



BLACKHAWK NEWS

Blackhawk Homeowners
Association, Inc.

October 2023

May 2023 Election Results for the Board of Directors

36 valid ballots were returned in the 2023 Board of Directors election. There were 2 open positions. At the Annual Meeting held on May 16th, it was announced that Freddi Dahn was elected and we still had one open position. Ray Schulte and Don Tetrealult are serving the second year of a 2-year term. Bob Metcalf also had one year left, but sadly passed away in June. Our hearts are heavy and are with the Metcalf Family especially his beloved wife Maddi, Bob will be sorely missed.

Freddi is replacing Lenka as board secretary. Bob Walters stepped up and was voted in as a Board Member and ACC Chairman for 2 years.

Chase Stockfish also stepped up and is replacing Bob Metcalf's board position for one year.

Here's the Board roster for 2023-2024:

President: Ray Schulte

Vice President: Chase Stockfish

Treasurer: Don Tetrealult

Secretary: Freddi Dahn

Member-at-Large & ACC Chairman: Bob Walters
Bob Walters (Chairman) and Ray Schulte will serve on the ACC. Contact either one before starting any exterior changes to your property.

There will be 3 openings for Board positions in May 2024. Ray, Don and Chase. Please consider being a helpful neighbor by serving on the Blackhawk Board. Ask any Board member to learn how little time and effort is actually involved. Please be a good neighbor and volunteer next May, 2024.

Board Meeting Reminder

Board meetings are scheduled to be held on the 2nd Wednesday of every odd month at 6:30 PM currently at the home of Ray Schulte, 814 Golden Hawk Drive. Any meeting location change will be posted on the front door. Contact any Board member to RSVP and to confirm meeting location. Board meetings are open to homeowners. The agenda will be posted two weeks before the upcoming meeting on our website.

Minutes will be posted on the website approximately 2 weeks after the Board meeting.

Note: The unapproved 5/16/2023 Blackhawk annual meeting minutes are now posted on the Blackhawk website.
<https://prescottblackhawkhoa.com/meeting-information/>

Annual Assessment Fees

The Board reviews and sets a goal for our required reserve account each year. This goal is increased every year by the prevailing inflation rate and estimated sewer system wear-and-tear. The intent is to have sufficient cash on hand to cover one year's annual expenses and any unforeseen expenses that might arise in order not to require the need for a special assessment.

The Board has set a reserve goal of \$135,000 and an additional \$10,000. for 2023/2024 operating expenses. The Board has set the 2024 annual assessment fee to remain the same at \$180.00 in order to maintain this goal. For your information the majority of our funds are in CD's paying over 4%

Remodels & Upgrades

"Are the design and the materials compatible with a high quality contemporary residential image and do the proposed improvements fit and complement Blackhawk?" This is a question every HOA community member should ask themselves when contemplating changes to the exterior of their homes. We want every member to enjoy and do things to enhance the value of their home as they wish, but we want any changes to enhance the value of the other homes around you as well by the choices you make. An application for changes to the exterior of your home can be found on our website and should be submitted to the Architectural Control Committee (Bob Walters for approval prior to beginning work.

Garbage & Refuse Reminder

As stated in Section 18.5 of the Blackhawk CC&Rs:

"...All equipment for the storage or disposal of such waste materials [rubbish, trash, garbage or other waste] shall be kept in a clean and sanitary condition and shall be enclosed so as not to be visible from any street or any other lot except when placed on the curbing on days regularly scheduled for the purpose of collection." **Everyone, please keep your trash cans out of sight!**



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Welcome New Residents

Please welcome John & Elizabeth Gorman who purchased a property (vacant lot) in Blackhawk. Due to higher interest rates sales of properties are at a standstill January 2023 thru October 2023. In 2021 we had 10 sales.

Grinder Pump Reminder

It's a good idea to get your grinder pump serviced at least once a year. Contractors that service low pressure grinder pump systems are listed on the website on the News/Financial page: <https://prescottblackhawkhoa.com/news-financial/> This page also contains a link to a sewer information sheet. On September 11, 2023. The entire sewer system was flushed by Western Environmental Technologies with good results, they report all five access points for the system flush worked well and the main line appears clear.

25 MPH or less

We want to thank Rod Luedke for working with the city to get four 25MPH speed limit signs, 2 on South Lakeview and 2 on Golden Hawk Drive. Great accomplishment, Rod, and we were not charged!! On the back side of the May ballot was a questionnaire on what type of sign the homeowners preferred. 22 voted for regular signs
7 voted for flashing signs
4 did not want speed limit signs.
3 did not vote on this.
These signs were installed by the City of Prescott in July.

Your Blackhawk Board is currently working with the City of Prescott to install a large mirror on Smoke Tree Lane. When turning on the West End of Golden Hawk Drive you will be able to see around the mountain on the left side of Golden Hawk & Smoke Tree via the mirror. We expect this to be installed by the end of 2023.

Love your Neighbor as your self

We need to watch out for each other. We have had several BH homeowners pass in the last year. There are many widowed or others you know who could use a helping hand. It might be as little as an occasional chat or dropping in to make sure they are well. Do you have contact info for your immediate neighbors? Do you even know their names? This is a great place to live, especially when we take a small interest in the lives of those about us.
Simple kindness goes along way!

Nextdoor.com Website

Several Blackhawk homeowners have joined the Nextdoor.com neighborhood social networking group that had been set up for Blackhawk. This web app provides for the exchange of information, goods, and services. Invitations are sent to homeowners to join.

The Board of Directors wants to make clear that this website has not been proposed by, endorsed or specifically recommended by the Board. Anyone considering joining should do some research before making the decision on whether or not to join. The HOA will not be responsible for assisting any homeowner with any issues that might arise from use of this website.

Wild Animals

In the past several months it has been reported that a small dog on South Lakeview was picked up by a Coyote. Also reported was a small dog picked up by a Red Tail Hawk. This small dog had a punctured lung from the Hawks claws. Amazingly, the dog survived. To help protect our pets, Prescott City has a law that we cannot feed the wild animals. Please obey this law.

Landscaping

To keep our homes property values up, we all need maintained landscaping on our property, shrubs trimmed, trees trimmed and weeds removed is really necessary. Shrubs & Trees hitting roof tops, covering windows is really not in the best interest of your neighbors and your property value. Let's all take pride in our home and properties appearance.

Our hearts go out to those that have lost a loved one. If you need anything, please don't hesitate to Contact a Blackhawk Board Member. I promise we will do what we can to help you out during this difficult time.

Contact information is on our website: <https://prescottblackhawkhoa.com/>

RV Parking Reminder

As many of us are retired and love our "toys", a gentle reminder; boats, motor homes, trailers and other recreational vehicles may be parked on a lot provided they are behind a line running parallel to and alongside the front of the primary residence and are parked on **asphalt or concrete**.