



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

WANTED: ARRESTS FOR GRAFFITI REWARD



\$250 will be rewarded to each person that leads to the arrest of a “tagger.” The Board will issue a \$250 cash reward to anyone who can lead to the arrests of those people who constantly spray paint the walls and areas in the park in Copper Creek. The only proof required is a police report or a letter from the arresting police officer indicating your assistance in the success of an arrest. Please send all supporting documentation to Stratford Management in order to claim your reward!!!!

SUMMER BREAK

School’s out and summer break is here. Summer-time also is the time of year we see an increase in vandalism. We understand it is difficult to keep children busy, especially when parents work and summer programs may not be as affordable as they once were.

We really do understand, but please be aware that anyone caught destroying property will be prosecuted and financially responsible for any repairs.



Please talk to your children about respecting other people’s property and to do the right thing. If they witness the destruction of private or common area property, please report these matters to the police.

JUST A REMINDER.....

Whether you are a new homeowner or have lived in the community for years, please be sure to submit **any** exterior changes you plan to make to your home to the Architectural Review Committee (ARC) for review.

You must receive approval for your project **prior** to commencement. The Board and ARC meet the second Wednesday of every month, so please be sure to have your submittal for consideration in to Stratford Management on or before the last Friday of the previous month. For any questions, call Stratford Management and thank you for your co-operation.



NEIGHBORHOOD WATCH

We are still looking for volunteers willing to serve as block captains for the neighborhood watch. Please contact Gloria Martinez at 544-6113 for more information.





We have received a number of calls asking about the procedures for draining a pool. Below is some information from Oro Valley Stormwater Utility that you may find useful.

Draining Swimming Pool & Spa Water

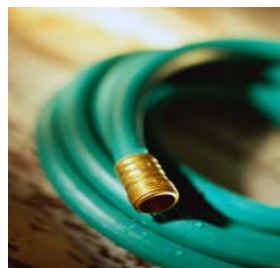
The draining of swimming pools or spas usually involves a large volume of water with low chlorine levels. Procedures for emptying a pool or spa are as follows:

- A pool or spa may be emptied if the chlorine content is less than or equal to 1 part per million and free of chemicals.
- The pH level of the water must be tested prior to discharge and must fall within a range of 7 to 8.
- The water may be discharged off of the owners property, provided it goes to a drainage channel, wash, or along the curb line gutter of a paved street and is allowed by the homeowners association rules.
- The discharge must be monitored to ensure that it does not cause any erosion of the drainage channels or washes.
- Discharge water may be used to irrigate vegetation the owner's property.

The following restriction apply to swimming pool and spa discharge activities:

- ⇒ If a pool or spa has been acid washed, that water may **not** be discharged off the pool/spa owner's property.
- ⇒ A pool or spa shall **not** be emptied until the chlorine content is less than or equal to 1 part per million (1 milligram/liter)
- ⇒ Discharges may **not** be drained into unpaved/ strip-paved streets or unpaved/ strip-paved alleys.
- ⇒ Discharges may **not** run onto a neighbor's property or across a sidewalk.
- ⇒ Discharge may **not** cause erosion.
- ⇒ Pools or spas may **not** be permanently connected to a storm drain, drainage channel or wash.

If you have any questions, please call the Town of Oro Valley Stormwater Utility at 520-229-5058.



Discharge to the Sanitary Sewer System

The following are the procedural guidelines from the Pima County Regional Wastewater Reclamation Department (Procedure #:PN0027-01)

1. Plan to perform the discharge during the low-use hours of the sanitary sewer system; in the afternoon or the late hours are generally the lowest use times in residential areas.
2. Plan to use a small volume pump when discharging the pool water to the lateral line.
3. Draining volume should be no greater than 15 gallons per minute.
4. Use the access "cap" of the private property sewer clean out for the point of discharge, at a rate of flow that does not exceed the lateral line capacity.
5. Use of public manholes or cleanouts located within the public street is prohibited, due to potential traffic and general safety concerns for pedestrians, children, neighbors, etc.
6. Control the rate of flow so that the private lateral line does not overflow, causing pool water discharge to impact your property or that of neighboring properties.
7. Pima County is not responsible for any damages, claims or other impacts resulting either directly or indirectly from residential or commercial discharges of swimming pool water to the public sewer system.



UNDERSTANDING TRANSFER & DISCLOSURE FEES

On all real estate transactions (buying or selling a home and refinances) management companies are authorized by state statutes to collect transfer and disclosure fees. These fees may be negotiated through escrow. If you are not familiar with these fees, and they are not new, below is an explanation.

A transfer fee and a disclosure fee are charged on all transfers of ownership of real property that is part of a Homeowners Association or a Condominium Owners Association. A disclosure fee is also charged to the property owner in all refinance transactions. The first step in understanding these fees and how they are processed is to understand why each fee is charged.

The disclosure fee, \$145.00, (per ARS-33-1806) is collected by Stratford Management to cover the labor devoted to providing the following to the prospective buyer or lender within ten (10) days after receipt of a written notice of a pending sale:

1. Copies of all governing documents.
2. A dated statement containing:
 - (a) The telephone number and address of a principal contact for the association.
 - (b) The amount of the common regular assessment and the unpaid common regular assessment, special assessment or other assessment, fee or charge currently due and payable from the selling member.
 - (c) A statement as to whether a portion of the unit is covered by insurance maintained by the association.
 - (d) The total amount of money held by the association as reserves.
 - (e) A statement as to whether the records of the association reflect any alterations or improvements to the unit that violate the declaration.
 - (f) A statement as to whether the member has any knowledge of any alterations or improvements to the unit that violate the declaration.
 - (g) A statement of case names and case numbers, if any, for pending litigation with respect to the unit filed by the association against the member or filed by the member against the association.
 - (h) A statement that provides "I hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the purchaser). I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property." The statement also includes a signature line for the purchaser and shall be returned to the association within fourteen calendar days.
3. A copy of the current operating budget of the association.
4. A copy of the most recent annual financial report of the association.
5. A copy of the most recent reserve study of the association, if any.
6. Additionally, the disclosure fee includes the time spent answering queries from real estate agents, lenders, attorneys, collection agents, and title company representatives.

The transfer fee, \$125.00, is a fee that is collected by Stratford Management to cover the labor devoted to:

1. Receive a copy of the transfer deed from the title company and change the records in our database.
2. Mail the new owners a welcome packet that includes direct contact information for the manager, assistant and accountant. Depending upon the assessment payment schedule, a new coupon book may also be included in the welcome packet. The welcome letter includes important information regarding various functions of the association (e.g. architectural review committee, community directory, gate access, and other pertinent committees and functions of the community).
3. Speak with the new owners regarding any queries that they may have after the sale has been consummated.
4. In selected associations, provide the board and/or committees with the new owner information.

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, June 8, 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
P.O. BOX 40790
TUCSON, AZ 85717**



Stratford Management Representatives

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

- **Robin Fearneyhough, 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
- **Street:** 1820 East River Road, Suite 110 (85718)

