

**HAWK RIDGE
ESTATES
ASSOCIATION, INC.**

5304 Broadwing Drive
Duluth, MN 55804

Phone: 218-428-3585

Email: president
@hawkridgeestates.org

We're on the Web!
<https://www.hawkridgeestates.org>



Year End Report

Hawk Ridge Estates Association

2024



**HAWK
RIDGE**
ESTATES
A Community in Nature

Year End Report

Hawk Ridge Estates Association
2024

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Special Points of Interest:

- * 2024 Financial Reports
- * 2025 Budget
- * Year in Review
- * Important Reminders
- * National Night Out

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Contents:

President's Message	2
2024 Financial Reports	3
2025 Budget	4
Status of Assessments	4
Year in Review	5
Year in Review	6
National Night Out	6

President's Message

Greetings Residents of Hawk Ridge Estates!

In 2024, Association leadership joined with many member volunteers to engage with city representatives to successfully prevent the rezoning of adjacent property from R-1 to R-P. The Association is supportive of more housing in Duluth but a rezoning would have resulted in a process for building homes in the proposed Bald Eagle Estates without much less transparency, public input or city oversight on the final plan. Also, this dense housing project would have impacted negatively on ecologically sensitive areas of Amity Creek and Hawk Ridge Observatory nearby. This effort was HUGE! Thanks to all our members and nonprofit friends of the Association who voiced their concerns to city planners and our city council.

One of the goals of the Association is to sustain the neighborhood common land. Our Forest Committee continues to be very active in ensuring our common property is maintained for all to enjoy. Thanks to Bill Payne for his continued leadership and his "buckthorn crews" for their hard work. Our Architectural Review Committee continues to be firm in working with developers to follow the guidelines in place which protect adjacent property owners from drainage concerns and disruption during construction. These committee members serve in a volunteer capacity and spend numerous hours on behalf of the Association. Thank you!

Financial sustainability is always an important consideration for the Board. In response to significantly increased St Louis County property taxes on our Association common land, our Treasurer, Mark Yelich worked closely with our attorney and St Louis County to clarify this change and to ultimately have our common land permanently annotated as "unbuildable" in accordance with our Declaration. Our 2025 Budget, with a small increase in members annual assessments, reflects these increased costs.

The majority of what the Association does is of course behind the scenes. We welcomed Ken Loeffler-Kemp to the Board last year and he will be a great addition. We will be seeking new Board member in the coming year. Please consider joining the Board in the coming year.

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

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PayHOA Payment
Remittance Address

Hawk Ridge Estates
Association
PO BOX 94046
Las Vegas, Nevada
89193-4046

Please include unit Plat
Description or Mailing
Street Address so correct
account is credited.

Balance Sheet

As of 12/31/2024

Hawk Ridge Estates Association

Balance Sheet

As of Dec 31, 2024

Label	Total
Assets	
Bank Accounts	
AAB Escrow Account	\$21,034.30
AAB Operating Account	\$5,065.19
AAB Reserve Account	\$15,024.24
Checking	\$0.00
Escrow - Restricted Cash for Prepaid Landscaping Deposits	\$0.00
Total Bank Accounts	\$41,123.73
Other Assets	
Accounts Receivable	\$2,938.40
Land held in common- tax valuation	\$91,500.00
Total Other Assets	\$94,438.40
Total Assets	\$135,562.13
Liabilities and Equity	
Liabilities	
Accounts Payable	\$0.00
Accounts Receivable - Prepays	\$210.00
Escrow - restricted landscape	\$21,000.00
Total Liabilities	\$21,210.00
Equity	
Contributed Land held in common	\$91,500.00
Reserve Fund	\$15,000.00
Equity	\$7,852.13
Total Equity	\$114,352.13
Total Liabilities and Equity	\$135,562.13

Statement of Activities

As of 12/31/2024

Hawk Ridge Estates Association

Profit vs Loss Cash

Jan 1, 2024 - Dec 31, 2024

Category	Total
Income	
INCOME	
Association Dues-Occupied	\$19,260.00
Association Dues-Unoccupied	\$900.00
Interest Income	\$57.20
Violation Fees	\$1,000.00
Total for INCOME	\$21,217.20
Late Fees	\$43.75
Total Income	\$21,260.95
Expenses	
ADMINISTRATION EXPENSE	
Insurance-Director & Officers Liability and General Liability	\$509.00
Tax Preparation	\$400.00
Property Taxes	\$362.00
Legal Fees	\$10,910.17
Online Management Software-PayHOA/Google/Microsoft	\$2,362.48
Office Supplies/Postage	\$550.44
Annual Meeting	\$293.16
Collection Fee	\$90.00
Total for ADMINISTRATION EXPENSE	\$15,477.25
OPERATING EXPENSE	
Lawn Care / Snow Removal	\$8,800.00
Forestry Committee	\$362.54
Total for OPERATING EXPENSE	\$9,162.54
Total Expenses	\$24,639.79
Net Total	-\$3,378.84

