

HOA Falcon Estates Newsletter

Summary January 20, 2025

	High	Low	Average
Temperature	9.7 °F	-17.5 °F	-1.3 °F
Dew Point	1.8 °F	-21.6 °F	-7.7 °F
Humidity	87 %	57 %	74 %

Summary January 21, 2025

	High	Low	Average
Temperature	47.3 °F	-18.0 °F	19.3 °F
Dew Point	10.0 °F	-22.2 °F	-6.6 °F
Humidity	82 %	10 %	42 %

Neighborhood News

HOAFE Board Meeting: Tuesday February 18, 2025 @ 6:00 pm @ 21C Library Rm B6

Neighborhood Upcoming Events

HOAFE Board Meeting Tuesday, March 18 at 6:00 pm @ 21C Library Room B6
Next General Meeting July xx, 2025

Neighborhood Dues

HOA Dues are due in January of each year. HOA dues: 2025 are \$45.

The HOA will be accepting credit card payment via Square during the General meeting in January. The Square fee for each transaction will be added to your credit card transaction or \$47.50 total for dues.

Neighborhood Safety Awareness

THEFTS: Mailbox thefts. If you see something, report to CSPD non-emergency number (719.444.7200). Try not to leave letters and packages in your mailbox or at your door for any length of time. A locking mailbox is suggested.

HOMELESS: There is no "Hotline" for homeless reporting anymore (Use the GoCOS link - See Below). Please stay vigilant and review your property & vehicles often to secure it as much as possible. Note that the phone number to report such things is now 719.444.7000.

WILDLIFE: Please remain aware of our local wildlife as they can appear at almost any time. Please be SAFE and BE AWARE for yourselves, children, and pets! You are responsible for dead animals on your property. A large animal removal is expensive. Ensure dead animals remain on city property and call (719.444.7891).

NEIGHBORHOOD WATCH: If you are interested in volunteering to assist or being a watch captain for East or West please contact the board. Crime Prevention Officer (Brian Corrado) came to our July General meeting. Thanks Dawn Neeley, Mark Hostetter and Michael Sanchez.

PETS: Dogs must be on a leash, if not on your property.

Colorado Springs Regulations

8.7: DOGS; DOMESTIC ANIMALS::

6.7.107: DUTY TO RESTRAIN ANIMALS

1. It shall be unlawful for an owner or keeper to allow any dog, cat or hoofed animal to trespass on another's property or to run at large.

Impacted area during a wildfire evacuation or other emergency situation.

West COS-1273

East COS-1283.

<https://coloradosprings.gov/ready>

HOAFE Free Libraries

Falcon Estates has free libraries at 7231 Milner on the West side and 7100 Ross Drive on the East side.

HOAFE Board Meeting Summary

13 members of Falcon Estates have paid their voluntary dues for 2025, to date.

BOIR/IRS 8976 (501 (c) (4) - As a non-profit HOA with no common areas under HOA maintenance, Tim reported that we file income tax returns with no required tax liability, therefore there is no need to file for 501 (c) (4) exemption and pay \$50. The board agreed at this time no further action was necessary until the requirements change.

Street snow removal - Unless there is more than 6 inches of snow, the city will not plow residential street. We are not considered a large volume of traffic residential area, therefore are low on snow removal priority.

The motion failed for a donation to CONO this year.

The board requested research into better interest rates on the HOA bank accounts. All physical banks and credit unions in the city pay the same rate. Online banking pays better but does not have physical locations for deposits. Andrew suggested Fidelity online bank, which does have a location off Briargate Blvd. Tim will look into moving our accounts to Fidelity.

The following events will be scheduled for 2025

The board agreed on 2 dumpsters twice a year. 2024 saw full dumpsters at each event. Ice cream social, Good Neighbor award, and Holiday Light contest.

The 2025 budget was reviewed line by line. Tim will collect the requested data and submit the revised budget.

Discussed investigation into steps for litigation for covenant violations and money available to pursue such litigation.

The board recommend continuing to list properties for sale in Falcon Estates in the newsletter as the board is notified of sales.

Notes from Columbine Estates

No update

Neighborhood Board & Volunteers

DIRECTORS:

		<u>Phone</u>	<u>Email</u>
Scott Conner	Chair	954.668.7107	JScott@ArcUrb.com
Andrew Dalby	Vice-Chair		
Bonnie Bagley	Secretary	719.593.0205	Bon1Bon@comcast.net
Tim Fishel	Treasurer/Newsletter		
Dana Olson	Board Member	719.650.0216	DanaOlson49@yahoo.com
Lynn Murphy	Board Member		

VOLUNTEERS:

Dawn Neeley	ACC Chair	803.464.0831	Dawn.Neeley@mac.com
Stacie Conner	Events	954.665.7924	ConnerHome@hotmail.com
Mark Hostetter	Neighborhood Watch (East)		
Michael Sanchez	Neighborhood Watch		

VOLUNTEERING

Members of the board would like any assistance you can provide. Let us know whatever you may be willing to help out to strengthen our community. Neighborhood animosity reduces property values and community cohesion. If you have a better way for the board to address issues, please let us know and join a board meeting.

Contacting the HOA board

Members of the board would like to hear from all our neighbors. We ask that you reach out to us through the HOA email when you have formal HOA business. This helps us keep track of notices and helps us in our goal to be paperless.

