

# Red Hawk Homeowners Association



FALL 2014

## Important Phone Numbers:

- *Property Manager—  
Dave Littler 303-844-4912*
- *Police—303-663-6100  
(emergency 911)*
- *Fire—911*

## Web sites:

### **Red Hawk HOA;**

[http://  
Peaktopeakmgmt.com/  
pages/associations/  
redHawk/index.html](http://Peaktopeakmgmt.com/pages/associations/redHawk/index.html)

### **Town of Castle Rock;**

[www.crgov.com/](http://www.crgov.com/)

### **Chamber of Commerce;**

[www.castlerock.org/](http://www.castlerock.org/)

### **NOAA Weather;**

[www.nws.noaa.gov/](http://www.nws.noaa.gov/)

### **DC Library;**

[www.douglascountylibraries.org/](http://www.douglascountylibraries.org/)

### **State of Colorado;**

[www.colorado.gov/](http://www.colorado.gov/)

## Budget Meeting for 2015

Please mark you calendars for the annual Budget Meeting to be held at the Academy Charter School on Prairie Hawk Drive, on November 13<sup>th</sup>, 2014 at 5:30 p.m. This will be your chance to see the proposed budget, hear the detailed explanations, and ask questions pertaining to the budget prior to ratifying the 2015 Budget.

## Ballot Effort Successful

The Board would like to report that the summer ballot effort has been successful and all sections have passed by an overwhelming margin. As a result of this very large project the Red Hawk community has a new set of governing documents including Revised and Amended Articles of Incorporation; Bylaws; and the Declaration of Covenants, Conditions and Restrictions of Red Hawk.

The actual ballot results were as follows:

Land transfers and easements - Approve 324 vs. Disapprove 21  
Articles of Incorporation and Bylaws - Approve 297 vs. Disapprove 37  
Declaration of Covenants - Approve 299 vs. Disapprove 41

The documents were all recorded with the Douglas County, Colorado Clerk & Recorder on September 30<sup>th</sup> as required and may be accessed on the HOA web site.

The sale of Filing 1, Tract L to IREA was completed on October 3<sup>rd</sup> and is now closed. The land acquisitions, dispositions, and easements with the Town of Castle Rock are in progress and will be completed later in October 2014.

The Board would like to thank all the Owners who took the time to read these important documents and vote.

*\*Policies that affect Red Hawk, regarding policies, violations and fines should be reviewed by every homeowner to ensure that each homeowner understands corresponding procedures. To review Red Hawk HOA documents, go to: [www.redhawkhoa.com](http://www.redhawkhoa.com), "Documents", "Enforcement of Covenants and Rules".*

## Garden Club

In August, the Board asked homeowners that might be interested in forming a Garden Club to come forward. We are pleased to report that we held a kick-off meeting at Pegasus Restaurant and six people have now responded to the call. The primary purpose will be to tend to the "annual" plants that have been or will be planted in front of the several monuments within our community. This year the main entrance was planted, but in the spring all four of our entrance monuments will be planted and will need that loving care that only owners can provide. So if you are at all interested, please call Dave at 303-884-4912 and ask to join our Garden Club.

## **Orange Spots?**

For those of you who are curious about the small orange spots that have appeared on sidewalks throughout Red Hawk in the last month, here is the answer. They have been placed there by the Town of Castle Rock to indicate that the sidewalk will be replaced next spring. The engineers have carefully measured each section that is in need of replacement and recorded it to prepare a Request for Proposal (RFP) for bidding purposes. We should start to see cement trucks late spring of 2015. For those of you who have driveways that are in need of replacement, you might want to consider having them done around the same time for a total finished appearance.

## **It's Garden Season?** Adapted from Benjamin Vogt article for Houzz

Garden centers are tricking us, and we are all too eager to fall in line. After a long winter of reading magazines full of tantalizing plants and flowers, we itch for the first warm day. Nurseries make most of their annual income in the spring, which almost everyone considers to be the best time to plant a garden.

But it isn't. Fall is the best time to garden, and it's about time we realized it. Here's why planting in fall can make spring gardens more robust than we might have imagined:

Leaves aren't stressed by the scorching sun and cooler temperatures lessen the demand for water from the roots.

Less water means lower maintenance.

With the leaves off of trees and shrubs, the plant's energy can be dedicated to growing roots, making it better prepared for top-growth in the spring.

Once the established plants in your garden have stopped blooming, it is easy to see where you need to add plants.

