



# COPPER CREEK

JANUARY 2010

# a s s o c i a t i o n

## CONGRATULATIONS HOLIDAY LIGHTING CONTEST WINNERS!!!!

First Place– 11301 Seven Falls Place

Second Place– 11451 Copper Creek Drive

Third Place– 1382 Desert Dew

Four Honorable Mentions– 999 Lost Dutchman,  
11511 Quicksilver Tr., 11481 Copper Creek Dr. and 1029 Squaw Bush

We sincerely thank all of the homeowners that participated this year—  
and look forward to more participants next year!



## THANK YOU!!!!

We would like to take this opportunity to thank the many volunteers who participated in helping homeowner volunteer Mark Hubly to make the Holiday Hay Ride a great success this year! Mr. Hubly volunteers his time every year during the Holiday season to coordinate everything from the horses to the ride routes to the entertaining elves, right down to the hot chocolate stations. Mr. Hubly works all year to make this a special event for the community to enjoy so we thank you Mark for all of your time and work!!! Mr. Hubly is always looking for more volunteers for this event so please contact Stratford Management if you would like to volunteer for this fun event in December 2010. You may volunteer around the Holidays for the people who live in your community and get to know more of your neighbors. We promise it is fun and we promise you will enjoy it!

We would also like to thank a young man by the name of Ryan Busby. Ryan is an eagle scout who teamed up with the Association, and his fellow scouts to plant new trees in Copper Creek. Mr. Busby completed the project in a very timely manner. The Association is proud to have young people like Ryan living in the community. Thank You Ryan!!

### Last But Not Least.....

Please do not forget to thank the homeowner volunteers who serve as your Board of Directors. Serving as a member on the Board is an important job, but because of the volunteers, your community remains beautiful and one of the premier communities to live in Oro Valley. Volunteers are always needed and we sincerely thank each and every volunteer for getting involved in your community.

## Did you know?

- New Year is the oldest of all holidays, as it was first observed in ancient Babylon as many as 4000 years ago.
- Celebrating New Year on January 1 is purely arbitrary, as neither it has agricultural significance nor astronomical. Many countries still celebrate it in spring, the season of rebirth of new crops.
- It was once believed that the first visitor on New Year's Day would bring either good luck or bad luck for the rest of the year depending on who he or she was.





## New Community Playground

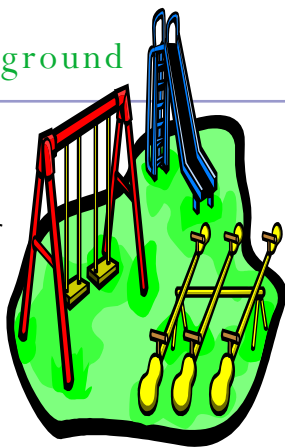
The installation of the new community playground will begin at the end of January or the beginning of February. The playground will be ready for use towards the end of February just in time to still enjoy the cooler weather.

Please remember to clean up after yourself and your guests. If you observe vandalism please do not hesitate to contact the police to report it. Your dues pay to maintain and enhance the property values, please protect your investment.

Should you need to report a non-emergency matter that needs to be addressed please contact Sarah or Jennifer at Stratford Management.

## Trailers, R.V.'s and Campers – Oh My!!

Please be aware that Trailer's, campers, R.V.s, Boats, and Boat trailers are not permitted to be parked anywhere in Copper Creek, except in your garage or another location that is not visible from neighboring properties. We thank you for your cooperation.



## 2010 Annual Meeting

Please join us on Thursday, February 25, 2010, at 7:00 P.M. at the Oro Valley Magistrate Court for the 2010 Annual Meeting of the Members. Please look for a large mailer that will include an absentee ballot and further information regarding the Annual Meeting. If you are interested in volunteering to serve on the Board, please write your name into the blank space and ask your friends to do the same. Please contact Stratford Management if you have any questions.

### HOMEOWNER VOLUNTEERS WANTED

The Copper Creek Board of Directors (Board) is made up of homeowner volunteers like you that donate a few hours a month to conduct the official business of the Association with the assistance of the Management Company. The Annual Meeting of the members will be held in February where the membership will elect three homeowner volunteers to serve on the Board for a two-year term. Please see the application enclosed and think about giving back to the community that you live in. Please feel free to contact Sarah Lebsack at Stratford Management if you have any questions regarding service on the Board.

## Doggone Annoying!

For some people, a dog's barking can be a very distracting annoyance, especially during the night! If you have a dog (or dogs), please try to keep in mind your neighbors' desire for peace and quiet.

Here are a few suggestions, other than an electronic shock collar, to train your dog to stop barking—

### Barking for attention

**Problem:** If your dog is barking to get attention, yelling "Quiet!" is probably not going to work. Your yelling at the dog is negative, but nonetheless it does represent a form of attention from you.

**Solution:** Get a squirt bottle and fill it with water. Each time your dog barks, spray a small amount of water on his nose, and say a short but firm, "Quiet." It's the good old Pavlovian Method, learning by association. Your dog will start to connect the word "Quiet" with the water. Once he realizes that he gets sprayed with water when he barks, the barking may cease. Your dog can eventually be weaned off the spray and all you will need to do after a while is say "Quiet."

### Barking while you are away

**Problem:** Your dogs may bark when you are away because they are bored.

**Solution:** Give them something to do. Purchase a few Kong chew toys—they are hollow and open at both ends. Try putting peanut butter or dog treats inside the Kong toys. Hide them in various places. Your dogs will find them and be entertained by themselves.

### Stop saying goodbye

**Problem:** If you make a big fuss about saying goodbye, your dog will quickly learn to tell when you are leaving—and this may be a reason for her to start barking.

