



COPPER VILLAGE NEWS

Copper Cove 8A Board Message *FALL/WINTER 2017*

HAPPY HOLIDAYS AND HAPPY NEW YEAR!!

As 2017 year has quickly passed us, this Board of Directors is working on accomplishing our goals we had set at the beginning of the year. In review of this last ten months, our association lost some of our long term members due to various reasons, in which result in selling their homes or properties.

Your current Board Members; Nick Farnsworth, Vice President, Sue Bornn, Secretary, and myself, Regina Partain, President, are looking forward to 2018. As homeowners, we have a strong dedication to our community and look forward to setting new goals for the coming year and working with owners; tenants; and volunteers alike to make our small association a community we are all proud of. Come and join our team, and be a community volunteer!

Here is a status of prioritized 2017 Board of Directors goals :

- Improving the condition of all common areas including the replacement of the inoperative heating/air conditioning unit in the 8A Clubhouse. The Board has selected a Vendor to install the Heating/Air condition unit. The project will begin within the month of July 2017. **COMPLETE!**
- Striving to continue the Associations mission of building our reserve account- Currently, we have repaid the withdrawal of the Associations' Reserve Account and it is now back at \$3500.00. Our plan to add to the reserve account, by the end of the year, ensuring our Annual Bills are satisfied. **Unless an emergency arises, \$1500 will be deposited by 12/31/2017.**
- To once again work from a realistic balanced budget in order to recover from the deficit left by the previous Board. The Board has been reviewing and evaluating the expenses for our amenities, and at this time, we have assessed various areas, that require attention and we are beginning the evaluation process. **The 2017 Board of Directors has satisfied all expenses and worked within a balance budget, leaving an amount in the accounts to sustain us through the end of the year.**
- To always keep our membership informed of all Association business through meetings, newsletters and our association website. Currently, this is our 2nd newsletter, and encourage all members to review our website on a weekly basis.

UPCOMING EVENTS AND ANNOUNCEMENTS

Pools are now closed for the season. We thank everyone for a great summer! Thanks to Eddie Partain for his endless commitment to maintaining our pools! During the "off-season" we will be updating some of the equipment in order to stay in compliance with state law.

Updating our mailing list and assigned post boxes. We will notice all owners to update the mailbox inquiry cards, and Tenant Forms, once the revised forms are completed. Going out in January 2017.

Please remember, fire season is not over yet! Continue to keep your weeds cleared from your property and let the office know if weed abatement is necessary on a greenbelt area near you. The Association is looking for some volunteers to help clear up weeds around our common areas. **all volunteers are welcomed**, inquiry through our office.

New notification for our members: Copper Village is going green, and saving a tree. We are able to email you the Annual-quarterly statements, newsletters, and more directly to you via email. If you would like to use this notification option, please send us your email address at ccunit8a@caltel.com. If you have questions, please contact our Office for more details.

Remember we accept credit cards Visa, Master Card & American Express and e-check payments. A \$5.00 fee will be charged for credit card payments. Don't get behind with your dues! Take advantage of our payment options and stay current.

ARCHITECTURAL CONTROL BOARD

Assigned Volunteers Board Members are– TBD

Board of Directors– TBD



We would like to welcome new members to Copper Cove Village Association, and we would like to inform you of our policy for improvements on the outside of your home.

“As provided for in **Civil Code §4160**, membership in a California homeowners or condominium association is coupled with an ownership interest in a common interest development. This requirement is frequently mirrored in an association's governing documents, i.e., members must be owners of real property (lots or units) subject to the association's CC&Rs.” As per the above definition found in Davis-Sterling and the California Civil Code, once a person or persons purchases a property in a homeowners association, you are bound to the governing documents of the association. Additionally this is outlined in the CC&R's Section 2, Paragraph 1, page 4. ***This includes but is not limited to following: all rules set forth by the Board of Directors, paying all assessments and or fees and fines, which allow you to enjoy the amenities of the association.*** Section 2, Paragraph 8, page 5 states, “Each lot owner in the unit shall, by acceptance of a deed thereto or the signing of a contract or agreement to purchase the same...assigns to pay all charges determined and levied upon such lot. The general purpose of the Association is to further and promote the community welfare of property owners of the unit. In order to do this, governing documents were adopted in 1969 and added to in 1971, as a guideline for all members to follow. Per the CC&R's Section 3, page 5, “The declarations and agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot in the unit and subdivision and are intended to create mutual, equitable servitudes upon each of said lots in favor of each and all of the other lots therein...” The Copper Cove Unit 8A Board of Director's thank you for being a member of our Association and for following all the rules and regulations set forth in our governing documents (By-laws and CC&R's). Please contact our office for more information regarding modifications to your property and or home/complex prior to construction, and submit all requests in writing, including (2) copies of the property plot plans identifying the proposed changes, for prior approval.

