

From: The Board <copperridgehoa@gmail.com>
Subject: **Lost Mailbox Keys (2nd)**
Date: June 18, 2008 3:11:24 PM EDT
To: Undisclosed-recipients: <>;

Two different sets were found. One has a single key and the other has 2 keys. There's a phone number on the bulletin board to call if either might be yours.

The Board

PS many of you may be getting this for the second time. Please bare with us as we get the eMail broadcast system up and running. Thank you for your patience.

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: June 24, 2008 4:54:23 PM EDT
To: Undisclosed-recipients: <>;

911 Curb Painting

Attention:

I have been informed that a contractor by the name of Joseph Pleines was in the neighborhood today asking permission of the residents to paint the curbs with their house number using reflective paint. I have researched the 911 Program and contacted this individual directly and want to share with you what I have learned.

Joseph Pleines is NOT affiliated with the 911 Program or with Wake County. He is a private contractor and he is not insured and did not provide me his license number. I told him that the curbs belong to the Association on the private streets and that he is not to return tomorrow to paint the curbs.

Thank you,

Stacey Williams, CMCA
PPM, Inc.
919-848-4911 X119
919-870-7241 (fax)
6739 Falls of the Neuse Rd.
Raleigh, NC 27615

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: June 24, 2008 4:46:02 PM EDT
To: Undisclosed-recipients: <>;

Japanese Beetles

Thanks to an alert homeowner we were informed of this problem early on. We'll be spraying soon and in plenty of time to prevent long term damage.

The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: June 30, 2008 11:16:49 AM EDT
To: Broadcast
Cc: Stacey Williams <SWilliams@ppmral.com>

New Web Site

The updated site is up and running at www.copperridgeraleigh.com

If you bookmarked the old one it may not work even though the address is the same. If that's the case deleting it and entering it again should fix it.

REMEMBER: when typing the address in your browser you have to use the www. in front of the site name.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: Copper Ridge
Date: July 8, 2008 8:18:43 AM EDT
To: Broadcast

NEWSLETTER – SUMMER 2008

Now that we have email addresses from most neighbors we want to begin a regular series of newsletters to make everyone aware of issues and concerns in the community.

GROUNDS CONDITION – We are well aware of the serious problems with our lawns and plants. Pulte provided no warranty on plant life of any kind. They did provide us with a settlement last summer for certain previously identified problems. However, after the drought, we are now identifying many more problems. Many dead trees and bushes have been removed, all the Foster Hollies in the community are in poor shape, and more lawns are in poorer shape than earlier known.

The Board has started replacing dead bushes and begun an effort to revitalize lawns. However, it has become apparent the work needed far exceeds our current budget. We are trying to get the full picture defined to set priorities and figure out how everything will be financed. We expect that steps to prevent further deterioration will get priority, and we will emphasize doing work at the best time of the year to avoid past mistakes. Most importantly the Board feels that everyone benefits from a well maintained community. Thus it has voted to assume full responsibility for dead original plants on homeowner lots in most cases.

HOA MEETING – Mark your calendars for Thursday, October 30 (pending site arrangements) for an association meeting to review the budget for next year and consider amendments to our Bylaws. In the future our annual meetings will be held in the fall to allow budgets to be reviewed.

WEBSITE – www.copperridgeleigh.com has been updated. Check it out regularly. It will include most of the information you need to know about the community.

SOLICITING – Outside solicitors have been observed in the community. The recent case of the man collecting money to paint house numbers on curbs was just one example. “No Soliciting” signs have been posted at the entrances. It is not our intent to prohibit activities such as resident children selling Girl Scout cookies, but to prohibit outside solicitors.

DOGS – We are aware of the needs of our dog owning residents. The covenants expressly prohibit the use of common grounds as doggy restrooms. We know that most residents are picking up the “accidents” their dogs have as required when they can. However, it has been pointed out that some dogs are creating problems by using the same spots repeatedly for that which cannot be picked up. Grass in those spots is dying and pine straw is becoming stained. We must ask that dog owners take steps to assure their animals are not creating such problems on either the common grounds or their own lots. Repairs of such damage on homeowner lots can be charged to the homeowner.

