

Living at COPPER CREEK NORTH



Copper Creek North HOA • A Colorado Nonprofit Corporation

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HOA BOARD OF DIRECTORS

Clarke CoHu, President
Linda Motz, Treasurer
Sara Rinaldo, Secretary
Dana McCain, Communications Communicator

An Update

HERITAGE PROPERTY MANAGEMENT

Use the Heritage Property Management Website to access DRB application forms, Gazebo rental forms, HOA board minutes, newsletters and governing documents for Copper Creek North.

Part of the service that our property management provides our community is the storage of records that homeowners can easily access. When you open up the website, select HOA's and scroll down until you see Copper Creek North. All governing documents, including the CCR's, Bylaws, Policies and Procedures are listed first. In the next column down are the minutes, followed by Custom Documents, where you'll find gazebo rental and DRB application forms. Once you've downloaded these 2 forms, return them to the CCN Gmail account for processing. The Maintenance/Notice Request form and the Complaint form listed here are not to be used. Instead, complaints and general maintenance you wish to bring to the HOA board's attention are to be forwarded to the HOA Gmail account, where they will be processed.

Saturday, JUNE 3

COMMUNITY

GARAGE SALE

8 AM til Noon



WHERE?...YOUR DRIVEWAY!

We encourage all to participate if you can, so that it can be a true COMMUNITY EVENT! Please email the HOA board your address and your intentions to participate. This way we can advertise correctly for the whole community.

Thanks!

Dana McCain, HOA Communications Coordinator

Trees, Landscaping and Water

Copper Creek North hired a new landscaping contractor for the 2023 season. Thompsons Landscaping and Maintenance offers a focus on the care of lawns, shrubs and in-place irrigation systems, serving medium to large properties. Their contract with the HOA is to maintain the park lawns, rock beds along the walking trails with shrubs and trees and perimeter rough grass zones. All sprinkler repairs and irrigation pump maintenance is within their control. If you see a spouting geyser, errant sprinkler head or a drip nozzle flooding an area, just notify the HOA and we'll get them out here to address the problem. Thompsons will notify the HOA 24 hours in advance of applying herbicides and fertilizes. In turn the HOA will send out an advance email notice to homeowners. We look forward to a successful season with our new contractor. Your suggestions are welcome.

Water is quickly becoming an issue front and center out here in the West, and yes, Colorado too. In this valley, we enjoy uninterrupted supplies of irrigation water for our lawns and shrubs and trees. As long as the canals are full of water, irrigation water suppliers are committed to deliver to land owners who have purchased shares of water. Copper Creek North owns 4 shares. Currently, CCN is one of 9 property owners who share a total of 26 water shares, appropriated from one head gate located at the end of Buchanan where it meets the Grand Valley Irrigation main canal. The HOA board of directors is aware of what it takes to maintain this supply of water for our common areas. In the future, there may come a time when conservation could be the norm. The HOA is monitoring the usage of this precious commodity by watering less, in the hopes of acquiring deeper roots and healthier plants, lawns and trees. There are other possible solutions that the homeowners and the Board of Directors could consider to manage the response to the deepening drought situation.

Last year, we asked Mesa Turf Masters to evaluate the health of our trees, all 96 of them. They performed a root systemic nutrient and disease control application. This year, we will monitor the effectiveness of that first application and determine a course of action, possibly a bi-yearly care program beginning in 2024. The onset of diseases caused by insects has taken a toll on certain varieties of trees in the valley. CCN is no exception. There could be losses in the future, so the HOA wants to take a preventative approach to maximize this valuable asset in our common areas. The HOA has asked lawn care providers and tree specialists why the trees within our lawn areas are less developed than those along the walking paths. The answer is water. Trees in the rock beds are fed by drips, which can allocated just the right amount of water. Trees in the parks are watered by sprinklers. Providing enough water for lawns, conflicts with the needs of trees. In time, as these trees mature fully, their need for water will more closely match what is delivered to the lawns.

Volunteers Needed



POLICE-COMMUNITY PARTNERSHIPS

For the annual National Night Out event in the Gazebo Park on Tuesday, August 1. Contact the HOA at coppercreeknorthhoa@gmail.com

HELP COORDINATE WITH THE POLICE DEPARTMENT TO RESERVE THE EVENT. SET UP TABLES FOR LIGHT REFRESHMENTS.

HOA Board Has Amended a CCN Bylaw-Frequency Of Audits

The Copper Creek North board of directors has voted to adopt a change in one of the governing bylaws. From time to time the HOA board can exercise this choice, provided that it's reasonable and serves the common interest of the homeowners.

The board of directors has the obligation to inform the homeowners of this decision by either general email, letter to all homeowners, and/or announcement in a newsletter. Owners will also be receiving an email stating the adopted change.

Our accountants, Soronen, Donley and Patterson, performed an audit of the CCN financials late 2022 at the request of the board of directors, and because it's required in the bylaws to be conducted once every 3 years. During the audit review with the HOA board and the accountant's representative, Willy Corey, a recommendation was suggested to the board that an audit can occur once every 5 years, instead of 3. The results of that audit found no irregularities in the HOA's practice of keeping the books up to 2022.

The amended change is to Article VIII, OFFICERS AND THEIR DUTIES, (c) Treasurer:

The Treasurer will receive and deposit in appropriate bank accounts all monies of the Association and will disperse such funds as directed by resolution of the Board of Directors; sign all checks of the Association unless the Board specifically directs otherwise; keep proper books of accounts; at the direction of the Board, cause an annual audit of the Association books to be made by a public accountant at least once every **five** fiscal years; and prepare an annual budget and a statement of income and expenses to be presented to the Members as required by the Declaration and at their regular annual meeting, and deliver or make copies available to each of the Members.

The other benefit of conducting an audit once every 5 years is that HOA will save about \$600 every year. The 2022 audit costs were \$5000. If you would like to review the report of the last audit, please contact the HOA and we'll make a copy available to you.

The next meeting of the Copper Creek North Board of Directors is Thursday, June 1st, 5:30 PM at 2495 Park Vista Street, Grand Junction.
