



THE CROSSWOODS REPORTER

A Newsletter for the Crosswoods Homeowners Association

April 2018

President's Column

By Rollie Morshead

Given the many changes our association has gone through in the past two quarters, I thought I would review why we made these changes. Not only have we removed a good deal of potential liability from our Association, we have improved our financial position and have reason to expect future improvement throughout this year and in years to come.

Our financial health was never bad, but the HOA was running short of cash in the last quarter of last year. The regular monthly contributions to our reserves were not made in October, November and December due to this shortage. Since we engaged The Management Trust and Garret Satfield assumed the on-site management of our daily activities, our cash flow has improved significantly. In the three months starting in January we have enjoyed a cash surplus by taking in more cash than we spent each month. In February, we completed catching up all 2017 contributions to our reserve funds, and in March made the January 2018 contribution. Also, we were close to making the February 2018 contribution, thus nearly "current". We expect to be fully "current" by the end of Quarter 2 of this year, if not before.

As a Board of Directors we have a fiduciary responsibility to our fellow homeowners. We take this responsibility very seriously, and this is the primary reason why we made the moves we have. First and most important, we removed a

significant amount of liability we risked so long as we employed staff. Our homes ultimately "guarantee" the finances of the association. Liability resulting from many kinds of actions by an employee leaves the HOA, as the employer, responsible. Hypothetically, in an extreme case, the resulting financial impact (potentially quite large) could have negatively affected all homeowners in the HOA. That is why we felt it necessary to remove this kind of liability.

We find we enjoy other financial benefits by engaging The Management Trust. Garret and all of their staff are well trained on the many requirements of the Davis-Stirling Act and other California laws which govern our HOA. So far in 2018 the Board has not requested any opinions from our attorney Rod Baydaline so we are not billed for his services. With the engagement of Cagwin and Dorward (starting mid-April) all our landscape and facilities work will be done by licensed contractors, further reducing any potential liability to our Association.

Our Association remains strong financially thanks to the efforts of the volunteers of our F&I Committee. The chairperson Lutz Engelmann had to step down due to his health and some pending extended absences resulting from treatment he plans. Everyone wishes Lutz well and thanks him for his service. He remains on the committee as a member, just not as chair. This vital committee helps us to properly consider the many

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Office Contact Information

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Mon., Tues., & Thurs. 10 am to 4 pm
Wednesday: 10 am to 6 pm
Friday: 10 am to 3 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 ext. 8825

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 4 pm
Vacant - Chairperson

Landscape Committee

Second Tuesday at 4 pm
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

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difficult choices we have as we work to find the best solutions to all our Association's needs. This committee also watches the investments of our hard earned Reserve funds, working to ensure we safely earn the best returns. Please consider joining us as a member of the committee, especially if you have a background in finance and/or experience managing a business.



Upcoming Concrete Repairs

By Garret Satfield

In the interest of the safety of the residents of Crosswoods, the Board of Directors recently selected Precision Concrete Cutting (PCC) and engaged their services to mediate any lifting concrete concerns within the community.

This work will affect any lifting concrete throughout the community's sidewalks, walkways, and driveways. The cutting of the concrete generates some noise, small pieces of concrete, and a small amount of dust, all to be removed by the contractor. This

work moves very quickly; we do not anticipate the inconvenience you may experience will last for very long.

The work is scheduled to begin the week of April 9, 2018 from 8:00 am until approximately 2:00 pm, lasting several weeks as PCC moves through the community. Some residents may be asked to remove vehicles from their driveway in order to help facilitate this work.

If you have any questions or concerns regarding this work, please do not hesitate to contact the office. We thank you for your cooperation as we see this work to completion.

A Note from the Landscaper

Dear Homeowner:

Cagwin & Dorward is honored to be selected as your landscape maintenance contractor. We look forward to working with Garret Satfield and the Board of Directors to continue to maintain and preserve your beautiful community.

We understand that your community deserves an elevated level of attention to detail, sensitivity to homeowners and quality of work. Our Operations Management, Account Manager, and Field Crew will all work together to assure a smooth start, through a well-developed and organized plan. While we are

transitioning and getting to know your community we ask for your patience.