The Board has had an initial meeting with Cal-Tel about placing a building near the mailbox. Cal-Tel is in the process of implementing HD with fiber optics for our community. The Board met with a member of Cal-Tel to go over some questions. Here are some brief notes:

Board: Will this affect or parking lot and access to the property adjacent to the pool?

CT: *There will be no overnight parking and only regular size trucks if any.*

Board: Draining of the pool and run off in the culvert during the winter may flood the area.

CT: *It will not be a problem as they plan on building up the slab 2 feet above the current ground level.*

Board: Would this affect the root system of the existing eucalyptus tree?

CT: *No*

Board: What is your timeline for this project?

CT: *Depending on the winter weather, allow six months.*

Board: Could we get this surveyed and marked?

CT: *Yes*

Cal-Tel has already given the Association a Certificate of Liability thru 6/18. The By-Laws will be checked to make sure everything complies. The Board will also contact the county to make sure there will be no infractions. At this time no decision has been made to start construction.



PET CORNER

We love pets in our community! However, pets that misbehave, are out of control or are running free are not only breaking the 8A rules but Calaveras County rules too. Please know that pets running loose are never tolerated. This is not safe for your pet or for your neighbors, If your pet is seen running loose, Calaveras County Animal Control will be called, and if the Association finds the owners of these dogs, the owners will be fined. This includes all pets.

IMPORTANT NOTICES INCLOSED IN THIS ISSUE

- ◆ 2018 Annual Assessment and Fees (Proposed)
- ◆ 2018 Delinquency Policy (Proposed)
- ◆ 2018 Budget (Proposed)
- ◆ 2018 Pool Rules (Proposed)
- ◆ CalTel Hut Q&A Proposal



COPPER COVE UNIT 8A OWNERS' ASSOCIATION

2018 POOL RULES –PROPOSED

The following Rules and Regulations have been formulated so that all Owners and Tenants (Members) in good standing of this Association shall be able to use and enjoy the facilities in complete harmony. It is therefore the responsibility of all members using the recreation facilities to be sure the rules are followed.

