



Red Hawk HOA Newsletter

Special Points of

Interest

- Quarterly Assessments and Billing
- Update on “No Parking” on Red Hawk Drive - Townhomes
- Beautiful Red Hawk Christmas
- New Policy on Animals
- Modification to Policy on Un-Paid Assessments
- HOA Completes Review and Audit of Accounts Receivable
- HOA Landscaping 2017
- Can You Help Our HOA?

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Quarterly Assessments and Billing

We have received some questions from New and Existing Homeowners regarding the quarterly assessments of the Association. As we enter a new year, the Board wants to make sure everyone has complete understanding in this area.

The assessments are due on the 1st day of the quarter (Jan, Apr, Jul, and Oct). They are late after the 5th day of the month. This is reflected in the coupon book you have all received.

On the 6th of the month the penalty charges and interest are posted to the account. The late charge goes to the Association and the service fee goes to the management company for the extra work incurred having to “manage” the delinquent account.

If the Association does not receive the payment by the 10th of the month, a Courtesy Reminder Notice is sent to the address of record as a reminder.

On the 20th day after due, a 1st Past Due Delinquency Notice is sent.

On the 30th day after due, a 2nd Past Due Delinquency Notice is sent.

On the 60th day after due,

a 3rd Past Due Delinquency Notice is sent.

This 3rd notice will include the following:

- The total amount due with an accounting of how that total was determined.
- Specify if the Owner has the opportunity to enter a payment plan in accordance with Colorado law.
- Provide the name and contact information to request a copy of the ledger.

Specify what actions are required to cure the delinquency within 30 days before being turned over to a collection agency, etc.

On or after the 90th day after due, the Board will conduct a vote and, if affirmative, turn the delinquent account over to the Association’s attorney for collection.

These procedures are detailed in the [Policy and Procedures for the Collection of Unpaid Assessments](#) which is available online at our web site, Redhawkhoa.com.

The provisions for interest and late charges are provided for in the Declaration of Covenants, Article IV. [Covenant for Assessments](#), Section 10. The following excerpt is from that document.

“Effect of Non-Payment of Assessments; Remedies of the Association. Any assessment not paid within ten (10) days after the due date thereof may bear interest from the due date at the rate of twenty-one percent (21%) per annum, or at such lesser rate as may be set from time to time by the Board of Directors, and the Board of Directors may assess thereon a late charge not in excess of Fifty Dollars (\$50.00) per month.”

The Board has set the current interest rate at 1% per month on the remaining balance (approximately 12% per annum) and the Late Charge at \$25.00 per month.

Funds are applied to a delinquent account in accordance with Section 5 of the Policies and Procedures for the Collection of Unpaid Assessments.

“Any payments of less than the full amount owed to the Association shall be applied to pay the following (if applicable) in the order listed, from oldest to most recent in each category:

- 1st - Attorney Fees and legal costs
- 2nd - Association’s costs and other legal charges
- 3rd - Fines
- 4th - Late charges
- 5th - Interest
- 6th - Special assessments (not currently used)
- 7th - Annual assessments
- 8th - Reconstruction assessment (not currently used)
- 9th - Monthly service fees.”

(Continued on Page 2)

Quarterly Assessments and Billing (CONT.)

“Our Board will work with Homeowners who have questions on the HOA Dues and Billing”

While there are reasons for the designated order, mathematically it does not affect the actual total amount due. It is the responsibility of the Board to apply these policies and procedures uniformly and without prejudice to all homeowners.

Notices are sent to the address of record in writing and delivered via U.S. Mail first class postage prepaid. Only upon written request of the Owner, will the Associa-

tion deliver the notices by Certified Mail, Return Receipt, postage prepaid and charged to the account.

It is the individual's responsibility to ensure that assessments are paid on time. When automatic payments are set up it will appear on the monthly bank statement. If it does not, there is a problem and the individual should take actions to resolve the problem.

If anyone is ever unsure about the status of their account, please notify the Property Manager and the Association will ensure that you receive a detailed statement.

Hopefully, this answers the majority of questions regarding assessment payments.

If there are still questions, please contact our Treasurer, Walt Figel, directly and he will answer them for you. Contact info: Walt@Figel.org.

Update on “No Parking” on Red Hawk Drive - Townhomes

“ Red Hawk HOA 1 & 2, Red Hawk Townhomes and Town of CR has agreed to No More Parking of Cars, Trucks and Trailers in Front of the Townhomes on Red Hawk Drive ”

We are pleased to announce that we have reached agreement with Town of Castle Rock's Public Works, Police Dept. and the Red Hawk Townhomes to posting ALL of Red Hawk Drive “NO PARKING”.

This means that no parking of any kind will be allowed on Red Hawk Drive in front of the Townhomes on both sides.

Our Main HOA entrance will become free and clear of cars, trucks, trailers and commercial vehicles.

Our HOA, working with the HOA of the Townhomes and the Town, came up with a solution that will benefit the townhomes and our HOA. The townhomes will give up some green area inside its HOA to create additional parking inside the Townhomes and they will agree to get rid of any parking on Red Hawk Drive.

We know this has been an ongoing community concern and thank our Homeowners for their patience as we continue to work through the final changes

needed with the Town of Castle Rock.

Special thank you to Chris Gould, President of the Townhomes HOA for working with our President, Jim Young to get this done. We also thank Bob Goebel, CR Public Works Director and CR Police Chief Jack Cauley for their help and cooperation.

The details are still being worked out and the start date should be in Spring 2017 when the Townhomes will be adding the new parking and CRPW adds the new left turn lanes to the new apartments on corner of Wolfensberger / Red Hawk Dr.

