



THE CROSSWOODS REPORTER

A Newsletter for the Crosswoods Homeowners Association

October 2018

President's Column

By Rollie Morshead

2018 is racing by. As we enter the last quarter of this year, I reflect on everything our Association has accomplished.

Starting in January, our board began meeting with potential contractors to provide maintenance services previously performed by our landscaping crew. We were assisted by Bob Acrea, Chairperson of the Landscape Control Committee. Ultimately, the board selected Cagwin & Dorward (C&D), who immediately hired five of our previous employees.

C&D started working in the community on April 16th. Three of the members of our old landscaping crew, specifically Carl, Sandor, and David, remained assigned to Crosswoods as employees of The Management Trust. Together with Daniel and Natividad (who are now employed by C&D and are assigned to work at Crosswoods five days a week and are joined by three other landscapers), they have revamped how our landscape duties are performed and the community is maintained. Slowly but surely, I believe the landscape is looking better than I recall it ever looking.

Of the previous members of the association's facilities maintenance crew, three were immediately hired by River City Restoration, Inc. (RCR), a local contracting company familiar with homeowners associations and with the size and experience we need to keep up with the work needed to maintain our 451 homes.

RCR has been very busy attending to the issues reported from inspections performed, often as a result of a sale. In order to close escrow, many of these need to be addressed as quickly as possible. In many cases additional issues have been uncovered by RCR removing the siding. These issues prevent RCR from attaching new siding; in most cases a building permit has been issued and the city building inspectors will not approve of work proceeding until all issues have been addressed and correctly resolved.

This entire process has often resulted in delays, most often due to the scheduling requirements to get through the initial demolition, inspection by city building inspector, following up with the homeowner to get authorization to perform additional work not covered by the HOA (or hiring a new contractor to perform the required work), final approval by city building inspectors and painting. Added to these concerns is the fact that the market for building supplies has been very tight recently, resulting in unexpected delays obtaining materials (siding and windows in particular). RCR has recommended a higher quality siding at no significant increase in price and carries a fifty-year warranty compared to the 10-year warranty of the siding we had been using.

Recently, we asked three contractors of sufficient size and experience to provide bids to resume the siding and painting cycle

Continued on page 2

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Garret Satfield

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Mon., Tues., & Thurs. 9 am to 3 pm

Wednesday: 7 am to 3 pm

Friday: 9 am to 2 pm

Board of Directors

Rollie Morshead, President

Rudy Di Massa, Vice President

Margarita Orozco, Treasurer

Judith Ann Childress, Secretary

Don Dillon, Member at Large

Red Straub, Member at Large

Teri Todd, Member at Large

Management

Garret Satfield, General Manager

garret.satfield@managementtrust.com

Courtney Powell, Receptionist

courtney.powell@managementtrust.com

Accounting Questions

(916) 985-3633 Option 2, then Option 1

Monthly Meeting Calendar:

Board of Directors

Fourth Wednesday at 6 pm

Architectural Control Committee

First Tuesday at 6 pm

Mary Fenner, Chairperson

Finance & Insurance Committee

Third Wednesday at 6 pm

Dave Doubledee, Chairperson

Landscape Committee

Second Tuesday at 10:30 am

Bob Acrea, Chairperson

Pool Committee

Third Monday at 4 pm during Pool Season

Pam Ashby, Chairperson

Neighborhood Watch Committee

Meets as Needed

Cynthia Biedermann, Chairperson

RV Lot Committee

Meets as Needed

Dave Doubledee, Chairperson

Continued from page 1

work which has been stalled for several months, if not years. The delays reached so far that some courts are two or more years behind when originally scheduled, including Monticello and Rio Cuarto Courts. The board was pleasantly surprised when RCR's bid for this cycle work was the lowest despite their reputation for providing higher quality work at a higher price, however appropriate.

RCR also has agreed to significantly increase the size of the crew devoted to working here on site. In addition to the five-man crew completing "work-orders" (our term for requests due to inspections or homeowners' requests to address potential hazards or other concerns), RCR has added a second five-man crew to help complete that work. Lastly, RCR has added a third seven-man crew devoted solely to the siding and painting cycle work. In all, we have seventeen staff from RCR working on site attending to our facilities' needs.

The cycle work has started on Monticello and Rio Cuarto; we all look forward to this work completing before New Year's. Inspections will soon begin on Vera Cruz, next on the list for the siding and painting cycle. Vera Cruz is a year behind the previously-promised cycle. The board hopes to have bids received and a contractor approved so work can begin right away in 2019.