1. Pools are for the exclusive use of 8A Owners and their guests. Numbers of guests are limited to six. More than six guests at a time require the prior approval of the board.
 2. Tenants in good standing with Tenant Fee paid shall have the right to the pool use with the homeowner and the Board's approval. Tenants wishing to bring any guests must have prior Board approval.
 3. Any child under the age of 16 MUST be accompanied by an adult member 18 years of age or older. NO guests are allowed with any minors unless accompanied by an adult member.
 4. All members must sign in when entering the pool area and be prepared to show proof of membership (i.e. Membership Card) Members with pool privileges are asked to NEVER LOAN YOUR KEY OR MEMBERSHIP CARD TO ANYONE! Loaned/borrowed keys will be confiscated and privileges will be suspended and a \$100.00 fine imposed.
 5. *Entrance gate is to be kept closed and locked at all times. ALL OFFICIALS WISHING TO GAIN ENTRY MUST CONTACT THE BOARD MEMBERS. (Exception: Emergency Services)*
 6. NO DISPOSABLE DIAPERS IN THE POOL. Children not yet potty-trained must wear "Little Swimmers Pants". It is suggested having young children use the restroom prior to entering pool and several times during their use of the pool. Children not in proper pool gear will be asked not to use the pool. This so for sanitary reasons.
 7. All members, tenants, and guests must wear proper bathing attire. NO street clothing of any type is allowed, (i.e. Includes jeans, cut-offs, summer shorts, etc.)... Men must wear swim trunks and women must wear swimsuits. T-Shirts used for sun-protection are allowed. Shower must be taken prior to entering pool. All members and their guests with long hair, must have their hair braided or in a ponytail. This is for sanitary and pool upkeep reasons.
 8. NO ALCOLHOL OR DRUGS are allowed in the pool area or parking lot area.
 9. NO GLASS items are to be brought inside the pool area.
 10. Bar-B-Que only in the designated area.
 11. All refuse and personal items are to be cleaned up and removed before leaving the pool area. Please do not use the trash cans for anything other than trash. Please use Blue Recycle cans for all paper, plastic and aluminum cans. Personal items left behind can be claimed from a Board Member.
 12. SMOKING IN DESIGNATED AREA ONLY.
 13. No electrical items (radios, CD Players, etc.) are allowed inside the gate, unless headphones are used.
 14. Absolutely no animals are allowed in pool area.
 15. Only proper toys are to be in the pools. No large floatation devices are allowed.
 16. ABSOLUTELY NO HORSE PLAY!! No sliding on handrails, cannon balling, pushing, running, or diving from the shallow end of the pools will be allowed. Parents are expected to set an example and monitor their children and all guests at all times.
 17. No immoral, improper, or illegal behavior, including fowl language, or vandalism within the premises will be tolerated or permitted!! Violators will be prosecuted.
 18. NO WEAPONS OF ANY KIND (INCLUDING UTILIY KNIVES, POCKET KNIVES, ETC)
- As written in section 6, #3 of the Association CC&R's states in part: "The right of the Association.....to suspend enjoyment rights of any member....for any period not to exceed thirty (30) days", for any infraction of it s published rules and regulations.

**COPPER COVE UNIT 8A OWNER'S ASSOCIATION
2018 PROPOSED DELINQUENCY POLICY**

Timely payment of regular and special assessments is of critical importance to the Association. Member's failure to pay assessments when due creates a cash-flow problem for the Association and causes those owners who make timely payments of their assessments to bear a disproportionate share of the community's financial obligations. Therefore, the Board of Directors has once again adopted the following policies and procedures concerning the collection of delinquent assessment accounts:

