



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

PLAN AHEAD FOR THE ANNUAL MEETING



Soon, you will receive your materials for the 2012 Copper Creek Annual Meeting of the Members. The Annual Meeting is scheduled for Wednesday, February 29, 2012, and will be held at the Oro Valley Magistrate Court, 11000 N. La Canada Drive, at 7:00 PM. Please arrive early. Registration will begin at 6:30 PM.

When you receive your packet, please take a moment to review the contents. Along with recent financials and an agenda, please note the Absentee Ballot. Absentee ballots may be used to establish a quorum. A quorum of the homeowners is necessary to call the meeting to order and conduct the business of the Association. A quorum is 1/25th of the membership, or thirty nine (39) lots. Even with the best

intentions, sometimes our circumstances change, and with those our plans.

Even if you are not sure if you will be able to attend, please complete the absentee ballot and return it prior to the Annual Meeting so that a quorum may be assured. Rescheduling the meeting due to the lack of a quorum will only result in more costs to the Association.

Remember, we only need 39 memberships represented in person or by absentee ballot to conduct the meeting. So, please do not hesitate in sending in your absentee ballot. And if you are able to attend, we look forward to meeting you. Come introduce yourself to the Board and your neighbors and find out about your community's accomplishments and goals. The Association's Annual Meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in your community.

AND THE WINNERS ARE.....

Thanks to all who participated in the annual holiday decorating contest. The display of community holiday spirit was wonderful. Everyone deserves a prize, but unfortunately there can only be ten winners. They are:

First Place - 1382 W. Desert Dew Pl. - Gregg & Debra Skydell

Second Place - 999 W. Lost Dutchman Pl. - Randell & Joan Harphant

Third Place - 11481 N. Copper Creek Dr. - Sherman Montover

The seven additional winners are: **921 W. Silver Hill St.**

11301 N. Seven Falls Dr. **11321 N. Seven Falls Dr.**

11511 N. Quicksilver Tr. **11801 N. Gray Eagle Ave.**

11451 N. Copper Creek Dr. **11371 N. Eagle Landing Pl.**



THANK YOU COPPER CREEK!!!

The Copper Creek Annual Holiday Hayride was again a great success owing to the donations of time and materials from many of Copper Creek's residents and friends. We would like to take this opportunity to send a special **thank you to Mr. Mark Hubly** for his time and talents in chairing and spearheading this memorable annual event.



Few events in life are more exciting than buying your first home. We're glad you've chosen us! You're now a member of our community association. We're proud of our association and trust it will contribute to the quality of your experience in our community. Here are a few tips and bits of information to help you

make the most of community association living.

Your Own Space

There's one important difference between renting and owning a home that you need to keep in mind. Unlike renting, your home and its upkeep belong entirely to you. You're responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet leaks, the first person to call is your favorite plumber.

Common Elements and Assessments

The community has a number of common areas—including the entry monuments, park and walking trails — and the maintenance to keep them attractive and enjoyable. We share these areas and their expenses when we pay our assessments.

Community Rules

Because many residents share the common areas, it's necessary to have a few basic rules so everyone can enjoy the community. If you don't have a copy of the Covenants, Conditions and Restrictions (CC&Rs), you can access them via the website at www.coppercreek.net.

Membership

When you bought your new home, you became a member of the community association. Membership entitles you to attend and observe board meetings and vote in board elections. You may even want to consider running for a board seat yourself. Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. Get involved - we need you!

Please contact Stratford Management for more information or if you have questions about the Association.



NEIGHBORHOOD WATCH

There are still areas within our neighborhood that do not have a block captain. The Neighborhood Watch Program is another great way to get involved with your community and help take a bite out of crime. Help make a difference in your community! For more information, or if you have questions regarding the Neighborhood Watch Program, please contact Gloria Martinez at 544-6113.



A MESSAGE FROM COPPER CREEK ELEMENTARY SCHOOL

Copper Creek Elementary School is “UNDER CONSTRUCTION”! It is our turn to have upgrades and repairs thanks to the Bond that the Amphitheater community supported.

Our school will be rewired for wireless and technology upgrades, new phone system, two new computer labs and solid walls between classrooms. Also, all portable buildings will be removed from the campus. All this is starting now and will continue through the summer. The goal is to finish before school starts in the fall.

Several areas around the exterior of the school and the upper parking lot have been fenced off for the safety of the students and equipment. The only real concern we feel this poses is the lack of access from the upper parking lot to the walking path and hope this doesn't create a major problem. If you have any questions, please let me know and we can work with the school district and the construction company.

We are excited about the changes and appreciate your understanding and support. If you have any questions or concerns, please feel free to call me.



Diana Walker, Principal
Copper Creek Elementary School
dwalker@amphi.com
520-696-6805

Love Your Dog, Leash Your Dog

We've run this article before, however, it bears worth repeating. We have received several calls regarding unleashed dogs roaming the neighborhood. Please be advised that the Association is committed to enforcing the Oro Valley leash law on Association property. Allowing your dog to run free threatens your dog's health and welfare and poses threats to other residents and their pets. We don't like to call animal control, but we won't have any choice if your dog is running free. So that all residents may enjoy our community, please be mindful of the leash law. In advance, we thank you for your cooperation in this matter.



When you're doing your regular yard maintenance, take a moment to sweep back the gravel/stones into your court strip. This may not see like a big issue to most, but please consider the potential hazard this represents. Not just the elderly, but anyone walking on a gravel laden path could easily slip and fall. Not only will this effort reduce any potential dangers, but will also enhance the aesthetic appeal of the community. **Thank you!**

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, February 8, 2012**, 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
P.O. BOX 40790
TUCSON, AZ 85717**



Stratford Management Contacts

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

- **Robin Fearneyhough, CAAM® Community Manager**—
robin@stratfordmanagement.org
- **Teresa Rascon, Administrative Assistant**—
teresar@stratfordmanagement.org
- **Holly Bennett, Accountant** —
holly@stratfordmanagement.org
- **William Jecker, Accounting Help Desk** —
wjecker@stratfordmanagement.org
- **Joseph O'Hagin, CAAM® General Manager**—
josepho@stratfordmanagement.org
- **Phone:** 822-8051
- **Fax:** 822-8085
- **Mail:** PO Box 40790 Tucson, AZ 85717