Best of all, the HOA finances remain in very decent shape. We have remained "current" on our contributions to our reserves, having fallen behind in the last quarter of 2017. We had to catch up a full quarter's worth, over \$150,000.

Now, all is well and we look forward to 2019. To a great year!

Finance & Insurance Committee Meetings

By Garret Satfield

Recently, the Finance & Insurance Committee agreed to hold their meetings at a new time each month.

For the remainder of 2018, the committee will hold their meetings on the third Wednesday of each month at 6 pm in the meeting room. This change should allow

for more homeowners to attend these important meetings. Additionally, this should also allow for more homeowners to have the opportunity to serve on the committee if they so desire, especially if the volunteer is still an active part of the workforce.

As always, homeowners are welcome to attend any committee meetings and observe the inner workings of a community such as Crosswoods.

Landscape Control Committee Meetings

By Garret Satfield

Effective with the committee meeting to be held on October 9, 2018, the Landscape Control Committee will hold their community walk-throughs at 9 am

on the second Tuesday of each month, with the meeting to promptly follow at 10:30 am in the Crosswoods meeting room.

As always, homeowners are welcome to join the committee on their walks and during the meetings. We look forward to seeing you there!

In Memory of Paul Fritz Schorno

Originally Published at www.curnowfuneralhome.com

Paul Fritz Schorno, 66, died unexpectedly at home on Sunday August 19, 2018 of natural causes. Paul grew up in Fife, Washington of Swiss immigrant parents. He attended Bellermine Preparatory graduating in 1970 and resumed studies at Western Washington University, graduating in 1974 with a degree in Political Science.

Paul was a general manager for several organizations, including Sudden Valley, WA, Farmington Woods, CT, and recently retiring from Crosswoods, CA. Following his retirement Paul relocated back to Washington to care for his 98 year-old mother.

Paul loved his children and grandchildren, he enjoyed travel,

always had a love for heated political discussions, loved music and had a great mind for trivia, especially as it related to the NY Yankees. He was preceded by his father Paul. He is survived by his daughters Heidi Schorno and Kara King, her husband Peter King and two grandsons Camden and Brayden King, his mother Ida Schorno, and sisters Rita, Hedy and Elizabeth. Services have not been scheduled.



Welcome, Jaime

By Courtney Powell

Recently, Garret and Rebekah Satfield welcomed their new son, James Asa Walter Satfield, to the family with his birth on September 18, 2018.

Jaime was born at 10:00 pm that night, weighing seven pounds, fifteen ounces and measuring twenty and one-half inches in length.

Both mother and baby are well, happy, and healthy. The Satfields are thrilled with their new addition.



2019 Candidates' Night

By Garret Satfield

Please join us for Crosswoods' 2019 Candidates' Night, scheduled for Thursday, October 18, 2018 at 6:00 pm in the Crosswoods Meeting Room.

Mark your calendars for an opportunity to meet with the candidates running for election to the 2019 Board of Director's at this year's Annual Meeting of the Membership.

All candidates will be given an opportunity to discuss their qualifications for serving on the board and their goals for Crosswoods. We look forward to seeing you in attendance!

Gutters

By Garret Satfield

Similar to 2017, in an upcoming meeting the Board of Directors will review a proposal for the cleaning of all gutters within the community. We anticipate this work will be approved soon.

In order to ensure the gutter cleaning is as efficient as possible, the cleaning will likely not occur

until after almost all leaves within the community have fallen. For comparison's sake, the cleaning approved in the last quarter of 2017 did not begin until early January 2018.

Until that time, work orders for gutter cleanings will only be issued for the most urgent cases. If your gutter is actively overflowing during rainfall, please submit pictures and/or video the office so it may be evaluated for a "one-off" cleaning.

Annual Meeting Mailing

By Garret Satfield

Recently, all homeowners were mailed copies of the packet for the Annual Meeting of the Membership, including a copy of the ballot for the upcoming election.

Please review all information included in this packet and follow

all instructions exactly as they are listed. Failure to follow the instructions contained in the packet may lead to your submitted ballot being declared invalid.

As always, if you have any questions or concerns regarding the Annual Meeting or the ballot packet, please do not hesitate to contact our office.

Newsletter Delivery

By Garret Satfield

Recently, the Board of Directors discussed how best to ensure all homeowners and residents receive each bi-monthly newsletter, ensuring their ability to review all community notices and information contained in each issue.

After much discussion, the board has directed Management to see to the mailing of this and all future issues of the newsletter to all pertinent parties. As I'm sure you understand, this direction creates a postage and preparation expense for each issue of the newsletter.