1. All regular assessments shall be due and payable on the first day of each quarter being January 1, April 1, July 1, and October 1. All special assessments shall be due and payable on the date (s) specified by the Board upon their adoption.
2. Assessments shall be delinquent on the 15th day after they become due, if not actually received prior to such date.
3. If any assessments are not received, in full, prior to the delinquency date, a late charge of ten dollars (\$10.00) shall be due, and the Association may then commence enforcement actions. In such event, the Association may recover from the delinquent owner any reasonable costs, including attorney's fees, that the Association incurs in its efforts to collect the delinquent sums, and may require that all such charges be paid in full, together all delinquent assessments, late charges, interest or other charges due, to cure the delinquency.
4. If any assessment payment is due and unpaid for more than 30 days, interest shall be imposed on all sums due, including the delinquent assessments, collection costs (including attorney's fees), and late charges, at a rate of 12% per annum.
5. Once any assessment is delinquent after 150 days, the Association may cause a notice to issue by certified mail to the owner's address of record of the existence and amount of the delinquency, and providing other relevant information ("Delinquency Notice")
6. Owners who dispute any amounts specified in a Delinquency Notice may submit a written request for dispute resolution to the Association under the Association's "Meet and confer" dispute resolution program. If the Association received any such request, the Association will "meet and confer" with the owner making such request in accordance with the Association's "Meet and Confer" procedure.
7. Owners desiring a repayment plan to resolve the Delinquency Notice may submit a written request for consideration by the Board of Directors by mail or electronic mailing. Provided that such request is mailed within 15 days of the Delinquency Notice and a regular meeting of the Board of Directors is scheduled to occur within 45 days, so the Board can discuss approval/denial of such agreement. If there is a scheduled meeting during such period, a committee of one or more members may be designated by the Board to meet with the owner. The Board may also give permission to the accountant to make such decisions. Payment plan agreements may be reviewed on a case by case basis. Payment plans shall contain such terms as the Board, its designated committee, and/or accountant, and shall be signed by the owner (s) and an authorized representative of the Association.
8. If a delinquency has not been paid within 30 days after the mailing of a Delinquency Notice, the Association may cause this to be recorded in the County Records Office a Notice of Delinquent Assessment ("Lien") concerning all sums which are then due, including any assessments, late charges, costs, and reasonable attorney's fees, to confirm and give public notice that the Association claims a lien against the delinquent owner's property which may be subject to foreclosure by either non-judicial or judicial foreclosure.
9. Prior to the time the Association retains counsel to handle an assessment delinquency, the mailing address for overnight payment of assessments to the Association is: **971 Feather Drive #122, Copperopolis, CA 95228**. From and after the issuance of a Delinquency Notice, the Association, acting through counsel or any other authorized representative of the Association, may give written notice to the delinquent owner establishing a new address for all further communication to the Association relating to delinquent and/or new accruing obligations for assessments and other charges due to the Association. And restricting the authorized addresses and/or recipients for any notices or other communications to the Association was concerning, or during the pendency of, any delinquency proceedings relating to such Delinquency Notice.
10. Subject solely to the provisions of Paragraphs 6 & 7 above, once the Association has retained counsel to handle an assessment delinquency for the Association, all communications concerning such matters on behalf of the Association shall be conducted exclusively by counsel for the Association and/or the trustee designated in the Lien, until any such delinquency is fully satisfied
11. From and after the recordation of a Lien, the Association may pursue enforcement of the Lien and collection of any amounts due with respect to the Lien in any manner permitted by law, including without limitation judicial or non-judicial foreclosure, as the Association determines to be appropriate, subject to, and in accordance with, all applicable legal requirements.
12. Owners have the right to submit a written request to the Association identifying a secondary address for the purposes of assessment enforcement notices. If the Association received any such written request designating or changing any such secondary address, the Association shall send a second copy of any legal notices, or other required correspondence, issued in support of the Association's assessment enforcement procedures to such secondary address from and after the time of actual receipt by the Association.

The association may charge a service fee of **\$60.00** on all checks returned by the bank.

COPPER COVE UNIT A8 OWNERS ASSOCIATION

2018 PROPOSED ANNUAL BUDGET

INCOME

| | | | |
|-----------------------------|---------------------------|---------------------------|-----------|
| OWNERS ASSOCIATION DUES | \$38,800.00 | ACCOUNTING FEES | 500.00 |
| PARKING LOT DUES | 2,000.00 | ACH & CC FEES & BANK FEES | 500.00 |
| CLUB HOUSE RENTAL | 225.00 | CLUB HOUSE SUPPLIES | 500.00 |
| CODE & COMPLIANCE FINES | 1,000.00 | COMPUTER/INTERNET | 900.00 |
| DELIQUENCY NOTIFICATION FEE | 300.00 | INSURANCE | 10,500.00 |
| FINANCE CHARGES | 400.00 | PROFESSIONAL MAINTENANCE | 4,150.00 |
| LOT DEMAND RUSH FEE | 150.00 | PROPERTY MAINTENANCE | 4,800.00 |
| LATE FEES | 1,500.00 | LICENSES, PERMITS & FEES | 500.00 |
| MAILBOX FEES | 330.00 | MAILBOXES | 200.00 |
| NSF FEES & ACH | 300.00 | OFFICE SUPPLIES | 1,000.00 |
| POOL RENTAL | 600.00 | POOL MAINTENANCE | 6,900.00 |
| RECREATION DUES | 1,000.00 | POSTAGE & MAILINGS | 500.00 |
| STORAGE FEES | 1,100.00 | PERSONNEL LABOR | 8,400.00 |
| TRANSFER FEES | 2,500.00 | LEGAL FEES | 1,000.00 |
| | | TAXES | 500.00 |
| | | UTILITIES | 8,000.00 |
| <u>TOTAL INCOME</u> | <u>\$50,585.00</u> | | |

TOTAL EXPENSES **\$49,775.00**

EXPENSES

RESERVE CONTRIBUTION 810.00

COPPER COVE UNIT 8A OWNER'S ASSOCIATION 2018 ANNUAL ASSESSMENTS AND FEES
PROPOSAL 08/16/2017

Quarterly Assessments- \$50.00 due Jan 1, April 1, July 1, and October 1 (\$200.00 annually)

Automatic Clearing House Transfers for Credit/Debit payment fee \$5.00, per payments.

