



COMMUNITY NEWSLETTER

JUNE 2007

COPPER CREEK

a s s o c i a t i o n



Community-Wide Yard Sale!

The Copper Creek Association will again host its semiannual community-wide garage sale on Saturday, October 19, 2007. Ads will be published in the Northwest Explorer, the Tucson Shopper and the Tucson newspapers a few days before the event, and street signs will be placed to direct traffic to the event. Please join us! If you have any questions regarding this event, please call Stratford Management at 822-8051.

School's Out!

Now that school is out for the summer and kids are out enjoying their free time, it is also a time of year when graffiti and vandalism increase throughout the community. We ask that you keep an eye out for any suspicious activity and call the Oro Valley Police Department if you have any cause for concern.

Broken glass has been reported in the sidewalks; apparently from bottles being thrown out of moving vehicles. Graffiti and vandalism has been reported throughout the community, including at the park area and in and around the restrooms.

The Association spends a lot of money to repaint over graffiti and make repairs to damaged areas and facilities. Keeping a watchful eye on your surroundings and reporting suspicious activity will help decrease the number of incidents of criminal activity.

Also, be aware of where your children are going, what they are doing, and with whom they are associating. Good kids sometimes get into trouble by being in the wrong place at the wrong time.

If you discover vandalism or damage to any common area, please report it to the police so that a report can be filed, and to Stratford Management so repairs can be made or graffiti removed.

Honorable Mentions

Congratulations to the following homeowners who were noted during our June 4th inspection for impeccable upkeep of their homes and property:

11474 N. Eagle Peak

1397 W. Valley Ridge

1270 W. Ghost Place

11291 N. Quail Springs

11390 N. Cañada Creek

980 W. Antelope Creek

1288 W. Desert Dew

1143 W. Lone Star Mine

Special recognition as a collective effort in maintaining properties goes to the homeowners on Quicksilver Trail.



Proposal for Cellular Equipment in Common Area

In April, we reported that your Board of Directors has been approached by Verizon Wireless to request leasing part of the common area for the placement of cellular equipment. The Board is entertaining the idea, as it will bring in thousands of dollars in income every year. The area being considered is located just east of the post office and south of Tangerine Road. During the Board meetings held on May 9 and June 13 plans regarding this proposal were available for review. There were many homeowners present to express their opinions, and the Board would like to hear from everyone in the community. We ask for your cooperation in letting us know your opinion; either in favor or opposed. Many homeowners have already replied, and we thank you! Please complete the following survey and return it to 822-8085 by fax, or by mail to P.O. Box 40790, Tucson, AZ 85717. If you do not wish to complete and return the survey, you may email your response to kristenc@stratfordmanagement.org. **A study session and Board Meeting will be held on Wednesday, June 27, 2007, at 7:00 P.M.** The venue is yet to be determined, so contact Stratford Management if you would like to attend. A decision will be made regarding this proposal at the regularly scheduled Board Meeting to be held on July 11, 2007.

Survey

- I am in favor of leasing a small area of Copper Creek common area to Verizon for the storage of cellular equipment.
- I am opposed to leasing a small area of Copper Creek common area to Verizon for the storage of cellular equipment.
- I have no opinion on the matter.

Comments (please include your name and address):

Information on Verizon Wireless Proposal

Information on Verizon Wireless Proposal

Verizon Wireless has brought to the Board for consideration a proposal to lease a small portion of common area for storage of cellular equipment. Following are some frequently asked questions we've received and their respective answers. More information is available on the Copper Creek website (www.coppercreek.net).

Is Verizon building a cell tower on Copper Creek property?

No. The cellular panels will be placed on an existing power pole in the Town of Oro Valley easement on Tangerine Road, west of the community, and in front of the post office.

What is being built on Copper Creek property?

A storage unit for cellular equipment. Its dimensions are 8' tall x 3.5' wide x 8' long.

Will the Association be responsible for maintenance?

No. Verizon will maintain the structure, the equipment, and the land being used.

Will the storage facility be screened from view?

Yes. Copper Creek will decide what vegetation to be planted

around the facility. Verizon Wireless will install all landscaping. Thereafter, all landscaping in the area will be maintained by Verizon Wireless.

How much money will Copper Creek Association receive?

\$9,000 per year. The money will be put in the general reserve fund to be used for projects benefiting the community.

For what period of time is the contract proposed?

The contract may be negotiated for 15 years or for 30 years.

Is there any amount of RF (radiation factor) emitted from the equipment stored on Copper Creek property?

No. RF is emitted from the tower itself, which will not be located on Copper Creek property. It is emitted out and not down, and emits less RF than a handheld or cellular telephone.

Has there ever been a case in which someone suffered from radiation exposure from a cell tower?

No. There is data that supports that young children may suffer negative health affects from RF directly from continued exposure to a cellular phone. There is no data that supports negative health affects caused by proximity to a cellular tower.



Ideas for Removing Oil Stains

Many letters have been sent to homeowners regarding oil stains in driveways. The Board realizes that oil stains can be difficult to remove. We have researched and found the following information on the subject. If you have a method that worked, please share it with us!

