



# BLACKHAWK NEWS

**Blackhawk Homeowners  
Association, Inc.**

**October 2024**

### *May 2024 Election Results for the Board of Directors*

42 valid ballots were returned in the 2024 Board of Directors election. There were 3 open positions. At the Annual Meeting held on May 15<sup>th</sup>, it was announced that Chase Stockfisch was voted in to take over the President role and Don Tetreault was elected to serve as Treasurer for another term. Ray Schulte will serve the next term as the Vice President. Bob Walters and Freddi Dahn are serving the second year of a 2-year term as ACC Chair and Secretary respectively.

Here's the Board roster for 2024-2025:

**President: Chase Stockfisch**

**Vice President: Ray Schulte**

**Treasurer: Don Tetreault**

**Secretary: Freddi Dahn**

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

***There will be 2 openings for Board positions in May 2025. Bob (ACC Chair) and Freddi (Secretary) will be up for re-election.***

***We are always looking for individuals who are willing to serve on the Blackhawk Board. Ask any Board member to learn how little time and effort is actually involved.***

### ***Board Meeting Reminder***

Board meetings are scheduled to be held on the 2<sup>nd</sup> Wednesday of every odd month at 6:30 PM currently at the home of Chase Stockfisch, 779 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 latest Blackhawk annual meeting minutes are now posted on the Blackhawk website.  
<http://www.prescottblackhawkhoa.com/>

### ***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 2024/2025 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 5%.

### ***Considering Remodels or Upgrades to Your Property?***

Every HOA community member should ask the question, "Are the design and the materials compatible with a high quality, contemporary, residential image and do the proposed improvements fit and complement Blackhawk?" Using the website's "Contact Us" page you can easily access the application for changes to the exterior of your home. This form should be submitted to the Architectural Control Committee (Bob Walters) for approval prior to beginning work.



**Home Renovation**  
you're doing it wrong



**Welcome New Residents**

Please welcome John & Elizabeth Gorman who finished building their new house on Golden Hawk!

**Lets talk Grinder Pumps**

It's a good idea to get your grinder pump serviced at least once a year. Sewer information and some contractors that service low pressure grinder pump systems are listed on the website on the News/Financial page:

<http://www.prescottblackhawkhoa.com/10843.html>

The last complete sewer line flush was completed on September 11, 2023.

**Another important note** - Should we experience a prolonged power outage, please remember that the grinder pumps operate with electricity. Our tanks are typically only about 300-400 gallons which will fill up very quickly if not operating. To avoid a backup into the house, be mindful on your water usage.

**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!**

**Another important reminder; starting the week of October 14th our trash collection day will switch to Tuesdays. Everyone should have received a notice in the mail from the City of Prescott.**



**Love your Neighbor as yourself-**

We recommend investing a few minutes to get to know who your neighbors and to be able to look out for one another. This is a great place to live, especially when we take a small interest in the lives of those around us. Simple kindness goes along way!

**Landscaping**

To keep our home property values strong, we all need to maintain the landscaping on our property, keeping trees and shrubs trimmed, removing weeds and dead shrubs/trees. Let's all take pride in our home and properties appearance.

**Keep your Pets Safe**

Please don't leave your small pets unattended. We've had reports of hawks, coyotes, and javelina in our backyards. We would also like to remind homeowners with dogs large and small, to please be considerate of your neighbors and try to minimize your dog's barking as best as possible.

**RV Parking Reminder**

Just 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 as well as alongside the front of the primary residence and are parked on **asphalt or concrete.**



Our hearts go out to those that have lost a loved one in our community. If you need anything, please don't hesitate to Contact a Blackhawk Board Member. I promise we will do our best to come alongside you during this difficult time. Contact information is on our website: Prescottblackhawkhoa.com.