



Red Hawk HOA Newsletter

Special points of interest:

- Annual Board Meeting
- Paint Colors on Sale
- Garden Club
- Pickup After Pets
- Land Swap
- Binder Updates
- Damaged Fencing
- Coyote Activity
- Gardening Tips

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Notice of Annual Meeting

The Annual Meeting of Homeowners and election of three (3) members of the Board of Directors will be held on May 28, 2015 at the Academy Charter School at 1551 Prairie Hawk Drive, Castle Rock, CO. Please Read the attached official Notice of Annual Meeting. **If you cannot attend, please sign the attached Proxy and return it to our Property Manager no later than May 21, 2015.**

Garden Club

It's not too late to become involved with the HOA Garden Club. The primary purpose will be to tend to the annual Flowers that will be planted in front of our monuments.

Current plans call for all five of our entrance monuments to be planted by the end of May, and they will need that loving care that only owners can provide. So, if you are at all interested in helping out, please call Dave at 303-884-4912 and ask to join our Garden Club.

Red Hawk Streets

The Town will soon be resurfacing Red Hawk streets, as well as repairing sidewalks. Street and sidewalk repair work will commence April, continuing through May. Early June will begin street resurfacing.

All Red Hawk Homeowners will get a post card, letter and 48 hour door notice, notifying of the dates and times their streets will be resurfaced.



Paint Sale

Sherwin-Williams Paint will be 40% off on 6/5-8, 7/17-20, and 9/18-21 Remember, Red Hawk paint schemes are approved on a first-come, first-served basis, and once approved, your scheme is not available to your neighbors.

To take advantage of the sale, you may purchase and take home untinted paint base. Return it and have it tinted at a later date (no extra charge), after your chosen color scheme is approved by the HOA.

If you have any questions regarding paint, please **review the Design Guidelines** on our website - www.redhawkhoa.com - Documents - Design Guidelines.

Pickup After Pets

Many Red Hawk residents are the furry and four-legged variety; When nature calls Mr. Fluffy to the public privy, please remember to pick up after him.

In addition to being unsightly and smelly, animal waste can be hazardous to the health of our children and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog, remember that he should be leashed. Take a baggie with you to pick up waste, and dispose of it properly. There are several pet stations throughout Red Hawk, providing baggies and disposal cans. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of Red Hawk, but also to keeping the community clean and inviting. Thanks for your help!

Mini Pocket Park # 1

Those of you living in Filing 2 may have noticed construction along Switch Grass Drive, near Jute Lane. These are Tracts I-B and K-B of our subdivision. These parcels were fenced off from the golf course in December 2014, in preparation for improvements. We have already completed the north side (Tract I) and repaired the hill down toward the golf course. The south side (Tract K) was enhanced to create a mini Pocket Park for our resident's. The grass was extended to the fence line, as well as a seating area created, overlooking Castle Rock, the Golf Course, and the pond to the south. The dead tree has been replaced, and a Colorado Spruce was added to the southwest corner. The area in front of the monument was also re-designed to add a small area for annual plants. The park completed on April 14th. An Outdoor table will be installed before the end of May.

Prairie Hawk Entrance

The Prairie Hawk Drive entrance to our community has also been professionally redesigned, because we will now have control of both sides of Switch Grass Drive, from Prairie Hawk Drive to the golf course bridge. We are in the process of executing that landscape plan for both sides of Switch Grass Drive. The plan calls for irrigation to support new trees, shrubs, and annual plants on both sides of Switch Grass Drive. The north side has electricity to light the Red Hawk signage and provide for holiday lighting. The schedule is to complete the project by the middle of May.

Don't Get Soaked

Spring has sprung, and rain will soon usher in the promise of green foliage and lush blooms. That same, wonderful rain will also be persistently trying to enter your home and weather your exterior. Now is a good time to take care of any home repairs that, if left unchecked, could result in costly water damage. A few projects to consider: roof repairs, gutter repairs and/or cleaning, exterior window caulking, deck sealing, retaining wall maintenance and any foundation drainage issues. Hopefully a little foresight will leave more time and money to play in the garden.



Coyotes In Area

"Coyotes can be active any time of day, so residents are advised to take precautionary steps to protect their pets at all times," Colorado Parks and Wildlife (CPW) said.

Wildlife officials said coyotes are in the midst of breeding season, when they are establishing and protecting their territories, and may perceive any canine - large or small - as a threat.

CPW is recommending pet owners: watch pets when they are outside, especially at night; keep cats indoors; shelter pets in fenced areas or kennels to minimize wildlife encounters; walk dogs on-leash in open space and urban areas with coyote activity; make sure pets are up to date on vaccinations.

CPW is also warning families:

If a coyote approaches you, haze it by making loud noises, yelling, throwing objects or making yourself look big.

Do not attempt to shoot a coyote or any other wildlife with an air soft, BB, or pellet gun.

