



COPPER VILLAGE NEWS

SPRING 2016

971 Feather Dr. #122
Copperopolis, Ca 95228

Hello Copper Cove Unit 8A members,

Presidents Notes

I would like to inform everyone of the Events we have coming up and in hopes everyone can attend.

Our Community Clean up day will be May 14th 2016 at 9:00 am to 1:00 pm. We will meet at the clubhouse, we also supply water and snacks, so bring your tools and lets clean things up.

Also we will be having our 4th of July Pot Luck with Fireworks. We would like to try and have our Flea Market (several through the year). Haven't had to much luck with the previous year. So if your interested contact the office. Dates to be determined.

For our pools, we are still waiting on Pool Company to plaster the big one (Hopefully Soon). We are shooting for Memorial Weekend. So Tenant's get your \$100.00 paid so you can enjoy the pools this year to. The weather is getting warmer which means more activity from our Children and Pets. Please obey the Speed Limit Signs, and watch for Children and Pets.

Also with all the rain we have had the weeds around here are going crazy. June 1st is the day all weeds need to be taken care of. The Fire Dept. says to have at least a 10ft clearance around your home. Better Safe than Sorry.

I look forward to seeing everybody this summer at our events and at the pools, so have a fun and safe summer.

P.S. Be sure to check out our Website at ccunit8a.org for more info.

Thank you, Robyn Cross – Board President

Office Hours are Tues. and Thurs. 9am – 3pm 209 785-2740

Email: ccunit8a@caltel.com Website: ccunit8a.org

ARCHITECTURAL CONTROL BOARD

Policy effective 4/16/2015

You must have PRIOR APPROVAL from the Architectural Control Board ACB 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).

Small remodels and or other construction on property, must be completed within six months from approval of the Board.

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.

The ACB requires that you submit 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 for both new and small remodels and other construction.

One set of ACB approved plans will be made available to you and a copy on file.

No deviations from the approved plans shall be undertaken without written approval of the ACB, by submitting an addendum proposal for review and prior to start of the change.

Do not store trash or other material cleared from the property, on an easement, or on any adjacent property during or 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 ACB will be subject to our Code and 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, if you are making any changes to your interior that 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!

ADOPTED CONSTRUCTION HOURS 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 \$100.00 to \$300.00, per offense.

CODE AND COMPLIANCE

Due to the Water Rationing and no rain this past year,

Our CODE AND COMPLIANCE BOARD COMMITTEE continues to stay busy reviewing properties that are non compliance of our CODE AND COMPLIANCE COMMITTEE. We urge all tenants and owners to please keep your properties clear of all weeds, trash and debris, and inoperable vehicles, and unauthorized recreational vessels. It is against our CC&R's to have dismantled vehicle's on your property. Please keep this in mind, fines are applicable.

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 around 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 in 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. (All property's to be cleared by June 1st, 2016.)

Don't 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 local trash pick-up is available for a monthly fee.

***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 and/or the Calaveras County Vehicle Abatement program.*

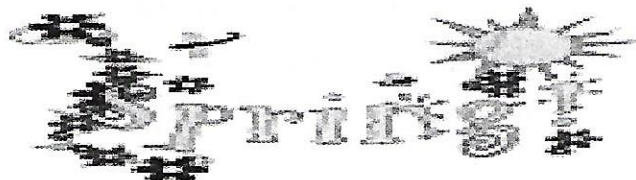
Code & Compliance Unit has the authority to ensure our CC&R's are enforced. If you receive a citation for any violation of our CC&R's you have 15 days to correct the violation and inform the Association. If you need more time, please contact our office as soon as possible. However, if the violation is not corrected, a fine beginning at \$100.00 to \$300.00 will be levied to your account. These fines are subject to increase and all late fees if not paid.

***BURNING IS PROHIBITED** on your property. Anyone caught burning without approval of board, and/or a burn permit will be fined \$200.00. The association has approval for designated areas only for association common area clean up.*

Code and Compliance Committee will 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” .



