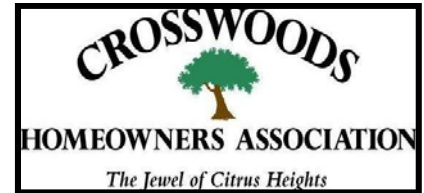


CROSSWOODS REPORTER

April 2011



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BOARD OF DIRECTORS

Alan Leach, **President**
Bernida Childers, **Vice President**
Paul Ogden, **Treasurer**
Leslie Lake, **Secretary**
Naomi Hauge
Jim Bryson
John Bain

MEETING CALENDAR

Architectural Control Committee:

First Tuesday at 7:00 p.m.
Bob Fisher

Pool Committee:

Second Tuesday at 10:00 a.m.
Bill & Chris Swars

Landscape Committee:

Second Tuesday at 4:00 p.m.
Bob Acrea

Finance & Insurance Committee:

Third Wednesday at 4:00 p.m.
Stan Spalding

Board of Directors:

Fourth Wednesday at 6:00 p.m.

Committees that meet only as needed:

Neighborhood Watch –
Gordon Wolfe
RV Lot – Ken Lake

OFFICE STAFF

Paul Schorno, **General Manager**
Jaz Tuala, **Administrative Asst.**
Patti Wright, **Controller**
Sue Harris, **Accounts Receivable**

Newsletter Editors:

Leslie Lake and Jaz Tuala

President's Message By: Alan Leach, Board President

With the end of the rainy season, spring work has begun. The Facilities crew is working on the siding rehabilitation program again. The Landscape crew has applied a new fertilizer that will, according to GM Schorno, do a better job of building the root structure of our grass areas. The crew is about half way through converting the ten areas that were identified by the Association and CalAm as being best suited for water/labor efficient landscaping. CalAm has been reimbursing the Association for most of the non labor costs of converting these areas, and it is hoped that they will continue to do so until all ten areas are completed. The Association has been awarded a "Blue Thumb" designation for its efforts at water conservation. At the request of CalAm, two temporary "Blue Thumb" signs will be placed in Crosswoods to highlight the effort so that other Associations can see the work and be encouraged to do similar projects.

>>Continued on Page 3.

2010 Financial Review Completed By: Stan Spalding, F&I Chair

As required by our governing documents, the annual financial review was completed and approved by your Board of Directors in March. Also, as required, it will be distributed to all Crosswoods homeowners in April. The CC & R's say we must: obtain an audit or review from an accounting firm and distribute the audit to each homeowner by the end of April.

It's on schedule. You will receive your copy either by hand delivery, if you live on-site, or by mail if you don't. If you don't get your copy, please contact the office. >> Contined on page 2.

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General Managers Column

By: General Manager Paul Schorno

We're trying something new with respect to maintaining the landscape around homes and within the common areas. In the past our landscape workers were deployed as specialists. There were 4 staff members who comprised the mowing crew, with the responsibility to cut and edge lawns as well as collect grass clippings. Each week, the entire community was mowed over a four day period. In addition, 2 landscape workers had the primary responsibility for pruning shrubs, while another couple of workers were dedicated to special projects, revamping landscape beds by removing old shrubs and planting replacements. Landscape specialization has its place. However, with our limited resources and time limitations to finish the various tasks within all the areas of the community, it's important for us to find ways to bring about time economies so that routine tasks like mowing and pruning can be completed expeditiously, which would provide more time to undertake landscape refinement projects, bed maintenance, drainage improvements and enhancement of remaining lawn areas.

To this end, a new landscape management program was instituted during the first week in March. Landscaping personnel have been redeployed as generalists. The community has been demarcated into 6 landscape areas with one landscaper, "a caretaker", assigned to each area and responsible for all of the grounds maintenance tasks for that area. For instance, mowing and edging of all the community lawns have been relegated to 2 days (Thursdays and Fridays weather permitting). Shrub pruning in all areas will be the routine for Tuesdays. (cont. pg. 3)

Water Conservation

With spring finally here and many residents ready to have plants blooming again on decks and patios, it's a good time to think about how best to do that without wasting water. There are many local agencies ready to provide tips for water conservation, both indoors and outside.

The Regional Water Authority provides water tips and services, including pamphlets and links to re-

Financial Review Completed

<<Cont. from Pg. 1.

