

From: The Board <copperridgehoa@gmail.com>
Subject: **A Neighborly Effort**
Date: September 15, 2009 1:02:16 PM EDT
To: Broadcast

Greetings neighbors,

As all of you know there is an effort underway to amend our covenants so that homeowners **may ask for permission** to add a sunroom. You received a proxy in the mail in case you are unable to attend the annual meeting October 29th. While many of you have already signed and returned these we realize there are still some questions which we hope this will address.

1. This effort has the full support of the Board of Directors. A finished sunroom of high quality and craftsmanship will enhance property values and should benefit us all.
2. This change does not ensure anyone their addition may be built. They still must present a petition to the Architectural Review Committee detailing the plans, methods, and materials. They must also secure the necessary permits from the City of Raleigh. This change simply allows them to ask for permission.

One of your neighbors, Ms Jean Aiken, is coming door to door to ask for your opinion and support. Please be courteous and allow her the few minutes necessary to identify and note your wishes. If you prefer please take the time to contact her at 919-612-4737(cell) or 919-510-8593(home). Both have voicemail and she would love to hear from you.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: Annual Meeting Location
Date: October 26, 2009 9:50:50 PM EDT
To: Broadcast
Cc: Stacey Williams <SWilliams@ppmral.com>

Please be reminded of our annual meeting this Thursday night, October 29, beginning sharply at 7:00 PM. This years meeting is being held at

Glen Eden Community Center

Please do not confuse this with Laurel Hills. It is not the same facility. A map can be found on our website by clicking the link below.

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

Again, we are **not** meeting at Laurel Hills.

Please arrive early as the meeting will start promptly at 7:00.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: Brickman Landscaping
Date: September 19, 2009 9:21:49 PM EDT
To: Broadcast
▶ 1 Attachment, 71.6 KB

The Board received this letter from our grounds contractor. It is their explanation for our current condition. Please direct **all** questions and comments to **Stacey Williams at PPM. (919) 848-4911**

Since early August, the lawns in Copper Ridge have seen a deterioration aesthetically for a variety of reasons. The following points are the measures that **Brickman** is employing to improve all of the lawn spaces in Copper Ridge.

The sudden spurt of weeds in the lawns around the week of August 10th in the community was a direct result of the pre-emergent that that broke down right on time! The pre-emergent is non-selective, and completely deteriorated within 3 weeks to allow the fall seeding to occur on September 4. Also, an application of a post emergent herbicide to control the weeds was not made as this would have inhibited the seed germination. The remaining weeds on the property will not cause a challenge for the seed to germinate that we just applied, in fact, we may see additional weed pop up from now until the first frost which will kill all of the Crabgrass, Spurge and Nutsedge that are in areas of the property.

During the week of August 3rd the irrigation clock located at the corner of Zaldivar and Isabella Cannon that controls the lower half of Isabella Cannon and all of Zaldivar experienced a "fault" in the system resulting in 3 zones not running for 1 week. These zones are on the east side of Isabella Cannon. A routine inspection of the system located the issue and the clock was restarted and reset.

Throughout the community, the 3 different irrigation systems are maximized for their watering availability. The regulations that guard our water resource have limited the watering of the lawns to Tuesdays, Thursdays and Saturdays from 12:00 am to 10:00am. In the event that you would like to supplement the irrigation with hand watering, please review the watering restrictions chart at http://www.raleighnc.gov/portal/server.pt/gateway/PTARGS_0_2_126447_0_0_18/everyday_chart.jpg Remember that the watering days are determined by the address of the water meter, not by the home in which it is irrigating.

Brown Patch in the lawns also became very prevalent during August. While Brown Patch

CAN kill lawns over a long period of time, typically the disease will only damage the leaves and by turning them yellow. The leaves may die back to the crown but the roots will usually survive. Brown Patch is always present in the soil, and the application of costly chemicals will only result in control of the disease for a matter of 21-28 days maximum. An evaluation was made of the lawns in early August and the decision was made to not apply the fungicide to the lawns. Once the temperatures cool down so temperatures drop below 65 degrees at night, the disease does not pose as much of an issue.

