

VILLAS AT COPPER CREEK NEWSLETTER

MARCH 2011

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Address: 1322 Fretz Drive, Edmond, OK 73003

Board Members for 2011:

President/Gates & Clubhouse, Ken Rasnick (359-6065)

Secretary/Newsletter, Daisy Gibson (340-7061)

Treasurer, Janet Rasnick (359-6065)

Lawn Service& Sprinkler System, Jerry Cole (285-8756)

MANDATORY HOMEOWNER'S DUES: Apparently there are some homeowners that are confused over the requirement of homeowner's dues for the Villas at Copper Creek. Some neighborhoods, such as Copper Creek, have voluntary dues; however, our association which is Villas at Copper Creek, has mandatory dues that are legally binding and enforceable. Each homeowner, at the time of your home purchase, agreed to binding bylaws and covenants that govern our association. You are reminded that dues are required to maintain proper upkeep of our area. Homeowners that fail to provide required dues are processed for enforceable dues through the Oklahoma Court system. In the past few years, our Homeowners Association (HOA) has had to enforce this requirement so that all homeowners share and enjoy the rewards that dues provide. Every homeowner must pay their fair share. Failure to pay your fair share results in other homeowners paying your share while you enjoy the benefits provided. Your Board is committed to necessary action to collect overdue homeowner dues and insure that court orders are fully in compliance. The Board monitors delinquent accounts of dues each month and takes necessary action. If you are a homeowner that is non compliant with a court order, unilateral payment schedules and garnishment of wages may be required. The delinquent homeowners will also absorb payment of legal fees and interest on overdue funds.

SCHEDULED MEETING WITH PUBLIC WORKS DEPT: The Board has scheduled a meeting with the City of Oklahoma City to discuss Pennsylvania widening project and the cities need to get a temporary easement approved from Villas at Copper Creek for an area just south of our

North gate. They need the approval in order to do grading work when they install the drainage system during the Penn widening project. The Board will sign the easement paperwork at the scheduled meeting Tuesday, 3/01/2011.

BOARD MEMBERS NEEDED: Homeowners, please consider joining your Board as a volunteer. Boyan left the Board in January and his expertise is missed. Please remember that this is your community and can best be served when all participate in decisions that affect us. Thanks for your consideration. Please contact any Board member if you have any questions about volunteering.

SKATEBOARDING/BICYCLING DOWN DRIVEWAYS: It's that time of year again when children are out and about having fun. However, parents please remind your children of the dangers skating/bicycling down driveways. It is not only a safety hazard for your children but is also a violation of Article 4.1 of the Covenants. We want everyone to enjoy the area but at the same time please be responsible for your children and their safety. Thanks for assisting in this matter.

REMINDER CONCERNING CARD GAMES: Ladies, we are now meeting at the Clubhouse for our card games. The next scheduled game will be Tuesday, March 15, 2011 at 2:00 p.m. If you have any questions, please call Janet Rasnick at 359-6065 or Daisy Gibson at 340-7061. Come join us and have some fun.

BOARD MEETINGS: The Villas at Copper Creek Board meets at the Clubhouse on the second Thursday of each month at 7:00 p.m. Please feel free to join us. You are welcome to bring any issues, concerns or general feedback to the table.