



COPPER CREEK a s s o c i a t i o n

\$500.00 REWARD

WANTED: ARRESTS FOR ILLEGAL ACTIVITIES



At the August 10th Board meeting, we were informed about a house robbery that took place in the community—during the day. The Board has decided to broaden the scope of the reward to not only graffiti, but to include any illegal activity within Copper Creek.

A \$500.00 reward will be awarded to each person who assists in the successful arrest of any person committing an illegal activity. This includes acts of vandalism, theft, and of course “taggers.” Proof is required. A copy of the police report or a

letter from the arresting officer indicating your assistance in the success of an arrest must be sent to Stratford Management in order to claim your reward.

COMMUNITY YARD SALE

Saturday, October 1st is the set date for the October community-wide yard sale. Again, it will be held from 7am to 2 pm. This is a great opportunity to get ride of the clutter before the holidays arrive. The Association takes care of the advertising, so all you need to do is clean out your closets and garages and have your items ready for sale. It’s also a great way to meet and get to know your neighbors

while making some cash. If you have not participated in previous yard sales and have questions, please contact Stratford Management or ask your neighbors.

With hundreds of homes participating, we anticipate a lot of traffic!



NEIGHBORHOOD WATCH

Now more than ever, in the wake of the reported robbery, we need volunteers who are willing to serve as block captains for the neighborhood watch. If you are interested, please contact Gloria Martinez at 544-6113 for more information.





Unfortunately, in tough economic times we often see an increase in crime. Not only has Copper Creek been the site of a recent burglary, but several other communities within Oro Valley have also experienced a rise in home break-ins and thefts.

A Neighborhood Watch is a great way to help take a bite out of crime. Neighbors watching out for neighbors can greatly reduce the threat of burglaries. Please do not try to approach the situation on your own. If you see any suspicious activity, please do not hesitate to contact the Oro Valley Police Department.

If you would like to know more about your Neighborhood Watch program, or would like to volunteer your time to serve as a block captain, please contact Gloria Martinez at 544-6113. You can make a difference, and if you assist in a successful arrest in Copper Creek, you can claim a reward.

NO TIME LIKE THE PRESENT

It's time to start planning for the Annual Holiday Hayride. The event is scheduled for Saturday, December 17th. Mark Hubley is once again coordinating the event. Start checking your calendars and mark the date. Mr. Hubley will be presenting more information at the upcoming Board meetings. If you would like to volunteer your time and talents for this festive event, please plan on attending the Board meeting for more information. It's never too early to start planning for the fun-filled annual Hayride.



HAVE YOU SEEN THE ADDITIONS TO THE PARK??



A great big thank you to Eagle scout John Winfield for a job well done! John approached the Board back in February with a proposal to add a walking trail beyond the swing set as a project for his Eagle scout certification. A plan was submitted, reviewed and approved. In addition to the walking trail, several new colorful park benches were purchased and installed. John is very pleased to have come in under budget and is scheduled to present his report, with financials, at the September 14th Board meeting. Thanks again for your exemplary efforts, John! The park looks great!



BEWARE OF FORECLOSURE SCAMS

Scam artists frequently approach homeowners in financial straits. They typically promise to save the homes of people facing foreclosure, but strip away the value of the home with no benefit for the homeowner. The National Foundation for Credit Counseling advises homeowners to proceed with caution if an individual or company:

- Calls itself a “mortgage consultant” or “foreclosure service.”
- Contacts people whose homes are listed for foreclosure, including anyone who uses flyers or solicits for business door-to-door, by phone or email.
- Encourages you to lease your home so you can buy it back over time.
- Collects a fee before providing any services to you.
- Instructs you to cease all contact with your lender, credit or housing counselors, lawyer or other legitimate experts.
- Tells you to make your mortgage payments directly to their company (not the lender).
- Requires that you transfer your property deed or title to their company.
- Makes a promise that seems too good to be true.
- Tells you that—as part of the deal—you will need to move out of your house for some period of time for remodeling or other reasons.

What should a homeowner *never* do?

- Don't be pressured to sign a contract. Take your time to review all documents thoroughly, preferably with a lawyer who is representing your interests only.
- Don't send or give your mortgage payments to anyone other than your lender.
- Don't sign away ownership of your house to anyone without advice from a credit or housing counselor or lawyer.
- Don't rely on verbal agreements. They mean nothing. Get all promises in writing and keep copies of all documents, especially those you sign.
- Don't sign anything containing blank lines or spaces. Scammers can add information later without your knowledge or approval.
- If you do not speak English, use your own translator. Don't depend on someone who is provided by the “rescuer.”
- Don't fall for promises such as claims to save your credit rating, guarantees that a buyer will be found within a certain number of days, help in filing for bankruptcy to “stop the foreclosure” or offers free rent.

For more information, visit www.HousingHelpNow.org

Board Meeting Schedule

The Copper Creek Board and Committee members meet every month to conduct the Association's business. You are welcome to attend to gain insight into the decisions being made by your Board on behalf of all residents.

Board and ARC Meetings are held at **7 P.M.** on the **2nd Wednesday of every month**. Please call Stratford Management if you need further information.

The next Board and ARC Meetings will be held on **Wednesday, September 14, 2011**, in the Copper Creek School Staff Lounge.

*Please note that your ARC submittal must be received by Stratford Management on or before **the last Friday of the previous month**, to be considered at this meeting.*

Please visit the Copper Creek Website at www.coppercreek.net



**COPPER CREEK ASSOCIATION
C/O STRATFORD MANAGEMENT
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TUCSON, AZ 85717**



Stratford Management Contacts

Your Stratford Management representatives and respective contact information are as follows—

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