At several of the homes on Manassa Pope, the presence of Grub worms was discovered in the soil. The count per square foot of worms was not alarming, but could have contributed to the deterioration of some of these lawn areas. An application of insecticide was applied to remedy the situation.

The aeration and seeding efforts on 9/4/09 were followed up with additional scratching and seeding on 9/11 and 9/18, and will continue through to Thanksgiving. Many of these areas will also receive a blue green colored product named "Penn Mulch" as a seed starter. This product contains fertilizer and is designed to retain moisture and improve seed germination. The seed being used in the community is a Blue Tag Certified Blend of Tall Fescue containing 0% weed seed and 0% other crop seed with a 94% germination rate. The typical germination period for Tall fescue is 21-28 days, and the window for seeding is open until Thanksgiving. The thin and weak areas will be scratched and seeded in different areas each week until then.

The remaining applications to the lawn areas this year include an application of fertilizer to in September and another application of a high Nitrogen fertilizer in November.

Type to enter text In the event that you have any questions or concerns please contact PPM Raleigh, or for more information about tall fescue lawns, please visit <http://www.turffiles.ncsu.edu/articles/tf0017.aspx>. This is a publication provided by North Carolina State University through the Agricultural Extension Service.

From: The Board <copperridgehoa@gmail.com>
Subject: **House Key**
Date: November 10, 2009 3:55:32 PM EST
To: Broadcast

One of our neighbors found what appears to be a house key last night while walking back from the mailboxes. If you believe this to be yours please contact Stacey at PPM. 919-848-4911 ext119.

The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Items Were Stolen**
Date: July 14, 2009 2:06:04 PM EDT
To: Broadcast

Our neighbor at 5022 Isabella Cannon reported the theft of two rocking chairs from their front porch. This happened sometime between mid afternoon, Thursday the 9th, and midnight, Friday the 10th.

If you happened to have seen anything out of the ordinary or have any other information about this please contact Stacey at PPM.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: **Landscaping 2010**
Date: December 3, 2009 2:58:11 PM EST
To: Broadcast
Bcc: Mack Price <mackprice@me.com>

The Copper Ridge Board is pleased to announce that J. C. Wood Landscaping will be our new grounds contractor effective January 1, 2010.

J.C. Wood Landscaping is a local company headquartered in Zebulon. Chris Wood strongly impressed the Board at our initial meeting and further impressed us with his ability to work out a plan for services to meet our needs within our budget. Our management firm PPM has had good experience working with this firm in other communities.

One of the changes that many of you will welcome next year is that the area of your front lawn that is your property will be mowed with small push mowers, using varying patterns from week to week. No more rings around the trees. When weather permits, the common area typically between the front lawn tree and street may be mowed with larger mowers, but the operators will not be riding sulkies behind them as has been done in the past. During wet conditions, even this area may be mowed with the small mowers to prevent damage to turf.

Over the next few weeks, our current contractor will be completing their obligations for the year. If anyone has a concern they need to address please contact Stacey at PPM.

From: The Board <copperridgehoa@gmail.com>
Subject: **Mulch Update**
Date: July 18, 2009 10:15:53 AM EDT
To: Broadcast

Yesterdays report from Brickman Landscaping showed them about 2/3 of the way through mulch replacement. Weather permitting they will be finished with that portion of the project on Monday.

Tuesday and Wednesday they will be replacing pine straw at the entrance as well as the tree line behind Manassa Pope.

Thank you,
The Board

From: The Board <copperridgehoa@gmail.com>
Subject: Copper Ridge Newsletter
Date: September 1, 2009 8:56:13 AM EDT
To: CR Owners

Annual Meeting – Fall Seeding – Homeowner Maintenance

Annual Meeting – Election – Amendment of Covenants

All homeowners will shortly receive notice of the annual meeting by mail. This notice includes a very important Proxy statement.