You won't be troubled by pesky insects.

If you do your planting and dividing now, all that will be left to do in the spring is enjoying the fruits of your autumn labor!

## **A Fed deer is a dead deer**

Information from the Colorado Division of Wildlife

Did you know that it is illegal to intentionally place or distribute feed to deer in Colorado? That is because feeding deer is suspected in being a cause for the spread of chronic Wasting Disease (CWD) throughout the state.

Feeding is often unhealthy for deer, because their complex digestive system is not adapted to large amounts of grain, seed and certain types of hay. Also, concentrating deer by feeding can increase stress and hasten the spread of diseases, as well as attract predators to populated areas and expose the deer to man-made dangers.

Below is a natural deer repellent recipe. By using simple, inexpensive solutions, we can ensure that our wildlife remains safe in its natural environment.

### **DEER REPELLENT**

1 Egg Yolk (Do not use the whites of the egg.)

4 Parts Water

1 tsp. Tobasco Sauce

Mix the solution and apply it to your landscape with a spray bottle. Reapply if it rains or snows. You can also use egg, oil, milk, cayenne pepper, dry mustard and garlic powder. Mix in a spray bottle and apply to landscape.

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## **Policies and Procedures**

As a result of State law and/or the adoption of the Amended and Restated Articles of Incorporation; the By-laws; and the Declaration of Covenants, Conditions and Restrictions, the Board has determined that it is necessary to adopt four new policies and procedures for our community. These Policies and Procedures are required to Change the Color Palette, to publish a Documentation Binder, to provide for the Leasing or Renting a Unit, and to provide for Renewable Energy Generation. A complete copy of the proposed policies and procedures is available on our web site, [www.RedHawkHOA.com](http://www.RedHawkHOA.com) for your convenience.

In accordance with current policy, the Board seeks comments from Members prior to the adoption by the Board. The new policies and procedures will be on the agenda for the regular Board meeting October 30, 2014 for open discussion. The 14-day member written comment period opens upon receipt of this newsletter and will close on Monday November 17, 2014. The Board will consider all comments prior to voting for adoption with a goal of having the new policies and procedures effective on November 30, 2015.

Written comments should be sent to our Manager by U.S. Mail or e-mail at [DLittler@PeakToPeakMgt.com](mailto:DLittler@PeakToPeakMgt.com). If you require a printed copy of the proposed policies and procedures, please call Dave at 303-884-4912 and you will be sent a copy immediately.

## **Documentation Binders Available**

The newly adopted governing documents are posted on our web site for all to read. For those who do not have access to the web or would just like to have a full printed set of documents applicable to all residents of Red Hawk, the Board is producing an attractive 3-ring binder that will contain the three newly revised documents plus the documents listed below. The binder will be available for purchase from the Property Manager in accordance with the Declaration Article IV, Section 13.

The binder will be tabbed and include the following:

- Contact information for the Property Manager and the Board of Directors
- Miscellaneous "nice to know" information
- Policies and Procedures (all current)
- Architectural Guidelines
- Landscape Guidelines
- Paint Guidelines
- Xeriscape Guidelines
- Architectural Review Request forms
- Previous Red Hawk Newsletters

These binders will be provided to all new Owners at or immediately after closing on the property so that we can be assured that they have been informed. As documents are revised or added, they will be available on the web for downloading at no cost and upon request from the Property Manager to be added to the binder at a nominal fee. The Binder Program has been designed to be self-sustaining and not a burden to the HOA finan-

## **Light Up Red Hawk**

As you may have noticed, the lighting at the main entrance to our community has been significantly upgraded. The original welcoming "Red Hawk" signage has been refurbished and now shines bright each evening as it did in the past. The 17 high-pressure yellow sodium lights in front of the monument have been replaced with 25 bright white low-voltage LED lights that will significantly reduce our electric bill. The 15 lights that up light our pine trees have all been repaired or replaced, refurbished, and cleaned. The overall effect is a brighter, whiter, and more welcoming entrance to our community.

In addition, we have enhanced the infrastructure by installing commercial power to the three other "Red Hawk" monuments located at the entrance to Sapling Court, Rosemary Drive, and Switch Grass Drive. This will allow us to install 4 white low-voltage LED lights at each of the monuments to light the Red Hawk name. In addition, it will allow us to have lighted holiday lighting at each of the entrances this year that was not possible last year due to the lack of commercial power.

