



Dear Members:

August 1, 2026

I hope you and your family are having a wonderful summer. Here are some brief updates in our community.

University Avenue - As many of you have seen, University Avenue has been under construction for several months. The work, including concrete and curb replacement, has created disruption on both the streets and nearby grass areas. We are working to get the city's attention and hold the subcontractors responsible for repairs, though past damage requests suggest this may be difficult.

Atlas Building – The former Wells Fargo Complex, now the Atlas Building, is leasing space quickly. During the day, the parking areas are filled and growing with workers' and visitors' cars. The building recently hosted an outdoor event on the University Avenue side that included a band, and some residents were reportedly concerned about the noise. Please note that this is not a CCOA matter; complaints should be directed to the City of West Des Moines rather than our management company.

Tree Maintenance - Several homes have trees and shrubs that need trimming to comply with the CCOA Covenants and City of Clive requirements. Tree limbs must be at least 8 feet above sidewalks, and bushes should not extend from yards onto sidewalk areas. Many trees also extend over streets and hang too low for typical UPS or FedEx delivery trucks to pass safely. We ask everyone to comply with the covenants and requirements. We have received resident complaints about this issue, and the City of Clive has been contacted to further monitor these ordinance violations.

Covenant compliance - is necessary in sustaining and increasing home values in our community. Please note sections 301.1 and 301.2 below from our rules and regulations / covenants.

301.1 The owner of any Lot shall maintain his or her Lot and improvements thereon in good repair at all times and shall remove any debris or offensive material therefrom. In the event an owner fails to fulfill his or her maintenance responsibilities, the Association may take appropriate action to enforce this obligation. (Master Declaration Article IX, section 8 per 2009 Amendment)

301.2 The owner of any Lot shall (a) maintain his or her Lot in a presentable manner, (b) mitigate the growth of weeds and dandelions, and (c) seed, mow and trim as needed. (Master Declaration Article IX-A, section 14 per 2016 Amendment.

Security – Barb Beatty, Security Chair for the CCOA board, and President Mark Miller recently met with the leadership of Signal, the security provider for Country Club. We reviewed the services provided (24/7 response plus regular patrols throughout the development) as well as annual costs and feel that they help keep CCOA a very safe neighborhood.

Financial position - The association is slightly ahead of budget heading into the fall, which is positive. However, a small number of members have not paid their annual dues. While this represents a very small percentage of total dues, it affects the budget in two ways: projected income has not been received for operating expenses, and the association must now hire an attorney to collect the unpaid amounts and file liens as needed. We do not budget for bad debt and have no intention of doing so. It is unfair for the 99.8% of members who are current on their dues to absorb attorney collection costs, but the association has no other option. Included with this memo is a separate attachment explaining what your dues are used for. Keeping high standards protects the home valuations.

Lastly, a special request: The annual meeting will be held at 7:00 p.m. on September 17, 2026, at the Hampton Inn on Lake Street in West Des Moines. The meeting can proceed only if we receive proxies representing a majority of the outstanding votes. Please make every effort to submit your proxy to Lisa Logsdon as soon as possible, following the mailing or email instructions provided on the proxy. The proxy materials will arrive in your mailboxes soon.

Warm Regards

Mark