

4th Quarter 2012
Volume 1, Issue 1

CCHOA Newsletter

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CopperCreekEdmond@gmail.com

Website:
[http://www.neighborhoodlink.com/
Copper_Creek-Edmond](http://www.neighborhoodlink.com/Copper_Creek-Edmond)

CCHOA Board Members:

Carrie Snell – President
Mike Genduso – Vice President
Crystal Kowalik –Secretary
Sarah Bytyqi – Asst Secretary
Kyle Weldon – Treasurer

Neighborhood Watch Contact:
Joe Garrett – Chair

Beautification Committee Contact:
Sherry Johnson – Chair

Welcoming Committee Contact:
Sarah Bytyqi – Chair

Any exterior changes or improvements made to your property need to have the approval of the Architectural Committee prior to project starting. The Architectural Committee will review these changes and give you a written response. Forms are available on our website.

We ask you to review and familiarize yourself with our Neighborhood Covenants. You can download a copy from our website.

Common violations include: No parking of any Commercial Vehicle, boat, trailer, or RV on the street, Trash cans must be screened in and not visible from the street, Roof Shingles must be Weathered Wood in color, Fences must be wood and may not exceed 6'.

We have over \$20,000 in unpaid dues. It is critical that we collect all dues to pay for necessary expenses. If you don't pay, a lien is placed on your home. To pay your past due balance contact NSC at 405-348-1436 or mail to 1322 Fretz Dr Edmond, OK 73003

Greenbelt and Pond Cleanup



One of the primary focuses for the HOA in the coming months will be cleaning up the Greenbelt and Ponds. We have hired a company to maintain our ponds and remove all of the brush in the stream between the North & South Ponds. If you haven't been out to the greenbelt lately you might not have noticed the 8'-10' tall brush impeding the view to the North side of the pond. Both ponds are full of algae, primrose & cat tails.

Not only is the sight visually unappealing but the fish that have been stocked in the ponds are dying and the mosquitos are bothersome if you spend any time on the greenbelt at all. The fountain in the South pond has been repaired but the North pond fountain's motor is still out.

Thanks to a cooperative agreement with the Copper Creek Villas we were able to start immediately on the cleanup efforts and hope to have the greenbelt looking good in a few short months.

Budget Update

Keep in mind that the 2012 Budget was established prior to the current Board of Directors as was all expenses made through 06/30/2012. The current Board of Directors has less than \$13,000 or 28% of the annual budget available to pay all obligations through December 2012. The annual budget is established based on all 254 homes paying their annual dues.

Summary of Expenses through 06/30/2012:

Administration	\$3,784.12
Maintenance	13,660.36
Security	10,125.00
Social	4,753.55
Utilities	<u>1,182.88</u>
Total Expenses	\$33,505.91

2012 Budget:

Administration	\$8,600
Maintenance	19,325
Security	11,000
Social	4,754
Utilities	<u>2,700</u>
Total Operating Budget	\$46,460

Importance of paying your dues

The CCHOA Annual Budget is based on all 254 homes in our HOA paying their \$175 annual dues. If you delay or fail to pay these dues you are seriously hindering the ability of the HOA to continue operations. The main expense that the HOA incurs is the maintenance of the common property. We have a new lawn maintenance company that mows all the grass and have hired a company to improve the condition of the ponds. We are working to establish a budget for 2013 that will allow us to start setting aside reserves for mandatory maintenance that will be required in the future.

Failure for everyone to pay their dues might also require the HOA to increase the annual dues to cover actual expenses. Annual Dues are due by March 1st.

CCHOA Directory for Neighborhood Watch

The following information is requested to complete a Directory for the purpose of the Neighborhood Watch Program and so that you can be included on emails from the board regarding things happening in our Community like events, thefts, lost or found pets, etc.

Please email this information to: CopperCreekEdmond@gmail.com

Names
Address
Phone
Email

Children's Names & Ages
Pets
Emergency Contact

Sign up at www.oge.com. Get credit for Copper Creek by clicking on "How did you hear about this?" select "other" and enter our code or call 877-898-3834

Our code: NCOPPERCREEK



Call the Action Center at 405-297-2535 to report issues like illegally parked cars, dead trees and tall weeds or make a report online at www.okc.gov. For emergencies call 911.

Like our Neighborhood Facebook page to connect with other home owners.

facebook

Copper Creek of Edmond

Neighborhood Crime Watch Program

In the coming months the Neighborhood Watch will be contacting homeowners about serving as Block Captains. A Block Captain coordinates with 12 close neighbors involved in the Watch program.

They will Host social events so that Neighbors can meet and commit to watch out for the neighbors on both sides of them and the 3 homes across the street.

Neighbors promise to report all suspicious activity to police, keep the neighborhood association informed if anything suspicious is seen, and ask close neighbors to watch out for their property when they are away on vacation or at work.

This is a very effective tool in cutting crime and criminal behavior and it creates trust among neighbors. Once we have the Block Captains and homeowners involved we will be providing training.

OG&E SmartHours & HEEP Program

When you sign up for the SmartHours Plan and/or schedule a Home Energy Efficiency Program Audit, our neighborhood receives \$5.00 for every home signing up for SmartHours by December 31, 2012 and \$10.00 for every HEEP Audit paid for by September 15, 2012. You can sign up for one or both programs.

SmartHours Plus Price Plans are designed to lower peak energy demand between 2pm and 7pm, weekdays, June 1 through September 30. Homeowners may also qualify for a free \$300 SmartTemp Thermostat. The HEEP is valued at \$350, includes an in-home energy audit, air conditioner tune up, ductwork inspection and weatherization kit. Sign up for HEEP by calling 877-430-3936 before September 15th and your price is only \$50. Our Code is: NCOPPERCREEK

Pennsylvania Street Widening Project

The City of Oklahoma City has 2 Projects that will impact traffic in our area. The NW 164th & Penn Intersection as well as the widening of Penn from NW 164th to NW 178th. We are expecting the projects to be completed by the summer of 2013.

At no time will the roads be completely closed.

The 164th & Penn project will tie all previous street widening projects into the intersection and includes sidewalks east of Penn along 164th on both the North & South sides of the street. The widening project will have 4 lanes and sidewalks on the West side of the road.

Volunteering for a Committee

With a new board being elected we have also taken nominations to head up several committees' aimed at improving our neighborhood. We have established a Welcoming Committee, Neighborhood Watch and Beautification Committee. If you are interested in serving on any of these committees please email CopperCreekEdmond@gmail.com and we will put you in touch with the Chair of each committee.

The Beautification Committee is aimed at improving the look of our public spaces with volunteer cleanup days and also by starting a "Yard of the Month" Program. The Watch will teach homeowners how to watch out for their neighbors and suspicious activity in the area. The Welcoming Committee will be going out to meet our new home owners and welcoming them to our community.

Preferred Roofing Contractor of
Copper Creek



Village
Roofing & Siding

www.villageroofingandsiding.com

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