



Dear Members:

July 26, 2022

I hope you and your family are enjoying the start of summer. This memo will outline the scope of construction and other activity that will be continuing in our community this year.

Annual Meeting and Board Election

On September 15, 2022, CCOA will have its annual board meeting, which will include the election of officers. The officers' terms are staggered 3-year terms that begin and end in conjunction with the annual elections. This year there are 3 positions available, all 3-year terms ending September 2025. Volunteer forms will be available via a separate notice very soon. If anyone has any questions regarding the election and/or responsibilities, feel free to email Lisa Logsdon at lisa.hoamanagement@outlook.com and a board member will contact you. The Annual Meeting will be held at the Hampton Inn (7060 Lake Drive, West Des Moines) at 7.00pm.

Dredging (Country Club Lake) – The contractor expects to mobilize equipment the day after Labor Day, September 6th, with a start date of Monday, September 12th. Like the 2014 dredging project, hopper barges loaded with silt will trek from the silt basin to the boat ramp on Country Club Blvd and then the silt will be transferred into trucks and hauled to a dump site. The silt basin represents less than 5% of the Lake, but this is the key area to keep clean and mitigate silt from getting into the main body.

Tree Maintenance - There are several homes with trees and shrubs that need trimmed to comply with the CCOA Covenants and the City of Clive Requirements. Tree limbs should be no less than 8 feet above sidewalks and bushes should not extend from yards onto the sidewalk area. There are also many trees that are stretching over the streets and hang lower than a typical UPS/Fed-EX delivery truck can clear. There are several Ash trees that have died in the community and should be removed – more than 12 on CC Blvd alone. If you need assistance on locating a tree service, please contact Lisa Logsdon. We have several vendors that work for the association. It would be appreciated if all would comply to the Covenants and Requirements. We have received resident complaints about this, and the City of Clive has been contacted to further monitor this ordinance violation.

In addition to the above comments for most the community regarding tree maintenance, homeowners that live in homes that back Hickman or 142nd Street should note the covenants below. The “berm” is defined as BOTH SIDES of the raised area. The common area that CCOA is obligated to maintain is the beginning of the backside of the berm where it becomes flat to the street on Hickman only. In reference to berms on 142nd street, the owners are also responsible for the grounds to the street - see 301d below:

301-Berms (Master Declaration Article IX-A, section 13 per 2016 Amendment)

301.1 Restrictions concerning berms and their maintenance are as follows:

- a. Berms shall be maintained in an attractive and consistent appearance (with those along 142/Hickman).*
- b. Berms shall be sodded or seeded with grass only; rocks, mulch and other groundcover are not permitted.*
- c. The owners of Hickman lots shall maintain their grassed right-of-way.*
- d. The owners of 142nd lots shall maintain the area between the sidewalk and street.*
- e. The requirement to maintain includes, but is not limited to, mowing, watering, and removal of weeds, debris and trash.*
- f. No structures, buildings, woodpiles, etc. are permitted on berms.*
- g. No change in the elevation or grade of a berm is permitted.*
- h. The lot owner shall replace any damaged or diseased trees true to the original landscaping*
- i. No fences are permitted on berms.*

Geese Control – For years this has been controlled using pyrotechnic guns that launch screamers and bangers. Both the City of Clive and West Des Moines have approved and support their use. Their effectiveness has ranged from excellent to marginal depending on which part of the lake you live. The biggest problem area is on the west side of the lake closer to 142nd street where the silt basin is located. It mostly affects the back yards of homes located on Southshore and Lakepoint. The board recently approved a firm to evaluate and provide any recommendations they feel would help control the geese population. This may not go anywhere, but for \$500.00, we felt its worth a try. Geese are messy and can damage yards in a very short time – let alone keep people up at night with their cackling.

Construction and Remodeling projects – As you plan for 2022 home renovation or roofing projects, please note that Board approval is required for all resident roof replacements, erosion controls pads, sheds, solar panels, swimming pools and fencing. The Architectural Review Form can be found on the website ([www.clivecoa.org/information/rules and procedures](http://www.clivecoa.org/information/rules_and_procedures)). This form must be completed and submitted by residents prior to remodeling. If you have any questions about finding, completing, or submitting this form, please contact Lisa Logsdon hoamanagement@outlook.com

Summer Breeze - The annual Summer Breeze Run, Walk and Kids Run sponsored by CCOA member NCMIC will be held on Saturday August 6th. Hopefully many will participate by being an entrant, volunteer, or cheerleader. This is a wonderful event where 100% of the proceeds are used for non-profits and community events. Details and sign up can be found in the News section of our website, or by simply clicking the green box link on the homepage.

Financial position – Although our financial position is strong, we continue to focus on expense management. Inflation has reared its ugly head on materials, service, and labor rates. Take Care and Stay Healthy

Mark