Our fee schedule is posted on our website ccunit8a.org for your review. The 8A Board would like to thank all property owners that show their pride by keeping their properties neat and clean. Thank you!

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, and if the Association finds the owners of these dogs, the owners will be fined. This includes all pets—cats included! While walking your dogs throughout the tract, please pick up after them and keep them off of private property.



6.10.010 - Control law.

No person owning or having charge, care or custody of any dog shall cause or permit such dog, either willfully or through failure to exercise due care or control, to be at large as defined in Section 6.04.030. A third violation of this section within a twenty-four month period is a misdemeanor.

(Ord. 2641 (part), 2001).

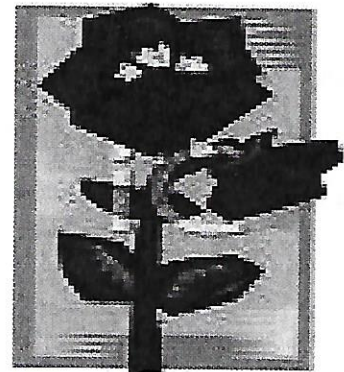
(Ord. No. 3009, § 1, 5-22-2012)

Please remember to spay or neuter your animals. Discount certificates are available through the Calaveras Humane Society. Sonora Cat Rescue does spay and neuter as well. You can contact them at 209 591-8086 or on their website Sonoracatrescue.org. A reminder DO NOT feed the feral cats. This just brings more into our community which can also bring disease. Furthermore as temperatures begin to rise, please do not leave your pets unattended in vehicles or outside with no shade and water. Thank you!

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

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. If you have 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!!!!!!!!!!





**8-A HOMEOWNERS
ASSOCIATION
COPPER COVE
VILLAGE**

8-A Homeowner's Association Tenant Information Form

Any owner who rents out their 8-A Homeowner's property must provide the Association with the following information for each renter. This information will be used to authorize usage of the Association's amenities and for communication purposes.

Please return a completed form within 30 days of receipt of the form or of new tenant occupancy.

Lot # _____ 8A Property Address _____

Owner Information

Owner Name: _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Renter Information

Renter(s) Name: _____

Renter(s) Mailing Address _____

City: _____ State: _____ Zip: _____ Phone: _____

8-A Mailbox # Issued to Property _____

Does Tenant have a pool key? _____ Yes _____ No

Owner Signature: _____ Date: _____

Please Return Completed Form to:
8-A Homeowner's Association
971 Feather Dr. # 122
Copperopolis, CA 95228
209-785-2740
Email -ccunit8a@caltel.com

This is to provide the 30 Days' Notice of the proposed 5 Gallon Propane Cylinders/Tanks Rule as required by Civil Code §4360 Davis-Stirling. Full text is provided.

The Board must provide members with 30 days to review and comment upon the propose rule before placing it in effect. Please provide your comments to the Board in writing within the 30 days.

5 Gallon Propane Cylinders/Tanks Rule

At the _____ 2016 Board of Directors' Meeting, the Board adopted this 5 gallon propane tank rule in an effort to promote the health and safety of the owners and residents of the community.

This rule is within the authority of the Board conferred by the Additional Restrictions paragraph D.4. (CC&Rs). This rule is not in conflict with any Association Governing Documents, it is adopted in good faith, and is reasonable.

The 5 gallon propane cylinders/tanks are not to be used to provide propane to any home and/or home appliance within a home. The 5 gallon propane cylinders/tanks are not to be attached directly to any larger propane tank installed by a propane company. The 5 gallon propane cylinders/tanks are not to be directly attached to LPG lines for the purpose of providing propane to a home, home appliances, or water heaters.

This usage of the 5 gallon cylinders/tanks is viewed, by the Board of Directors, as a severe safety issue. The regulators used for this hook-up, placed on 5 gallon propane cylinders/tanks, are not properly set for the total BTU load of a home and thereby are dangerous to other neighboring homes.

