

COPPER VILLAGE NEWS

SUMMER 2015

MESSAGE FROM BOARD OF DIRECTORS:

In the past six months, we the Board of Director's have been addressing Copper Cove Lake Tulloch Homeowner's Association, Unit 8A rules and By-Laws, and re-enforcing some of the original policies for our members. In order to achieve our goals, we urge you to become involved as a community volunteer and support the Board of Directors.



It is summertime, and we are asking for all members and tenants to please drive the speed limit; and watch for children at play; and owners walking their pets. Be courteous to others and keep your pets on a leash at all times, and maintain your animals in your yard.

This is the time of year, to look at our lots for improvements and landscaping, please remember, if you are upgrading outside of your home, by putting a fence, sidewalk, painting, roof repairs, etc., you **must have prior approval of the Architect Committee and the Board of Directors. All proposals are to be submitted prior to obtaining a permit from the Building Department, and construction begin.**

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Pool Regulation infor-

As you know we are on a mandatory water conservation stage 3.5, therefore, we must adhere to the watering times requirements. We have posted the guidelines on our website for your review. It would be great for Association to do our part, and if you see water running, please let the owner know.

Let's Conserve our water!

Our Pools are now opened, and we have changed our locks this year. Notices were sent out to owners in good standings to contact our office to exchange your pool key and update your tenant forms (if applicable). The Tenant recreation fee of \$100.00 is due, if you are allowing your tenants to use the Pool. Please **DON'T LOAN YOUR KEY OUT**, as it maybe confiscated and you could be fined up to \$100.00 to \$300.00.

Our Code and Compliance Committee is out full force, and notices are being sent to the homeowners for Weed Abatement and animal containments, along with other Code and Compliance Violations. Let's help and clean our areas, and ensure your property is clear from weeds and debris at least 10 feet around your property line.

Our Board Members look forward to working with our community.

Our 4th of July BBQ had a nice turnout. Thank you for joining us!

Please be sure to visit our website calendar. We occasionally make changes in our office hours, monthly Board of Director meetings and study sessions.

OFFICE HOURS: TUES. & THURS. 9 am to 3 pm

Members Can Opt Out

Our Association has an obligation to uphold the Confidentiality of our members. In accordance with our Code and Compliance Regulations, members may request for a listing of our memberships address with approval of the Board of Directors. All members have the right to "opt out" of having their contact information disclosed. To Opt Out, complete the form below and you may contact the office via phone, scan, or email. Include your lot number with your request.

COPPER COVE UNIT 8A OWNERS ASSOCIATION
971 FEATHER DR. #122, COPPEROPOLIS, CA. 95228
209 785-2740, ccunit8a@caltel.com

OPT-OUT REQUEST FOR ADDRESS LISTING

APPLICANT INFORMATION

Name: _____ Lot# _____

Street Address: _____

Email Address: _____

PRIMARY CONTACT ADDRESS

Address: _____ Phone#: _____

City: _____ State: _____ Zip: _____

SECONDARY MAILING ADDRESS

Address: _____ Phone#: _____

City: _____ State: _____ Zip: _____

Owners Signature: _____ Date: _____

Received By: _____ Date Received: _____

ORIGINAL COMPLETED FORM TO BE STORED IN THE PROPERTY OWNERS FILE

Secondary Address for Collection Notices Civil Code 4040(b)

Owners have a right to submit secondary addresses to the Association at the time the Association issues the pro forma operating budget. Upon receipt of a written request by the Owner identifying a secondary address for purposes of collection notices, the Association shall send additional copies of any notices to the secondary address provided. The Owner's request shall be in writing and shall be mailed to the Association in a manner that shall indicate the Association has received it (via overnight delivery or United States mail return receipt). The Owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the Association shall only be required to send the notices to the indicated secondary address from the point the Association receives the request.



COPPER COVE UNIT 8A OWNER'S ASSOCIATION 2015 DELINQUENCY POLICY APPROVED: January 21, 2015

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") (Certification Mail Fee of \$45.00)
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.
13. The association may charge a service fee of \$50.00 on all checks returned by the Bank.

ARCHITECTUEAL BOARD (New Policy effective 3/26/2015)

You must have prior approval from the Architectural Board before making exterior improvements on your property or home. Plans must be approved by the ACB prior to the start of construction. It is highly recommended that anyone building in Copper Cove ascertain the location of the property pins, underground lines and any easements for their lot(s).

