

Falcon's Lea Patio Newsletter

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March 2011

Board Members

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Curb Appeal

With Spring approaching, now is the time to take the opportunity to bring some curb appeal back to your yard and overall beauty to your community. The following is a list of quick and easy projects that can bring your home from "drab to FAB" in a weekend.



- Grab the power washer and rid your home of dust, mold and rust spots. Pressure clean your roof and sidewalk.
- Perhaps you don't have the time or funds to repaint your home, but by just touching up the wood trim, garage and front door, you can bring the sparkle back and make your house look 10 years younger. FLPHOA has a list of pre-approved, updated paint pallets to help you get started quickly.
- Wash your windows, inside and out. Don't forget to give the screens a good scrubbing.
- Trim back shrubs and other out of control plants or better yet, get ahead of looming water restrictions and replace those overgrown plants with a low water pallet.
- Install low-voltage or solar lighting. Solar lighting has come a long way over the years, and will bring a beautiful glow to your home each evening.
- Fertilize your lawn. This will not only have your grass coming in greener and thicker, but will also reduce water needs. Go to Falconsleapatio.com under NOTICES click LAWN CARE TIPS for more information.
- Replace your front door, or if budgeting is tight, replace just the hardware. You will be amazed at the difference.

Even in a tough economy, there are low cost improvements that can make major impacts to our homes, property values and overall community morale.

Monthly Meetings

March 16, 2011	August 17, 2011
April 20, 2011	September 21, 2011
May 18, 2011	October 19, 2011
June 15, 2011	November 16, 2011
July 20, 2011	*December 21, 2011, Annual Meeting

Reminders

HOLIDAY LIGHTS

There are still some homes with Holiday lights, please remove them A.S.A.P. Thanks!

PARKING

This continues to be the #1 & #2 complaint within the community.

Please do not leave your vehicles in the street. Remember this creates difficulty in pulling out of driveways and a safety hazard for emergency vehicles responding in our neighborhood. Police can issue tickets.

TRASH CONTAINERS

Thank you to all residents that are bringing in their trash containers.

Please be courteous to your neighbor by bringing in your trash can/recyclable container. Leaving them out permanently is not fair to your neighbor next door.

Please remember BULK PICK UP DATES for large items and debris. These dates and other information can be found on your FLPHOA web site.

Falconsleapatio.com

SPEED LIMIT 15 MPH

Please remember to slow down.

Pool

Parents please do not let your children play with WATER BALLOONS inside or around pool area. This can damage pool pumps. Also Board members have been cleaning up after the fun. Please have the water balloon fun at your own house.

Approvals

All paint colors, new windows, pavers and new roof colors need to be approved by the Board. Please bring paint swatches, roof colors, roof styles or pavers that you are requesting approval on at one of the Board meetings for approval.

Bring the approval form downloaded from the web site (under documents).

In addition... a written request is required from the homeowner (approval form) and must be submitted indicating company information (name and address), colors and styles along with the homeowner's name.

A form for your convenience can be downloaded from the HOA web site.

The Board will vote on the item at the board meeting and you will receive an approval letter within 48 hours of that meeting.

For your convenience the board will have at every meeting a updated color book from Sherwin-Williams paint store. Be sure to use the store in Weston for your 15% discount!

Home Inspections

Home inspections will take place in April. Letters will be sent out to all homes that need maintenance. The main points to correct and focus on are maintenance of:

- Roofs
- Paint
- Lawn

- Driveways
- Landscaping
- Light posts
- Holiday Lights

Please take an objective look at your home from all four sides, and do any necessary repairs/upkeep...Thank you

Questions?

Contact Board at
Falconsleapatio.com