



DOLLARS AND SENSE



Prior to the annual CSA meeting on Saturday, January 20, 2024, and as required by Article VI, Section 6.2, of the Bylaws, both the budget and notice of the meeting was mailed to each CSA member.

In accordance with Article VI, Section 6, of the Bylaws, the Board adopted the annual budget for 2024 that will provide for the allocation of expenses and obligations imposed by the declaration and all supplementary declarations.

Crucial to the budget are annual assessments. As reported in previous newsletters, past-due penalties will accrue. **Invoices have been mailed for 2024 and payments are due before March 1, 2014.** Kindly refer to the Covenants Article VI, Section 5. "Late fees will be assessed at twenty-five dollars (\$25) per month if received after that date. There are two ways to keep current:

- If you wish to pay online, email the treasurer at Treasurer@falconslaircsa.com, an email will then be sent to you with your personal link to pay online via bank draft.
- Or, checks may be mailed to:
Falcons Lair CSA
P.O. Box #992
Walhalla, SC 29691

2024 LEADERSHIP



Thank you to all who turned out or sent their votes by proxy to the annual CSA meeting. Special thanks to Walhalla High School for venue use. With the

quorum met, Jamie Hellams, Rick Linder, and Greg Hilewitz were re-elected unopposed to the 2024 Board. They are joined by Nancy Bishop and Scott Wooten. The Board is already at work. During an organizational meeting, the following officer positions were assigned:

President, Jamie Hellams
Vice President, Rick Linder
Treasurer, Greg Hilewitz
Secretary, Nancy Bishop
Assistant Secretary, Scott Wooten

Nancy Bishop will also serve as the Board liaison to the 2024 appointed Architectural Review Board (ARB). Butch Harrison and Rosemary Shaver will continue the good work started in 2023 protecting the craftsmanship and integrity that distinguishes the Falcon Lair Community.

Your Board wants to hear from you. All queries and will receive a reply within two business days via:
Board@falconslaircsa.com

BRAINSTORMING WORK TO BE DONE



During the annual meeting, discussion led to the formation of committees to assist the Board in long range

planning. Please consider volunteering your time, thought leadership, and expertise to the following:

Finance Committee: The Board is seeking CSA members to join volunteer Mary Ann Serridge who is willing to strategize on long term financial planning. Key upcoming concerns are:

- **Road Resurfacing:** Looking ahead to common area maintenance needs and the resources to address them, it is projected that in fifteen years the roads will need to be resurfaced and current budgeting projections indicate there will not be enough in reserves to cover costs. The Board is calling for volunteers to work on ideas that might help mitigate projected shortage.
- **Fire Hydrants:** A request for more fire hydrants was reviewed by the Board. It was learned that additional hydrants will cost between \$3,000 and \$4,000 per hydrant not including installation. Because CSA roads are private, additional hydrants must be paid by the CSA. Until CSA assets grow, the Board voted to table any action.

Of more pressing concern is culvert repair. As reported in the Fall 2023 newsletter (Number 03 | FALL 2023), these are "catch basins" that allow water to drain. When culverts are compromised, water ends up pooling, often creating hazardous problems.

Covenants Committee: To review the CSA Covenants so that the rules of our community remain current with the needs of our members.

HELLO NEIGHBOR

The **Welcoming Committee** also needs volunteers. Please consider joining Laura Linder in efforts to greet and make newcomers feel at home.

HEADS UP



Spring is just around the corner. Please remember lawns and empty lots are to be mowed and maintained. Be a good neighbor, keep your property to Covenant standards. It saves everyone a great deal of

time and frustration. The Board has identified a service that will be called upon to mow delinquent lawns at the owner's expense.

SAVE THE DATE



Neighborhood Easter Egg Hunt hosted by the generous Linder Family. Bring a basket, wear a bonnet, and put-on sunscreen! After a long winter, this repeat event is much anticipated.

Thank you to the Linders for once again creating a gathering not to be missed. The fun begins **Saturday, March 23 at 10:00AM**. If there are Spring showers, party begins Saturday, March 30 at 10:00 a.m.

NEWSLETTER

The newsletter is published quarterly. If you have news to share or story ideas, send them our way. Your participation is welcomed!

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