How to Clean Oils Spots from a Garage or Driveway (www.ehow.com/how_113258_clean-oil-spots.html)

A big oil spot in the middle of your driveway can make the most meticulously maintained home look dingy. Whether a leak from your car or someone else's created that mark on your concrete driveway, garage floor or sidewalk, it can all be lightened enough as to be barely visible. Try the first suggestion, then work your way down the list as necessary. Whatever you do, don't procrastinate. Bare concrete floors are porous and permanently stain if oil, grease and dirt are not removed quickly. End each remedy by hosing down and air-drying the treated area.

Step One—Pour cola on the oily or dry stained areas, and leave the cola on overnight. Squirt a generous amount of dishwashing liquid into a bucket until you have a good lather. Rinse with the soapy water, then with a garden hose.

Step Two—Sprinkle baking soda or an absorbent powder such as cornmeal or sawdust on the oily spots. If the stain is dry, wet it first to make a scouring paste. Scrub with a stiff brush or push broom.

Step Three—Sprinkle automatic dishwasher detergent on the oily concrete. Leave it for several minutes, then pour boiling water on the stained area. Scrub with a stiff brush or push broom, then rinse.

Step Four—Try a commercial concrete cleaner such as Garage and Driveway Cleaner by Red Devil Co. or a grease solvent such as Benzine. Follow the manufacturer's instructions.

Step Five—Sprinkle trisodium phosphate (TSP) on the oily concrete. If the stain is dry, wet it first. Let it stand for 30 minutes. Scrub using a stiff broom. TSP is a dangerous product; if you must use it, wear rubber or latex gloves, safety goggles and protective clothing. Also, never wash a TSP product down storm drains.

Step Six—As a last resort, combat tough spills with muriatic acid and a pressure washer. Apply the acid following the manufacturer's directions, and let it soak for several seconds. Follow with a pressure washer set at 2,500 to 3,000 lbs. per square inch (psi), or 176 to 211 kg per square cm. Like TSP, muriatic acid is a dangerous product; likewise, if you must use it, wear rubber or latex gloves, safety goggles and protective clothing, and never wash such a product down storm drains.

Step Seven—After trying any of the strategies above, sprinkle baking soda over the cleaned area to neutralize the solution you've used.

Here's a nontoxic home remedy for cleaning up those nasty oil and grease stains on your driveway or garage floor. (www.ehow.com/how_913_remove-oil-grease.html)

Step One—Spread a thick layer of fresh sawdust or kitty litter over the grease to absorb excess grease or oil on the surface.

Step Two—Allow the sawdust or kitty litter to sit for a day or two. Gently sweep away the dirty sawdust or kitty litter.

Step Three—Pour dry cement over the entire dried grease spot.

Step Four—Allow the cement to sit for a day or two.

Step Five—Gently sweep away the dirty cement.

Step Six—Gather dirty cement in a bag and throw it away. Do not allow the dirty dry cement to go down the sewer.

Tips and Warnings

The kitty litter and sawdust soak up grease on the surface, whereas the dry cement actually absorbs the stain out of the driveway.

- For best results, clean up grease stains as soon as they happen.
- Avoid further staining by using large automotive drip pans for vehicles that leak.
- Make sure the forecast is clear for the days you'll be using dry cement on the grease spots if they are outdoors. Dry cement and water will create hardened concrete.

Copper Creek Association
c/o Stratford Management
P.O. Box 40790
Tucson, AZ 85717



Copper Creek Association Board of Directors

Your 2007-2008 Board of Directors and Officers are comprised of the following volunteer homeowners.

Our thanks to **Mark Platt** (797-2624), President; **Sam Lang** (742-7312), Vice President; **Hans Nielsen** (219-7146), Secretary; **Ed Martinez** (544-6113), Director at Large, **Stephen Hieb**, Director at Large, and **Larry Hassard**, Treasurer (a non-voting position).

A Board Meeting/Study Session to discuss the Verizon Proposal will be held on Wednesday, June 27th, at 7 P.M.

Park Restroom Keys Available

Some homeowners might not be aware that they are entitled to a key for the bathroom located at the community park. They are available at Stratford Management, 1790 E. River Road, Suite #101. There is no charge for a first key; replacement keys are \$15.00. Cash and credit cards are not accepted; checks must be made payable to Copper Creek Association. Please let Lynne or Kristen know if you will be picking up a key so that arrangements can be made for it to be ready. Offices of Stratford Management close for lunch between 12 noon and 1:00.

Stratford Management Representatives

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

- **Lynne Nagore, CMCA, AMS, CAAM**
lynnen@stratfordmanagement.org
- **Kristen Calloway, Administrative Assistant**
kristenc@stratfordmanagement.org
- **Carlos Zapata, Lead Accountant**
carlosz@stratfordmanagement.org
- **Cindy Kline, Accounts Receivable**
cindyk@stratfordmanagement.org
- **Teresa Rascón, Accounts Payable**
teresar@stratfordmanagement.org

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Mail: PO Box 40790 Tucson, AZ 85717

Street: 1790 East River Road, Suite 101 (The Cambric Center)