**Solution:** When you are about to leave, get your dog settled down with a chew toy or bone, ignore your dog completely for several minutes, then quietly walk out the door. Do not say goodbye or make eye contact with the dog. When you return home, remain equally calm. After a few minutes, ask your dog to sit. When she does, pat her on the head and say a simple "Good dog." Your dog will learn that being alone is not traumatic.



Thank you, from your neighbors!



## Keys to Neighborhood Harmony”

Everything was just fine until the day Mr. Smith brought home little Fido, the adorable pooch who incessantly barks every time he sees his own shadow. Or perhaps the relationship began to go awry when you complained to the homeowner association when Mrs. Smith left her car parked on the street overnight, and she retaliated by reporting that your trashcans were blocking her driveway. Whatever it was, the neighbors who used to politely smile and

wave, do not even acknowledge you now. To make matters worse, they now place their annual Girl Scout cookie order with the little girl two streets away.

If you want to minimize, or even prevent, another Hatfield and McCoy type of conflict with your neighbors, here are some important strategies to keep in mind.

### Focus on Building the Relationship!

Get to know your neighbors personally. Strong relationships create a greater level of patience and tolerance in people. It is easier to become angry and resentful toward a complete stranger than someone you personally know and value as a friend or neighbor.

Make new neighbors feel welcome. First impressions are important, so get the relationship with your new neighbor started on the right foot by taking over a plate of brownies and introducing yourself and your family. A person who feels accepted and valued—as if they belong—is more likely to be willing to live within the standards and values of your community.

Initiate and/or participate in neighborhood block parties. Active participation in neighborhood gatherings can be very enjoyable; plus, it sends a positive message to those who live nearby that you value them as well as your community. Remember, the absence of a positive relationship can more easily open the door to real or imagined criticism.

Offer your services when a neighbor is working on a special project. One great way to build a good relationship with your neighbor is by offering to help them with special projects like building a patio, painting the house, setting up a basketball court for the kids, etc. Going out of your way to help not only builds your relationship, but it is also a great way to get some help when you start that special project of your own.

Attend association meetings and volunteer to help with special committees or projects. It has been said to never complain about something before you have made a reasonable effort to change it. This principle certainly applies to living in a community with a homeowner association. Active participation in your association not only offers you an opportunity to build relationships with your neighbors, but it also gives you a voice in important decisions affecting your community.



### Keep the Molehill from Becoming a Mountain

Making an effort to build positive relationships with your neighbors is one of the best ways to minimize or prevent conflict within the community, but sometimes things can occur that trigger annoyance and frustration. Here are some suggestions to keep in mind when your neighbors do not always behave in a neighborly fashion.

Make every effort to resolve concerns directly with your neighbor before taking the matter to your association. Approaching your neighbor in a non-critical, non-threatening fashion will often result in a receptive and cooperative spirit. Let them know that your intent is to work together to solve a problem and create a win-win situation. Working out the problem on your own often leads to a lack of trust and hard feelings.

Don't let annoyances fester—address potential problems in a timely fashion. If you are annoyed by the actions or neglect of a neighbor, it may be wise to exercise patience before lodging your complaint. However, if you wait too long, you will run the risk of becoming resentful and bitter. Resentment can build, resulting in the possibility of blowing the situation out of proportion.

Resist the temptation to share or listen to complaints about your neighbors. It can feel good to have others support your position when you have a complaint or concern about a fellow neighbor, but if they are not actually a part of the solution, you are just gossiping. Gossip is often listened to, but rarely trusted or respected. Besides, what will keep them from talking about you when you are not around? The goal of your communication with the neighbors should be to create unity, not division.

Learn how to respond instead of react. Reactors ask the question, “How can I get my circumstances and/or the people in my life to change in order to make things better for me?” They rarely consider how others are impacted. Responders ask, “How can I make this situation better for everyone involved?” They are in control of their emotions and take time to think through their actions while maintaining a concern for the welfare of others. Reacting breeds anger, negativity, and bitterness. Responding breeds hope and creativity and stimulates positive action.

Try to understand the other person's point of view: “Seek first to understand, then to be understood.” —Stephen Covey

It is human nature to try to defend yourself or your interests if a disagreement arises, but an objective attitude will be much more helpful in solving neighborhood conflicts. Most problems arise from misunderstandings that can occur naturally when several families with very different backgrounds, values, beliefs, habits, expectations, and lifestyles are sharing a small section of real estate. It is rare that one person is clearly all right and the other is clearly all wrong. Try to maintain an open mind when hearing what your neighbor is concerned about and be willing to compromise. A positive response from you will likely create a positive response from him or her as well.



## Copper Creek Association Board of Directors

Your 2009-2010 Board of Directors are comprised of the following volunteer homeowners:

Our thanks to **Mark Platt** (797-2624); **Hans Nielsen** (219-7146); **Stephen Hieb**; **Don Cox**; and **Doug Seemann**.

### Board Meeting Schedule

The Copper Creek Board and Committee members routinely meet every month to conduct the Association's business, and you are welcome to attend to gain insight into the decisions being made 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 on Wednesday, **February 10, 2010**, 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 for current information, ARC forms, Design Guidelines and much, much more.

[www.coppercreek.net](http://www.coppercreek.net)

## Stratford Management Representatives

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

- **Sarah Lebsack, CAAM® Community Manager-**  
*sarah@stratfordmanagement.org*
- **Jennifer Swarts, CAAM®, CMCA Assistant Manager-**  
*jswarts@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:** 1790 East River Road, Suite 101 (85718)  
(The Cambic Center)