All new construction must be completed within one year from the date of approval. Owners would need to request in writing an explanation of the delay, and anticipation of completion date, not to exceed more than two years total.

Small Re-models and or other construction on property, must be completed with- in six months from approval of the board.

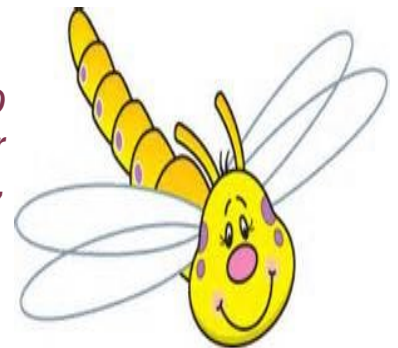
- ◆ The ACB requires that you submit two complete sets of drawings, including two copies of the plot plan and two copies of plans for the septic system, (if applicable). All plan copies requiring a permit are to have the County stamp of approval when submitted to the ACB. Plans must include total square footage.
- ◆ One set of ACB- approved plans will be made available to you.
- ◆ As soon as grading on the property has begun, notice of intent must be sent to the association office. This should be a simple explanation of your intentions after grading is completed.
- ◆ No deviations from the approved plans shall be undertaken without written approval of the ACB.
- ◆ Do not store trash or other material cleared from the property, on the lot, on an easement, or on any adjacent property after completion of construction.
- ◆ Prior written approval must be obtained from the ACB and the County of Calaveras to construct or install on your lot any temporary living quarters for use before, during or after construction.

Any violation of the aforementioned or construction without approval from the Board of Directors and/or the ARC will be subject to our Code Compliance Violation Fines.

Please submit a copy of your permit (if applicable) and designs and other information to our office for our Architectural Board to review. Also know that if you are making any changes to your interior that would require you to change any electrical (hardwired appliances), plumbing or windows, you must obtain a permit from HUD in Sacramento. For more information, please contact our office. Thank you!

NEW APPROVED CONSTUCTION HOURS ADOPTED 5/21/2015

Hours of operation for all constructions are from 8:00 AM to 8:00 PM. Anyone performing construction after or before without prior written approval, would be subject to fines from \$100 to \$300.00, per offense.



COPPER COVE UNIT 8A OWNER'S ASSOCIATION

2015 ANNUAL ASSESSMENTS AND FEES

Approved: January 21, 2015



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

Parking Lot Fee- \$200.00 annually per owned unit with structure. \$175.00 annually per owned unit without structure. If delinquent on annual assessments, it will be subject to the Delinquency Policy.

Transfer Fees- \$150.00 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- \$135.00 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 Mail Certification Fee: \$45.00

Storage Fee- Bi-Annually \$25.00 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- \$30.00

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

Club House Rental Association Members- Cleaning Deposit of \$75.00

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

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- \$50.00 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.

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. (Annual Max) '

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. (Annual Max)

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. (subject to delinquency policy for imposed fines)

CODE AND COMPLIANCE

Due to the Water Rationing and no rain this past winter

Our Code and Compliance Board continues to stay busy keeping an eye on properties that are in violation of our Code and Compliance regulations. We urge all tenants and owners to please keep your properties clear of all weeds, trash and debris, and unregistered vehicles.

We are asking members to please look around your property and clear all debris and excess tree trimmings away from the designated rain runoff ditches, and no dumping in the greenbelts as there will be a \$1000.00 fine, per county code and regulations. If the greenbelt area is behind your property needs attending, or a tree needs to be checked, please contact our office, as we have a volunteer member who would come and check it to report to our Code and Compliance Committee.

If you feel that a tree needs to be trimmed back or removed, and it is on the Greenbelt Area, you must request in writing for authorization from the Association Board. Please do not cut or trim trees without authorization as it is a liability to our Association.

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 of vehicles especially emergency vehicles on our narrow circles. Illegally parked vehicles are subject to towing by the CHP and or the Calaveras County Vehicle Abatement program.

It is against our CC&R's to have dismantled, inoperable vehicle's on your property. Please keep this in mind or you will be cited. The Code & Compliance Unit can and will give you a citation for any violation of our CC&R's. Once you receive a citation you have 15 days to correct the violation and inform the Association. If you need more time please ask. However, if the violation is not corrected, a fine beginning \$100.00 to \$300.00 will be levied to your account. These fines are subject to all late fees if not paid.

