

COPPER COVE 8A ASSOCIATION

WORD FROM THE BOARD

2019/2020 updates

Hello everyone, I just want to introduce myself. My name is Sue Bornn and this year I will be representing the Copper Cover 8A Association as President of the Board and Regina Partain is our Vice-President this year. We have lost a board member and are asking for our homeowners to step up and fill the position. I know many of you would be beneficial to this board with your new ideas and strategies. So, I am asking those interested to step up and become involved. I know many of you are concerned about your property and neighborhood. So, join us and help make this a better community for all.

The Covid-19 shelter in place order disrupted many lives and businesses but it was set in place to protect lives. Our office has been closed as well as our pool. The office will now open on Tuesday 12-3 and Thursday 9-3. We are hoping the pool can open in Phase 3.

WE HAVE A NEW OFFICE CLERK HER
NAME IS KELLY. PLEASE WELCOME
HER AND BE PATIENT AS SHE LEARNS
THE OPERATION OF OUR
ASSOCIATION.

UPDATE AND GOALS

Last year we had more trees trimmed and some removed as they were considered dangerous. We also had the mail kiosk repaired as it was looking a little shabby and the deck was becoming a hazard. We added decking on the other side of the building with hope of adding more mailboxes in the future. The beginning of 2020 we had it painted and hope to have a new roof installed later.

WEED ABATEMENT MUST BE DONE A.S.A.P

ARCHITECTURAL BOARD

REMEMBER BEFORE YOU BUILD - Prior approval is required from the Architectural Board to make sure it is within the constraints of our by-laws.

New manufactured homes, sheds, fencing, decks,

and any exterior modifications must be approved **before** construction begins. You are required contact our office and submit all request in writing, including (2) copies of the property plot plans identifying the proposed changes and timeline. If you begin construction or improvements without prior approval you would be subject to a citation and/or fine.



CODE AND COMPLIANCE REMINDERS

ABSOLUTELY NO DUMPING IS ALLOWED IN THE GREENBELTS OR INSIDE THE CIRCLES. We ask for your help to let your children know this. We do not have the resources to maintain these areas and ask for your cooperation.

If you receive two (2) violations regarding garbage or blight on your property **YOU WILL BE REQUIRED TO OBTAIN GARBAGE SERVICE** and pay any fines imposed.

NO STREET PARKING ALLOWED You must park on your property or own driveway. Our streets are narrow and must always be clear for emergency vehicles.

NO BOATS OR RV SHOULD BE ON YOUR PROPERTY. We have a storage area in which you can park for a nominal fee. Storage fee is \$100/annually.



WE ALL LOVE OUR PETS

However, some pets misbehave and want to check out the neighborhood unattended. Please let you pet know they are breaking the rules of 8A and Calaveras County. Your pet may check out the neighborhood if they have their owners in tow with a leash. When walking your dog, be considerate and do not loiter around homes with other dogs. This will cause the resident dog to bark while protecting their home.

POOL USE AND INFORMATION

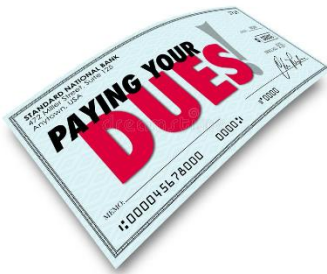
We are privileged to have pools in our association. They are a big cost to our association. Therefore, the pool is open to 8A residents who are up to date on dues and other charges. Tenants may use the pool by paying a "Recreation fee" each year. It is usually \$100 per year but because of Covid-19 shelter in place, the price will be pro-rated. All rules must be obeyed. No alcoholic beverage, no glass, no drugs and smoking in designated areas only are some of the main rules. County has not set a date to re-open pools at this time.



LANDLORD' S CORNER

You are required to update your Tenant Form annually or when you get a new tenant. Mail or email them to our office. To avoid compliance fines, you are urged to drive by your properties regularly. Some properties are unsightly and consumed with trash, broken down vehicles, and weeds. There are also some tenants feeding and encouraging feral cats to multiply in the community. Remember if you are fined twice for garbage blight you will be required to provide Cal Sierra trash pick up for your tenant. We thank the landlords that have their tenants abide by association CC&R's. Note: you can print forms from the website at www.ccunit8a.org .

ASSOCIATION DUES/PAYMENTS AND PAYMENT PLANS



Just a reminder annual assessment billing is sent out each December for a total of \$200 per lot. You may pay in full or pay quarterly. If you chose to pay quarterly payments are due January 1st, April 1st, July 1st, and December 1st. A late fee of \$10 if received after the first. You may call the office and pay by credit card (with a \$5.00 service fee). We now can take E-payments (bank transfer no service fee for this). Call the office and the office clerk will send you an invoice via email with a link to process your payment. We offer a payment plan if you are behind on your dues. Payment plans are updated each December. Please call the office at 209-785-2740 for more information.

PLEASE JOIN US YOUR VOICE WILL BE HEARD

We would like you to join us by attending our monthly meetings and find out what is happening in your neighborhood. Your ideas and comments are important.

TENATIVE MEETING SCHEDULES

Monthly Association Board Meetings are the 3rd Wednesday of the month at 6:30 pm.

Code and Compliance meetings are 2nd Monday of the month at 6:30 pm.

Architectural Board Committee (closed) 2nd Monday of the month as needed.

ALL MEETINGS WILL BE POSTED AT THE MAILBOX KIOSK AND WEBSITE

IF YOU WOULD LIKE YOUR INVOICES AND STATEMENTS EMAILED, PLEASE CALL OR EMAIL THE OFFICE AND PROVIDE EMAIL ADDRESS INFORMATION. THANK YOU

REMMBER YOU CAN VIEW OR DOWNLOAD DETAILED FORMS, DOCUMENTS, CC&R'S, BY-LAW'S, FEES AND POOL RULES BY GOING TO OUR WEBSITE AT: WWW.CCUNIT8A.ORG

Copper Cove 8A Homeowner's Association

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