



COPPER MEADOWS
SUBDIVISION



Newsletter *December 2010*

Residents of Copper Meadows Subdivision,



As we near the end of 2010, we'd like to reflect on the improvements and activities that have been made available for our residents. During the early months of the year, your board of directors engaged in dialogue that helped us to clarify the spending ability of the board in regards to neighborhood improvements. We also began a planning phase for our newly acquired park property in Phase III/IV. Committee members met to discuss the design for our prospective park, and preliminary quotes were obtained to gain a better understanding of what options our subdivision would be able to afford at this time. As we get ready to move into 2011, we now have a park design broken down into three phases that will allow us to budget our funds wisely. We are in the process of reviewing bids for earthwork and electrical/irrigation components, to be shortly followed by landscaping. As most of you who have gone through the building process for your home know, sometimes the planning

stage can be the most lengthy and involved, but we are excited to see that our efforts will very soon be realized. We'd also like to thank Mr. John Broussard for his assistance with obtaining two new fountains for Phase III ponds. This was an important step in bringing the atmosphere of our common areas into the new phases.

Halloween Social

Our second annual Halloween Social was held on October 23, 2010. Our children were able to participate in costume contests, pumpkin hunting and decorating, hayrides, and a fun jump. Many residents took this opportunity to meet their neighbors and have an enjoyable night of socializing. Thank you to the all of the volunteers who helped make the social a success either by donating tables, equipment, or time to set-up. We couldn't have done it without your help! We also thank all of our vendors who contributed door prizes or food items. This was our best-attended event to date, and we can't wait to host another!

Halloween Pics?



FARMER'S
Drugs & Gifts

David & Shannon Bares
202 Church Street
Youngsville, LA 70592
Phone: (337) 856-5761
Fax: (337) 856-8382

Over 70 Years in Business
For all your Prescription and Gift Needs

Financial Update

As we near the end of 2010, we would like to present a summary of the HOA's financial status.

Our current monthly income is estimated at \$7640 in monthly dues resulting in a projected \$97,000 annual income. The largest HOA expense is the monthly lawn care and ground keeping expenses. With the addition of the new common property in Phase III/IV (park area and ponds), our annual expense is approximately \$32,000. Approximately \$2,700 has been spent on three socials and the promotion of two garage sales throughout the year. Other large expenses for the subdivision include pond treatment and maintenance, electricity and repairs for lighting and pond fountains, bookkeeping/billing, and postage fees. As stated in our March open HOA meeting, it was the goal of this year's board of directors to create a working budget that would best utilize the subdivision's income to cover recurring expenses while still providing opportunity for community improvements.

To further this goal, a separate account was established to provide for the development of the Master Plan. The account was opened with an initial \$18,000 surplus from the regular expense account. Each month, the board has directed that \$720 be added to this account. The current account balance is \$26,709, and we anticipate that an additional \$11,000 can be added to this account each year if the current budget is adopted next year. This will provide the HOA with the means necessary to carry out segments of the Master Plan in a phase-by-phase manner.



HOA Board Elections

We will begin accepting nominations for the 2011 HOA Board of Directors at this time. Positions are obtained through a nomination/election process. If more than seven individuals express interest, an election will be held. Each homeowner will receive one ballot. If you are interested in helping to manage subdivision projects, funds, and activities please consider running for a seat on our board. Only through the dedication of our residents can Copper Meadows continue to be one of the leading subdivisions of Youngsville. A nomination form can be found in this newsletter or online at coppermeadowsonline.com. All nominations must be received by December 10 in order for elections to take place prior to the end of the year. The new HOA board will be introduced at an open HOA meeting to be held on January 26, 2011 at 6:00 at the Youngsville City Hall. All residents are encouraged to attend this meeting.

Electronic Communication

Periodically, there are important messages and reminders from your HOA board that are available via email. This communication has even been used to warn residents of possible criminal activity in the neighborhood. If you would like to have your email address added to our list, please email info@coppermeadowsonline.com.



Pet of the Month

This month's featured pet is Ally Dartz of 301 Brookhaven. Ally loves to cheer on her favorite team. Go Tigers! If you'd like to nominate your furry friend to be featured in this section, you may email pictures and comments to newsletter@coppermeadowsonline.com.

Yard of the Month



September
301 Brookhaven



October
102 Brookhaven

November
Mick and Carol Grinrod
107 Captain Rick



Nominations for yard of the month may be submitted to yardofthemonth@coppermeadowsonline.com. Winners receive one month free dues but may not win more than once in a 12-month period. Thank you to all homeowners who keep their yards looking nice!

Landscaping Lagniappe

Many struggle with what to do in their flower beds during the winter months. Thanks to our typically warmer winters, there are quite a few flowers that will do well in South Louisiana winter flower beds. Pansies are great flowers that can thrive during cold conditions and still help your flower bed to have a beautiful color. Petunias and snap dragons are other winter flowers, but you should check your variety for optimal temperatures and possibly invest in a few frost blankets to spread out on those really cold nights.

Winter months are the best time for pruning your flowering trees a beautiful spring bloom. Ornamental Bradford Pear trees should be pruned in early December to produce the best spread of branches and blooms in the spring. If you have rose bushes, you'll want to consider pruning them in early January to produce a bigger number of blooms. Crepe Myrtles will bloom best if pruned during the first week of February. The LSU Ag Center offers great tips for maintaining your trees and shrubs in South Louisiana. Visit them at www.lsuagcenter.com



Grievances and Architectural Control

Requests for permission to make structural changes to your property are available on our website. A committee of fellow homeowners will review your request to insure all changes, such as paint color, additional fencing, or out-buildings, remain consistent with the intent of the neighborhood covenants. The committee will review all plans and contact the homeowner in a timely fashion. Remember, all ACC requests must be made *prior* to beginning construction.

In addition, if you feel there have been violations to our covenants, homeowners may submit a grievance form via the website.



Postmaster - Send address changes to:
Copper Meadows Homeowners Association
P.O. Box 613
Youngsville, LA 70592



State Farm®
Providing Insurance and Financial Services
Home Office, Bloomington, Illinois 61710

Monica Meyers, Agent

PO Box 586
Behind the Post Office in Youngsville
Youngsville, LA 70592-5475
Bus 337-856-8150
www.monicameyers.com

24 Hour Good Neighbor Service®



YOUR FRIENDLY
NEIGHBORHOOD MARKET
ALL YOUR GROCERY NEEDS RIGHT IN YOUR
OWN BACK YARD
856-6889

Simon 
ORTHODONTICS

SPECIALIST IN ORTHODONTICS FOR CHILDREN & ADULTS

JILL ZERANGUE SIMON, D.D.S.

117 SCHOOL ST. / P.O. Box 1255
YOUNGVILLE, LA 70592
(337) 857-5837

**FREE
Initial Exam**

Newsletter Ads

Sponsorships are available at \$40/newsletter. If you have a business that would like to be a sponsor, please email newsletter@coppermeadowsonline.com. Please consider supporting these Youngsville based businesses.