Considering the above, if you still wish to receive the newsletter by email only, please complete and submit to the office the form

contained on the last page of this newsletter. By completing and submitting this form, your name and email will be added to a database which will be used for electronic delivery of each issue.

Any homes that do not submit an email address for email delivery of the newsletter will continue to receive a hard copy of the newsletter in the mail every two months.

Please note that if you have previously received the newsletter by email, we still need you to complete and submit the attached form. All previous email addresses for newsletter delivery have been removed from the database to ensure a clean, smooth transition.

We thank you for your assistance and consideration in this matter.

Volunteers Needed

By Garret Satfield

Currently, there are many opportunities available to Crosswoods homeowners to serve the community.

The following committees have the following number of openings for appointments to serve:

- Architectural Control Committee: One opening
- Finance & Insurance Committee: One opening
- Landscape Control Committee: One opening
- Neighborhood Watch Committee: One expected opening in the near future

If you are interested in serving your neighbors and fellow homeowners by joining one of these committees, please submit to the office a written request for consideration. The board will review the request at a subsequent open meeting and will consider you for appointment.

Thank you to all of our ongoing and future volunteers!

Neighborhood Watch Update

By Cynthia Biedermann,
Neighborhood Watch Chairperson
(crosswoodsnw@gmail.com)

Are you committed to keeping our Crosswoods community free of crime? If so, please join us for the next Neighborhood Watch quarterly meeting this Monday, October 15th, at 6pm in the meeting room. During Monday's meeting we'll review the latest crime report for our area, watch captain vacancies, and goals for the Crosswoods Neighborhood Watch Committee. An open forum for resident's concerns is always on the agenda.

The subject of speeding in residential areas was raised during the Area 4 Arcade Creek Neighborhood Association October 2nd meeting. Citrus Heights Police Department (CHPD) POP Officer (Problem Oriented Policing Unit) Taylor noted our respective requests for an increased police presence in our neighborhoods in an effort to curb speeding. I specifically requested random patrols on Crosswoods Circle.

The CHPD website features multiple resources to help us all stay safe. Visit the CHPD website resources page at:

www.citrusheights.net/871/Public-Safety-Awaren

for Public Safety Awareness Information. Multiple brochures and flyers addressing a wide range of topics, including how to prevent both vehicle and residential robberies, updates to seat belt laws, vacation checklists, surviving an active shooter situation, and more, are available for your review.

As always, if you see something... please say something! HOA infractions should be reported to the office at:

garret@crosswoodshoa.com

or call (916) 723-3120. Otherwise, please email:

crosswoodsnw@gmail.com.

Mark your calendars now for the January Neighborhood Watch Meeting, which will take place on Monday, January 7, 2019 at 6pm in the HOA meeting room.



Please report non-emergency homeless concerns to the Citrus Heights Police department representative via email at:

navigator@citrusheights.net

In the event of an emergency situation, do not hesitate to call 911!



Many, many thanks to the Crosswoods residents who worked with the Sunrise Recreation & Park District to have the area cleaned up along the creek between Crosswoods Circle and the back of Vera Cruz Ct. The dense overgrowth had become an eye sore and was an ideal location for the homeless to camp.

Agenda Items Reviewed and Action Taken by the Board of Directors during the months of August and September

- ⇒ Appointed an Inspector of Elections
- ⇒ Approved proposals to perform the siding and paint cycle work scheduled for Rio Cuarto and Monticello Courts
- ⇒ Approved a proposal for major repairs to sewer lines on Castillo Court
- ⇒ Approved a proposal for major repairs to a water main on Lompoc Court
- ⇒ Approved a proposal for the review of the association's finances for the year ending December 31, 2018
- ⇒ Approved an operating budget for 2019
- ⇒ Approved the removal of a diseased and decaying oak tree
- ⇒ Approved a proposal for the cutting of concrete sidewalks along Crosswoods Circle

Upcoming Office Closures

In observance of the Thanksgiving Day holiday, the office will be closed on:

- ⇒ Thursday, November 22, 2018
- ⇒ Friday, November 23, 2018

Sonnet 73

By William Shakespeare

That time of year thou mayst in me behold
When yellow leaves, or non, or few, do hang
Upon those boughs which shake against the cold,
Bare ruined choirs, where late the sweet birds
sang.

In me thou see'st the twilight of such day
As after sunset fadeth in the west;
Which by and by black night doth take away,
Death's second self, that seals up all in rest.
In me thou see'st the glowing of such fire,
That on the ashes of his youth doth lie,
As the deathbed whereon it must expire,
Consumed with that which it was nourished by.

This thou perceiv'st, which makes thy love
more strong,
To love that well which thou must leave ere
long.

