



# HAWK RIDGE

ESTATES  
*A Community in Nature*

## 2023 Annual Report

### President's Message

Greetings Residents of Hawk Ridge Estates!

As I write this, the Northland has yet to enjoy a healthy snowfall for the 2023-2024 winter. Friends have already boiled sap into maple syrup and its only early February. I've hit the slopes only several times and am yearning for the trails at Korke Nordic. There is still time for nature to blanket us in snow, but I am not holding my breath.

Your HOA Board saw several personnel changes in the past year. A big thank you to Jessica Betts, our former treasurer. She was replaced by Mark Yelich. Ben Cavallin handed off secretarial duties to Virginia Gazzetti. Andy Larson left big shoes to be filled as Vice President Paula Tsufis fit into them nicely. Her former position as Officer at Large is currently vacant. The Board is soliciting members to fill that position. The position will be interim, dependent on results of a vote held at the next annual meeting.

It has been a busy year for your HOA Board. We had to say goodbye to long-time neighbor Dave Peterson, as he sold his house and moved. Dave had been instrumental in the control of invasives and Buckthorn in our neighborhood. Bill Payne and the Forestry Committee have inherited Dave's enthusiasm and continue that pursuit while expanding upon their tree planting program. I encourage all of you to support the Forestry Committee by becoming active. Their work requires people, and we all enjoy the fruits of their labor and will for years to come. The Architectural Committee was extremely busy ensuring compliance with HOA rules during several construction projects that required extra work because of drainage concerns along the base of Hawk Ridge on 52<sup>nd</sup> Avenue East. Your Board continues pursuing positive results

Hawk Ridge Estates  
Association, Inc.

5304 Broadwing Drive  
Duluth, MN 55804

[www.hawkridgeestates.org](http://www.hawkridgeestates.org)  
[Contact Us](#)

The Hawk Ridge Estates Association, Inc. was formed in 2004 as a Minnesota nonprofit corporation (Chapter 517) with members to manage and preserve the unique character of the property and to function as the homeowners' association.

for our membership. Several storm sewer locations were repaired by the city. Most notably the hazardous location along Broadwing Drive. Plans are underway to erect a neighborhood sign at the corner of 52<sup>nd</sup> and Broadwing. We are negotiating with our contracted snow removal and lawn care provider to maintain a 6- to 10-foot clearing along roads adjacent to HOA lands and vacant lots. The Board is also engaged in legal counsel to ensure the HOAs interests are intact regarding the potential development above Bald Eagle Circle. We will provide updates on progress and scheduled meetings you should be interested in. We continue communicating with the city regarding our desire for a posted speed limit in the neighborhood. Please continue to visit our member portal on [hawkridgeestates.org](http://hawkridgeestates.org) for easy online messaging, paying assessments, and reviewing association documents.

Your HOA Board wants to hear from you. Our job is to listen and respond with the goal of making our neighborhood better for all that live here. Life is good in Hawk Ridge Estates. I want to thank you for making it that way.



**Chris Friese**  
**President**  
**Hawk Ridge Estates**  
[president@hawkridgeestates.org](mailto:president@hawkridgeestates.org)

## Year in Review

### Forestry Committee

Thanks to the hard work of many neighbors, we managed to remove buckthorn from over an acre of our land along the trail to the Lester Park sledding hill. About 70% of this area was cleared of buckthorn without spot applications of glyphosphate (herbicide). Please be mindful of any buckthorn on your property and take measures to help us remove this aggressively invasive weed.

Many neighbors sponsored the planting of new oak trees in our open spaces to help promote a diverse and resilient tree community. In 2024, the committee will once again organize the purchase, delivery, and planting of trees. This year, we'll be planting more oaks and also Red Maple. Neighbors will be asked to purchase trees, locate a planting site, and assist with planting in June.

If you are looking to be involved in keeping our forests healthy, want to plant a tree this year, or would like to join the Forestry Committee, contact Bill Payne at [bill.payne.1234@gmail.com](mailto:bill.payne.1234@gmail.com).

### Architectural Review Committee

There are 13 unbuilt lots remaining in our neighborhood. Four new home construction projects were underway in 2023. One has been completed, two are in progress, and one currently has approval of the building footprint only. The committee also reviewed and approved plans in 2023 for a home addition, a deck addition, landscaping, and solar array installations.

