

Welcome to Falcon Crest Homeowner's Association

Following is an overview of the Homeowners Association's policies and general information. Please refer to "Declaration of Covenants, Conditions and Restrictions for Falcon Crest Village for the respective rules of the Association.

Association Fees: Association Treasurer, Charlene Bierema – 722-8222.

Association fees start when you purchase your home or lot in Falcon Crest. If you elect to pay these fees monthly, you must set up an automatic transfer from your bank account to the First Western Bank of Spearfish for credit to "Falcon Crest Homeowners Association, Account number 7962078601. Payable the first of each month in the amount of \$_____. Contact the Association Treasurer for the amount you owe from purchase date to your first automatic transfer from your bank, if this is not paid out of your closing. You may also elect to pay semi-annual payments, payable January 1 and July 1. Contact the Association Treasurer for the amount due, from your purchase date to the semi-annual payment date. A third payment option is an annual payment, payable January 1 of each year if you choose the annual payment you can take a 1% discount. Contact the Association Treasurer for the amount due from your purchase date to the end of the year.

Insurance: Jeanette Wermers, American Family Insurance, 204 Main St. Spearfish – 642-2300

The Association has a mandatory group exterior insurance policy with American Family Insurance. Contact Jeanette to set up your insurance. Paired patio homes are insured as one building. The premium will be prorated based on the cost of each home. Jeanette can help determine values.

If you are purchasing a pre-owned home or a new home that was completed several months prior, you may transfer the existing exterior group insurance, at closing.

Your yearly exterior insurance will be billed to you by the Association when the Board receives the bill from American Family.

You will be responsible for getting your own interior contents insurance.

Contact Jeanette at American Family, or Beryl Johnson (717-1694) for any questions about insurance.

Landscaping and Snow Removal: Merle's Landscaping, Bell Fourche (605-892-2111).

The Association has a contract with Merle's Landscaping for lawn work and snow removal. His crew will mow, fertilize and control weeds on lawns, trim bushes and is responsible for setting sprinkler controls and timers. It is the Homeowner's responsibility to control weeds within the rock areas of their yard. If you cannot or do not want to take care of weeding the rock areas, you should contact Merle to have his people do it for you. The homeowner will be charged for this extra service directly from Merle. Water for lawns is furnished by the Association.

Snow removal will be done as soon as possible after snowfall. Driveways, sidewalks and steps to the front door will be cleaned. Contact Alan Williams (717-9020) for any problems concerning lawn work or snow removal. He is the contact man between the Association and Merle's Landscaping. (See attached "Yard Maintenance Information" sheet for more detailed information).

Home Construction Problems

Any problems that develop with our new home should be handled directly with your builder for the first year of ownership. Anything after the first year may become the homeowner's responsibility.

Bruns Built Homes – Brad Bruns – 645-1130 or 642-5630

Humbracht Built Homes – Lonnie Humbracht – 642-4294

Aaron Hamilton Built Homes – 722-2616

Additional questions:

If you have additional questions please direct them to any Board member.