GARBAGE CONTAINERS – Several residents have complained that some neighbors are not keeping their garbage containers out of sight. Some people are regularly leaving them out more than the allowed time on Monday evening and Tuesday. Also, some people are apparently putting out excess trash without calling the city to arrange pick up. The regular garbage pickup includes only the contents of the container and recycling. Anyone with extra items must call the city to arrange for pick up of such. Containers not properly facing the street also may not be emptied.

CIGARETTE BUTTS ON LAWNS – After complaints about cigarette butts on lawns and common areas we asked the landscaping contractor to prohibit smoking on site by his crews. The problem has persisted and it has become clear that part of the problem is from residents that smoke. We must ask that you and your guests not dispose of cigarette butts on the grounds including your own lawns. It is not only an issue of appearance but of fire safety.

HOMEOWNER PLANTINGS – Many homeowners have planted their own plants and some have not gotten the required approvals. A variety of plantings can add interest to the community but can interfere with maintenance. The Architectural Committee will approve most applications for plantings with the understanding that such may limit the degree of maintenance provided to the homeowner. It is most important that such plantings go through the procedure so the grounds maintenance staff can be made aware of them. We also need to make sure planned plantings are on the homeowner lots and not in common areas that often come very close to the homes.

SNAKES – Nests of Copperhead snakes have been found on one lot near the middle of the community. We are not aware of other such snake problems, but all should be on the lookout and please contact PPM if snakes are seen.

GUTTERS – Some homeowners are under the mistaken impression that gutter cleaning is a responsibility of the HOA. It is not. Individual homeowners are responsible for all building maintenance including the gutters.

There are two concerns with the gutters, the debris that can clog the downspouts, and a discoloration on the gutters often referred to as “tiger stripes.” Local businesses that provide services to clean debris from gutters can be found in the Yellow Pages or through an internet search. The “tiger stripes” result from a chemical reaction between the gutters and residue from the shingles. Most cleaners do not work well, but something that works extremely well in warm weather is a weak water solution of sodium hydroxide, also known as lye. This can be obtained under the name Streak Getter from www.gutterworks.com. **Warning** – high concentrations of sodium hydroxide or the process of mixing it with water can be dangerous. Only appropriate ready-made solutions should be used.

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: July 9, 2008 9:55:37 AM EDT
To: Broadcast

Web Site Down

Server maintenance is scheduled starting tonight at 9:00 PM. It should be back to normal by tomorrow morning 8:00 AM.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: September 16, 2008 12:26:58 PM EDT
To: Broadcast
Cc: Stacey Williams <SWilliams@ppmral.com>

Theft on Manassa Pope

A resident has made us aware that a red flower pot with flowering plant was taken from the front of their home. This happened between midnight and 5:00 AM.

Please take care to watch for any suspicious activity.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: September 16, 2008 12:15:19 PM EDT
To: Broadcast
Cc: Stacey Williams <SWilliams@ppmral.com>

Attn: Zaldivar Way

The water on Zaldivar Way will be turned off this Thursday beginning at 10:00 AM. Service will be restored no later than 2:00 PM.

Adcock Plumbing and Drains, Inc will be making repairs to the irrigation system. Please contact Stacey at PPM with any questions.

848-4911 x119.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge - Newsletter**
Date: September 17, 2008 12:30:31 PM EDT
To: Broadcast

The Greening of Copper Ridge

We are beginning a major effort to restore and improve the grounds of Copper Ridge. In addition to the normal fall aeration and reseedling, we will be replacing dead trees and bushes, replacing sod in a few areas, and adding new plantings in some areas.

The biggest change will be along the bank at the bottom of Isabella Cannon. This is one of our most visible areas and certainly the one causing the most concern among homeowners. We are doing this in the fall season which is best for planting. And unlike the original plants, these replacements and new plants come with a one year guarantee.

The cost of this effort is far beyond our annual budget. We considered various ways to fund the excess including a possible assessment or dues increase. However, after carefully reviewing the condition of our reserve fund, and discussing the situation with Criterium/Giles Engineers, the firm performing that study, the Board has decided to fund this effort with a portion of the reserve fund.

We know our grass is in poor shape in many areas. Except for a few of the worst areas, we must first try to restore these areas with re-seeding and then re-evaluate. We're hoping for regular rain once this effort begins. Our contractor will do some hand watering especially in the area of new plantings, but we do not have the budget to hand water all the grass areas. Therefore, we ask that you consider helping with watering the areas nearest your home especially in the back yards where there are no sprinklers.

