



COPPER COVE SA HOMEOWNER'S ASSOCIATION

Phone : 209-785-2740
E-mail : ccunit8a@caltel.com
Website: www.ccunit8a.org

971 Feather Dr. #122
Copperopolis, CA 95228

Officers:
President: Karen Turner
Vice President: Holly Zavaleta
Secretary / Treasurer: Regina Partain

October 11, 2025

Dear Members,

This notification is in Accordance with Civil Code § 5615. Notice of Assessment Increase and Emergency Special Assessment and compliance with CC&R section 7 c. and d.

After a thorough review of our most current financials and the need to meet our insurance requirements, the Board of Directors have made the very difficult decision to unfortunately increase our Annual Dues to maintain the increase to our daily operating costs – which include utilities, insurance, property taxes, etc. In addition to the increase to our annual assessment, a one-time Emergency Special Assessment is also needed to complete major repairs that are urgently needed and must be completed as soon as possible in order to satisfy the demands of our insurance company and keep our policy. And finally, we must replenish our reserve account that was depleted in order to keep the association running due to the unfortunate fraudulent activity conducted by a past office employee last year.

During our annual meeting held today, October 11, 2025, the Board has proposed the following fee schedule changes beginning January 1st, 2026:

- Proposal of 2026 Annual Assessments and Parking Lot Lease to increase 10% from \$225.00 annually to \$250 and increase by 10% each year thereafter for the next three years. (2027= \$275, 2028=\$302, 2029= \$332). (Proposal approved 3-0)
- Assessing a one-time Emergency Special Assessment in the Amount of \$175.00 per lot, equivalent to \$33,025.00. The emergency Assessment for the following reasons:

Hazardous Conditions and Threats to Personal Safety. An extraordinary expense is necessary to repair or maintain the common interest development or any part of it for which the association is responsible, where a threat to personal safety or another hazardous condition or circumstance on the property is discovered: The rain runoff/Culvert behind the pool area was damaged due to illegal joy riding on the common area and destroyed the runoff area which prevents flooding to neighboring lots.

Unforeseen Repairs. An extraordinary expense necessary to repair or maintain the common interest development or any part of it for which the association is responsible that could not have been reasonably foreseen by the board.

The roof of all four buildings are in dire need of repair, fixing or replacing. Aging of the structures also include some dry rot.

In addition to our financial concerns, we as a Board also discussed our collective concerns about the lack of interest, attendance and or participation in Association business, and activities. We are disappointed by this trend because we know that our collective energy and input are what made this organization great in the past.

We believe that our strength lies in our community, and we want to ensure that we are meeting your needs and providing value for your membership. This is a moment for us to reflect and find a better path forward together.

We need to hear from you. What can we do to make our community a nicer place to live? What events would be more appealing? What topics are you interested in? Your voice is essential to shaping the future of this organization. Please join us by attending our next meeting on November 8, 2025, at 9:00 am. If you can't join us please share your ideas or concerns via email at ccunit8a@caltel.com.

The Board will vote on the above proposal at this meeting.

We are confident that by working together, we can rebuild a vibrant and active community. We look forward to hearing from you.

Very sincerely,
Copper Cove 8A
2025/2026 Board of Directors