

Subject: Fairways of Copper Creek - Summer Board Update

To: Fairways of Copper Creek Homeowners

As your Board members, we hope you are doing okay in these crazy days unprecedented in our lifetimes. Covid has impacted everyone, and like your relatives and friends, we encourage you to wear masks in public and follow safe social practices. With this said, we wanted to give you an update on the Fairways of Copper Creek.

First, we know our grass is a mess. Covid caused Meadowbrook Landscaping to start late and then the severe spring weather, weed deterrent materials they applied were not effective. That as it is, we are very unhappy with the weeds and other lawn work and have expressed that to Meadowbrook ownership and Herriman in the strongest terms. We expect significant improvement to be the highest priority for both these companies.

Mulching of planting beds, irrigation service, tree trimming and street patching were completed on schedule. Home painting and related wood repair will be done on schedule this summer. You can see the Paint Schedule at www.herriman.net under Policies. (Contact Herriman if you don't know your login/password)

Because Covid caused us to cancel our Annual May Meeting and our Annual Walk-Around, we implemented an on-line survey to all Homeowners. We appreciate that nearly two thirds of our members responded. We are using that information along with direct Homeowner input and Board and Herriman observations to develop and prioritize the 2020 Worklist within the budget.

Because we could not meet in our normal Annual meeting, we felt a few additional notes were needed:

1. **Condominiums** by definition are intended to have uniform exterior appearance in all respects. Bylaws reflect that intention so please take a look at them before contracting or installing things outside of your house.
2. **Architectural Approval** is required prior to doing any exterior work on your house or surrounding property. The form can be found at www.herriman.net and should be submitted along with appropriate support material including specifications. Turn-around is usually within a day or two. If you have a question, contact Herriman.
3. **Porch and Garage Lighting** was studied several years back using a lighting design consultant. It was determined a) Best condo communities have tight and consistently uniform exterior appearance standards, b) Fairways original brass exterior carriage-type lights looked dated and brass options were becoming very limited, c) A more modern updated design in a black finish was recommended to match yard light poles and railings where they exist. With this in mind, the **only porch and garage lights approved** for installation are those shown in the website at www.herriman.net. Other questions, please call Herriman.

4. **Additional Assessment** of \$1000 to be paid in \$500 increments in August and January was approved by the Board. These funds are intended in large part to build our Reserve fund for street repair. A multi-phase approach will be used to hopefully reduce the amount of future Special Assessments for repaving.

5. **Parking Overnight** on Fairways streets is not allowed. Vehicles with Commercial Plates, with or without signage, cannot be parked overnight on driveways or on streets.

6. **Front Porches, Yards and Bushes** are not to have any benches, chairs, tables, hanging pots, pinwheels, garden gnomes or bird baths. These are all allowed in the rear of houses.

7. **Sound and Light Emitting Devices** including wind chimes and spots that are extremely bright or flash are not permitted in the front or rear of houses.

Again, we hope you are all finding your way through these strange days and that you are staying safe. As always feel free to contact any one of us if you have issues that we might be able to help with.

Fritz Beiermeister, President

Marc Jeffries, Secretary

Sue Pietras, Treasurer