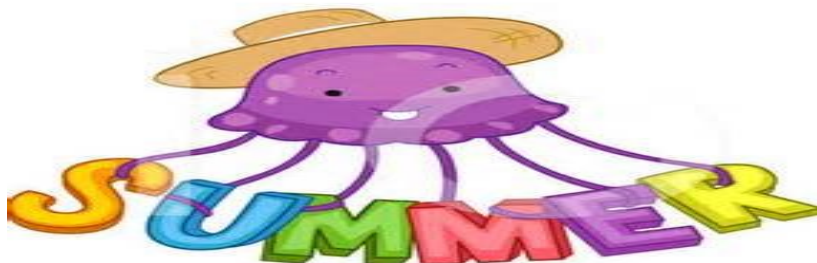
The SA Board would like to thank all property owners that show their pride by keeping their properties neat and clean. Thank you!

- **Please remember all burning permits are cancelled. Anyone caught burning without approval of the board, and/or a burn permit, will be fined \$200.00.**

Code and Compliance Committee will drive through the Association and take a photograph of the area where the citation is on your property, from the view of the Association's common Area and/or the 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.

If you are wanting to dispute a violation and/or fine imposed, you must submit your appeal **in writing** to the Board of Directors' for review and if not resolved, we will meet and confer per our CC&Rs.





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 Association 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. This includes all pets— cats, chickens included!

There has been a lot of dogs running loose lately. If the association finds the owners of these dogs, the owners will be fined.

Calaveras Animal Control code 6.20.079 states that pet owners must control “any animal (s) which disturbs the peace and comfort of the inhabitants of the neighborhood.” Please be a responsible pet owner and keep your animals properly contained and quiet.

Please remember to spay or neuter your animals. Discount certificates are available through the Calaveras Humane Society. A reminder DO NOT feed the feral cats. This just brings more into our community. Which can also bring disease. Also remember as temperatures begin to rise, please

Remember all forms can be downloaded from our web page as well as BY-LAWS, CC&R's, FEES and POOL

LET YOUR VOICE BE HEARD

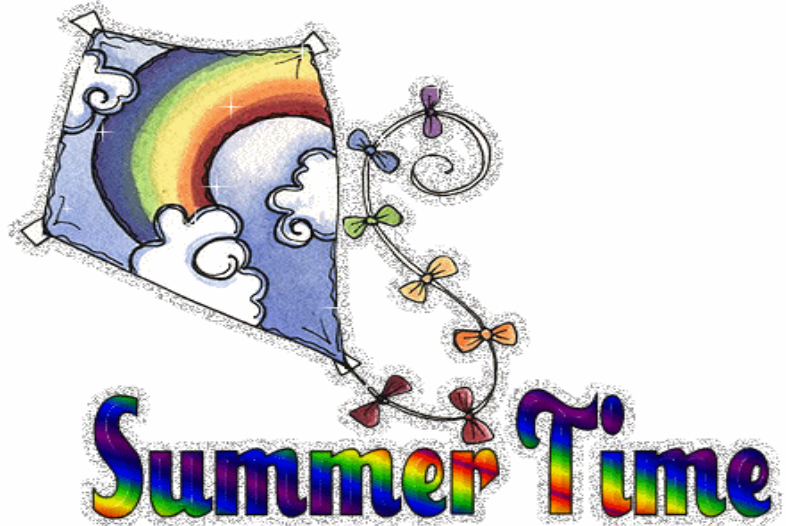
Plan on attending monthly study sessions and board meetings. The best way to voice your concerns or to find out what's happening in our community is to attend meeting's. Hope to see you there!!!!

We would like to hear any ideas that you would like to share, this is the best way to be heard. These meetings are open to all members in good standing. Here's your chance, attend!!!!!!!!!!



**COPPER COVE SA
HOMEOWNERS ASSOCIATION**

**971 Feather Drive #122
Copperopolis, CA 95228
Phone: 209-785-2740
Email ccunit8a@caltel.com**



ANNUAL BOARD MEMBERSHIP MEETING AT 10:00 AM.

Monthly Association Board Meetings are held on third Thursdays each month.

Board Study Sessions—1st Monday of each month

IMPORTANT DATES TO REMEMBER!

Check out www.ccunit8a.org for upcoming events!

Remember we accept credit card payments and e-check payments. Don't get behind with your dues! Take advantage of our payment options and stay current or get current now. Keep your account from going to COLLECTIONS.

We will be excepting nominations for Board Members in August. Members in good standing can run for seats on the board.