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2025 Budget

Hawk Ridge Estates Association

Summary Budget

Jan 1, 2025 - Dec 31, 2025

Category	Total
Income	
INCOME	
Association Dues-Occupied	\$22,400.00
Association Dues-Unoccupied	\$600.00
Interest Income	\$60.00
Total for INCOME	\$23,060.00
Total Income	\$23,060.00
Expenses	
ADMINISTRATION EXPENSE	
Insurance-Director & Officers Liability and General Liability	\$600.00
Tax Preparation	\$450.00
Property Taxes	\$1,500.00
Legal Fees	\$4,000.00
Online Management Software-PayHOA/Google/Microsoft	\$3,000.00
Office Supplies/Postage	\$750.00
Annual Meeting	\$300.00
Total for ADMINISTRATION EXPENSE	\$10,600.00
OPERATING EXPENSE	
Lawn Care / Snow Removal	\$9,200.00
Forestry Committee	\$1,000.00
Maintenance Projects	\$1,000.00
Landscape Projects	\$1,000.00
Total for OPERATING EXPENSE	\$12,200.00
TRANSFER TO RESERVE	\$260.00
Total Expenses	\$23,060.00
Net Total	\$0.00

Assessments and Past Due Assessments

In 2020, the Board passed a policy on Assessment Payments and Collections and a copy of the policy was sent to all members. The policy outlines the process and a timeline for members to pay assessments, along the process of submitting delinquent assessments to our collection agency. Notices for 2025 assessments were sent January 1, 2025 and are now past due.

Current Past Due 2025 Assessments: 19 Members

Current Members in Collections or Legal Action: 2 Members

If you are unsure of your status for assessments, please contact our Treasurer at treasurer@hawkridgeestates.org.

A copy of the policy can be found at PayHOA under policies or via email request to treasurer@hawkridgeestates.org.

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Year in Review

MISSION

The Association operates for the purpose of governing the property within the Association to ensure members' interests are protected, property values are maintained and the common property managed.

SNOW REMOVAL AND LANDSCAPING CONTRACTS

This year we continued our contract with Prime Landscaping of Duluth for all sidewalks snow removal and common areas landscaping. This contract is the largest category of our budget (\$9200) and is also funded by your annual assessments.

ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting was held on October 6, 2024 at Lester-Amity Chalet. Thank you to all who attended.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee continued to assist builders and homeowners with new projects and exterior work to assure compliance with the Architectural Guidelines and our Declaration.

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.

GOVERNANCE

Paula Tsufis, Vice President

Annual Board Member eElections were held in late summer and we welcomed Ken Loeffler Kemp to the Board as Officer-at-Large. Thanks, Ken, for saying "yes" to serving. He brings a great range of experience with nonprofits, advocacy and negotiating. He and his wife, Rosie were such valuable members when the Association had to address the rezoning issue with the city last year.

We are still in need of a Board Secretary so if you would like to serve, please contact me at vicepresident@hawkridgeestates.org. I will be setting up a more formal Nominating Committee with neighborhood volunteers so consider this also for the coming year.

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Year in Review (continued)

FOREST COMMITTEE

by Bill Payne, Chair

During 2024, the Forest Committee, with the help of many neighbors, accomplished the following:

1. Purchased more Buckthorn Blasters for use by any neighbors in the community.
2. Purchased two Pullerbear Buckthorn removal tools for use by any neighbors in the community.
3. Adopted a new strategy for removing invasive weeds around the three ponds on the property. This approach does not use herbicides to control tansy and Thistle weeds. Instead, the weeds are cut or pulled in late spring and midsummer. The plan has to be implemented for several years, at which time the weeds roots, unable to flower, will give up trying to grow. Snowy Owl and Broadwing ponds were effectively cleared of most of the weeds, but the Peregrine Pond (our largest pond area) is surrounded by Tansy and will need to be mowed twice next year. A day of removal with the help of volunteer neighbors will be scheduled in late May/early June.
4. A land survey was completed to identify where Buckthorn and other invasives remain a problem. At this point, the 18.5 acres of forest commonly owned by the community is about half cleared. The committee has also attempted to mark where the HRE property meets the boundary of Lester Park, owned by the city. On both the lower trail to the Snowmobile trail and the Sledding Hill Trail feature orange ties delineating about where the property line is. This has revealed that in some areas we are close to the edge of our property. The largest area that needs attention sits behind the homes on the northeast side of Snowy Owl. The other large area of buckthorn sits between Bald eagle Trail and 52nd Avenue East.
5. This year's October Buckthorn Pull successfully cleared another acre + of land behind Bald Eagle Trail and Snowy Owl. About a dozen folks participated in the weekend gatherings while many other neighbors worked near their property on their own time. This year utilized a combination of cut and daub (using the Blasters filled with the herbicide Glyphosate (RoundUp) and the dig and pull method with the help of the new Pullerbear tools. Though Buckthorn can be dug and pulled at any-time during the summer, the cut and daub method is not effective and should not be utilized. The committee members will be doing some work during the summer of 2025, but most of the Buckthorn eradication will again take place in September/October.
6. New tree planting did not happen in 2024 and the plan is to plant a couple of large trees a year, if the budget allows it, in recently cleared open areas. If neighbors wish to purchase and plant a tree on the commonly owned land, please coordinate this with the Forest Committee. The best time for planting is June/July. The oak trees planted in 2023 are doing well and seem to be well established in their new home. All fourteen trees have survived their first two years in our forest. The Stream Corps caged trees planted in 2011 are growing slowly but are also well established.

Architectural Review Committee

MARK YOUR CALENDARS FOR NATIONAL NIGHT OUT!

August 5, 2025

National Night Out is an annual community-building campaign that promotes police/community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places to live.