

## **Hawks Landing Homeowners Association December 2003 Update**

Dear Hawks Landing Homeowners and Lot Owners:

This is the final newsletter from the first board of directors of the Hawks Landing Homeowners Association. A new board will be elected by you on January 12, 2004.

### **January 12 Annual Meeting at 6:30 p.m.**

Please plan to attend the annual Hawks Landing Homeowners Association (HLHA) meeting at **6:30 p.m., Monday, January 12, at the Klubhouse Bar and Restaurant**, 88 Hawks Landing Circle. If you cannot attend, please sign the enclosed proxy ballot and ask a neighbor or board member to vote on your behalf on the election of a new board.

The current members of the HLHA board are not seeking reelection. Statements from members who have stated an interest in being elected to the board are enclosed with this newsletter. (The three person board will appoint a new president, vice president, treasurer and secretary. They can appoint themselves or others.) Also, the current members of the Architectural Committee are seeking reelection at the January 12 meeting.

The January 12 meeting is your opportunity to meet your neighbors and to express your views on issues and activities in our neighborhood. The HLHA budget and dues will also be discussed. The current board is recommending that dues remain at \$130 per year, but that HLHA members be allowed to add an *optional* \$10 contribution toward social activities, for a total of \$140.

Updated inserts for the neighborhood directory will also be distributed at the annual meeting. Members who do not have directory binders can get their binders at the meeting, but are asked to please arrive early. The binders are intended to remain with homes when the homes are sold.

### **Input on Sidewalk Needed**

### **Condo Development**

Jeff Haen has also informed the HLHA board that he has submitted a preliminary plan to the city Urban Design Commission for Lot 53 (the multi-family site between Royal Oaks

and Fairway Oaks). The site plan shows 16 three-story, 8-unit buildings (128 units total) on the 13.38 acre site.

### **For Sale Signs on Lots**

Builders and sellers are reminded that the covenants limit the sale signs on lots to two signs, no larger than four square feet each.

### **Shoveling of Vacant and Occupied Lots**

Owners of vacant lots and occupants of homes are again reminded that city ordinances and neighborhood covenants require that owners keep sidewalks clear of snow and ice in the winter (and also from runoff dirt). The city or the association will clear problem walks and bill the owners for sidewalks that have not been cleared.

Also, please remember that dumping is not allowed on vacant lots and that vehicles may not be parked on lots.

### **Web Site Coming**

The HLHA is about to launch its own web site. The board wants to express a very big thank you to Joan Kolpien who volunteered to help us get this off the ground.

The web site will include HLHA news, opportunities for comments, areas for social news, info on neighborhood clubs, calendars of events, and more. We hope the web site helps to keep neighbors informed and to come together as a community.

### **Neighborhood Signs**

The city has a program that will provide matching grants to neighborhoods that want signs at neighborhood entrances. Gail Schomisch has volunteered to develop a proposal for Hawks Landing entrance signs. We hope to hear more about the proposal at the January 12 meeting. For more information on the city program, see <http://www.ci.madison.wi.us/neighborhoods/cegdsc.htm>.

### **Closing Remarks**

The current board wishes to thank the homeowners and lot owners for allowing us to be the start-up board for the HLHA. As with any new endeavor, there have been a lot of general operating issues that needed to be addressed during these first 16 months of the HLHA. We have tried to address these start-up issues and to develop good practices for the in-coming board. In addition to the general issues, the HLHA board as strived to make the Hawk Landing neighborhood a great place to live.

In the 16 months the volunteer board members held office, we handled several legal disputes, resolved neighborhood concerns over a concrete retaining wall, began enforcement of landscaping inspections, monitored mowing of vacant lots, initiated efforts to participate in a neighborhood sign program, contracted for development of a neighborhood web site, distributed newsletters, proposed a compromise for voluntary funding of social activities, discussed adjoining developments with the city and developers, continued the neighborhood directory effort, updated the mailing list of homeowners and lot owners, mailed dues notices and collected dues, discussed city parks plans, developed information and precedents on the governance of the association. Perhaps most productively, we hired neighborhood resident Julie Schmitt for up to five hours per week to help keep us organized.

Also, a very big thank you to the members of the Architectural Control Committee – Pat McCarthy, Gerry Roesing and Dick Pelton – who worked hard to review a large number of plans over the past 16 months and to keep construction up to standards.

The growing pains of our new association are not yet over. We hope the new board has the strong support of the neighborhood as its members continue work on the projects we began and undertake new projects as well.

We hope to see you on January 12.

**Sincerely,**

**Hawks Landing Homeowners Association Board**  
**Bill McClenahan, President (848-4846)**  
**Val Ranguette, Treasurer**  
**Ramon Grimmer, Secretary**