

**From:** [Kenneth Albertson](#)  
**To:** [Peter Kampa](#); [NICOLE MCCUTCHEN](#)  
**Subject:** Fwd: HOA2 Board Request.  
**Date:** Thursday, April 21, 2022 7:11:00 PM

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Please include on the Apri Agenda

Ken

Begin forwarded message:

**From:** BARRY BEASLEY <[bb99998@aol.com](mailto:bb99998@aol.com)>  
**Subject:** HOA2 Board Request.  
**Date:** April 21, 2022 at 10:42:45 AM MST  
**To:** Peter J Kampa <[pkampa@kampacs.com](mailto:pkampa@kampacs.com)>, Roger Golden <[4cornerspd@sbcglobal.net](mailto:4cornerspd@sbcglobal.net)>, Ken Albertson <[albertson124@gmail.com](mailto:albertson124@gmail.com)>  
**Cc:** Larry Herbert <[tioga@pacbell.net](mailto:tioga@pacbell.net)>, Bob Burns <[rjburns@hotmail.com](mailto:rjburns@hotmail.com)>, Sharon Johnson <[sjohnson@camsmgmtinc.com](mailto:sjohnson@camsmgmtinc.com)>, barry beasley <[bb99998@me.com](mailto:bb99998@me.com)>

Peter and Roger.

At our meeting held April 18th the subject was discussed regarding CSD work responsibilities in the Copper Glen Area.

1). As you may remember after years of asking your supervisor to get the medians in each of our caul de sacs and the area along Saddle Creek Lane alongside the sidewalk up to standard, we, the board, offered to pay for Ground cover in the form of stones to get something done.

Progress so far is that 3 medians have been completed at expense of HOA2 cost. One median in Copper Glen Court has not been completed. It has been brought to the boards attention that many of the medians within the Copper Valley development have been completed with stone ground cover and paid for by the CSD. The way it should be!

Therefore I am asking for the CSD board to complete the median in Copper Glen Court at CSD expense as you have done for other areas within Copper Valley Development.

We can discuss getting a rebate for the medians our board paid for. Reminding the CSD board we did this out of frustration for not getting any action from your supervisor for the last 10 years.

We, the board, are also requesting that your crew get the watering delivery system renewed and replant new plants / grasses along Saddle Creek Lane. There are large gaps where grasses have died from the drip system not working properly and delays in it maintenance. This subject has been discussed also with your supervisor many times over the

last 10 years.

The board members are getting frustrated at seeing your crews maintain and renewing materials in many other areas. Example, the areas from the security gate all along Saddle Creek Drive to Oak Creek Drive.

All 42 properties in the Copper Glen Area have paid annual CSD charges since our inception. (15 years).

We think you would agree, it's time we got our monies worth.

Please ensure your budget accommodates the needs above and we would ask for a timeline to get these works completed please!

Can we ask for this issue to be included on the agenda of your next meeting on April 26th 2020 please.

Yours Sincerely

The Board of Saddle Creek 2.

RE Saddle Creek II April 26, 2022 Agenda Item. From Ralph McGeorge:

Let's start with I have attached the two emails I could find regarding this issue in the past.

Next There are two separate areas that he is referring to.

1. The "Strip Area" is the area along Saddle Creek drive in SC 2. This is a small 2-4-foot-wide landscaped strip between the curb and the side walk. It was installed with a subterranean drip. It has been a repair nightmare for as long as I can remember. Besides that, it also does not emit water correctly and as a result the plants have died in many areas. We have tried to fix and replant on multiple occasions in the past. But despite of our efforts plants still has died. This area needs to have the irrigation completely redone and then re planted. Greg and I have both discussed this with the HOA board in the past. We have had this on our schedule to do for multiple years and have not been able to get to. The drought played a part when we had to remove irrigation on Saddle Creek drive, then re install irrigation, then reestablish turf and transition from turf areas to non turf. Infarct we just finished doing that a year and a half ago. Until the district has the time (hopefully this fall) to install new irrigation we do not recommend any other action in this area. Our guess is that doing this around our normal duties would take around two months. But could be more.
2. The medians as it is referred to are the four inner landscaped areas at the end of each cul-de-sac. There are four of them. These areas have never really been discussed by their board and us until early 2021. In the beginning of 2021 Barry Beasley reached out and said that the HOA board had approved of purchasing and adding new plants to these four areas. He wanted approval from us to do so. These are the emails that I have attached. After discussions we agreed. Not only agreed but we purchased and installed weed fabric to these areas. Once the rock was delivered Greg used our tractor to shuttle the rock from the pile to each area in an effort to co install. They purchased enough rock to get only three areas done. So, at this time there remains one area not landscaped with decorative rock. At NO time was it mention that the CSD would reimburse the HOA for this rock and labor they offered to have done. The fourth area that is not rocked is the best looking one, with healthy lush rosemary growing in it. We do not have a problem moving forward with rocking the fourth area in the next few months or so to have those complete. Please let us know your thoughts.