Patio Enclosures - One matter of business at the meeting will be amendment of the Covenants to allow the architectural committee to consider patio enclosures. The proposed amendment as prepared by the attorney does not show the current wording. The change basically deletes the words “patio enclosure” from Section 5.10. The attorney also deleted the section title Fences. The following shows the section with the deleted part in ~~strikethrough~~ and the added in *italics*.

Section 5.10. ~~Fences~~ “No fence, ~~wall or patio enclosure~~ *or wall* shall be erected, maintained or permitted upon the Property, other than those installed by Declarant prior to the initial conveyance of each Lot.”

If this is approved it is the intent of the committee to allow only enclosed patios similar in appearance and quality to the existing screened porches. Approval requires affirmative votes from two-thirds of all homeowners, 58 votes, not just two-thirds of those voting. Any vote not cast is effectively a vote against the amendment. Thus, neighbors in favor of the amendment will be visiting you and actively seeking your proxy. The proxy form will allow you to cast a vote specifically on this issue as you direct, or to provide an uninstructed proxy to the holder to vote as they see fit on all issues at the meeting. To be safe, we encourage everyone to provide a proxy on the amendment to someone in case they are unexpectedly unable to come to the meeting. If you are at the meeting, any proxy you have signed will be voided.

Budget and Election - We will also be approving the budget for 2010 and electing a new Board. The budget will be mailed in late September. There are five positions on the Board. This time we will be electing three members for a two-year term and two for a one-year term. Next year we will elect two for a two-year term, and each year after that, two or three will be elected for two-year terms. If you are interested in serving on the Board, please contact Stacey Williams at PPM 848-4911 X 119.

Location and Time - The annual meeting will be held Thursday October 29, at 7:00 pm at the Glen Eden Park meeting room. This is located on Glen Eden Drive at the Beltline. The easiest way to get there from Copper Ridge is to go south on Creedmoor Road across Glenwood to the fourth traffic light beyond Glenwood. Turn left on Glen Eden and go past the light at Blue Ridge Road. The park entrance will be on the left just before Glen Eden crosses the Beltline.

The Grounds – Brown Patch – Dog Damage - Fall Reseeding Now

Our grounds contractor will be aerating and reseeding the first two weeks in September. The primary reseeding will be the first week, and in the second they will be giving special attention to areas that have been bare or have been attacked by Brown Patch or dog urine.

Brown Patch has taken a toll especially in the past few weeks. This is a fungal disease that leaves the grass looking much like it has not has enough water. The good news is that the grass can usually recover from Brown Patch once temperatures begin to cool.

The other source of damage we have is from dogs urinating on the grass, especially female dogs that tend to leave a large quantity in one place at one time. The board will be considering actions to prevent this damage which hurts property values and increases our maintenance costs. Suggestions from residents would be useful.

Once the new seed is in place, homeowner assistance in watering rear areas that are not irrigated would help assure good grass in those areas.

The Board is currently reviewing proposals from several contractors for future grounds service. We have requested and will be considering proposals for use of smaller mowers in the front yards.

Homeowner Maintenance – Privacy Screens – Decks – Gutters

Everyone is reminded that we are individually responsible for exterior maintenance including the sealing of treated wood of privacy screens and decks, and cleaning of gutters. This maintenance helps preserve our property values.

Our grounds contractor has observed several cases where gutter extensions or splash guards would be helpful to get water away from foundations, avoid washing away mulch, and where possible keep roof particles out of the grass. In many cases the builder provided gutter extensions at the front of the garages to divert water to the driveway and in others homeowners have already added these themselves. Some homes do not have these and they would be helpful. They can be either metal or flexible plastic. This is a homeowner responsibility. We realize some of the metal gutter extensions have been damaged by mowers. The grounds contractor has indicated they will repair these.

From: The Board <copperridgehoa@gmail.com>
Subject: Copper Ridge Newsletter
Date: March 30, 2009 5:54:13 PM EDT
To: CR Owners

Copper Ridge Newsletter

Spring 2009

Greetings. As spring arrives our attention turns to the outdoors and the Board wishes to make sure everyone is aware of certain homeowner maintenance requirements, the efforts we are continuing to improve our grounds, and a reduction in our costs for termite protection.