One of the Board of Directors' concerns during this transition was the future of your existing landscape maintenance staff. We are happy to say it is our intention to offer all eligible employees employment with Cagwin & Dorward. Doug DeVol (Operations Manager) and Cesar Galvez (Account Manager) will be Cagwin & Dorward's management team. They will be working closely with Mr. Satfield and the landscape committee to make sure we are meeting the expectations of the community.

It will be important that any special requests or concerns be directed to Mr. Satfield. This will

ensure that the crews are able to stay on task and your requests are recorded and planned for accordingly.

Cagwin & Dorward is a well experienced, full service landscape company that has the resources to manage your property in an upscale manner. We will work hard to ensure your expectations are being consistently met! We will always take pride and ownership in what we do. Again, we look forward to taking care of your community.

Sincerely,

CAGWIN & DORWARD

We are Neighborhood Watch. Remember, if you see something, do not hesitate to say something!

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

Hello Neighbor!

I have been a resident of Crosswoods since 2012. However, this beautiful community that we all call home has long been an integral part of my life. My parents moved to Citrus Heights in 1959. They quickly befriended Doc and Jeanette (Cross) Briggs. The homestead was alive with cattle, horses, chickens and a pet raccoon that would wash its food in the pool while we were swimming. Cattle drank from a large pond, located adjacent to the original stables, that was home to huge, and very loud, bullfrogs. It wasn't long before my dad was running cattle on the property and I, a really poor excuse for a ranch hand, followed Jeanette around and traveled to county fairs with her whenever I had the chance. Years later I would house sit when she went out of town on one of her 100 mile (horseback) rides. My memories are rich with Crosswoods history. If you look closely at the oak trees

around your home, you might see the scars from an old truck that I learned to drive as a kid, making my way onto the property via a narrow gravel road off of Auburn Blvd.! Needless to say, I have a vested interest in Crosswoods! When the prospect presented itself to volunteer as the next Neighborhood Watch Chair, I thought it was a perfect opportunity to contribute to my community.

To have an effective watch program we all need to know what is expected of us. If you do not have a Neighborhood Watch packet (which is full of valuable information), please ask for one at the HOA office or send me an email at crosswoodsnw@gmail.com, and I will have one dropped off at your home. I invite you to join me and our neighbors in keeping an eye out for our property and our community as a whole. Do not hesitate to report suspicious activity and crimes to police and our watch captains. Stay informed by communicating with your neighbors. Let's look out for each other!

Speaking of looking out for each other, Gordon Wolfe has been your Crosswoods Neighborhood Watch Chair for the last several years and has done a tremendous job of organizing and running the

program. Due to Gordon's efforts we can communicate with our watch captains (volunteers who represent the respective streets/courts in Crosswoods) via email and share valuable information in a timely manner. Our watch captains keep us apprised of suspicious activities and any crime in their immediate areas. Conversely, when reports and alerts come directly from the police department, we can quickly share that information with them. If you would like to receive reports and alerts, please email me at the address above. I will add you to the "reports and alerts" list (if you have privacy concerns, please know that emails are sent using the "blind copy" feature). While Gordon is stepping down as chair of the Neighborhood Watch Committee, he is staying on as secretary and I am so very thankful to have his continued experience and wisdom to rely on. I hope you will join me in thanking him for his tireless efforts to actively maintain the Crosswoods Neighborhood Watch Committee. **Thank you Gordon!**

If you would like to learn more about our Neighborhood Watch Program, please join us at our next committee meeting, Monday, July 9 at 6 PM in the HOA meeting room. The meetings are open to all residents. I hope to see you there...

Dumpster Dates

By Garret Satfield

Republic Services will be delivering two 40-yard dumpsters to the community the week of April 16, 2018, with their removal scheduled for the afternoon of Friday, April 20th.

The dumpsters will be placed on Crosswoods Circle, with one near the walkway to the office and the

other by Montez Court. Please feel free to use the dumpsters to dispose of any larger items you may be looking to remove from your home.

As you may have noticed, we do not have a large window for the dumpsters to stay on the public streets. In the past, non-residents have used the dumpsters to dispose of their own personal belongings. While we will have "no trespassing" signage displayed near

the dumpsters, we ask that all residents do all they can to ensure that only Crosswoods residents use this service, including not discussing the availability of the dumpsters with any individuals who do not reside within the community.

