



COPPER VILLAGE NEWS

Fall/Winter 2016

Copper Cove 8A Board Message

Happy Holidays!

By a majority of the vote, the new Board of the Homeowners Association are: Regina Partain - President, Nick Farnsworth - Vice President/Treasurer, and Sue Bornn - Secretary. We also welcome Karen Turner, as our Sergeant of Arms. The new Board would like to take this opportunity to thank our previous Board of Directors, Robyn Cross, Caryn Garner, and Renee Irwin for their volunteer services to Copper Cove Village Unit 8A Homeowner's Association. During their tenure they initiated the Tree Committee and Neighborhood Watch Program, assisted the Code & Compliance Committee to improve the Violation letter along with a new implemented coding system of our rules and guidelines regarding member's property, provided clarification on the Election Rules Policy and implemented a new payment plan processing method.

Your new Board of Directors have prioritized the following goals for 2017:

- Improving the condition of all common areas including the replacement of the inoperative heating/air conditioning unit in the 8A Clubhouse.
- Striving to continue the Associations mission of building our reserve account.
- To once again work from a realistic balanced budget in order to recover from the deficit left by the previous Board.
- To always keep our membership informed of all Association business through meetings, newsletters and our association website.

Please come and join us at our last meeting of the 2016 year at 6:00 pm on December 21st. We will be having a Christmas Celebration with desert potluck to share with all community members. Hope to see you there!

Happy Holidays and have a safe and prosperous New Year!

In this addition of our newsletter you will find the following information to be helpful and informative.

- The proposals for:
 - 2017 Budget & 2017 Fine Schedule
- Code and Compliance Meeting updates
- 2016 Delinquency Policy
- Pet Corner
- Architect Control Board Section

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– Robyn Cross, Mike Cross, Tom Turner,
Board of Directors– Nick Farnsworth, Vice President and Regina Partain, President

“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).



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 community, please pick up after them and keep them off of private property. We encourage you to please review the following Calaveras Code Ordinances:

6.10.010- CONTROL LAW.

“No person owning or having charge, care or custody of any dog shall cause or permit such dogto be at large as defined in Section 6.04.030. “

6.10.030 - INJURY TO PERSON AND OR DAMAGE TO PROPERTY. “No person owning or having charge, care or custody of any dog shall cause or permit such dog..... to Injury people or animals or damage property. “



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 8A Owners Association

971 Feather Drive #122

Copperopolis, CA. 95228

209 785-2740



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 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.

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

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

Code & Compliance are 2nd Monday of each month at 6 pm.

Every two months Meetings:

Neighborhood Watch meetings are 3rd Monday at 5:30 pm.-subject to change.

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

CODE AND COMPLIANCE

Assigned Volunteers Board Members are– Richard Rumminger,

Board of Directors– Nick Farnsworth, Vice President and Regina Partain, President, Susan Bornn, Secretary

Our CODE AND COMPLIANCE BOARD COMMITTEE continues to stay busy reviewing properties that are not in compliance with our Rules & Regulations and Calaveras County Codes. 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 keep this in mind as fines are applicable.

- The Tree Committee volunteers Bob Weston, Ed Saldana, and Renee Irwin, have prepared a map of the common areas within our association. If you observe a tree not on your property needing Association attention, you must request in writing to the Association describing the location of the tree and its condition. The report will then be referred to the tree committee for follow-up. Please do not cut or trim trees without authorization as it is a liability to our Association.

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. 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.

- 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.
- 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.
- 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 & 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 if not paid.

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.

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

