

Living at COPPER CREEK NORTH



Copper Creek North HOA • A Colorado Nonprofit Corporation
A Publication of Copper Creek North Homeowners Association • Volume 5, Number 1, March 2023 • 2490 3/4 Park Vista St., Grand Junction, CO 81505

HOA BOARD OF DIRECTORS

Clarke Cohu, President

Sara Rinaldo, Vice-President

Lisa Cox, Secretary

Linda Motz, Treasurer

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Coordinator



**No matter how it's
spelled, some people
still don't see it.**

Living in Copper Creek North has been everything my family has wanted in a neighborhood.

We live by the entrance, right across from the first green space. This has been such a blessing with my two kids having a space to play. There are a lot of other kids in our neighborhood that we all get together almost on a daily basis. It has been a struggle with the traffic situation in our neighborhood. There are so many people that don't even slow down at the stop sign and so many others speeding through on Park Vista St. I'm asking everyone to please slow down as most of the kids that are playing in the green spaces, walking or riding bikes on the sidewalk or even just playing in the front yard are barely of school age. **PLEASE** be a good neighbor and **SLOW DOWN**, even if you don't see kids, they are probably out there.



Volunteers Needed!

INTRODUCING

Thompsons Landscape Maintenance

For the 2023 Season, the HOA board has contracted with a new lawn care provider. Look for them to start a general clean-up beginning in March. Watering begins the first week in April. If you notice something not quite right with the watering, contact the HOA and we'll get it repaired.



WOULD YOU LIKE TO JOIN A NEIGHBORHOOD REPRESENTATIVE COMMITTEE?

The HOA wants to get community input on possible changes to the CCR's. What rules no longer apply to our neighborhood? Would you be willing to ask homeowners about issues not currently being addressed and get their feedback? Let us know if you're interested and we'll hook you up with other interested volunteers.

SPRING CLEAN-UP EVENT

The City of Grand Junction's Annual Curbside Clean Up Begins April 3 at 7am.
Go to gjcity.org for details.



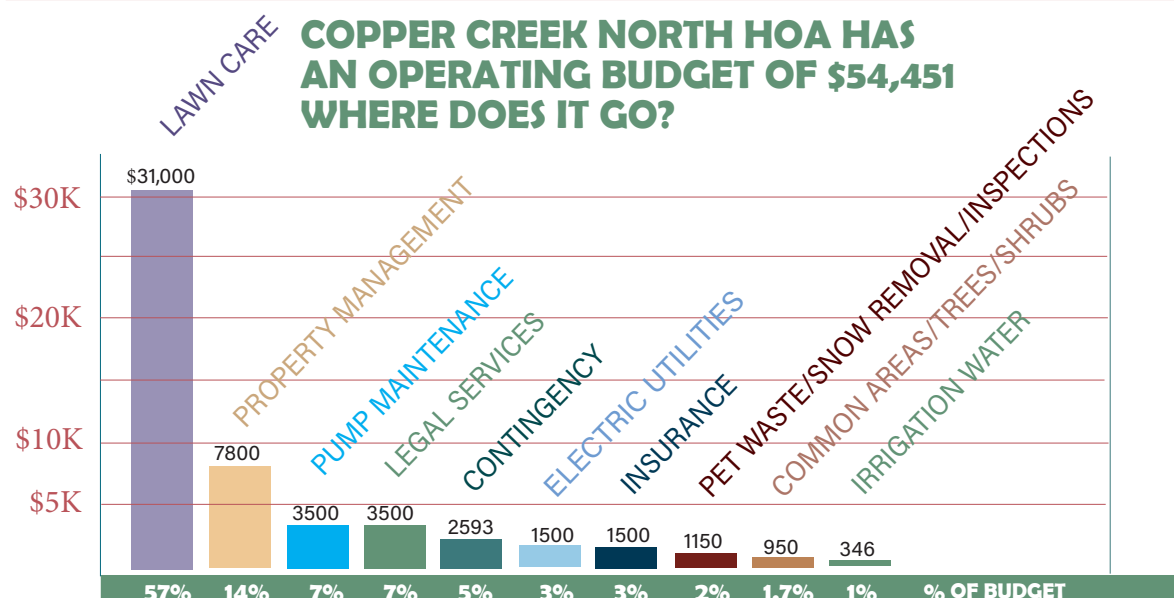
Thinking about a new tree or fresh plants and shrubs in your yard?

You can find helpful information on what to plant, on the Tri-River Area-Colorado State University Extension website:

tra.extension.colostate.edu

CSU Extension has a demonstration garden here in Grand Junction at 2775 Hwy. 50. You can view native plants, arranged in gardens, designed along walking paths.

Denver Botanic Gardens and Colorado State University have collaborated in developing and maintaining a newsletter called Plant Select. The effort is to educate gardeners throughout Colorado, who live in a variety of different climates, what varieties of plants are durable, resilient, unique and vibrant. CSU Extension is a good place to start when selecting trees that will stand up to our changing climate and exposure to insect damage.



Founder's Colony

Over the past few weeks, our neighbors to the west, Founder's Colony Subdivision, have ramped up single family home construction along 24 1/2 Road. This photo is Phase One. Phase 2 application has been submitted, adding 48 more. It could take 2 or more years to complete all phases.

Questions? Call City Planning at 970-244-1430.



The DRB

DESIGN REVIEW BOARD

What is it? Why is it important to Copper Creek North?