A Possible Roof Replacement Plan

The roofs are currently the responsibility of each homeowner. During the Reserve Study mentioned above, we evaluated what it would cost to establish a separate reserve fund for the HOA to replace roofs. There are arguments for and against increasing our monthly dues and turning this responsibility over to the HOA.

There's a lot to consider and the process requires approval of 2/3 of all homeowners. Before proceeding further with this effort, the Board would like your views, ideas, questions, and comments.

Please go to www.copperridgeraleigh.com/Copper_Ridge/Roof_Survey.html for full details. The deadline for your initial input on this is October 15th. The Board will respond to your questions no later than October 25th. We will discuss this further at our association meeting next month.

Homeowners Association Meeting

Thursday, October 30, 7:00 PM

All members are invited to a meeting to review the budget, consider a plan to stagger terms of Board Members, and discuss other matters of concern to the community. We're meeting in the Community Room at Crabtree Valley Mall. It's upstairs near the Belk entrance in back. For more information on the location call the mall at 787-8993.

Yard Sale

Our third annual neighborhood yard sale is scheduled for Saturday, October 25. We will send more info as we get closer but now is the time to start cleaning out the closets.

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: October 9, 2008 10:02:49 AM EDT
To: Broadcast

Roof Survey

Reminder

The deadline for sharing your questions, comments, and/or concerns is October 15th. Please let the board hear from you as soon as possible.

http://www.copperridgeraleigh.com/Copper_Ridge/Roof_Survey.html

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: October 15, 2008 6:26:11 PM EDT
To: Broadcast

Lost Key

Another mailbox key was found. If you think it could be yours email us right back for information on where to pick it up.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: October 15, 2008 3:46:57 PM EDT
To: Broadcast

Yard Sale

Saturday
10/25
8:00 AM - 2:00PM

Contact: Shirley Greenlee

If enough homes participate the HOA will run an add in the N&O. We hope to have signage as well. Please let Shirley know if you're planning on participating.

Shirley may be reached at 758-8681 or
dgreenlee2@nc.rr.com

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: October 27, 2008 11:50:40 AM EDT
To: Broadcast

Homeowners Association Meeting

Thursday, October 30, 7:00 PM

All home owners are invited. We'll review the budget, consider a plan to stagger the terms of Board Members, and discuss other matters of concern to the community. We're meeting in the *Community Room* at Crabtree Valley Mall. It's upstairs near the Belk entrance in back.

For more information on the location call the mall at **787-8993**.

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: October 28, 2008 5:03:45 PM EDT
To: Broadcast

HOA Annual Meeting Reminder

Please attend this Thursday night - 7:00PM.

We're meeting across the street at Crabtree Valley Mall's Community Room. It's on the second floor at the Belk's end of the mall. When facing Belk's and Merle Norman to your right - go down the hall separating these two stores. The Community Room is on your right directly behind Merle Norman.

Detailed directions with photo's are on our website
http://www.copperridgeraleigh.com/Copper_Ridge/Directions_to_Meeting.html

Hope to see you there,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: Copper Ridge Newsletter - Fall 2008
Date: November 25, 2008 2:16:32 PM EST
To: Broadcast
Bcc: mackprice@me.com

HOLIDAY COMMUNITY DINNER

Golden Corral on Glenwood Avenue – 6 PM Monday December 15

Many people expressed interest in more community social events at our recent association meeting. We will get together for a community dinner at Golden Corral on Monday evening December 15. Everyone is to buy their own dinner. Golden Corral is a major national chain of buffet restaurants headquartered in Raleigh. <http://www.goldencorral.com/menu/hot.asp> We will be meeting at their flagship restaurant at 6129 Glenwood Avenue, about 1.5 miles west from Creedmoor Road on the left. The all you can eat buffet is around \$10, or \$12.50 with drink and tax. We have reserved the Raleigh Room that seats 56 and the restaurant would like to have at least 24. It would be very helpful in planning if those interested would let us know as soon as possible by responding to copperridgehoa@gmail.com. We are trying not to require reservations or guarantees, but we need to know if we have too few or too many for the room.

