

Cooper Crest
Homeowners Association

2208 Cooper Crest Place N. W.

Olympia, WA 98502

April 14, 2011

Dear Homeowners:

We are pleased to announce that our Homeowners Association (HOA), in spite of the difficult financial climate we are all in, remains financially sound. We inherited the HOA with a deficit in excess of \$6,000.00 and ended 2010 with a surplus. This was the result of the diligence careful spending and hard work of your Board members and others in the neighborhood who helped throughout last year.

We elected two (2) new Board members for 2011, Ryan McGaughy and Stacey Ray. In February, Stacey Ray resigned and so the Board appointed Bonnie Amende as the new Secretary. Ryan assumed the Treasurer's duties. Richard DeRosset, Frank LaFlaire, and Prabakar Manoharan remain as Board Committee members and provide valuable input and service.

As we move through 2011, we face the challenges of collecting all our dues and continuing the enforcement of common sense rules that will make this an attractive community to live in. The vast majority of homeowners make our job easy. However, about 10% of the homeowners/tenants take up about 90% of the Board's enforcement time. If you see certain violations occurring, know that we are probably aware and taking action, but sometimes the process is slow if certain residents do not cooperate. Drop us a line in the HOA mailbox if you need us to be aware of some problem.

As a reminder, please park only on the side of the street permitting parking and tell your visitors to do the same. Also, do not park across driveways or blocking sidewalks. Park fully in your driveway or on the street.

Trash cans should be placed at the edge of the curb not in the street and put away by the next morning unless you are away, in which case ask neighbors to do this for you and you for them. Put cans away on the side of your house not in front of your garage, please.

Keep your lawns groomed and the areas in front of your homes free of rubbish for the enjoyment of all.

As part of our communication with you, the Board is doing two new things:

1. We have set up a Cooper Crest website where you can find information and stay informed about the community and Board actions. Please visit the site at www.coopercrest.com
2. We will soon be soliciting your input, door to door, through a survey on what we can do to improve our community. Should we enforce some rules, not others? Should we spend our funds differently, etc...

As in the past, we encourage you to occasionally volunteer in the neighborhood. Opportunities will be announced on the web site. Many hands make lighter work and we can accomplish more for all of our benefit.

Thanks for your ongoing support

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Sincerely,
Sal Munoz, President
Cooper Crest Homeowners Association
Board of Directors