

Dear Hawk Site Association Members,

The following are answers to the numerous questions posed by the membership during the 2021 Annual Meeting of the Hawk Site Master Association.

The Association maintains the common areas which include the Roadrunner Park, the walking trails and a number of entrances areas.

Roadrunner Park is for the Hawk Site Association members and their guests. Please do not share the gate code with none members. If the gate code is changed a message will appear on the member's quarterly statements advising members of the new code. The Park is open during daylight hours only; so, the gate's key pads will only work during the day. Members who bring their pets into the park must clean up after their pets and keep them on a leash, under their control at all times. The landscapers are in the park every week; pulling weeds, removing debris, replacing the trash bags, replenishing pet feces baggies and during the growing season mowing the grass. Members are welcome to hang a volley ball net on the poles provided and to utilize the other park amenities.

Members are required to pickup after their pets within the subdivision and the City of Rio Rancho which includes but is not limited to the Roadrunner Park, walking trails and individual lots.

The maintenance for each individual lot from the city curb to the back fence and occasionally the city curb behind the house is the individual owner's responsibility to maintain. Owners who have corner lots are responsible to maintain their lots from both the street curb along the front of the house and the street curb along the side of their house. The Association does not maintain any of the individual lots or the streets.

Vacant Lots (lots without houses) should be free of debris; however, maintaining natural vegetation on the vacant lots help keep the dirt from eroding and blowing into the surrounding lots. Vacant lots are not under the same restrictions as developed lots. However, the builders or their subcontractors should provide trash receptacles during construction and do their best to make sure that debris is contained in those receptacles.

The "concrete clean out lot" located behind the Hakes Brothers model homes is no longer being used for this purpose. The majority of new home construction has moved into other areas of the subdivision and so another location for the "concrete clean out lot" has been established. If additional information about the "concrete clean out lot(s)" is provided to the Association Manager that information will be posted on the website.

Requests for a street sweeper to remove sand from the streets or any other issues with the streets should be directed to the City of Rio Rancho. Requests to remove weeds from Westphalia or other major arterials in the area should be directed to the City of Rio Rancho.

Members should contact the city's Animal Control Department if they are aware that a pet(s) has been abandoned or is not being provided necessary food, fresh water, shade, or shelter. Residents are allowed up to five animals per household, in any combination of dogs/cats/rabbits/etc. Animals running at large may be impounded by Animal Control Officers. City of Rio Rancho has an animal disturbing the peace ordinance which requires all owners to control their animals from excessive noise (barking or howling) whether the owner is home or not and maintain the animal's environment so as not to create a noxious or offensive odor to the inhabitants of the city.

The statue of the hawk was removed from the area after it was vandalized. If additional information about the statue is provided to the Association Manager that information will be posted on the website.

The Hawk Site Master Association will consist of approximately 1250 homes when it is completed; currently there are approximately 190 homes completed and occupied. When a new Association is established the subdivision developer also referred to as the declarant appoints the first Association Board. The Declarant will continue to have representation on the Association Board until they no longer own any lots within the development. Not later than sixty days after conveyance of twenty-five percent of the lots that are part of the development, and any additional lots that may be added to the development, to lot owners other than the declarant, at least one member and not less than twenty-five percent of the members of the board shall be elected by lot owners. Not later than sixty days after the conveyance of fifty percent of the lots that are part of the development, and any additional lots that may be added to the development, to lot owners other than the declarant, no less than thirty-three percent of the members of the board shall be elected by lot owners other than the declarant. At the termination of the declarant control, the lot owners shall elect a board of at least three members, at least a majority of whom shall be lot owners.

Association members can utilize the website [www.silversagenm.com](http://www.silversagenm.com) to find forms and the Associations governing documents. Forms to request approval for Home Improvements or Alterations from the Architectural Control Committee; or forms to request Direct Payment Authorization from the member's bank account. The email address and phone number that appear on your statements each quarter can also be utilized to procure forms or information for the Association.

Sincerely,

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