



# Red Hawk HOA Newsletter

## Special points of interest:

- Architectural Committee Expanding
- House Painting Reminders
- Holiday Lighting
- Front Monument
- Reserve Funding
- Garden Club

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## Architectural Committee Expanding for 2015

There are great things taking place for 2015, and we are seeking to add members to the Architectural Committee.

This is a very important Committee of our HOA, because the Chairman and its members work directly with our Homeowners. The Committee reviews and oversees all Improvements, construction and painting that is performed in Red Hawk, in accordance with the HOA Design Guidelines and Covenants, Conditions and Restrictions.

If you are interested in becoming a member of this Committee, please send an email to Dave Littler, our property manager, at [dlittler@peaktopeakmgt.com](mailto:dlittler@peaktopeakmgt.com). Please include your contact information we will have our committee Chairperson get back to you.

Please respond by February 28th.

## House Painting Reminders for 2015

The Board wants to remind any Homeowner who received an Extension in 2014, for painting his/her home, that he should begin to review the Red Hawk HOA Paint Schemes at Sherwin-Williams Paint store in Castle Rock or the Red Hawk HOA Web Site: [www.redhawkhoa.com](http://www.redhawkhoa.com) – Documents – Design Guidelines.

Sherwin-Williams has a 30% off sale, scheduled for February 5<sup>th</sup>-23<sup>rd</sup> and a 40% off sale scheduled April 17<sup>th</sup>-20<sup>th</sup>. Remember, paint schemes are approved on a first-come first-serve basis, and once approved, none of your immediate neighbors may select that same scheme.

To take advantage of sales, **you may purchase un-tinted paint and have it tinted at a later date**, once your color selection is made. Several paint samples are available to borrow; please call or email Dave Littler for information. If you have any questions on Painting, please review the Design Guidelines on our website -[www.redhawkhoa.com](http://www.redhawkhoa.com) – Documents – Design Guidelines.

## Holiday Lighting

We hope that you and your guests have enjoyed the enhanced Holiday Lighting this year. All of the Red Hawk monuments were illuminated this year to coincide with the Town of Castle Rock's lighting of the star on the top of Castle Rock.

Just as a reminder to all homeowners, in accordance with The HOA Guidelines paragraph 2.44, your personal holiday lighting must be removed no later than 30 days after the holiday.

On a more somber note, we need to report that shortly after the lighting of the monuments, we did experience theft and vandalism at the monument located at the corner of Red Hawk Drive and Rosemary Drive. These acts occurred on three separate nights and included turning off the lighting, theft of the timing device, bending the plugs on the lights, cutting the wiring, as well as tampering with the electrical circuit and circuit breakers. This behavior is obviously not acceptable in our community.

## Light Up Red Hawk

To complete the effort to enhance the lighting, we have installed commercial power to the last of the five "Red Hawk" monuments located at Switch Grass Drive near Jute. This allowed us to replace the sodium fixture and install 4 white low-voltage LED lights to light the Red Hawk name.

## Documentation Binders Now Available

For those who would like to have 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 will be made available for inspection at all Board Meetings and for purchase from the Property Manager in accordance with the Declaration Article IV, Section 13. The cost of the Binder is \$50 at closing and at a discount of 20% to current homeowners for \$40.

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 a financial burden to the HOA.

## Snow Removal Schedule and Progress

The Town of Castle Rock has a snow removal schedule and progress map available at:

<http://gis.crgov.com/maps/snowremoval.html>

The map shows when a street is to be snowplowed, if it has been cleared and the position of the snowplows in town and surrounding areas .

## Real Estate Market Update

### Currently:

2 Active Listings, 4 Under Contract, 4 Withdrawn or Expired and not re-listed  
6 (4<sup>th</sup> + 1<sup>st</sup> Quarter) Sold

Average Sale Price: \$411,500

Median Sale Price: \$355,000

Average Concessions: \$1,867

*Source-MLS*

## Front Monument

Well homeowners, the front monument on Red Hawk Drive is finally complete. As part of the land deals, we will secure ownership of the right side of the monument for about 200 feet east. Please note that we have always maintained and irrigated this land, but now it will be officially ours.

Here's what has been done to complete this project:

- 1,500 square feet of turf and 28 sprinkler heads were removed from the landscaped area and replaced with river rock. This will significantly lower our water bill for the entrance area.

- Rocks that were on the corner have been removed. Several have already been reused in the overall design near the corner. Others are in a "storage" mode to be reutilized as the overall landscaping projects progress.

- The irrigation system was redesigned to install drip lines to all the new vegetation and laser tubing in the annual planter beds.

- A raised planter was constructed in front of the monument to contain "annual" plants and flowers to create a colorful welcoming entrance.

- Lighting at the entrance was repaired and drastically upgraded.

- 6 Thornless Cockspur Hawthorn trees were installed in front of the pines.

- 40 shrubs to include Barberry, Burning Bush, Cotoneasters, and Dogwood were installed to add interest and dimension to the landscape.

- 224 perennials and ornamental grasses were planted which will fill out the entire area with color and texture.

- Hundreds of annuals were included in the design to add color to the entrance.

- 5 volunteers power washed and painted the rear of the monument. Five gallons of paint in 4 hours made for an interesting day.

- 2 volunteers trimmed the dead limbs from the Ponderosa pines on this corner.

- 10 Cottonwood trees were professionally trimmed, as no one was willing to climb the trees to do that task. Much too dangerous.

- 5 volunteers disassembled and cleaned the lenses on all 15 up lights under the Ponderosa pines.

- All of the up lights have now been upgraded with low voltage LED bulbs.

We hope that you have taken notice and appreciate the magnitude of the effort that went into completing this project.

## Garden Club

In August, the Board held a kick-off meeting at Pegasus Restaurant to form the Red Hawk Garden Club. 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. Last 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 in helping out, please call Dave at 303-884-4912 and ask to join our Garden Club.

## 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 and inspect the damage and schedule it for repair. Thanks for your cooperation.

**RED HAWK HOA**

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**2014-2015 Board of Directors**

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

**2014-2015 Committee Chairperson**

<b>Architectural Committee</b>	<b>Diane Hannigan</b>
<b>Landscape Committee</b>	<b>Frank Lehto</b>
<b>Garden Club</b>	<b>TBD</b>

**How Much We Should Have In Our Reserve Fund?**

To determine how much we should pay in maintenance assessments, our Board of Directors must estimate how much our Association is going to spend for operating expenses and how much it must save for future repairs and replacement of common area assets (i.e., reserves). However, in order to know how much to save for the repairs and replacements, the Board needs to know approximately when those repairs and replacements are going to be needed and what they will cost. A Reserve Study helps to provide that information to the Board.

Our Policies and Procedures require that we have an independent Reserve Study prepared every three years. The results of the Reserve Study play an important role in determining how much of our assessments will be used to fund the reserve account.

The Study identifies the major components the Association is obligated to repair, replace, restore, or maintain. In addition, it provides estimates for each component's remaining life, cost of maintenance or replacement, and the annual dollar contribution required. Our Board considered the findings of the 2013 Reserve Study when they set our community's budget for the upcoming fiscal year.

The Reserve Study is a valuable tool that our Board and management company use in order to ensure that our Association has the funds available when needed to properly maintain and replace our common area assets.

**Currently, we are one of the few HOA's in our area that are fully funded.**