Violations of this rule are subject to the Code and Compliance fine structure.

GAS SAFETY

Residential Customers

**Protect your family and property.
Always call 811 before you dig.**



NEIGHBORHOOD WATCH

In the past year we have had an increase of crimes, such as burglaries, home invasions, theft and disturbances throughout our neighborhood.

Therefore, upon request of our members we have re-established our Neighborhood Watch Program, and we are looking for both Owners and Tenants to get involved toward making our Association safe and protecting our neighbors. We are looking for our community to have designated positions in each Circle and Feather Dr. Look for flyers and to the website at www.ccunit8a.org for upcoming events. Our meetings are once a month on the third Monday of the Month at 5:00 pm at the Association Clubhouse

Recreation Swimming Pools

Summertime is here and we have new plastered pools. We are so excited. The pools will be accessible starting Memorial weekend for those members in good standing. Tenants are allowed to use the pools for a Recreational Fee of \$100.00. Tenant Recreational Fee is due by May 15th. Please update Tenant forms on file. The Association will provide a gate key to owners only. If you need a gate key, there is a \$75.00 deposit fee. Pool hours of operation will be from 8 am to 8 pm daily.

Meetings Recap

Monthly Association **Board of Directors' meetings** are held on the 3rd Wednesday of each month at 6 pm in the Clubhouse.

Monthly **Board of Directors' Study Sessions** are held the 1st Monday of each month at 6 pm in the Clubhouse.

Monthly **Code and Compliance Committee** meetings are every 2nd Monday of each month at 6 pm in the Clubhouse.

Neighborhood Watch meetings are every 3rd Monday of each month at 5 pm in the Clubhouse.

Payment of Assessment Fees

We accept credit cards Visa, Master Card, American Express, and e-check payments. A 5% fee is applied to credit card payments to defray the fees past to the Association. Take advantage of our payment options and stay current.

EMAIL

If you would like to be set up to receive your Newsletters by email please send your request and email address to the Association Office at ccunit8a@caltel.com.

OPT-OUT

Just a reminder that you as a homeowner have the option to "opt out." Opt out-meaning that you have the choice to not have your name and mailing information distributed to members who request the list of the Membership. Contact the office at (209) 785-2740 or email: ccunit8a@caltel.com to OPT-OUT.

Copper Cove Unit No. 8-A Owners' Association

Election Rules

January 2016

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, of ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

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Copper Cove Unit 8-A Owners' Association
Election Rules

January 2016

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Copper Cove Unit 8-A Owner's Association
Election Rules

The Board of Directors adopted these election rules in accordance with California Civil Code §5100 et seq. Notwithstanding any other law or provision of the governing documents, these rules shall apply to all matters set forth in Section 5105 of the California Civil Code.

Section 1. Inspector(s) of Election

A. Appointment and Term

1. Appointment. The Board of Directors shall appoint one or three persons to serve as the Inspector(s) of Elections, who shall serve at the discretion of the Board, and who shall have such powers and duties as the Board shall determine, subject to the limitations imposed by these Election Rules.

B. Qualifications

1. The Inspector(s) of Elections must be an independent third party who is not any of the following:
 - a. Currently a Member of the Board of Directors or a candidate for the Board of Directors; or
 - b. Related to a Member of the Board of Directors or a candidate for the Board of Directors.
2. Within the absolute discretion of the Board, an independent third party may be a person who is currently employed or under contract to the Association for any compensable services.

C. Powers

1. Notwithstanding any provision in the Association's governing documents to the contrary, an Inspector(s) of Elections shall preside over an election or vote dealing with any of the matters set forth in Civil Code 5115, Sections (a), (b), (d), and (e).
2. The Inspector(s) of Elections may meet and discuss election issues amongst themselves and/or with the Association's legal counsel.
3. The decision or act of two or more Inspector(s) of Elections shall be effective in all respects as the decision or act of all.

