COPPER CENTER · SCOV

The Copper Center Vote: What Owners Should Know

A new name. Same question.

What you're voting on

Up to $3.1 million in spending authority for the Copper Center only, with no start date and no expiration. The Board says the Artisan Center, Welcome Center, and Cart Barn remodels will come from reserves, with no vote.

Owners already said no

In April 2025, a $3 million request failed, and a $1,000 assessment failed 60% to 40%. The 2024 vote not to sell kept the building. It didn't approve spending.

The money isn't there yet

The Board's own forecast says construction can't start until late 2029-30, finishing in 2030-31. It assumes 5% dues increases every year. Costs rise about 5% a year, so any delay would push the project past $3.1 million.

What waits

Pools were residents' top two requests in the 2023 survey. Under the full plan, the capital fund is tied up until about 2031, then starts over. A pool, estimated by the Board at $1 to $2 million, could take 1 to 3 more years. The Board's benchmarking report says next buyers want active amenities: fitness, walkability, and pools.

Who pays

New buyers' fees over the next five years, about $3 million, would go to this one building, while other projects wait.

Who it's for

About 73% of the Copper Center's usable rooms would go to specific clubs. Only 12% would be open to all residents. A new Arizona law (A.R.S. 33-1821) requires HOAs to act "without favoritism," yet SCOV has no written policy for assigning dedicated space.

What future Boards could do

SCOV's Declaration lets the Board, without an owner vote, raise dues up to 15% a year, levy a special assessment of up to 5% of revenue, and borrow about $700,000 secured by future dues. This Board says it has no plans to do so, but admits it can't speak for future Boards. And since construction can't start until 2029-30, a future Board will be the one spending this money.

What a No vote means

The Board can still move forward with a right-sized project within its existing authority, about $1.36 million, and start sooner. Owners keep a say on anything more.

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Ballots due by noon, December 14 · Results December 16

Prepared by individual SCOV homeowners. Not affiliated with the SCOV Homeowners Association.