

From the Board... We Need Your Help!

Our new governing documents are almost ready. We need you to vote for them. Look for a ballot mailing from Hindman Sanchez in Early June

Why do we need new governing documents? Our current documents were handed down from Engle. They are very difficult to operate under and leave the community with little architectural control. New homes will be built on the empty lots in the coming years and many existing homes will start to take on new colors and owner improvements. We need the ability to manage the look of our neighborhood!

Your ballot mailing will include a copy of the revised documents on a CD, along with a ballot and stamped return envelope. Please review this material and vote in favor of these changes.

Walking your dog...

Please remember it is the pet owner's responsibility to clean up and properly dispose of pet waste. Doggy bags are available along the walkway areas for those who may have forgotten to grab one on the way out the door. Remember to leash your dog while walking it.

House Painting...

Many homeowners have started painting their homes - and they look great! However, many homes in the neighborhood are still in need of painting; the original builder's paint is fading and failing. With Colorado's elements, it is recommended by local painters to repaint within the first seven to eight years of a new homes construction. New paint will protect your investment and neighborhood property values!

You are not required to keep the existing color scheme; however, if you choose to change the paint color, the color must first be approved ***before*** proceeding.

Design Review Request...

A Design Review Request form must be submitted and approved for any exterior changes such as painting your home, redoing landscaping, or building a patio cover. Please fill out the design review request form and submit it to Flagstaff Management via mail or email. If you are submitting a painting request, please see the next page about painting requests. **You can find the Design Review Request form and guidelines under Prairie Hawk HOA website at:**

www.flagstaffmanagement.com

When submitting any landscaping or building requests, please be specific and include a plot plan and drawing with the DRR form.

Painting Fences...

Many of our fences are more than 10 years old and need a fresh look. If your garage is in the front of your house and you would like to change the color of your fence, please make sure to fill out a Design Review Request form to obtain approval. If your garage is in the alley, the approved color of your fence is Diamond Vogel, Fox Meadows Yellow, F6406-93/BT1504. Please use only the approved fence color.

Maintain Yard...

As the weather is turning warmer, please remember to maintain your yard and landscaping. Please do not blow grass clippings onto the sidewalk or into the street. Please replace dead trees and bushes, water the lawn,



mow your lawn, pull weeds, pick up trash, etc. This will help keep the neighborhood attractive for all residents.

Trailers, Campers and Boats

Please remember that trailers, boats, and motorhomes are not permitted to be parked permanently within the community. They may be parked temporarily as may be required for loading and unloading for 72 hrs maximum. Such vehicles must be moved from the general area unless approved – in writing by the board. Such vehicles or trailers may be stored only within garages with the garage door closed. If you would like to review a copy of the covenants, you can view them at:

www.flagstaffmanagement.com

Dues Payments – When you are making a payment for your dues, please make your check payable to **PRAIRIE HAWK HOA**. Make sure you notify Flagstaff Management, if you have a change of address or phone number. If you are unable to pay your dues, please make sure to contact Flagstaff Management to set up a payment plan, so you are not turned over to the attorney for collections.

Sprinklers: If you see any malfunctioning sprinklers in the common areas, please report the location to Flagstaff Management, LLC at 303-682-0098 or email

fmc900@flagstaffmanagement.com

Painting your home? If your answer is yes, then here is what you need to do long before you paint:

1: Choose your colors that you wish to paint. Be sure they are different from your neighbor's house colors on either side of you and directly across from you. The DRC has compiled

approved paint colors for homeowners from which to choose and the Kwal and corresponding Benjamin Moore color schemes are located in the office of Flagstaff Management, LLC. Please call Flagstaff at 303-682-0098 to make an appointment to see these color schemes.

2. Submit two (2) copies of those colors (paint chips) to Flagstaff Management along with the **Design Review Request Form**. These can be found under the HOA website at:

www.flagstaffmanagement.com

3. Wait for your approval **BEFORE** you set a date with your painter. The Covenants allow up to 45 days to reply, but this timeframe is generally much shorter.

Speeding on Deerwood...

Flagstaff Management has received several complaints about cars speeding on Deerwood. Please remember the speed limit throughout the neighborhood is 25 miles per hour.

Trash Cans: cannot be placed out for collection prior to 4:00 P.M. of the day before the scheduled collection and returned by 8:00 P.M. on the day of trash collection. You must place your trash containers in your garage or behind your fence.

Bulletin Boards... This is a reminder regarding the Bulletin Board policy.

Homeowners can have advertisements posted on the boards. Ads the size of a business card will be accepted for commercial purposes (i.e., your business or service). Ads the size of sheet or letter paper will be accepted for non-commercial purposes (i.e. garage sales, etc.).

Please send your ads to fmc900@flagstaffmanatement.com for approval and posting.