For similar projects, exterior improvements, or clearing/replacement of existing vegetation, please remember to reference the design guidelines and submit plans to the Architectural Review Committee (ARC) before starting work. The ARC can be reached at [arc@hawkridgeestates.org](mailto:arc@hawkridgeestates.org).

### Governance

In 2023 the Association worked with Hellmuth & Johnson law firm in Edina to complete the first amendment of the Bylaws since their inception in 2004. This amendment included allowing electronic voting at the annual and other membership meetings and electronic voting which we used to elect our slate of incoming Board members last fall. The quorum for membership meetings was also reduced from 30% to 20%, which is larger than the required 10% in the MN nonprofit statute. These changes were the result of a long history of the Association not meeting the higher required quorum to conduct business at annual meetings.

The 2023 Annual Meeting was held on October 15, 2023, at the Lester-Amity Chalet. Thank you to all who attended!

### Maintenance

In 2023, we continued our contract with Prime Landscaping of Duluth for sidewalk snow removal and common areas landscaping. We extended that contract into 2024.

### PayHOA Update

We have begun to use a payment service, the Alliance Bank HOA Lockbox, which provides for payments to be sent to a single PO box. From there, assessment payments can be quickly delivered, processed, and deposited into our HOA accounts on a daily basis. The Alliance Bank HOA Lockbox saves time and money while improving efficiency and security, since it:

- Reduces internal processing and handling.
- Eliminates preparing deposits and making trips to the bank.
- Speeds up receivables collection.
- Provides daily remittance information and thorough documentation of all activity.



## Financial Report

### Balance Sheet

As of 12/31/2023

Asset	Cash held in bank accounts	43631.72
Asset	Accounts Receivable	3327.15
Asset	Land held in common- tax valuation	21000.00
<b>Total Assets</b>		<b>\$67958.87</b>
Liability	Accounts Payable	320.00
Liability	Escrow - restricted landscape	21000.00
Equity	Contributed Land held in common	21000.00
Equity	Reserve Fund	15000.00
Equity	Retained Earnings	10638.87
<b>Total Liabilities and Equity</b>		<b>\$67958.87</b>

### Statement of Activities

Jan 1 - Dec 31, 2023

#### INCOME

Association Dues-Occupied	19402.15
Association Dues-Unoccupied	120.00
One-Time Assessments	30.00
Interest Income	47.72
<b>TOTAL INCOME</b>	<b>\$19599.87</b>

#### ADMINISTRATION EXPENSE

Insurance-Director & Officers Liability and General Liability	504.00
Tax Preparation	700.00
MN Income Tax	2.00
Property Taxes	384.00
Legal Fees	4531.70
Bank Fees	56.00
Online Management Software-PayHOA/Google/Microsoft	2484.22
Office Supplies/Postage	178.70
Annual Meeting	221.09

#### OPERATING EXPENSE

Lawn Care / Snow Removal	8612.00
Forestry Committee	427.59
<b>TOTAL EXPENSES</b>	<b>\$18101.30</b>

**ACTIVITY NET**                      **\$1498.57**



# 2024 Budget Summary

## Summary Budget

January 01, 2024 - December 31, 2024

Category	Total
<b>Income</b>	
INCOME	
Association Dues-Occupied	\$19,620.00
Association Dues-Unoccupied	\$900.00
<b>Total for INCOME</b>	<b>\$20,520.00</b>
INVESTMENTS	
Interest Income Tax-Free	\$72.00
<b>Total for INVESTMENTS</b>	<b>\$72.00</b>
<b>Total Income</b>	<b>\$20,592.00</b>
<b>Expenses</b>	
ADMINISTRATION EXPENSE	
Insurance-Director & Officers	\$550.00
Liability and General Liability	
Tax Preparation	\$350.00
Property Taxes	\$360.00
Legal Fees	\$3,000.00
Online Management	\$3,000.00
Software-PayHOA/Google/Microsoft	
Office Supplies/Postage	\$375.00
Annual Meeting	\$250.00
<b>Total for ADMINISTRATION</b>	<b>\$7,885.00</b>
OPERATING EXPENSE	
Lawn Care / Snow Removal	\$9,116.00
Forestry Committee	\$1,000.00
Maintenance Projects	\$1,000.00
Landscape Projects	\$1,000.00
<b>Total for OPERATING EXPENSE</b>	<b>\$12,116.00</b>
<b>Total Expenses</b>	<b>\$20,001.00</b>
<b>Net Total</b>	<b>\$591.00</b>