Most HOA's name their design committee the Architectural Control Committee. Copper Creek Builders named ours the Design Review Board. The DRB is a 3-member committee elected by the HOA board. The duties of the DRB are to verify that the Owners are maintaining their properties according to a set of rules; the CCR's. The Owners are legally bound to these rules and agree to abide by the rules, having signed the closing document for the purchase of the property. Owners may want to alter their property by adding or removing elements in the landscaping and the exterior of the property. To answer the question of why the DRB is important, a property owner will say property value. The original design considerations for a planned housing development are determined by the builder. As part of our governing documents filed by the builder, the CCR's give the DRB the authority to review applications and determine whether the rules support the Owners request to make changes. This process is a healthy one, serving as a clearing house for all Owners. At times, the DRB has denied an application because the work is in conflict with the aesthetic guidelines and certain engineering conditions set forth in the CCR's. Less than 2% of more than 100 applications have been denied. Until such time that 67% of the Owners decide that a rule no longer serves the community, the CCR's are actively enforced. The DRB consists of experienced individuals familiar with construction, design and infrastructure practices.

1. Application to the DRB

To obtain an application, just contact the HOA email account at coppercreeknorthhoa@gmail.com and we'll send one out. The DRB is in the process of making some revisions to the application form. Beginning April 1, you can go to the HOA website at Heritage Property Management under Custom Documents to obtain an application. Clearly describe your project on the form. If the DRB members can't understand your request, then you'll be asked to clarify. Until the DRB confirms that your application has been received and it's content understood by the DRB, the review process can't begin. It's very important to not proceed with a construction project or landscaping until you've been approved by the DRB. The alternative to not securing approval could mean that your project is subject to being unapproved and you may be directed to return the landscaping or construction to its original state.

2. Application Review Process

The DRB consists of 3 homeowner members. Each volunteer has an important duty to all homeowners. Once an application is ready to review, its content is checked against the rules in the CCR's. You can read the CCR's first to see if your project aligns with the existing rules. During the review process, it may be necessary for the DRB to request more information from the applicant. In our CCR's, it states that the DRB has 30 days to complete the review. To avoid the possibility your work may not be approved or possibility even restored to its original condition, it's important not to proceed until you've obtained permission. This 30-day review window is to give our volunteers enough time to process the application, while they conduct their personal lives. Every effort will be made to complete the review process in less time, perhaps in 1-2 weeks. Please be considerate of our volunteers by allowing enough time for the review. If your project is denied, you can work with the DRB to adjust elements in your design to secure an approval.

Variables in the Review Process

Some applications need approval from the City of Grand Junction or Mesa County Building Department. The DRB requires that a copy of these applications be forwarded to the HOA Gmail account as a record of approval. The DRB won't deny an application that is approved by another regulatory agency. Rooftop solar applications are an example of this approval process. There are a few applications that clearly don't fall within the guidelines of the CCR's. Approval is still required. An extra measure of review by the DRB may become necessary, including an engineer's report submitted with the application. Applications falling outside of the established rules of the CCR's will be reviewed within the general scope of "aesthetic consideration" as described in the rules. The DRB will exercise "best judgment" in all matters of the decision process.

An Update

HERITAGE PROPERTY AND HOA MANAGEMENT

The transitioning between the HOA and our newly signed property management company is proceeding on schedule. In progress now are the collection of the 2023 dues, the adoption of the Policies and Procedures, notifications to homeowners of violations, and the orderly payment of HOA invoices.

Before an HOA check can be issued as payment for services, supplies and equipment, Heritage will receive an authorization from the HOA to make payment. The check is signed by Heritage and is delivered to our Treasurer, Linda Motz for the second signature. The payment is then mailed and recorded in the HOA books that Heritage manages for us.

Each month the HOA will receive financials detailing deposits and transactions on the account. They are distributed to the HOA board for review at the next board meeting, usually in the first week of the month.

Our Secretary, Lisa Cox has organized and forwarded copies of the HOA Minutes from all Owner Meetings and Board Meetings to Heritage. Heritage will store these on our website for Copper Creek North homeowners to access. The HOA board continues to store all original digital records in the Gmail account. Homeowners wishing to view the financial reports, budgets, and minutes of board meetings or any other record of action can do so by contacting the HOA Secretary or by going to the Heritage Property and HOA Management website and follow the icon under HOA's to Copper Creek North, where you'll find our records, and Policies and Procedures.

Do You Need a DRB Application Form?

For the month of March, just send the HOA an email requesting one. Beginning April 1, you will find a revised application on the Heritage Property Management Website. At their home page on the right, click on the HOA icon. This will take you to the HOA list. Scroll down to CCN and select. On our page, go to the bottom and under Custom Documents you can find the Application. On a separate line you'll also find the gazebo rental form.

HOA Board Meetings A notice will be sent out in advance of a date, time and place of board meetings. All homeowners are welcome to attend. Due to the limited space available to hold meetings without incurring fees, an advance notice RSVP from the Owner to the board is necessary to provide adequate meeting space. If a homeowner wants to discuss a particular item, the board requests a brief explanation of the item in order to place it appropriately on the agenda. The homeowner will have 5 minutes for a presentation. Please allow no less than 48 hours in advance to make room on the agenda. There will also be time at the end of the meetings for a 3-minute presentation to the board if a homeowner has business to put before the board, but is not able to request time on the agenda prior to the meeting. Additional information can be found in the CCN HOA Policies and Procedures, 2023.2.14, Policy for Conducting Owner and Board of Directors Meetings. Beginning April 1, homeowners can view the Policies and Procedures at the Heritage Property Management website. Locate our HOA web page under the HOA tab. At the right is a column of 9 tabs, one for each of our Policies and Procedures.