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**COP NEWS** (Castle Rock, Omega Prospect)

Volume I, Issue I (May and summer 2019)

Hello COP residents. This is an unofficial document of our local neighborhood with some of the latest happenings. It is very informal and will be in a list format (basically what I remember to put next).

In this, our first attempt to get policy and protocol on the right avenue, be informed that we do the majority of our architectural and grounds requests through the appropriate committees. Your requests will be reviewed and the committees will present their recommendations at the next regularly scheduled board meeting. This will streamline the formal board meeting agendas and make the length of such business meetings much shorter. Emergency situations, however, will be dealt with in a more expedient manner.

**From the architectural committee chairman:** Sue Vasconcellos (623-521-9504) heads up the committee to deal with architectural requests. Sue will call a committee meeting (5 board confirmed resident members) whenever appropriate requests are made. Written requests that are accompanied with diagrams, dimensions, location, etc. are to be submitted to Director Vasconcellos and will be discussed by the committee. The committee will make recommendations to the board. The next regular board meeting for the COP is Sept. 28, 2019. If the current issue for the resident is paint or the painting of units, call and get the appropriate directions, get the paint colors, and learn where our paint vendor is located. Also, we have been informed the deductible for roof repairs was inadvertently told to us by our insurance agents as going up to $10,000 per claim.

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That fact is innacurate (the wrong HOA with a similar name was the problem). Out single claim deductible for HOA roofing claims remains at $5,000.

**From the grounds committee chairman:** Jim Kossman (602-400-8113) heads up the committee to deal with grounds (grass, trees, bushes, landscaping, sprinklers, etc.). The grounds committee meets more often than any other group in our small government because the most issues deal with this topic. Individual requests for sprinkler repairs, tree trimming, fruit gleaning, removal and/or replacement of trees or bushes, etc. should go to this committee. Please don’t bring your individual requests to the formal meeting of the board unless it is an emergency. We have 10 confirmed residents as members of this committee to deal with all the issues. That means that 1/5 of our residents are making the appropriate recommendations to deal with our large area of common ground(s). The grounds committee will deal with all individual requests in a fair and reasonable manner for the good of the neighborhood. The governing board will vote in their recommendations at regularly scheduled board meetings. Decisions, of course, will also be influenced by our budget constraints.

Five volunteers from the grounds committee (Kossmans, Nelson, Roberts, and S. Hoyt) spent the last 3 weeks cleaning up the rock easement area on our SE edge along 125th Ave. The rocks have been replaced, lined up, and raked for a much more aesthetic appeal to our neighborhood. Bubblers have been uncovered, shut off, and brought to a more practical operating condition. Weeding was also done to enhance the look of the area. On the same note, two volunteers (J. Kossman and T. Smith) cleaned up the rock easement and trimmed the oleanders at the junction of Prospect and Omega.

The grounds committee is currently focusing on the practicality of replacing certain smaller areas of grass between the units with rock. Water usage patterns, monsoons, evidence of mud and mushy turf, and other issues that would justify the addition of more areas of rock (gravel cover) are being studied.

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Keep in mind, as well, that requests for any new trees and plants will be tabled until the Fall due to the heat and the negative odds that new plants or replants at this time of year are more prone to failure.

Chairman Kossman will post the latest available watering and bubbler times on the front page of the web site under “Latest News”. Pull up the web site and it will be right there. copcondo.org

**From the president:** Rich Hoyt (623-888-1164) is the new president for 2019-20. Ken Davis (858-231-1015) is the new treasurer, Dave Roeker (715-558-4772) is our secretary, and Diane Shapiro (623-341-6590) is our vice-president.

We are currently still in a process of transition, but are pleased with the influx of new blood--and lots of it. We can use any of you in any capacity you may feel comfortable in. Resident Meg Quarry has made some of our forms way more effective and practical. The recent Gathering on the Green (in May) was a wild success and the first one that late in the season in my 12 years in this neighborhood. We have a group of women getting ready to deliver new owners packets to our newest homeowners. (The most recent are Paul and Sandi Dyksterhouse at 12510 W. Prospect). Tom and Joan Humphreys are selling as of June 1, and planning to move on to assistance living. We will miss them.

Rich Hoyt

Nora Guest (12735 W Castle Rock, 623-544-0752) has an almost new women’s bike (Schwinn) with basket, bell, lock, air pump, customized seat cushion, and dust cover. $50 OBO