Homeowner Required Maintenance – Gutters and Pressure Treated Wood

The Homeowners Association is prohibited from doing maintenance on the buildings or structures on homeowner property unless a homeowner fails to do appropriate maintenance, in which case the Association after appropriate requests and warnings can do the work and charge it to the homeowner. Everyone needs to be aware of two required maintenance items that are easy to overlook: pressure treated wood and gutters.

Pressure-Treated Wood – Decks and Privacy Screens including those on the ground – Historically, pressure-treated wood was not sealed or treated on initial construction because it needed to dry for several months first. It was then cleaned of mildew, and treated with a water repellent, sealer, or stain. New pressure-treatment processes and water-repellent products now allow treatment at initial construction, but we do not know if this was done on our homes. In any case this wood needs to be cleaned and treated every two or three years. Some stains may last a little longer. Homeowners are responsible for such maintenance on decks and ground based privacy screens. **Each of those ground based screens is on a specific lot, and the owner of that lot is responsible for the maintenance of the complete screen – both sides.** The neighbor is required to allow access as necessary for such maintenance. Never treat one side of a screen and not the other, as such will do more damage than good, causing the wood to warp. Basic maintenance with a clear product that does not significantly change the color requires no approvals by the Architectural Committee. However, if a homeowner does desire to use a stain that will change the color, approval must be obtained from the Architectural Committee. Especially for the ground-based screens, the committee will give strong consideration to the opinion of the neighbor on the other side of the screen.

Gutters – Clogs and Appearance - Some homeowners have mistakenly assumed that gutter maintenance would be provided by the Association, while others have invested in systems to reduce the needed maintenance. The Association is not permitted to do the maintenance without a change in the covenants, and there is significant opposition to such a change. You are required to keep your gutters free of clogs and in good appearance, and to assure that downspout tubes remain attached to structure. Chemicals in the shingles wash out in the rain and react with the aluminum in the gutters creating black “tiger stripes” on the gutters. These need to be occasionally cleaned. The most effective cleaner is a dilute solution of sodium hydroxide applied during warm weather. Some downspout tubes have been observed coming loose from their attachment into brick. This needs to be checked and repaired as necessary.

The Grounds

Grass and Plantings - We made substantial improvement in our grounds last fall, and this will begin to show more with the coming of warm weather. We did not quite finish all the planned plantings to replace dead plants in the fall, and this will be done in the next few weeks. While we have a major improvement in the grass, we know there are still some bare spots. A special effort will be made to identify and make sure these are attacked in the fall.

Large Trees – We encountered a major unexpected expense in having to remove a large tree that was left on the property by the developer and was found to be a danger. The Board is very concerned about such developing dangers and expenses especially as could be caused by the numerous pine trees planted by the developer. It is the policy of the Board that any pine tree that dies will not be replaced with another pine tree. Replacements when made will be wax myrtles in locations that will accommodate them to full growth, and smaller bushes in locations that would not allow as much spread. The Board would like to encourage the elimination of all pine trees, but we do not have the budget to replace them at this time. Thus, if a homeowner wishes to support the cost of removing or replacing a pine tree on either their lot or a nearby common area, the Board will consider such offers and proposals. The earlier this is done, the less expensive it will be to remove the pine trees, and the sooner we will have

a replacement plant of good size.

Pine Straw or Mulch – The replenishment of pine straw now done 1.5 times per year is a major expense. Many homeowners have expressed a preference for mulch as an alternative. The initial application of mulch is much more expensive than pine straw though a reduction in maintenance cost may offset that. We do not know if reduced maintenance would make it affordable, but are investigating. If it does look feasible to make a change, we may be able to do a partial phase-in this year. However, we know that we do not have the money to make a complete changeover this year in any case. Your thoughts on this could be useful as we evaluate possibilities.

Sprinklers – Brickman will be doing maintenance work on the sprinkler system over the next few weeks in preparation for the watering season. Given the rain we have had, we will delay the start of sprinkling until it is clear we need it.