Many of us have been friends and neighbors for years and have access to each other's phone and email information, but we would like to keep those personal contact methods for our personal connections.

So, if you need to notify a board member about a neighborhood concern or need help, please use hoafalconestates@gmail.com

Neighborhood Links

HOAFE EMAIL: hoafalconestates@gmail.com

HOAFE USPS - HOAFE, PO Box 63183, Colorado Springs, Colorado 80962

Private FE WEBSITE: <https://hoafalconestates.com/>

HOAFE By Laws: [HOAFE-Constitution-and-Bylaws-modified-19-Jan-2023-1.pdf](#)

State of Colorado Laws:

<https://dre.colorado.gov/division-notifications/what-nuisance-and-what-can-you-do-about-them>

<https://www.shouselaw.com/co/defense/laws/harassment>

Neighborhood Media

FACEBOOK: Please use the search bar in Facebook and type in Falcon Estates HOA (official page) to find it. You will only need to enter your address and the administrators will admit you into the group. The board encourages you all to join for updates, information, and upcoming events. The Falcon Estates HOA Facebook page is privately run and is not controlled or connect to HOAFE board.

Neighborhood Conflicts

The HOA board of volunteers has developed a neighborly conflict protocol to clarify and outline the steps homeowners should take to help resolve neighborly disputes:

1. Contact the HOA in writing via email at hoafalconestates@gmail.com
2. The HOA will review the complaint and will do their best to determine if there are any violations.
3. If there is a violation and the complainant has not yet reached out to the neighbor, a board member can accompany you at your request.
4. Peaceful resolution is always the goal for both parties.
5. If the conflict is not resolved, both parties will receive a letter from the HOA addressing the issue.
6. If the conflict continues, the HOA will notify Colorado Springs code enforcement as applicable.

Process for HOAFE Covenant and City Ordinance violations

- Review: Accept reports from residents and ACC.
- Confirm: Two members of the board will confirm the reported violation.
- Response: Notification of the violation will be presented to the residence via a knock on the front door by two board members or via registered letter if access to the residence is restricted.
- Report: If the violation cannot be resolved with the board, a violation will be reported to the city.

For areas of Falcon Estates owned by a business, violations will be reported to the city, if business management is unavailable or unknown.

GoCOS (To report a city issue or contact a city department)

The City of Colorado Springs has a new way to contact them to report a pothole, contact City Council, ask a question of city planners, **report illegal camps or an abandoned vehicle**, etc. In your favorite search engine, type GoCOS and click the link (<https://coloradosprings.gov/gocos>):

Colorado Springs Development Tracker (enhancing transparency)

<https://coloradosprings.gov/developmenttracker>

Pikes Peak Regional Emergency Preparedness and Safety Guide

The Pikes Peak Regional Office of Emergency Management (PPROEM) is responsible for providing mitigation, preparedness, response, recovery, and coordination for large-scale emergencies and disasters, both natural and human-caused, to residents of El Paso County and Colorado Springs for the purpose of saving lives and preventing property damage. Available at pproem.com.

Peak Alerts:

Sign up to notify you of emergency situations that are a threat to life or property and are deemed dangerous by public safety officials. Sign-up for push alerts at Peakalerts.org

Notice from Colorado Springs Land Use Division

Crest at Woodmen and Campus Drive (southeast corner) a new sporting goods store. Proposed structure would be 99,000 sq. ft. in size and two stories tall. Includes an outdoor track and field demonstration area. Deadline for comments December 2, 2024

Logan.Hubble@coloradosprings.gov

Recycling and Conservation

Conservation and Environment Center (2855 Mesa Road)

Open House May - September on the first Saturday of each month 8 AM - 12 PM

Water Wise Plants

Waterwiseplants.org

El Paso County Recycling - [Directory](#)

Eg; STYROFOAM™ - Sonoco (#6 stamped only) 1100 W. Garden of the Gods Road

Falcon Estates Notices

For Sale:

1275 Berglind Road (For Sale By Owner)

7137 Murdoch Drive

1655 Collins Road

New Residents to Falcon Estates

We need our existing residents' help to notify us when a new resident moves into the neighborhood. Please, if you have a new neighbor, let us know so we can deliver them a "Welcome to Falcon Estates" basket. The basket will include gifts and information on the covenants and bylaws for Falcon Estates.

Additions to Newsletter

Let us know if you have something to add to the newsletter or have suggestions for other articles.

Neighborhood Smile (iQuote)

"I find that the harder I work, the more luck I seem to have." -- Thomas Jefferson

May the forces of evil become confused on the way to your house. George Carlin

HOAFE 2025 DUES FORM

If you are new to Falcon Estates or are a homeowner but not currently a member and would like to join HOAFE, please fill out the form below and return it with your dues to; **HOAFE, PO Box 63183, Colorado Springs, Colorado 80962**. Dues are \$45.00 annually, please check out to 'HOAFE'.

HOAFE 2025 Annual Dues - \$45

PLEASE PRINT CONTACT INFORMATION

Name: _____ Email: _____

Cell Phone: _____ Second Phone: _____

Falcon Estates Property Address: _____

Mailing Address (if different): _____

***** *HOAFE Treasurer Use Only* *****

2025 Dues Paid Amt: \$45.00 Cash: ____ Check #: _____ Rec'd On: _____

***** *HOAFE Treasurer Use Only* *****