

Home Owners Association of Falcon Estates

A Friends, Neighbors, & Community Covenant Association

Newsletter



Neighborhood News

HOAFE Board Meeting: Tuesday Dec. 16, 2025 @ 6:00 pm @ 21C Library Room B6

Christmas light contest judging: December 13 & 14

Next General Meeting January 27, 2025 @ 6:00 pm @ 21C Venue Room

Neighborhood Upcoming Events

HOAFE Board Meeting Tuesday, January 20 at 6:00 pm @ 21C Library Room B6

Neighborhood Dues

HOAFE Dues are due in January of each year. HOAFE dues: 2026 are \$50.

HOAFE Dues are voluntary, but pay for dumpsters, socials, signs and awards.

HOAFE covenants and bylaws are mandatory.

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! Carry protection, ie: Pepper spray, Bear spray, etc. 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 2024 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 hooved 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>

Colorado Springs Events

The 2025 Colorado Springs Christmas Parade, also known as the Festival of Lights Parade, will take place on the December 6, 2025 at 5:50 PM along Tejon Street.

HOAFE Board Meeting Summary

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

Please help to reduce traffic speed however you can and remind visitors this is a residential neighborhood.

Work continues on insuring that Falcon Estate remains on the WUI list. Work with the planning department to include HOAFE covenants in the variance approval process. This will result in mail notification to area residents of the variance request.

Updates to the bylaws for 2026 have been presented to the board. Final approval will be voted at the December board meeting for presentation at the general meeting. The updates will be sent with the January Newsletter. HOAFE members will vote on the changes at the January 2026 General meeting.

The board requested a review of the HOAFE covenants. Voting will start on any changes at January 2026 General meeting by residential property owners.

Board meetings for 2026 will be scheduled for the 4th Tuesday of each month starting in February 2026 to provide consistency.

The January newsletter will be delay a week due to the holidays absences.

Neighborly Association Notes:

Columbine Estates - No update

Anderosa Estates - No update

Neighborhood Board & Volunteers

DIRECTORS:

		<u>Phone</u>	<u>Email</u>
Andrew Dalby	Chair	719.235.2345	dalbyra@gmail.com
Scott Conner	Vice Chair	954.668.7107	JScott@ArcUrb.com
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		
Pattie Meizis	Board Member	816.213.8198	

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 (a FE Neighborhood Page) to find it. You will only need to enter your address and the administrators will admit you into the group. The Falcon Estates HOA Facebook page is privately run and is not controlled or directed by the 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

[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

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 Waste Services

FY25	Contact	Waste	Recycling	Surcharge	Rating
Infinite Disposal	(719) 999-0500	Call	Call		1 Star
Republic Services	(719) 633-8709	Call	Call		1 Star
SOCO	(719) 357-8855	Call	Call		4 Star
Waste Connection	(719) 591-5000	\$30.99	\$13.49	\$4.00	1 Star
Waste Management	(719) 633-0955	\$26.83	\$17.19		4 Star

I would appreciate feedback on your trash service costs for my matrix.

Neighborhood Smile (iQuote)

I can resist everything except temptation. Oscar Wilde

You do not need a parachute to sky dive. You only need a parachute to sky dive twice.

How lucky I am to have something that makes saying goodbye so hard. Winnie the Pooh

HOAFE 2026 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 \$50.00 annually, please check out to 'HOAFE'.

HOAFE 2026 Annual Dues - \$50

PLEASE PRINT CONTACT INFORMATION

Name: _____ Email: _____

Cell Phone: _____ Second Phone: _____

Falcon Estates Property Address: _____

Mailing Address (if different): _____

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

2026 Dues Paid Amt: \$50.00 Cash: ____ Check #: _____ Rec'd On: _____

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