Parking Lot Fee-

- o \$200.00 annually per owned unit with structure.
- o \$175.00 annually per owned unit without structure (Business Lots only). If delinquent on annual assessments, it will be subject to the Delinquency Policy.

Transfer Fees- \$175.00 be charged for any changes in ownership of properties within Copper Cove Unit 8A Owner's Association. A copy of the transferred Grant Deed must be provided to the Association Office. If private owner sale, the new owner must provide a copy of the Grant Deed to the Association Office, with the County notification of file number.

Non-Transfer Notification Fee- \$150.00 additional charge for any changes in ownership of properties within Copper Cove Unit 8A Owner's Association with-out proper notification, which includes but is not limited to foreclosures, grant deeds, quit deeds, etc.

Delinquent Certification Fee: \$50.00

Storage Fee- Bi-Annually **\$50.00** per space, due on January 1st and July 1st. Owners must have a copy of current registration and proof of insurance on file. Spaces are limited. Only approved Boats and Trailers, Empty Utility Trailers, Recreational Vessels only, **no automobiles are authorized.** If delinquent on annual assessments, it would be subject to the Delinquency Policy.

Storage Lien Process fee- \$300.00 would be applied after the Delinquent Policy has been enforced. Will be imposed in accordance with Delinquent Policy.

New mailbox Fees- \$50.00

Replacement Fee- \$35.00

Pool: o **Key Deposit-** \$75.00 o **Pool violations will be same as code and compliance fees.**

Club House Rental

o **Association Members-** Cleaning Deposit of \$75.00

o **Non-members Rental Fees** \$75.00 for 8 hours plus a refundable cleaning deposit of \$75.00

o **Non-Profit organizations** upon Board review and approval, donation of \$20.00 per day with a Maximum of 2 hours and prorated there after.

Insufficient Fund Fees- \$60.00 for all checks returned from a financial institute.

Tenant Annual Recreation Fee \$100.00 -due by May 1. The monies received from the Tenant Recreation Fee will be applied only towards the cost and maintenance of the recreation areas specifically the Pool and Tennis Courts. (With Owner written permission)

CODE AND COMPLIANCE VIOLATION FINES-

All Code and Compliance violations (including approved proposed Architect Board violations) after 15th Calendar Day notification to correct, and remain in violation the fees would be imposed as follows:

1st Offense- \$100 imposed after the 15th calendar day, and written notification mailed out, with correction to be completed within 15 days thereafter. (subject to delinquency policy for imposed fines)

2nd Offense \$200 imposed if violation a second time for the same offence and 15th calendar day notification, with correction to be completed within 15 calendar days. (Subject to delinquency policy for imposed fines. (subject to delinquency policy for imposed fines)

3rd Offense \$300 imposed if violation a second time for the same offence and 15th calendar day notification, with correction to be completed within 15 calendar days. (Subject to delinquency policy for imposed fines)

4th Offense- If final notification is required, there would be a \$25.00/ per day, until violation is corrected. (Subject to delinquency policy for imposed fines)

Serious Code and Compliance Violations- \$200.00 – and if second notification is required, there would be a \$25.00/ per day, until violation is corrected. This includes burning (without written approval of the board of directors); anything that is construed as immediate harm, damage or injury to persons/animals and property. (Subject to delinquency policy for imposed fines)

Dumping in Common Area- \$1,000.00 Per Code and Compliance and County Code Ordinance.

Copper Cove 8A Owners Association

971 Feather Drive #122

Copperopolis, CA. 95228

209 785-2740

LET YOUR VOICE BE HEARD

Come Join us in meeting and greeting with your neighbors by attending Monthly Meetings in 2018 , keep informed by looking at our website, and posted notices on the board, near our mailboxes.

Plan on attending monthly study sessions and board meetings. The best way to voice your concerns or to find out what's happening in our community is to attend. If you have ideas that you would like to share, this is the best way to be heard or you may email your suggestions to our office.

