks to all who helped make this such a success!





Directory Update

JoAnn will be sending you an email asking you to confirm/update information for our Falcon Ridge HOA Directory in mid-November. The updated copy of the directory will be sent in the mid December mailings. Appreciate your prompt reply when you receive that email.

Changes in Association of Falcon Ridge Dues payment schedule/payment options 2024

All members will be receiving their packets in December that will contain an updated directory, newsletter, financial report, and dues invoice. The amount of our dues will be maintained for 2024. Payment options will be paying full amount or paying in two bi-yearly payments. Single payment option and the first of the bi-yearly option will be due February 1, 2024. The second bi-yearly payment will be due July 1, 2024.

The Beautification Project is BEAUTIFUL!

As previously shared (see previously sent information attached) the Board proposed landscaping project for the south Falcon Ridge entrance and the Eagle Point entrance. Earle Olson graciously offered to financially support the Board approved plans. Those landscaping plans were completed this week and look wonderful. Again, Earle thank you.



Any questions or concerns please contact a Board Member

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