

# COPPER COVE 8A HOMEOWNER'S ASSOCIATION

## **REMEMBER NO DUMPING IN THE GREENBELT \$1000 FINE**

If you haven't notices, we have had the greenbelt area cleared of debris, cut some trees and trimmed and had the culverts cleared. Thank you Watson Industries.

Now that the greenbelt area is cleared of organic material we have noticed that some houses have placed/dumped stuff/debris (cuttings from yard, wood, chairs, etc.) in the greenbelt area. There is a \$1000 fine for dumping in the greenbelt. So please make sure you, as a homeowner and your tenants remove whatever is in the greenbelt area behind your fences. Fines will be sent out to the few we have taken pictures of. We really don't want to be issuing these large fines so make sure there is no unwanted debris behind your fence area. DEADLINE IS APRIL 15<sup>TH</sup>. We thank you in advance for cleaning your area.

## **GET YOUR ACCOUNT CURRENT**

**If your statement amount due is more than \$200 please contact the office at 209-785-2740 to start a payment plan or remit your total amount due. If your statement amount is more that two (2) years in arrears (\$400) and do not have a payment plan in place your property will be put into the lien process. You will be notified by the attorney on how to clear your property of the lien.**

## **POOL NEWS**

We are hoping to open the pool this summer. To have pool privileges your account must be current.

If you are an owner and still have not exchanged your key for a card visit the office and exchange key for card. If you are a new owner in our association of have lost your key, there is a one-time fee of \$75. If you lost your card a replacement is \$75.

If you are a tenant and would like to use the pool, there is a \$100 yearly fee. PLEASE HAVE PAYMENTS IN BY MAY 1<sup>ST</sup>

**TENANTS:** IF THE PROPERTY YOU ARE RESIDING AT HAS OUTSTANDING FINES DUE TO CODE AND COMPLIANCE VIOLATIONS, YOU WILL NOT BE ISSUED POOL PRIVILEGES UNTIL THE FINES ARE PAID. CHECK WITH YOUR LANDLORD. NO EXCEPTIONS!

**LANDLORDS:** IT IS YOUR RESPONSIBILITY TO GIVE YOUR TENANTS A COPY OF THE CC&R'S AND CODE AND COMPLIANCE REGULATIONS SO THEY UNDERSTAND THEM. FINES WILL BE SENT TO HOMEOWNERS FOR ANY VIOLATIONS.

**LANDLORDS:** BE SURE THE OFFICE HAS CURRENT TENANT INFORMATION ON FILE AT ALL TIMES, ESPECIALLY IF YOUR TENANT PLANS ON USING THE POOL.

## **MORE NEWS**

STEP UP AND VOLUNTEER – THERE IS AN OPEN POSITION ON THE BOARD

JUNE 1<sup>ST</sup> IS THE DEADLINE FOR WEED ABATEMENT-TO AVOID A FINE.