D. Duties

1. The Inspector(s) of Elections shall perform his or her duties impartially, in good faith, to the best of his or her ability, and as expeditiously as is practical.
2. The Inspector(s) of Elections shall do all of the following:
 - a. Determine the number of Memberships entitled to vote and the voting power of each.
 - b. Determine the authenticity, validity, and effect of proxies, if any.
 - c. Receive ballots.
 - d. Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote.
 - e. Count and tabulate all votes.
 - f. Determine when the polls close.
 - g. Determine the tabulated (tally) results of the election.
 - h. Appoint and oversee additional persons to count and tabulate votes as the Inspector(s) of Elections deems appropriate, if permitted by California law.
 - i. Perform any acts as may be proper to conduct the election with fairness to all Members in accordance with this section and all applicable rules of the Association regarding the conduct of the election that are not in conflict with this section.
 - j. Prepare a written report of the activities undertaken in any election.

Section 2. Director Qualifications

- A. All persons nominated for election to the Board of Directors shall be a member in good standing. Good standing means a Member who is not delinquent on any dues, fees, fines or assessments on any lot owned by the Member.
- B. If a lot owner is a corporate entity, it must designate one individual who will serve as the Member and must notify the Association's Board of Directors, in writing, of the name of the individual who has been so designated. Only the individual designated by the corporate entity as the Member may nominate himself or herself for the Board.

Section 3. Nomination Procedures

- A. Members may nominate themselves for candidacy in an election to the Board of Directors by written notification of desire to be a candidate. The written notification may be either mailed, hand delivered, or e-mailed to the Association within a sufficient amount of time before ballots are sent out. Further, members wishing to nominate themselves for candidacy may also do so at the regular Board of Director meeting held in August.

- B. If a person nominated is not qualified to hold an elected position his or her name shall not appear on the ballot and he or she will not be permitted to serve if elected.

Section 4. Media Access

- A. Candidates and Members advocating a point of view may, but are not required to, submit a statement (hereafter, "Director Election Statement or View Point") which shall not exceed one side of a single 8½ X 11 page and which shall be reasonable related to the election, and by submitting a Director Election Statement, the author accepts full responsibility for the content thereof and agrees to indemnify the Association and its agents and representatives for any and all damage arising from or related to any such content. The Association shall not edit or redact any content from these communications, but may include a statement specifying that the candidate or member, and not the association, is responsible for that content.
- B. Black and white copies of the Director Election Statement or View Points submitted during the campaign may, at the discretion of the Board, be either published in the Associations' newsletter, Internet Web site or be distributed with each ballot.

Section 5. Common Area Meeting Space

- A. Access will be provided to the common area meeting space during a campaign, at no cost, to all candidates, including those who are not incumbents, and to all members advocating a point of view, including those not endorsed by the Board, for purposes reasonably related to the election.

Section 6. Voting Qualifications

- A. Members in good standing shall be entitled to one vote for each lot in which they hold the interest required for membership as stated in the Declaration of Additional Restrictions Copper Cove Subdivision at Lake Tulloch Unit No. 8-A, Additional Restrictions, paragraph 5. (a) Membership.
- B. When more than one person holds such interests in any lot all such persons shall be members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot.

Section 7. Methods of Voting

- A. Secret Ballot Process. Notwithstanding any other law or provision of the governing documents elections regarding assessments legally requiring a vote, election and removal of directors, amendments to the governing documents, or a grant of exclusive use of common area pursuant to Section 4600 shall be held by secret ballot in accordance with the procedures set forth herein and at Civil Code § 5115.

- B. Proxies shall not be used in voting by Members for any purpose.

Section 8. Voting Period

- A. The Board of Directors shall generally determine the dates upon which polls will open and close. Once appointed to oversee an election, the Inspector(s) of Elections shall determine, in their discretion, the specific days and times when the polls close.
- B. In the Board of Directors sole discretion the voting period may be extended if sufficient ballots have not been received to establish a quorum.