These meetings are open to all members in Good Standing. Here's your chance, attend!!!!!!!

SCHEDULE MEETINGS HELD AT THE CLUBHOUSE:

Monthly Association Board Meetings are the 3rd Wednesday of month at 6 pm.

Annual Board Meeting is Sat. Oct. 20, 2018 at 10:00 am.

Board Study Sessions are the 1st. Monday of each month at 6 pm .

ACB Meeting are 2nd Monday of each month at 5:30 pm - subject to change.

Code & Compliance are 2nd Monday at 6 pm.

Neighborhood Watch meetings are 3rd Monday at 5:30 pm.- (Quarterly).



Office Hours are Tues. and Thurs. 9 am to 3 pm. Phone: 209 785-2740

Email: ccunit8a@caltel.com

Website: ccunit8a.org

CODE AND COMPLIANCE

Assigned Volunteers Board Members are– TBD

Board of Directors– TBD

Our CODE AND COMPLIANCE BOARD COMMITTEE has been diligent reviewing properties that are not in compliance with our Rules & Regulations and Calaveras County Codes.

The CCBC has assessed approximately \$3,800.00 in code and compliance fines, since January 2017. Those properties fined have continued to maintain compliance within our rules. We urge all owners and tenants to please keep your properties clear of all weeds, trash and debris, inoperable vehicles, and unauthorized recreational vessels. It is against our CC&R's to have dismantled vehicle's on your property.



Please review around your area for the following:

With winter coming it is really important to be aware of areas that need to be cleaned of leaves and debris and dead and or fragile trees. Please take care of this on your own properties and inform the office of areas of concern on the greenbelt.

If you observe a tree not on your property needing Association attention. **DO NOT CUT ON TREES ON ASSOCIATION PROPERTY WITHOUT BOARD APPROVAL, as it would be a \$1000.00 fine,** please contact the office by phone or email, of your concern.

Absolutely **NO DUMPING** is allowed in the greenbelts. If you or your tenant are found dumping on the greenbelts, a \$1000.00 fine will be levied per county code regulations.

NEW VIOLATION REQUIREMENT ADOPTED SEPTEMBER 20, 2017: DO NOT allow your trash to accumulate on your property. The local dump station is open Friday—Monday each week. The Milton dump is open 7 days a week. And through the local waste company Cal Waste, local trash pick-up is available for a monthly fee starting at \$22.00 which includes 3 cans—one for waste, one for recyclables, and one for green/yard waste. **IF YOU RECEIVE TWO (2) VIOLATIONS REGARDING THE EXCESS GARBAGE PILING UP OR AROUND YOUR PROPERTY, YOU SHALL BE REQUIRED TO OBTAIN GARBAGE SERVICES, AND PAY THE FINE IN ACCORDANCE WITH OUR ADOPTED VIOLATION FEE POLICY.**

Illegal parking is still major issue in our community. Please make sure that you and your guests are parking either in your driveway or in the guest parking located in each of the circles. Parking illegally, blocks through traffic, particularly emergency vehicles on our narrow circles. Illegally parked vehicles are subject to towing by the CHP.

Burning is prohibited on your property. Anyone caught burning **without approval of board,** and/or a burn permit will be fined \$200.00 to \$1,000.00. **At this time Burning has been Suspended!**

Code & Compliance Unit has the authority to ensure our CC&R's are enforced. If you receive a citation for any violation of our CC&R's you have 15 days to correct the violation and inform the Association. If you need more time, please contact our office as soon as possible. However, if the violation is not corrected, fines would be enforced in accordance with Copper Cove Association Unit 8A approved Fine Schedule. They are allowed to drive through the association and take photographs of the area and/or street. We are authorized to take pictures of the violation areas only, per California Privacy Law, and the United States Laws. We will maintain the violation photos in your file for review to verify if the violation has been resolved. You may dispute a violation and/or fine imposed. Submit your appeal in writing to the Board of Directors.

The Copper Cove Homeowner's Association 8A Board would like to thank all property owners that show their pride by keeping their properties neat and clean. You Rock, thank you!