Over the years we have been able to remove decorative bark and install rock in areas in the community. We have been doing this because the rock never has to be replenished or added to make look good. We have approached it as starting with the oldest areas and moving up towards the newer areas. We have not made it to the SC 2 area yet as it is the newest developed area next to CV's Quail Creek.

We constantly do regular maintenance in the SC 2 area. Just as we do the same regular maintenance in the other neighborhood areas.

He mentions that the board is getting frustrated with seeing us maintaining and renewing materials along Saddle Creek drive. I am guessing that he brought this up because of the fact that this week we just started applying a thin layer of new bark over the old to enhance these areas. The areas I'm talking about are the median areas along Saddle Creek drive that we changed over from turf to low volume irrigation after the drought. What is not said about this is that Saddle Creek drive (from the gate house past the traffic circle to Oak Creek drive) is our biggest area to maintain. It consists of over two thousand sprinkler heads, the only CSD area that has lawns that have to be maintained each week, hundreds of roses to prune and the list can go on and on. This area is completely different from any neighborhood in

the district. In retrospect, this area and all the others in the community when you take into consideration what has to be done, it all equals out. Not to mention that every property owner including the SC 2 area benefits from the Saddle Creek drive area looking as good as it does.

We can most definitely make sure to attend the irrigation issue in the strip area. Unfortunately with the upcoming weed abatement, mosquito season and the normal heightened summer maintenance we do we can't get to this until early fall.



Tue 3/2/2021 4:54 PM

PK

Peter Kampa &lt;pkampa@kampacs.com&gt;

Re: Copper Glen Cul - De -Sac Circles

To: Ralph McGeorge

**From:** barry beasley <bb99998@me.com>**Sent:** Friday, February 26, 2021 12:50 PM**To:** Peter Kampa <pkampa@kampacs.com>**Subject:** Copper Glen Cul - De -Sac Circles

Peter,  
Confirming my proposal for consideration.

The HOA board at Copper Glen, known as Saddle Creek 2 HOA continually strives to maintain and invest in our common areas. We strive to make these areas look pristine as possible and have invested thousands of dollars maintaining and adding plants, trees and ground cover to achieve our goal.

There are 3 circles, which are maintained by the CSD, which have not had any additional plants, shrubs or bark added since I have lived here in 13 years. New bark was put down in the sidewalk area about 4 years ago but there are a lot of grasses that have died and never replaced.

These circle areas have recently been pruned (hacked) and honestly look like crap right now. I'm told that the plants will come back. Have you got anything in your budget for your improvements in these areas, and along Saddle Creek Lane alongside the sidewalk.

Can I suggest that our HOA board work with you in investing some money jointly in some color, plants and bushes and bark to upgrade the circles. I am suggesting that our contractor plant any new plants, shrubs and ground cover or soil and the CSD continue to maintain these circles.

The area by the side of the sidewalk, (along Saddle Creek Lane) which is CSD responsibility needs attention also. I am suggesting if we pay for plants, bark or soil and plant the circles, you pay and plant additions along the sidewalk area, and continue your maintenance?

I would be glad to walk these areas with you Peter to show you.  
I have talked to your manager a few times over the last thirteen years about improvements, but to no avail.

Thank you for your attention on this issue.  
We are trying to keep our areas looking nice and it's time for the CSD areas to be upgraded to match what we are doing.

Your Sincerely  
Barry Beasley.  
Present HOA2.

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Mon 6/28/2021 6:53 AM

PK

Peter Kampa &lt;pkampa@kampacs.com&gt;

Re: CSD Cul De Sac Circles

To: BARRY BEASLEY

Cc: Roger Golden; Larry Herbert; Bob Burns; barry beasley; Sharon Johnson; Greg Hebard; Ralph McGeorge

Barry,  
Sounds excellent to me and I am looping in Greg and Ralph for their information and input if needed. Thank you!

Peter J. Kampa  
General Manager

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**From:** BARRY BEASLEY <[bb99998@aol.com](mailto:bb99998@aol.com)>

**Sent:** Monday, June 28, 2021 12:02:23 AM

**To:** Peter Kampa <[pkampa@kampacs.com](mailto:pkampa@kampacs.com)>

**Cc:** Roger Golden <[4cornerspd@sbcglobal.net](mailto:4cornerspd@sbcglobal.net)>; Larry Herbert <[tioga@pacbell.net](mailto:tioga@pacbell.net)>; Bob Burns <[rjburns@hotmail.com](mailto:rjburns@hotmail.com)>; barry beasley <[bb99998@me.com](mailto:bb99998@me.com)>; Sharon Johnson <[sjohnson@camsmgmtinc.com](mailto:sjohnson@camsmgmtinc.com)>

**Subject:** CSD Cul De Sac Circles

Peter,

Things are in place to get extra daffodils and poppies planted in the circles in the Copper Glen area. In our board meeting we have approved putting solar lights in most of our common land. I want to ask for your approval to put 2 or 3 solar lights in each of the circles pointing up in the trees to light them up at night at night. Please let me know.

Thank you.  
Barry Beasley.  
President HOA2