

## Officers & Directors

President:  
Jeff Hobbs  
5209 Bloomsbury  
979-777-3505

Vice President:  
Mark Jurica  
5540 Somerford  
979-777-4283

Treasurer:  
Monica Palasota  
5311 Draycott  
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Secretary:  
James Kovar  
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409-247-0225

Director:  
Dave Moore  
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979-492-9323

Director:  
Richard Palasota  
5311 Draycott  
979-731-1134

Director:  
Kim Sailor  
4505 Kensington  
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Director:  
Dean Swartzlander  
6206 Trellick Ct  
979-219-2351

Director:  
Bill Watkins  
4611 Harrow Ct  
979-220-7788

## CHOA Annual Meeting May 18th

The annual meeting for residents of the Copperfield Homeowners Association is Thursday, May 18th at 6:00 p.m. at the Sam Houston Elementary Cafeteria. A catered hamburger dinner will be provided. Come hear from the CHOA Board about happenings in our neighborhood and how your annual dues are used. City officials will be on hand to answer any questions you may have. Swimming Pool memberships will be for sale at the meeting.

## CHOA Board Election

Election of 3 Board members will take place at the annual meeting in May. There are 3 current board members whose terms are ending in May: Jeff Hobbs, Richard Palasota, and Dean Swartzlander. If you would like to be on the ballot for the election of board members, please email your name, address, and a short bio to [help@associationservicesbcs.com](mailto:help@associationservicesbcs.com) by March 21st. Ballots will be mailed out in April and must be postmarked by May 8th or brought to the annual meeting. Directors are elected to 3-year terms. If elected as a director, you are expected to attend the Board meetings that are held on the second Monday of every even numbered month.

## Yard of the Month Nominations

Spring is near and with that comes yard maintenance. Award signs are put in the yards of those whose yards look outstanding. If you would like to nominate a yard, email the address to [dtswartz92@gmail.com](mailto:dtswartz92@gmail.com).

If your yard is not maintained, the Board has the right to have your front yard mowed and edged by landscaper. The property owner will be billed for the amount charged by the landscaper. Please keep your yards looking nice.

## Architectural Review Board

If you are planning on making changes to your property (such as painting your house, adding a storage building, or constructing a fence), you must submit your request to the Architectural Review Board for approval. Submit your request to [help@associationservicesbcs.com](mailto:help@associationservicesbcs.com). It is helpful to include in your request: your address, the section of Copperfield your property is in (you can look it up at [www.copperfieldbryan.org](http://www.copperfieldbryan.org)). If adding a storage unit: a written description of intended use of storage unit, storage unit dimensions, composition, and color scheme, and a plot diagram of the lot noting the placement of the storage unit.

## Covenant Violations

Covenants will be enforced in Copperfield. Our management company, Association Services, does a drive through of Copperfield twice a month. Properties with violations will receive a letter from Association Services. If the violation is not corrected, the violation will be turned over to our attorney with the homeowner paying the attorney's fee. If you see a covenant violation, you can report it to [help@associationservicesbcs.com](mailto:help@associationservicesbcs.com). If you need to look up the covenants for your section of Copperfield, go to [www.copperfieldbryan.org](http://www.copperfieldbryan.org).

## CHOA Board To Discuss Fee Schedule

At the next CHOA Board meeting in April, the board will be discussing and possibly voting on implementing a fee schedule for covenant violations. All residents signed a document agreeing to abide by the covenants when purchasing your property. Setting up a fee schedule will give the board more options in enforcing covenant violations.

## Help Keep Copperfield Clean

Please help keep Copperfield clean. Pick up any litter you may see in our neighborhood. It is up to us as residents to keep Copperfield looking the way we want it to look.

## Association Services Is Moving

Our management company, Association Services, is moving to a new office located at 1701 Southwest Pkwy Ste 209, College Station, TX 77840 effective March 1st. Access covenants, contact information, and board meeting dates on our website at [www.copperfieldbryan.org](http://www.copperfieldbryan.org). You can also pay your annual dues on the website under the "Pay Online" tab.

# Proposed Apartments on Copperfield Drive

Last Fall, we were made aware of a rezoning request for the property at the north-west side of the Copperfield entrance. The plan is to build an apartment complex if the rezoning request is passed by the Planning and Zoning Commission and the City Council.

The plans for the apartment complex show 2 entrances/exits onto Copperfield Drive. This would have an adverse affect on traffic exiting the subdivision. We have been told that criminals are drawn to apartment complex parking lots for illegal activity. For years, the City of Bryan has promoted the idea of neighborhood integrity. We do not feel that building an apartment complex upholds our neighborhood integrity.

We have been checking with the city frequently to find out when the rezoning request would be on the Planning and Zoning agenda. We received word that it is on the agenda for the P&Z meeting on Thursday, March 2nd at 6:00 p.m. The P&Z meeting will be in the City Council Chambers at City Hall (300 S. Texas Ave). We are encouraging residents of Copperfield to show up to the meeting and voice their opposition. If you cannot make it to the meeting, you can write a letter to the Planning and Zoning Commission to state your opposition. You can email your letter to: [planning@bryantx.gov](mailto:planning@bryantx.gov).

We know that something will eventually be built on that property. We feel that an apartment complex is not best use for that land. Our side of town is lacking in retail and restaurants. Please make every effort to make it to the Planning and Zoning meeting or submit a letter.

