



Copper Hills HOA Quarterly Newsletter – 1Q24

Hello Copper Hills Community from your HOA Board! Hoping 2024 is well as we head into Spring and Summer season. See below for several updates and important highlights as we close out 1Q24:

- **Wishing a warm “Welcome” to all the new neighbors in our community!**
- **Congratulations 2024 Graduates!**
 - Signage will be placed at the front entrance acknowledging the great accomplishments of our Graduates – please submit your names if not already provided directly to the Board or to Bruce Dickenson post on the Copper Hills Facebook site (so far, we have 5 names)
 - Will Burke - Liberty University
 - Dyllan Chatel - Cherokee High School
 - Nicolas Griffin - Cherokee High School
 - Ryan Spencer - River Ridge High School
 - Addie English - North Cobb Christian
 - The banner will be ordered first week of May '24
- **2024 Spring Yard Sale – SAVE THE DATE (April 27, 2024)**
 - A sign will be placed at the entrance in advance of the date.
 - There are other neighborhood Yard Sale events happening that same weekend so there will already be “traffic” and potential buyers out shopping.
 - In past, we have recommended that those participating, put a balloon or something out which will provide potential prospects that you have items for sale.
- **What is the HOA?**
 - The Copper Hills Homeowners Association (HOA) is a private organization consisting of members of the community.
 - It is headed by an HOA board, who are volunteers usually elected to the position.
 - The primary reason for creating a Homeowners Association is to maintain community standards and to increase property values.
 - a) Through maintaining communal areas and enforcing rules and regulations, property values are protected, and property values usually rise over time.
 - b) Poorly maintained and operated neighborhoods usually decay and suffer property value loss over time.
- **Copper Hills Community HOA Board Members** – We are looking for volunteers for a few key roles – please message any of the following if interested as we would love to have you on the team!
 - *President – VACANT*
 - *Vice President – Anthony Peel*
 - *Secretary - Kimberly Stadler-Palyok*
 - *Treasurer – Steve Collier (NEW)*
 - *Member-at-Large - Angie Weldon*
 - *Member-at-Large – VACANT (Previously held by S. Collier)*

- As a friendly reminder, while we all applaud enhancements and upgrades to the homes in our community, there are **Architectural Standards** in place to ensure compliance with our HOA Covenants.
 - We ask that all homeowners abide by the **Architectural Standards** and submit an **Architectural Control Committee (ACC)** request form whenever you decide to do home upgrades (e.g. fences, house paint, tree removal, or other changes to the appearance of your home or yard)
 - The **ACC form** is in the “Docs” tab within the Copper Hills Community website which can be accessed via the following link: <https://copperhillscommunity.com> and submitted directly to the ACC Committee
 - Our **ACC Committee** is as follows:
 - a) *Lara Berens*
 - b) *Carole Hyde*
 - c) *Angie Dickinson*

- **2024 Copper Hills HOA Annual Dues**
 - The CH Board met for its review of the 2024 budget and has agreed that a modest increase in HOA Annual Dues is needed to:
 - a) Keep pace with inflation, increasing costs (e.g. insurance, taxes, landscape, etc.) and unexpected events (i.e. water pipe burst/leak – actual event in 2023 which cost ~\$400+)
 - b) Recoup some of the past dollars spent to improve the community (i.e., street signs project - ~\$9,000)
 - c) To implement additional enhancements that many residents have requested in recent months (e.g. improvements to front entrance landscaping, maintaining of the Flags program, Holiday lights and decorations, etc.).
 - It is also important to note that dues adjustments for our community over the past decade have not been commensurate with costs and expenses required to sustain our community and thus we are needing to “catch up” so to speak.
 - **That said, dues have been set at \$150 for 2024 with a due date of June 30, 2024.**
 - a) **Payments should be sent to:**
 Copper Hills HOA
 Post Office Box 5531
 Canton, GA 30114
 - To maintain transparency to the budget, I have also attached a current copy of 2023 YE budget summary for reference. The Board will continue to closely monitor and assess costs associated with maintaining our neighborhood to ensure that we continue to consider ideas as part of making our community one of the most desirable locations in Cherokee County.
 - As all know, this is an investment, not only in our community, but also protects the integrity of our property values as noted above.

- **Online and Digital Capabilities / Social Media – Stay informed!**
 - Copper Hills Community Website: <https://copperhillscommunity.com>
 - Copper Hills Community Facebook Group: <https://facebook.com/groups/424710282354845/>

Warmest Regards,

-Copper Hills Community HOA Board