



**Copperfields Chronicles - Your place for neighborhood news!**

**We are in the process of updating our website...please visit us at [www.copperfieldssomaha.net](http://www.copperfieldssomaha.net)**

**We welcome your emails at [copperfieldshoa@gmail.com](mailto:copperfieldshoa@gmail.com).**

***Who makes up your Copperfields Community?***

- The sanitary improvement district (SID) #491 currently cares for the upkeep of the entrances, islands, roundabouts, park property as well as numerous other responsibilities.
- Copperfields Limited Liability Company (LLC) was formed to develop Copperfields and the LLC currently owns the remaining unsold lots.
- NP Dodge Builder Services Division was hired by contract with Copperfields LLC to develop, market, and sell lots in the neighborhood.
- Copperfields Homeowners Association (HOA) was created by the LLC with the purpose of promoting health, safety, recreation, welfare and enjoyment of the residents through the development and enforcement of the protective covenants. All of us, the residents of Copperfields, make up the membership of the Homeowners Association.

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**UPDATES**

**Snow Removal:** Douglas County is responsible for the snow removal from the streets of Copperfields. If you have questions or concerns regarding snow removal, please contact them at 444-6395. You can find a link to the Douglas County website on our homepage.

**Entrance Lighting:** We are aware of the issues involving the entrance monuments and entrance lighting. Now that the HOA is in charge of the maintenance of the entrances, we are taking a proactive approach to repairing and maintaining the lighting. A contractor has been hired, and you will notice improvements already. We appreciate your concern and for keeping us apprised of the situation.

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**WHO TO CONTACT**

Concerns, comments, or questions regarding covenant issues or the items listed below should be directed to N.P. Dodge (Herb Freeman: [hfreeman@npdodge.com](mailto:hfreeman@npdodge.com) or Marcy Knobbe: [mknobbe@npdodge.com](mailto:mknobbe@npdodge.com)):

- Marketing and sales of the vacant lots
- Maintaining and mowing the vacant lots
- Enforcement of the covenants with owners and builders
- Architectural approvals (new construction and improvements/modifications to existing homes)

SID related issues (sprinklers, etc) should be communicated to our SID engineer, Joe Oetken, at 496-2498.

HOA issues or suggestions should be sent to [copperfieldshoa@gmail.com](mailto:copperfieldshoa@gmail.com).

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## 2011 Homeowners' Dues

Thank you to those who have already paid their 2011 HOA dues. Statements were sent to all residents in November and payment is due January 15, 2011. Please keep in mind that paying on time keeps the cost of the association down so we can provide the best service for the neighborhood. The annual fee is \$125 and payment can be mailed to "Copperfields HOA", P.O. Box 541246, Omaha NE 68154.

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### Neighborhood Directory and Website

As a service to the residents of Copperfields we are developing a neighborhood directory to be posted on our website [www.copperfieldsomaha.net](http://www.copperfieldsomaha.net).

The name and address of all residents will be listed. We will include your email address and phone number if you forward it to us at [copperfieldshoa@gmail.com](mailto:copperfieldshoa@gmail.com).

Also, please let us know if you would like to advertise any babysitters, pet sitters, lawn mowing or snow removal services on the website or in the directory.

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#### GET INVOLVED

We are still looking for neighbors interested in being a part of the Copperfields' "Action Team" with a commitment to make a difference in our community. If you are interested in joining one of the Action Teams listed below, or if you'd like to propose an Action Team not listed, please contact [copperfieldshoa@gmail.com](mailto:copperfieldshoa@gmail.com)

- Communication (website/newsletter)
- Social (parties/garage sale/welcome new neighbors, etc.)
- Covenant and/or Association dues enforcement
- Landscape and lighting

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#### WE NEED YOUR INPUT-

- Suggestions for a neighborhood gathering or social event?
- Things you would like to see on our website?
- When to have the Copperfields' Neighborhood Garage sale?

*The HOA directors want to wish everyone a Happy New Year and we look forward to hearing from you.....*