

Country Club West/Woods Homeowners Association

Newsletter – Winter 2016

2016/2017 Association Board Members

Your board membership for the next year consists of five neighbors who volunteered to serve on the board. Because only five association members expressed an interest in becoming board members, there was no need for an association-wide election. Your board for 2016/2017 consists of:

Richard Nunez	15176 Hawthorn Drive	President	978-4658
Lisa Northup	14991 Woodcrest Drive	Treasurer	974-9069
Tom Dunn	14609 Woodcrest Drive	Secretary	987-4703
Stephanie Larson	1839 NW 151st Court	Member	333-3372
Sandy Riggs	15204 Wildwood Drive	Member	657-2318
Vacancy			
Vacancy			

Board Members Needed: We're Looking for a Few Good Neighbors

The board typically operates with seven members so there are two vacancies to fill. If you or someone you know would be interested in serving on the Board of Directors, please contact any of the current board members.

Monthly Board Meetings

The CCWHOA board invites all interested homeowners to attend our monthly board meetings on the second Tuesday of each month at 6:30 p.m. at Short and Company, 225 NE Dartmoor Drive, Suite 100, Waukee. Please email Richard Nunez (ranunez@ransoft.net) if you wish to be on the agenda. Dates occasionally change due to availability of board members.

CCWHOA Website

The website (www.ccwhoa.com) contains useful information regarding the association including by-law covenants, maps, and board member contact information as well as helpful links to local, city and county government sites. There are also links to the local school websites. Very helpful additions are the links to numerous service provider sites that most of us use such as gas and electric, phone, cable and satellite TV, garbage collection and Iowa One Call (call before you dig!). The home page includes a section for news and information to keep you current on what is happening in our neighborhood. So check it out, add it to your favorites and if you have any questions or suggestions regarding our site, please send us an email at webmaster@ccwhoa.com.

Neighborhood Improvement Ideas

During 2015, the CCWHOA board approved updates to the entrances' landscaping and is looking for other ideas to improve the appearance of the association. There are several small (\$500-\$1000) grants for improving the association. If you have any suggestions, email them to the board at webmaster@ccwhoa.com.

Snow Removal

Clive and Waukeee city ordinances require that snow and ice be removed from all sidewalks within 24 hours of the cessation of snow and/or ice accumulation. It is also residents' responsibility to keep the snow and/or ice removed from around the mail boxes. Make sure all fire hydrants are uncovered and available in case of a fire.

CCWHOA 2016 BUDGET

The CCWHOA 2016 budget consists of the following items and proposed expenses:

Contract Labor:	\$7,400
Landscaping, Maintenance & Repairs:	\$10,000
Office Supplies/Miscellaneous:	\$300
Professional Fees:	\$1,100
Insurance:	\$4,790
Postage:	\$750
Taxes:	\$600
Website:	\$600
Other miscellaneous items:	\$310
Total Budget:	\$25,850

2016 ASSOCIATION DUES

Our 2016 annual assessment is \$40 per lot per year and is due by March 31st (\$10 late fee is assessed after March 31st). The dues are determined by the board of directors each year based on the approved budget (total budget of \$25,850 divided by 647 dues paying lots equals \$40 per lot.) The association dues go toward a number of activities that keep our neighborhood safe and beautiful. The major expenses are contract labor (accounting services, tax preparation, and web page fees); landscaping (common ground mowing, weed control, fertilizer, new trees on the common area along Hickman Road and at the 142nd and Lakeview entrance), and insurance.

Liens for delinquent dues along with interest of 15% per annum and costs for preparing and filing the lien, including reasonable attorney fees, will be assessed on your property for failure to pay association dues. Removal of liens and dues payments is approximately \$105. A list of homeowners with delinquent dues appears on the CCWHOA website - <http://www.ccwhoa.com/>

City of Clive Firefighters Association Flag Program

The City of Clive Firefighters Association (CCFA) has a flag program where they will place a ten foot pole with a 3' x 5' American flag in your yard for a one-time fee of \$35. This program is only available for Clive homeowners. The CCFA will acquire your flag, install an in-ground holder, and display the American flag on the first holiday after you enroll. You then keep the flag and display it on the five designated holidays (Memorial Day, Flag Day, Fourth of July, Labor Day and Veterans Day). Get your neighbors together to have flags displayed along your street. Check the CCFA's website <http://www.cityofclive.com/government/fire-and-ems/cffa> or stop by City Hall or Dymond Public Safety (8505 Harbach Boulevard) to subscribe to the flag program. For more information, contact Chief Brian Helland at 515-223-1595.