

# Home Owners Association of Falcon Estates

A Friends, Neighbors, & Community Covenant Association

## Newsletter



### Neighborhood News

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**1<sup>st</sup> Chipping Mitigation** will occur during the week of **July 7 - 11**. You must register & sign up with CSFD (call or online) by July 4th.

**HOAFE Board Meeting:** Tuesday July 15, 2025 @ 6:00 pm @ 21C in the Create Space Room

**1<sup>st</sup> Community Dumpster Cleanup** will be July 19 & 20 for paid HOAFE members.

**Ice Cream Social** on July 19 on the east side.

**Next General Meeting** July 23, 2025 @ 6:00 pm @ 21C Venue Room

### Neighborhood Upcoming Events

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**HOAFE Board Meeting** Tuesday, August 26 at 6:00 pm @ 21C Library Room B6

**2<sup>nd</sup> Chipping Mitigation** will be the week of September 29 - October 3.

**2<sup>nd</sup> Community Dumpster Cleanup** will be October 11 & 12 for paid HOAFE members.

### Neighborhood Dues

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

HOAFE Dues are voluntary. 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, ei: 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 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>

## 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

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

Moving HOAFE reserve funds to Fidelity is progressing. An additional owner of the account is required.

Garage sale sign on Union, Academy and Woodmen were removed on Friday by an unknown person.

Numerous wildlife has been reported in the area and sometimes are aggressive. The best approach in a "wilderness area" is self-defense, pepper spray, bear spray, or other legal means of protection. A proposal for capture and release of the coyotes was submitted to the board. An expected \$1,000 minimum was proposed. Due to the significant cost that was not included in the budget, the approval and other alternative funding for the expense was recommend to be presented to the HOA at the general meeting.

The city traffic department has declined a request for researching the closing of Bell access from Chapel Hills. A request was approved to ask for all intersection on the east side be a 4-way stop.

The city planning department has refused a request for notification on approval of permit in Falcon estates. Questions on changes to your property, additions, garages, decks and landscaping changes can and should be submitted to the ACC for covenant verification.

## Neighborhoodly Association Notes:

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**Columbine Estates** - No update

**Anderosa Estates** - No update

## Neighborhood Board & Volunteers

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### DIRECTORS:

		<u>Phone</u>	<u>Email</u>
Andrew Dalby	Chair	719.235.2345	dalbyhf@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](mailto:hoafalconestates@gmail.com)

### Neighborhood Links

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**HOAFE EMAIL:** [hoafalconestates@gmail.com](mailto: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

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**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

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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](mailto: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

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- 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.

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

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## Lawn Care in the City of Colorado Springs & Falcon Estates

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Ground cover, grasses and weeds, should not exceed 9 inches. Reminder, your responsibility is to mow your yard and, if your property has a stop/street sign, you are required to trim around them. You are also responsible for easements and ditches on or adjacent to your property.

If they are having trouble mowing, please reach out to your HOA for assistance in mowing. We are here to help! 😊

Per the City Code: Weeds and Grasses need to be kept below 9" in height.  
<https://coloradosprings.gov/city-code-what-you-need-know>

## [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](http://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](http://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](mailto: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](http://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

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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

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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.

## Neighborhood Smile (iQuote)

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That the easiest way for me to grow as a person is to surround myself with people smarter than I am.

If you suck at playing the trumpet, that's probably why. *Indian Hills Community Center*

It's an honor to be in grief. It's an honor to feel that much, to have loved that much.  
*Elizabeth Gilbert*

# 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* \*\*\*\*\*