Section 9. Ballot Content and Secret Ballot Method

- A. Voting with regard to the matters addressed in Civil Code Section §5100 et seq. shall be determined by using a double envelope system to ensure the anonymity of the Member casting his or her vote.
- B. Ballot Content: Each candidate's name shall be included on the official ballot form, listed in alphabetical order by last name. The ballots shall further state all of the following:
 - 1. The number of directors to be elected;
 - 2. When applicable, in elections to approve an amendment of the governing documents, the text of the proposed amendment shall be delivered to the members with the ballot;
 - 3. The date and time the initial balloting period will close;
 - 4. The quorum requirement; and
 - 5. The statement – “The Board shall have the power to extend the balloting period if sufficient ballots have not been received to establish a quorum.”
- C. Secret Ballot Method
 - 1. A ballot and two pre-addressed envelopes with instructions on how to return the ballot shall be mailed by first-class mail or delivered by the Association to every Member not less than 30 days prior to the date that the polls will close. In order to preserve confidentiality, a voter may not be identified by name, address, or the lot that entitles him or her to vote on the ballot.
 - 2. The ballot itself is not to be signed by the Member voting, but is to be inserted into an envelope that is sealed by the Member. This envelope is inserted into a second envelope that is sealed by the Member.
 - 3. The second envelope is addressed to the Inspector(s) of Election. In the upper left-hand corner of the second envelope, the voter prints and signs his or her name, address, and lot that entitles him or her to vote
 - 4. The ballot may be mailed or delivered by hand to a location specified by the Inspector(s) of Election. The Member may request a receipt for delivery.
 - 5. Once a ballot is cast it cannot be revoked.

Section 10. Distribution of Ballot Packets

- A. No later than 30 days, nor more than 60 days, prior to the date scheduled for the close of the balloting period, the Association shall mail one ballot packet to each Member, via first-class U.S. mail. Each ballot packet shall contain all of the following:
 - 1. One official ballot;
 - 2. Black-and-white copies of all Director Election Statements or View Points received by the Association in a timely manner, if not previously provided;
 - 3. A statement specifying that the Association was not permitted to edit or redact any content from the Director Election Statements and thus the author of each Director Election Statement, and not the Association, is responsible for the content of his or her Director Election Statement, if not previously provided;
 - 4. Two sealable envelopes, a smaller (inner) envelope and a larger (outer) envelope;
 - 5. Instructions on how to vote using the two-envelope system; and
 - 6. Notice of the upcoming Annual Membership Meeting.
- B. The smaller envelope shall not request or require the voter to identify himself or herself or his or her Lot Number or property address. The larger envelope shall be pre-addressed to the Inspector of Election at the address specified by the Inspector of Election. The larger envelope shall contain either blank lines in the upper left hand corner for the voter to sign his or her name, indicate his or her name, and indicate the address or separate interest identified that entitles him or her to vote or a pre-printed label that indicates the voter's name and the address or separate interest identifier that entitles him or her to vote and contains at least one blank line for the voter to sign his or her name.

Section 11. Vote Tabulation

- A. The ballots shall not be opened or otherwise reviewed prior to the time and place at which the ballots are counted and tabulated.
- B. All votes shall be counted and tabulated by the Inspector(s) of Election, or the duly authorized persons appointed by the Inspector(s) of Election to count and tabulate the votes if allowed under California law, in public at a properly noticed open meeting of the Board of Directors or Members.

Section 12. Election Report

- A. The Inspector(s) of Election shall promptly report the results of the election to the Board of Directors as specified in Attachment No. 1, attached hereto. The Board of Directors shall record the results of the election in the minutes of the next board meeting and make them available to the Members of the Association for review.
- B. Within 15 days of the election, the Board shall publicize the results of the election in a communication directed to all Members.

LANDLORDS: Pass this Newsletter information to your Tenants

Extra Copies of this Newsletter are in the Office

Office Hours: Tuesday and Thursday
9:00 am to 3:00 pm