



Dear Members:

June 20, 2021

I hope all of you are enjoying saying goodbye to Covid and hello to summer. It certainly has been a long year and I think most of us are eager to get out into the world again. Here is an update on the neighborhood:

- **Construction and Remodeling projects** – First and foremost, with summer comes remodeling and outdoor work. This year, we expect high activity this construction season for roof replacements, erosion controls pads, sheds, swimming pools and fencing. **A reminder that none of these projects can begin without first receiving an approved CCOA Architectural Review form.** The form can be found on the website ([www.clivecco.org](http://www.clivecco.org)) under Information/Rules and Procedures. Again, this form must be completed and submitted by residents **prior** to remodeling. Alternatively, if you have any questions about finding, completing, or submitting this form, please contact Lisa Logsdon [hoamanagement@outlook.com](mailto:hoamanagement@outlook.com).
- **Solar Panel Survey:** On a related topic, this year the association has received two applications for Solar Panel installations. As of now, the roof specifications of the Covenants do NOT allow solar panels. Because solar paneling is a notable change to the roofing appearance, the Board decided to solicit your input. Within the next week or so, a survey on solar panels will be emailed to you. The survey is simply a way for the Board to gauge resident opinions, it is NOT a VOTE. We do appreciate your feedback and urge you to take the time to complete the survey. It will be emailed to you, and it will also be available on the website in the NEWS section. If you wish to receive the survey in paper form for any reason, or if you wish to be put on the Property Manager's email list for future neighborhood correspondence, please contact Lisa Logsdon, Property Manager at 515-446-2240 or [lisa.hoamanagement@outlook.com](mailto:lisa.hoamanagement@outlook.com).
- **Special Thanks** – to Paul Drey for joining the CCOA Board of Directors. Paul is an attorney at a major Law firm in West Des Moines. Paul's role will be Director of Covenants.
- **Entrances** – The flowers were planted a bit late due to the rain. Since then, despite the drought, the sprinkler system is keeping the ground moist enough for growth. The Gazebo (main entrance) was cleaned, and its lights were replaced, and it now looks brand new.
- **Lake** – The Board will be working on dredging options over the next 2-3 months. Dredging continues to be one of the biggest maintenance expenditures of the neighborhood, and it is always on the Board's radar. Siltation has slowed, which has allowed us to stretch the time between dredging. The lake will need measured to provide a depth chart. This will firm up the timing of the project. The next dredging will likely need to be done to the large lake in late 2021 or 2022. The last dredging was in 2014 and 6,000 cubic yards of silt was removed. If the dredging takes place in 2022, it will be

the longest stretch between dredging (8 years). New sod was installed at the boat ramp because of previous work the city performed.

- **Trash Container Reminder** – We have had several calls complaining that rules are not be adhered to regarding trash containers. Please review the language from the 2016 Amendment to Master Declaration Article IX-A, section 11 below. We appreciate your compliance – your neighbors will as well.

### **314 Trash Containers**

#### **314.1 Restrictions concerning trash containers are as follows:**

**a. Trash containers shall have weight or cover.**

**b. Trash containers may be placed out the night before pick-up and shall be returned to the garage the day of pick-up.**

**c. The lot owner shall be responsible for retrieving any waste spilled by the pick-up service.**

- **Directory** - As a reminder, you can access the name/address/phone portion of the Member Directory on our website. Just click on the new homepage tab entitled “Member Directory”, and it will bring you to a page that has a link for the Directory as well as for Adobe Reader/Adobe Acrobat. Using the Adobe Reader/Adobe Acrobat is recommended, as it will provide a user-friendly drop-down menu which allows you to skip to different sections of the directory. Please note: this on-line directory is simply a pdf version of the former 2017 hard copy directory and is not completely up to date. We have posted this on-line to have something available to those that may not have the previous directory, and as a response to some resident requests for computer access. If you have specific changes that need to be made, please notify Lisa Logsdon. The directory password is CCOA21.
- **Reminders** – As we enter better weather and are all out enjoying the neighborhood more, we would like to kindly remind you of common considerations towards fellow residents: 1) please pick up after your dog and ask your children to do so if they are helping with pet duties, 2) please be cognizant of speeding as you travel through the neighborhood since there will inevitably be an increase in activity outside, including children, elders, construction, etc. 3) please continue to respect our common areas and refrain from tossing rocks or other items in the lake.
- **Financial position** –The far majority of 2021 dues have been collected (97%). Unfortunately, we will need to take legal action on the outstanding accounts. We need to maintain our healthy reserve levels going forward so that we can continue with the upkeep and improvements that have preserved our neighborhood status as a premier development. Through May 2021, our financial position is strong and has a positive variance to budget.

The Board wishes all of you a Great Summer!

Take Care and Stay Healthy

*Mark*