Maintenance Contract – We will be asking for bids this fall for a new grounds maintenance contract starting in January. If anyone has suggestions for changes please let us know. Given our budget situation any request for increased or more expensive service must be optional. However, there is a chance that with the bid process we may be able to get more for our money.

Termite Control

The Association provides the termite protection for the community. Some good news is that we have sought bids for the termite protection which has resulted in Home Team strongly reducing their price, and another supplier offering an even lower price though with a guarantee that is not quite as good. We are currently considering these options. In the past there has been some confusion and Home Team has invoiced some residents for termite protection. You may have a contract with Home Team for other pest control, but should not pay them for termite protection.

From: The Board <copperridgehoa@gmail.com>
Subject: Copper Ridge Newsletter - Summer 2009
Date: June 12, 2009 11:37:30 AM EDT
To: Broadcast
Bcc: Mack Price <mackprice@me.com>

Change from Pine Straw to Mulch

We all know the pine straw is getting ragged. We have delayed replenishment as we evaluated alternatives. [Good News](#). We are converting to mulch. This will be staged. We are able to cover the extra conversion cost because we had budgeted for two applications of pine straw this year. Instead, we will convert to mulch in the front and back lawn areas and all individual tree rings. Pine straw that is removed will be used to supplement the pine straw in the large common areas. Where needed, pine straw in those areas will be supplemented with a longer lasting pine straw. This will result in a maintenance savings. With that savings, we may eventually convert the common areas to mulch also but it may be better to keep pine straw in some strongly sloped areas. We know many of you prefer mulch and some have installed their own mulch. Some details are still being worked out. If you have any questions or concerns please contact Stacey Williams at PPM 848-4911 X 119.

Reporting Grounds Concerns

Any problems with the grounds or sprinkler system needing attention must be reported to PPM. If you feel the problem is not getting needed attention, do not hesitate to also contact a member of the Board. Reporting problems only to the grounds contractor when they are on site does not allow management or the Board to know about and properly track the situation.

Animals without Leashes and Damage to Grass

Two concerns have come up regarding dogs in the community. First you are reminded that both the [City of Raleigh](#) and Copper Ridge have regulations requiring dogs and other pets be on leashes when off the property of the owner. Both the city and Copper Ridge also have "pooper scooper" requirements. The city requires that any feces deposited on property where the owner has not given permission must be collected and removed by the animal owner. Copper Ridge covenants forbid allowing animals to defecate on the common property and community rules require that owners immediately collect any accidents. Urination by animals on shrubbery within the community is also forbidden by Covenants. Urination on grass is not regulated. However, we are encountering problems where dogs are allowed to repeatedly urinate at the same place on grass. This kills the grass, hurts community appearance, and increases our maintenance costs for the grass. Some people are reporting grass in their lawns damaged by others dogs. We ask dog owners to please be careful not to allow your dogs to repeatedly urinate in the same place.

Trash and Recycling Container Storage and Use

We are encountering problems with people leaving garbage and recycling containers outdoors for extended periods. The covenants require that you must "Keep garbage and trash stored in proper containers either inside the Dwelling Unit or screened from public view if outdoors except on garbage collection days." The community rules as adopted by the Board further require that these containers be kept in the garage except on collection days, and that they be put out no earlier than the evening before collection and brought back in no later than the evening of collection day. The city also regulates the time period that cart can be left at the street. We ask that everyone be a good neighbor and assist your neighbors who may have difficulty with this because of travel or other reasons. Some of you may not know some of the unique Raleigh rules on garbage pick up. If you have excess trash that will not fit the container, you must call the city and make arrangements for it to be picked up. Otherwise, it may be left. The container must also be parked with the front facing the street squarely, and at least 5 feet from any parked car. Since collection day is also a sprinkler day, be careful to avoid putting the cart or recycle containers over sprinkler heads.