Beautiful Red Hawk Christmas

“We hope everyone had a Merry Christmas and wish you all a Happy New Year”

The Board of Red Hawk HOA, just wanted to acknowledge our Homeowners “Christmas Spirit.”

So many Red Hawk homes were so beautifully decorated for Christmas this year.

Our HOA Lights and Decorations were also expanded a

little extra this year as well at all our monuments. Together all the Lights and Decorations made Red Hawk “glow” with Holiday cheer.

Thanks again to all of our Homeowners who took the time and expense to decorate this year.



New HOA Policy on Control of Dogs and Animals

Over the last several months the Red Hawk Board has received a number of complains regarding dogs and other animals in Red Hawk.

A few months ago, one of our Homeowners was attacked by an off leash Dog. Thank God he was not badly hurt.

There appears to be some confusion about resident's rights and responsibilities regarding this subject.

As a result, the Board has determined that it would be beneficial to the Association and improve safety of our homeowners, to adopt a formal policy regarding this issue.

The proposed policy is fully compliant with state and local law as well as the Red Hawk governing documents. This new proposed policy aggregates in a single document the requirements outlined in our Association's documents as well as state, county, and Town of Castle Rock rules and regulations concerning the subject.

The proposed policy does not impose new restrictions on owners with the exception of requiring certain specific offenses to be reported to the Association such as dog bites and vicious animals. In addition, the proposed policy does prohibit the

Association from impounding any dog under any circumstances.

As with all HOA Policies and Procedures, fines can be levied for violations.

A complete copy of this proposed policy is available under "documents" at RedHawkHOA.com for inspection and Member comment and will be addressed at the January 26th meeting of the Board.



Modification To Policies and Procedures For Un-Paid Assessments

The HOA Board is seeking a Modification to the Policies and Procedures for the Collection of Unpaid Assessments dated October 1, 2013.

Section 5. Collection Procedure. Paragraph 7

Current text:

"Notices shall be in writing and delivered to the Owner, via U.S. Mail first class postage prepaid, addressed to the property subject to the assessment obligation. The Association, upon the written request of the Owner delivered to the Association personally or by Certified Mail, Return Receipt, postage prepaid, will mail the notice of delinquency to another address as set forth in the Owner's

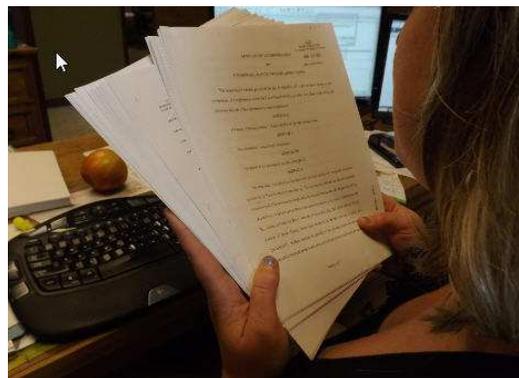
written request."

Proposed text:

"Notices shall be in writing and delivered to the Owner, via U.S. Mail first class postage prepaid and U.S. Certified Mail, Return Receipt Requested, postage prepaid, addressed to the property subject to the assessment obligation. The Association, upon the written request of the Owner delivered to the Association personally or by Certified Mail, Return Receipt, postage prepaid, will mail the notice of delinquency to another address as set forth in the Owner's written request."

A complete copy of this proposed policy change is available under "documents" at our website - RedHawkHOA.com

for inspection and Member comment and will be addressed at the January 26th meeting of the Board.



RED HAWK HOA

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**2016-2017 Board of Directors**

President	Jim Young
Vice President	Ralph Jollensten
Secretary	Lisa Goodwin
Treasurer	Walt Figel
Member at Large	Don Van Dyken

2016-2017 Committee Chairman

Architectural Committee	Debra Pearson
Landscape Committee	Regis Hoffman
Reserve Fund Investment Committee	Walt Figel

HOA Completes Review and Audit Of Accounts Receivable

The HOA has just completed a review and audit of the HOA's Accounts Receivable accounts. Homeowners with un-paid balances over \$ 320.00 (2 Quarters of Dues) will be receiving a letter and statement from our attorney in January's mail so they can review their accounts and bring their accounts current. **The good news is that we have a less then 4.5 % delinquency rate.**

If you have any questions about any amounts owed the Association, please contact our Property Manager, Dave Littler at (303) 884-4912 or by email at dlittler@peaktopeakmgt.com

Red Hawk HOA Landscaping 2017

The Board began a Red Hawk Beautification Project in 2014 and will complete the final phase of landscaping in 2017. We will continue to perform general annual maintenance requirements as needed.

This year we will address the West side of Red Hawk Drive just north of the bridge that needs to be cleaned up some and the cul-de-sac at the end of Jute Lane. In addition, we will be asking the Town if they can clean up and add some landscaping to the hill on Red Hawk Dr. in front of their Maintenance Area and the Hill on Switch Grass Dr. These areas are owned by the Town but still effect how Red Hawk looks. These are the last of the major areas that needed to be addressed.

In the upcoming years, we will concentrate on adding to the landscaping that is in place with additional trees, shrubs, and a few more benches for our pathways that are important for our walkers.

If there are any additional suggestions for improvements to our community, please bring them to the Board for consideration. Please contact our Property Manager, Dave Littler at (303) 884-4912 or by email at dlittler@peaktopeakmgt.com

Can You Help Our HOA?

We are very proud of our Red Hawk Community. Improvements and Changes must have the support and participation of our Homeowners. From time to time, the HOA is looking for Red Hawk Homeowners who would like to serve on our HOA Board or help with small committee work. We will be expanding our committees this year.

If you are interested in being considered, please contact our Property Manager, Dave Littler at (303) 884-4912 or by email at dlittler@peaktopeakmgt.com