

The Annual Prairie Hawk HOA Neighborhood Garage Sale is Back August 12, 2023!

Hip, Hip, Hooray! Clean out your basements - empty your garage - tell all your friends and neighbors. **The Neighborhood Garage Sale will start at 8:00am and run until 2:00pm.** To be followed by an old fashioned, catered, BBQ picnic (at the Barn) starting at 3:00pm to approximately 6:00pm. Always lots of fun, good food and a great chance to meet your neighbors. The HOA will provide the food and advertise the event. Call Vic McLachlan @ (303) 772-3458 if you have any questions or ideas. See you there!

Flagstaff Management News

HOA Community Update Emails: To receive emailed updates/notifications from the HOA in the future, you will be required to subscribe on Flagstaff Management's updated website. Please visit <https://bit.ly/3ojy8w6> OR use this QR code:



From there you can subscribe to Community Updates to receive future emails from the HOA. **You must subscribe to receive these updates. All future updates/notifications (Newsletters, etc.) will be via email, so please make sure to subscribe.** Thank you, Flagstaff Management, Inc.

Streets, Alleys and Sidewalk Repairs.

We as homeowners in the community do have the power to report repairs that need to be done, by contacting the city of Longmont, by using this link: <https://bit.ly/3lw6q6e> or the QR code below to let the city know what street repairs need to be addressed:



It is our experience that once notified the city is very quick to respond.

Prairie Hawk Design Guideline Updates

1. Added Estate Grey to pre-approved roofing shingle replacement colors
2. Clarified exterior painting guidelines to state that trim color must be a lighter color than body color.

Updated guideline are on the Flagstaff Management website at:

<https://flagstaffmanagement.com/prairie-hawk>

Hail Yes, We got Roof Damage!

After a very 'active' severe thunderstorm season that has just got underway, many of our homeowners are discovering they need to replace their roofs. A Design Review Request is required before the repairs get underway. If a homeowners choose one of the three pre-approved shingle colors, their request will be automatically approved. Those colors are Driftwood (red), Weathered Wood (brown), and Estate Gray. If a homeowner chooses another color, their submission will need to be reviewed and approved by the HOA Board. That process may take up to two weeks to complete.



Shrub, Trees and City of Longmont Code Sec. 13.24.030. - Clearance requirements.

It shall be the obligation of the owner of any property to remove, trim, or otherwise treat trees and plants which:

- Project into or encroach upon any public right-of-way in such a manner as to interfere with, obstruct, or endanger the safe public use of the right-of-way for pedestrian or vehicular traffic.
- Fail to provide clearance over streets and alleys of at least 15 feet and over sidewalks of at least eight feet.
- Block the visibility of a streetlight or traffic control device, as defined in the manual on uniform traffic control devices, such as a traffic regulatory sign or street identification sign.
- Create a sight distance triangle obstruction.
- Grow within three feet of a fire hydrant.

The city is authorized to prune any tree or shrub to create a clearance need listed above and to assess the cost of such trimming against the owner of the encroaching tree or plant.

Xeriscape tips and Tricks

Please take the time to research what works and what does not work for our unique climate. A good place to start is located at the CSU Extension page: <https://bit.ly/2zTg6HV>
Proper planning is the first step in landscaping to reduce water use:

- Steep slopes with south and west exposures require more frequent irrigating to maintain the same plant cover as east or north slopes;
- Terracing slopes reduces runoff;
- Limit irrigated bluegrass turf to small or heavily used areas;
- Soil amendment is a key to water conservation;

- Proper irrigation practices, system design and audits can lead to 30 to 80 percent water savings;
- Organic mulches can keep the soil moist and improve the soil overtime.

Writing a 'Good' Design Review

Request

Landscaping DRR Tips

- A written detailed, description of the overall project is most helpful to illustrate the end goals.
- Many details are best shared in a top-down view drawing. This drawing is best when it includes a full view of the entire yard, is drawn to scale as best as possible, includes labels for as much as possible, includes mature (3/4) size plants in specific locations, includes plant species names, really detailed on the most aggressive changes such as complete reworks that require watering system changes, or slope changes.
- Drawing skills are not required and drawings are mostly looked at for information.
- Those looking to remove large amounts of grass should still try to maintain the space in a visually appealing way with plants and shrubs to avoid a sea of rock or mulch.

House paint

- DRR description should include manufacturer's name, paint-color name and number for each color chosen. If we have that info, we do not need a paint chip.
- A sample paint strip painted on the home 24 x 12 inches minimum.
- Trim must be a lighter color than main body.
- Body color choice is not the same as or very similar to the two homes to either side, the home directly in front of, or the two homes diagonally across from the house to be painted.