Although rare, coyotes have been known to injure people. Most of these incidents involved people feeding them. Remind your family members to never feed or attempt to "tame" wildlife.

Teach your children to be **SMART** if they have an encounter with a coyote or other predator: Stop, do not run or turn your back to the animal, make yourself look bigger by lifting your arms or pulling your jacket above your shoulders, announce your presence loudly and firmly, retreat by backing away slowly; and then tell an adult about your encounter.

Any aggressive coyote behavior toward people should be reported to the **Colorado Parks and Wildlife Regional Office at 303-291-7227, Castle Rock Animal Control 303-663-6100, Douglas County Sheriff Animal Control 303-660-7529.**



Making Architectural Changes?

Don't Forget To Obtain Approval First! Red Hawk HOA documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated, when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearance and aesthetic quality of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain property values. Acquiring Association approval for all proposed architectural changes, as well as completing the project without deviations from the approved plan, is not just a good idea to protect your investment, it is a requirement.

The Architectural Request form is located at the redhawkhoa.com website, under Documents < Architectural Request < Architectural Request Home Improvement form.

If you have any questions, please do not hesitate to contact Peak to Peak Management at dlittler@peaktopeakmgt.com, 303-884-4912.

Land Swaps with Town

The Board would like to report that the land transfers and easements with the Town of Castle Rock were presented to the Town Council on April 7th, for the first reading of the ordinance, and passed. A second reading and final vote is scheduled for April 21st. This action is taking longer than first anticipated, but we are in the home stretch. As a result we will own the right side of the front monument and the land to the immediate right as well as the corner of Red Hawk Drive and Bent Grass Circle. We will also gain landscape easements to eight pieces of land in our community that we may now improve.



Damaged Fencing

For those of you who live along the golf course, Red Hawk Drive, or any of the pathways the fence adjacent to your property may belong to the HOA. If there is any damage to that HOA fence, please let us know so that we can get it repaired as soon as possible. The longer it waits, the more damage that may occur. Please call the Property Manager and provide the exact location of the damage so that we come out, inspect the damage, and schedule it for repair. Thanks for your cooperation.

HOA Documentation Binders Available

If you would like a full printed set of documents, applicable to all residents of Red Hawk, the Board has produced an attractive 3-ring Documentation Binder that contains all documents pertinent to home ownership in Red Hawk. The Binder is available for inspection at all Board Meetings and is available for \$40, a discount of 20% to current homeowners.

As documents are revised or added, they will be made available on the Web for downloading at no cost and upon request from the Property Manager at a nominal fee. The Binder Program is designed to be self-sustaining and not become a financial burden to the HOA in the future.



HOA Documentation Binder Updates

For those who have a Red Hawk Documentation Binder, **Update #1** is available on the HOA website at www.RedHawkHOA.com. The update is available for downloading at no cost or by mail for our cost reimbursement of \$1.50 mailed to your address ready to insert in the Binder. The following pages are being replaced:

- TABLE OF CONTENTS (3 pages)
- 2015-2016 MEETING SCHEDULE (1 page)
- 2015 HOLIDAY SCHEDULE and RECYCLE CALENDAR (2 pages)

The page for the new BOARD OF DIRECTORS and COMMITTEE CHAIRPERSONS will be available in **Update #2** approximately 2 weeks after their first Board meeting and the election of new officers.



RED HAWK HOA

Peak to Peak Property Management LLC.
P.O. Box 1808
Castle Rock, CO. 80104

Phone: 303-884-4912
Fax: 866-401-7986
E-mail: dlittler@peaktopeakmgt.com



Plant Swap

Do you ever leave the garden center a little depressed, when you've spent most of your children's' inheritance on a trunk-full of plants, only to get home and realize how puny, sparse and not so hardy they are? Do not despair; this year can be different!

Many of us have mature plants in our yard that could benefit from being "divided". Dividing is the process of lifting an established perennial out of the ground, loosening or cutting the root system and making more plants out of one. While it may sound like plant abuse, the process is actually beneficial on many levels. Division helps control the plant's size, invigorates the plant, creates more plants and increases blooming (such as in irises and daylilies).

So what should you do with all of these divided plants? Share them with your neighbors, of course! Perhaps you have a lot of salvia, but you would like some coreopsis? Maybe there is a Red Hawk resident who has an abundance of sedum to share for a low maintenance rock garden. Are you lacking color? along the way!

Need to cover a large troublesome area? Chances are that a solution could be in a nearby yard, and it is already acclimated to Red Hawk's climate.

I know what you are thinking, however, please refrain from sneaking over fences in the dark of night, wearing your son's reaper costume! How then do you get in on a plant swap? Start a conversation on nextdoor.com, letting your neighbors know that you have plants available or that you are in search of a particular plant. Not a member of Nextdoor Red Hawk? No problem! Sign up at www.nextdoor.com/join. You'll make new friends and save money.