GROUNDS UPDATE

Work is continuing on our grounds repair and improvement effort. Much progress has been made, but we still have some missing plants and trees to replace. Dead plants on homeowner lots will be replaced. Most but not all dead plants and trees on common areas will be replaced, though not necessarily with the same kind of plant or tree as the original. No new pine trees will be planted. Some original plants were planted too close together. Proper spacing will be considered in replacements. We know there are still some poor grass areas remaining, especially in common areas behind homes. Some of these will have to be addressed next year.

This grounds repair and improvement effort has cost far more than was budgeted. The Board has financed this extra cost from our reserve fund without a dues increase or assessment. However, the currently planned work this fall will take all the money we are comfortable taking from reserve. We have only a small amount budgeted from dues for further grounds repair next year. If we find more needs than can be covered by that next year, we may need an assessment.

Our current grounds maintenance contract runs through 2009. The Board in 2009 will consider possible changes in the nature of this contract and invite additional bids for the service for the year 2010. It would be useful to know from you if you would support an increased level of service with higher dues if necessary. Please respond to copperridgehoa@gmail.com

PARKING ON STREETS AND ON GRASS

We have recently suffered damage to grass from vehicles parking off the street on grass. Some residents are also regularly parking on streets resulting in congestion in the community. Parking on the grass is never allowed, and curbside parking on the private streets is not permitted except for occasional visitor overflow parking. See sections 4.13.1 and 4.13.2 of the rules and regulations adopted by the Board. Please advise visitors to be careful about the grass if they must park on the street.

ACTIONS AT HOA MEETING

The HOA at its meeting on October 30 approved the budget for 2009 as distributed, and amended the bylaws so that of the board members elected next fall, three will serve a two year term and two a one year term. After that, board members will be elected to two year terms with terms staggered so two are elected in even numbered years and three in odd numbered years.

AMENDMENTS TO COVENANTS

Potential amendments to the covenants and the procedure for doing so were discussed at the meeting of the association. The covenants currently prohibit the HOA from doing maintenance on the buildings except in cases where homeowners do not do needed maintenance. Some residents expressed interest in the HOA setting up programs for roof replacement and gutter cleaning. However, several also expressed opposition to these programs. The covenants also currently allow screened porches but prohibit "patio enclosures." Some residents are interested in enclosing their patios. Only one person at the HOA meeting expressed opposition to this though concern was expressed for appropriate appearance standards. Amendment of the covenants requires approval of 2/3 of all homeowners, making it very hard to do. A suggestion was made at the meeting that perhaps the covenants should first be amended to make them easier to amend. The Board will be further considering these issues in the coming year.

WEBSITE AND BULLETIN BOARD

Our primary means of communication are through this newsletter delivered by email and posted on our bulletin board located near the mailboxes, and through our website. Check the website regularly to keep up to date. www.copperridgeraleigh.com.

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge Reminder**
Date: December 5, 2008 12:49:39 PM EST
To: Broadcast

HOLIDAY COMMUNITY DINNER

Golden Corral on Glenwood Avenue – 6 PM Monday December 15

A reminder of our holiday dinner at the Golden Corral. We will be eating in the Raleigh Room. We would like to know if you plan to attend but all are welcome. Please let us know at copperridgehoa@gmail.com

GROUNDS MAINTENANCE

Many of you have a ground cover in your front plantings called liriopse (also lariope, loriope and other spellings) sometimes called monkey grass. Normal maintenance of this plant is to cut it down to the ground in the winter and let it put back out in the spring. The groundskeepers will be doing this shortly and refreshing the pine straw in those areas.

MAILBOX PARKING

Some residents have expressed concern that many people are turning from Manassa Pope onto Isabella Cannon in the left lane to park on the left next to the mailboxes. Drivers have been observed turning south into the northbound lane when others are coming northbound. There is concern about a head-on accident. If you are among those who must stop for mail when entering on Manassa Pope, please exercise caution.

From: The Board <copperridgehoa@gmail.com>
Subject: **Copper Ridge**
Date: December 15, 2008 11:05:37 AM EST
To: Broadcast

Tonight's the Night

Holiday Dinner

6:00 PM

Golden Corral - Glenwood Ave.

All are Welcome

Hope to see you there!