

# Country Club West / Woods Homeowners Association

## Newsletter – Winter, 2011

### 2010/2011 Association Board Members

Your board membership has been determined for the next year and consists of six neighbors who volunteered to serve on the board. Because only six association members expressed an interest in becoming board members, there was no need for an association-wide election. Your board for 2010/2011 consists of:

Richard Nunez	15176 Hawthorn Drive	President	978-4658
Tom Dunn	14609 Woodcrest Drive	Vice President	987-4703
Linda Leave	14841 Lakeview Drive	Treasurer	987-3598
Allan Ciha	14787 Woodcrest Drive	Secretary	987-3112
Alexis Hennig	14230 Hawthorn Drive	Member	537-9437
Pat Foley	1801 NW 155 <sup>th</sup> Ct.	Member	978-1811

### Need Additional Board Member

The board can have a total of seven members so we are currently looking for additional CCWHOA association residents to volunteer to serve on the board. The board meets once a month for approximately 30 minutes to discuss association business. If you are interested in serving on the board, contact Richard Nunez. Anyone wishing to run for an association board seat for 2011/2012 please contact our President, Richard Nunez or fill out the form provided with your annual association dues bill.

### Monthly Board Meetings

The CCWHOA board invites all interested homeowners to attend our monthly board meetings on the 2<sup>nd</sup> Tues. of each month at 7 p.m. at Heartland Presbyterian Church. Please call Richard Nunez (978-4658) if you wish to be on the agenda. Dates do change due to conflicts of day and time of the availability of board members.

### CCWHOA Website

The website ([www.ccwhoa.com](http://www.ccwhoa.com)) contains useful information regarding the association including by-law covenants, maps, and board member contact information as well as helpful links to local city and county government sites. There are also links to the local school web sites. A very helpful addition are the links to numerous service provider sites that most of us use such as gas & electric, phone, cable & satellite TV, garbage collection and Iowa One Call (call before you dig!). The home page includes a section for news and information to keep you current on what is happening in our neighborhood. So check it out, bookmark it, add it to your favorites and if you have any questions or suggestions regarding our site, please send us an email at [webmaster@ccwhoa.com](mailto:webmaster@ccwhoa.com).

### Neighborhood Improvement Ideas

The CCWHOA board is looking for some ideas to improve the appearance of the association. The association has several small (\$500-\$1000) grants for improving the association but is looking for ideas of where to best spend the money. If you have any suggestions, email your suggestion to the board at [webmaster@ccwhoa.com](mailto:webmaster@ccwhoa.com). Thanks for your assistance. The association had 11 trees planted in the common ground between 144<sup>th</sup> and 149<sup>th</sup> Streets.

## CCWHOA 2011 BUDGET

The CCWHOA 2011 budget consists of the following items and proposed expenses:

Contract Labor:	\$8,200
Landscaping, Maintenance & Repairs:	\$10,000
Office Supplies/Miscellaneous:	\$200
Professional Fees:	\$500
Insurance:	\$4,000
Postage:	\$600
Taxes:	\$1,250
Website:	\$700
Other miscellaneous items	\$447
<b>Total Budget:</b>	<b>\$25,897</b>

## 2011 ASSOCIATION DUES

Our 2011 annual assessment is \$40 per lot per year and is due by March 31<sup>st</sup> (\$10 late fee is assessed after March 31<sup>st</sup>). The dues are determined by the board of directors each year based on the approved budget. Simply dividing the total budget of \$25,897 by 647 dues paying lots, the dues come out to be \$40 per lot. The association dues go toward a number of activities that keep our neighborhood safe and beautiful. The major expenses are contract labor (accounting services, tax preparation, and web page fees); landscaping (common ground mowing, weed control, fertilizer, rip-rap along the creek at 142<sup>nd</sup> Street, new trees along common ground on Hickman Road and at the 142<sup>nd</sup> and Lakeview entrance), and insurance.

Liens for delinquent dues along with interest of 15% per annum and costs for preparing and filing the lien including reasonable attorney fees will be assessed on your property for failure to pay association dues. Removal of liens and due payments is approximately \$105. **A list of homeowners with delinquent dues appears on the CCWHOA website.**

## Snow Removal

Clive and Waukee city ordinances require that snow and ice be removed from all sidewalks within 24 hours of the cessation of snow and/or ice accumulation. It is also residents' responsibility to keep the snow and/or ice removed from around the mail boxes. Make sure all fire hydrants are uncovered and available in case of a fire.

## Garbage and Recycle Bins

With each household having a weekly garbage bin and a bi-monthly recycle bin, the board has received several complaints about the trash bins being visible from the street. The CCWHOA covenant requires that "No rubbish container shall be visible from the street except on pick-up day and one day before and one day after pick-up day."

## **Message from the CCWHOA President**

I wanted to talk to you about some of the common covenant issues we see in our association and let everyone know how issues are resolved.

First, I wanted to say if you are having a problem with your neighbor, the best approach is to talk to them. You will find that this approach will work the best. Many times a simple polite talk with your neighbor will resolve the issue faster and may help build a better relationship. However, if all else fails, feel free to drop me a line by using the web site, calling me or emailing me directly. I will be happy to look into the issue for you and report back my findings. The association does have a few ground rules. While all complaints are held in confidence, we do not respond to anonymous complaints. We only respond to complaints from association residents and there is no way to verify that an anonymous complaint is from a resident. The first thing we will do is acknowledge any complaint we receive. Then we will investigate the issue. If we find a violation, we will contact the home owner. In some cases I have called or visited the home owner or resident directly and had a short conversation. Like I've said many times, just talking to the home owner is enough. Because we are all volunteer board, I will send the home owner a letter because I just do not have time to drop by. They work, I work and we just seem to miss each other.

All of our covenants are listed on the association web site <http://www.ccwhoa.com>. Some of the most common are trash cans visible from the street, RV or boats parked in the front driveway, or weed issues. Some of the most common reports of violations are too many cars parked at a house or trucks parked on the street. We do not have any rules that prohibit cars parked on a property or on the street. There are no rules preventing the renting of a house; however, the home owner is responsible for the tenant's compliance with our rules. I do investigate each complaint; however, neither I nor does any board member drives around the association looking for violations. We are compliant driven.

If you have made a complaint and you have not heard back from me or any other board member check the web site for our meeting minutes. All covenant issues are discussed at the board meetings and statuses of complaint investigations are recorded in the meeting minutes. If you have any questions, please feel free to send me an email.

Thanks.

Richard Nunez  
President  
Country Club West/Wood HOA