Other Resources

Douglas County Extension Office
410 Fairgrounds Rd Castle Rock,
CO 80104
Monday-Friday 8:00 a.m.-5:00 p.m.
(720)-733-6930
www.douglascountyextension.org
www.plantselect.org
www.planttalk.org
www.botanicgardens.org
www.ext.colostate.edu
www.colorado.gov/ag

2014-2015 Board of Directors

President	Ralph Jollensten
Vice President	Walt Figel
Secretary	Hannah Golden
Treasurer	Jim Young
Member at Large	Al Pearson

2014-2015 Committee Chairman

Architectural Committee	Diane Hannigan
Landscape Committee	Frank Lehto
Reserve Fund Investment Committee	Walt Figel
Garden Club	Jim Young
	TBD

Red Hawk Yard Sale

The Red Hawk Community Yard Sale will be held on Friday and Saturday May 15-16.

To register please send email to kirk@thewodellgroup.com before May 11th. Kirk arranges this Yard Sale as one of his contributions to our Red Hawk community. Thanks Kirk!



RED HAWK HOMEOWNERS ASSOCIATION INC.

ANNUAL MEETING AGENDA

Academy Charter School
1551 Prairie Hawk Drive - Castle Rock, CO 80109
May 28, 2015
6:30 p.m.

REGISTRATION TO VOTE (Begins at 5:30 p.m.)

CALL TO ORDER

INTRODUCTIONS

PROOF OF NOTICE

PURPOSE OF THE MEETING

Election of three Board Members for a two-year term

APPROVAL OF MINUTES

Annual Meeting Minutes from May 29, 2014

COMMUNITY MANAGER'S REPORT

May 2015 Financials

PRESIDENT'S REPORT

Accomplishments for 2014-2015

Plans for 2015-2016

NEW BUSINESS

Presentation of capital improvements scheduled for 2015

Election

Presentation of Candidates for the Board of Directors

Call for nominations from the floor

Voting

Break

Announcement of Election Results

QUESTION AND ANSWER PERIOD

ADJOURNMENT

BOARD OF DIRECTORS MEETING

The next Board Meeting will be held at 6:30 p.m. on June 25, 2015 at The Village Inn, Castle Rock, CO

RED HAWK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS CANDIDATE QUESTIONNAIRE

I am interested in serving on the Board of Directors.

Please consider the following information:

Why did you move into Red Hawk?

What is your opinion of the community now that you live here?

What is your philosophy of Covenant Enforcement and Architectural Control?

What do you feel are the main issues facing the community?

Do you have any experience in budgeting?

Do you have any experience in serving on Boards of Directors?

What is the best way to handle conflict at a meeting?

Education:

Employment:

10. Other information to consider:

Please forward information to:

Red Hawk Homeowners Association, Inc.

c/o Mr. David Littler

P.O. Box 1808

DLittler@PeakToPeakMgt.com

Name: _____

Address: _____ City: _____ State: CO Zip: _____

Phone – Home: _____ Mobile: _____ Work:

Email Address: _____

Serving on the Board of Directors requires a commitment of a minimum of four hours per week.

April 10, 2015

RED HAWK HOMEOWNERS ASSOCIATION, INC.

NOTICE ANNUAL MEETING

May 28, 2015

6:30 p.m.

**Academy Charter School
1551 Prairie Hawk Drive
Castle Rock, CO 80109**

Please plan on attending the 2015 Annual Meeting of the Association to be held at the time and place shown above. This meeting is held in accordance with the legal documents of the Association. The purpose of this meeting is to elect three (3) Board Members to serve a term of two (2) years. This is a volunteer position and attendance at all Board Meetings is required. This is an excellent opportunity to get involved in the decision-making process of your community. A question and answer period will follow the meeting.

If you are unable to attend the Annual Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must be at the meeting in order for your vote to be cast. The proxy must be signed and dated. **The Annual Meeting can only take place if a 20% quorum by person or by proxy, is obtained, so please attend or give your proxy to someone who will attend.**

Red Hawk Homeowners Association, Inc.

dlittler@peaktopeakmgt.com

c/o Mr. David Littler

P.O. Box 1808

I hereby authorize _____ to cast ballots on my behalf at the May 28, 2015 **(Insert the name of the person you are authorizing to vote INSTEAD of you.)**

Annual Meeting of the Red Hawk Homeowners Association, Inc. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual Meeting as presently scheduled.

Name: _____ Signature: _____

Address: _____ Date: _____

E-mail address: _____

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID.

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending homeowner or Board Member you would like to represent your interests. You may insert one of the following names into the proxy and fax it to (866) 401-7986 no later than Friday May 22, 2015. This proxy is valid for one year from date of signature.

Current Board Members are Ralph Jollensten, Walt Figel, Al Pearson, Jim Young, Hannah Golden