Parking

We continue to have excessive on street parking, inefficient use of off-street parking, and occasional cases of someone using a neighbor's drive without permission or blocking a neighbor's access. On-street parking should be a last resort after using garages, driveways, and off-street spaces. Parking on the street congests the community making it difficult to maneuver and increasing risks of accidents. It also can prevent garbage pick up if a car blocks access to the cart by the automated collection truck. When you have special events, ask permission from your neighbors to use their parking area. Try to help your neighbors in these situations. When parking in the off street spaces, please use care to maximize the available space and avoid taking up two spaces. Where there is room for three cars, park so that two more cars can use the area.

Pruning of Shrubs and Trees, Japanese Beetles, Brown Patch

The grounds contractor is in process of pruning shrubs and trees and treating for Japanese Beetles. Our policy is to trim the shrubs near the homes low to prevent anyone from being able to hide in them. If you have any concerns contact Stacey at PPM. We are aware of Brown Patch in the lawns but will not be treating unless it gets much worse.

Patio Enclosures

We have a formal request to amend the Covenants to allow patio enclosures patterned after existing screened porches. You will receive formal notice of this proposal in late August, and a vote will be conducted at the Annual Meeting in late October. Once this notice is out, neighbors will be visiting you to collect proxies for the meeting. Unless you are certain you will attend the meeting, or wish to vote against the amendment, it is essential that you provide your proxy. Any vote not cast is counted against the amendment, and at least 2/3rds of the homeowners must vote affirmatively for the amendment to pass. If you find you can attend the meeting, you can withdraw your proxy at the meeting.

Watering

We have fortunately had good rain this spring. If it gets dry in the summer, please help to water areas in back of your home that are not irrigated. You may do this with a hand held hose at any time. If you use a sprinkler you must follow the Raleigh city rules on the days and times of watering, before 10 am or after 6 pm, odd house numbers on Tuesday, Thursday or Saturday, even house numbers on Wednesday, Friday, or Sunday.

Termite Control

We have accepted the contract with Home Team to continue termite protection. They will be doing an inspection. Please cooperate. Do not pay anyone for termite protection, though you may have a contract with Home Team for other pests.

Elections

A new Board of Directors will be elected at the Annual Meeting in late October. The new directors will serve a mixture of 1 and 2 year terms so that from now on only a part of the Board will be elected each year. This will give some continuity. If you are interested in serving on the Board, please contact Stacey.

From: The Board <copperridgehoa@gmail.com>
Subject: Pine Straw Removal & Mulch Installation
Date: July 9, 2009 1:32:32 PM EDT
To: Broadcast
Bcc: Mack Price <mackprice@gmail.com>

Brickman will begin removing the pine straw around your home, front and back, on **Monday, July 13th**, weather permitting. Pine straw will not be completely removed, but it will be completely removed for at least a foot from the foundation to prevent build up of material. After the pine straw is removed, the beds will be replenished with triple shredded mulch. We expect the mulch installation to begin on **Wednesday July 15th, and should be completed by July 22nd**. Please understand that inclement weather may cause delays.

-- Please remove all yard ornaments and personal belongings (hoses, night lights, dog leashes, signs, statuary, birdbaths...) from the beds prior to Monday.

-- Inadvertently, irrigation may be hit and damaged. Following the installation of the mulch, we will perform a full system audit once the mulch installation is complete and make repairs as needed.

-- Our crews will be working all day on the site these days, clean up will happen during the day but not necessarily house by house as they are completed – do not be alarmed if it takes a few hours to clean off your driveway or sidewalk.

Thank you for your patience during this time. If you have any questions or concerns, please contact me at 848-4911 X119. Thank you.

From: The Board <copperridgehoa@gmail.com>
Subject: **Tonight's the Night**
Date: October 29, 2009 11:35:20 AM EDT
To: Broadcast

Annual Meeting

Tonight

7:00 PM

Glen Eden Community Center

Please arrive early - we will begin promptly at 7:00.
Meeting should last about one hour.

From: The Board <copperridgehoa@gmail.com>
Subject: **You're Invited**
Date: December 3, 2009 5:12:36 PM EST
To: Broadcast



Copper Ridge
Holiday Dinner

Thursday
December 17th
6:00 PM

Golden Corral