If you have any questions or concerns, please do not hesitate to contact the office. We thank you for your cooperation in this matter.

Ongoing Community Maintenance

By Garret Satfield

There are several ongoing maintenance projects within the community, including siding repairs, painting, concrete removal and replacement, and asphalt repairs.

Homes on Monticello Court and Rio Cuarto (those carried over from 2017) are being evaluated for siding repairs and painting. This work will be let out to bid, with a special request for proposals to include the possibility of using higher quality materials so we may see a greater return-on-investment. Upon receipt of proposals from

licensed general contractors, the Board of Directors will determine who should perform this work. We anticipate the repairs and painting will begin during the summer.

While the sidewalks, walkways, and driveways were evaluated for the concrete cutting referenced on page two of the Reporter, we identified several areas where removal and replacement of the concrete would be a more effective repair. Therefore, we are developing a scope of work for the removal and replacement of several areas of concrete within the community. As with the siding and painting, this work will be let out to bid, with an anticipated work start date by autumn. Please note that any concrete work performed within the community, including

cutting and/or removal and replacement, will be performed on a priority basis, with immediate safety concerns taking the priority. Concrete work can be very extensive and expensive; therefore, it is in all parties' best interests for safety concerns to be mediated first.

Lastly, we are pleased to report that a section of the asphalt walkway behind Navarro Court was recently removed and replaced. We anticipate all other asphalt walkways will be evaluated for similar repairs in the near future.

As always, if you have any maintenance concerns with your home or the common area, please do not hesitate to contact the office.

Put It In Writing

By Garret Satfield

Please be advised that in order for management and/or the association to take action on any item requested (such as a work order, proposal, or complaint against another community resident), the request must be received in writing by management at the office. In your request, please include your name, address, the date, and a brief description of the service needed and/or complaint.

Please note that complaints against your neighbors are treated with strict confidence; the identities of the complaining parties will only be revealed to the Board of Directors unless subpoenaed in a court of law.

Written notices may be mailed or hand-delivered to the office. Additionally, you may email the management staff at the contact information included on page one of the Reporter. Thank you for your understanding and cooperation in this matter.

After-Hours Emergency?

By Garret Satfield

Sometimes, emergencies can crop up when we least expect them, including after-hours when the management staff is not on-site. If such events occur, please call The Management Trust's answering service at 866.324.3704. Your call will then be routed to the General Manager of the community, Garret Satfield, for appropriate action.

Please note that this service should only be used for legitimate emergencies, such as a fire or flood. Any other concerns may be sent in writing to the office. Additionally, you may call the office line at 916.723.3120 and leave a voicemail for management to address upon their return to the office.



Upcoming Pool Season

By Garret Satfield

The three community pools will be open for the season on Friday, May 25th. Additionally, the Pool Committee will discuss the possibility of an earlier opening date for the main pool at their committee meeting scheduled for April 16th.

Prior to using the pools, we request that you please review the pool rules and regulations of the community. All residents of the community, including tenants, are expected to follow these rules at all times.

Thank you for your cooperation. We hope you enjoy the pools this summer.

Agenda Items Reviewed and Action Taken by the Board of Directors during the months of February and March

- ⇒ Entered into an agreement with Cagwin & Dorward Landscape Contractors to perform regular landscape maintenance within the community
- ⇒ Entered into an agreement with Allied Trustee Services to perform collections services for the community
- ⇒ Approved a proposal submitted by River City Restoration, Inc. to rebuild two brick walls within the community
- ⇒ Approved a proposal submitted by Precision Concrete Cutting to perform concrete repairs throughout the community

Upcoming Office Closures

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

⇒ Monday, May 28, 2018

Sonnet 98

By William Shakespeare

From you have I been absent in the spring,
When proud pied April dress'd in all his trim
Hath put a spirit of youth in every thing,
That heavy Saturn laugh'd and leap'd with him.
Yet nor the lays of birds nor the sweet smell
Of different flowers in odour and in hue
Could make me any summer's story tell,
Or from their proud lap pluck them where they
grew;
Nor did I wonder at the lily's white,
Nor praise the deep vermilion in the rose;
They were but sweet, but figures of delight,
Drawn after you, you pattern of all those.
Yet seem'd it winter still, and, you away,
As with your shadow I with these did play.