By: F&I Chair, Stan Spalding

Since we had a full audit performed last year, the Board decided to have a review done this year. A review is slightly less comprehensive than an audit, but is still acceptable while being less expensive. We used the same auditing firm Propp, Christensen, Caniglia, LLP, as last year. They have auditors who are familiar with our processes and have provided expert advice in the past. Their report is similar in format to prior audits, so if you are interested in the numbers portion of the document you should be able to make valid comparisons to prior years.

This article will not attempt to evaluate or interpret the auditor's report. That is not our function. However, we believe the auditors comments at our review meeting were quite positive and that this task has been successfully completed again. If you feel you need or want more information and/ or clarification on this subject, please contact the office and they will try to obtain answers to your questions.

Notice of Herbicide Applications

From time to time throughout the current growing season, the landscaping staff will spray herbicides where needed in an effort to eliminate weeds and unsightly growth from landscape beds and natural areas.

Application of herbicides will be carried out in accordance with Sacramento County Department Pesticide Application regulations as well as labeled instructions.

While the herbicide material that will be used is considered innocuous, we provide this information to you as a right to know. If you have any questions or concerns, we invite you to share them with us by calling:

The office (723-3120) or

e-mailing paulschorno@crosswoodshoa.com.

bate programs available for replacing water using appliances. Contact them at www.rwah20.org/rwa/educated. or call 1-888-987-8477.

California American Water can also provide conservation tips through their Conservation Coordinator. Call 568-4236 or find them online at www.calamwater.com.

There are many ways to keep water costs from rising and still enjoy outdoor plants.

Manager's Report << Cont. from pg. 2

The 2011 spending plan calls for 10 landscape employees, which includes Supervisor, Shari Hukill as well as Landscape Technician, Terry Dean. With six of the landscape staff members designated for individual areas as caretakers, the 2 remaining landscape staff members are deployed as "runners" to support the work of the area caretakers, especially in picking up and disposing of debris, assisting in the completion of special projects, and providing substitution during caretaker absences. The over-riding goal is to have a caretaker within each of the 6 areas every day of the week completing tasks and enhancing the landscape.

At this early stage of the transition to this program, the progress has been very encouraging and we are cautiously optimistic about what can be accomplished. This can be attributed to the longevity and overall experience that our employees bring to the table. Of course, there is some training that is necessary as well as mandatory quality control by the supervisors. But the enthusiasm of the employees for the opportunity to individually exhibit their handiwork in maintaining and upgrading the landscape of Crosswoods has facilitated this transition. More details with regard to this program will be communicated to you in the next issue of the Reporter.

Membership List Opt Out

As a result of legislation passed in 2006, CHOA is obligated to provide a membership list to any Crosswoods homeowner who requests it. However, if you want to opt out of the Crosswoods membership list, please complete this form, check the box, and deliver to the Crosswoods office.

Name: _____

Address: _____

City, State: _____

Please remove my name from the Crosswoods membership list that is to be provided upon request by any Crosswoods homeowner.

Signature: _____

Date: _____

President's Report <<Cont. from pg. 1.

By: Alan Leach, Board President

We have a new Neighborhood Watch coordinator, Gordon Wolfe, to revitalize the Neighborhood watch committee. Gordon has scheduled a series of meetings with current Neighborhood Watch monitors to solicit input and ideas to make the program more effective in Crosswoods.

Finally, the Association has been taking more aggressive action to collect delinquent accounts. The Association is now using a collection agency run by attorneys, filing liens sooner rather than later, and sometimes going to small claims court. Overall, I believe Crosswoods is in much better shape than most Associations with respect to delinquent accounts. A big THANK YOU to all homeowners who keep their accounts current!

Neighborhood, Watch Your Back!



My name is Gordon Wolfe and I am your Neighborhood Watch committee chairperson. As you may know, the Crosswoods Homeowners Association Board of Directors recently appointed me to this position. This is a new role for me; a role I view as vitally important to our community. I have lived in Crosswoods for nearly 15 years. Like many of you, I cannot think of a better place to live in the greater Sacramento area.

Currently, I am coordinating with the Arcade Creek Neighborhood Association and the Citrus Heights Police Department to learn as much as I can about the Neighborhood Watch program. Also, I have scheduled a series of meetings this month with all Crosswoods watch coordinators to discuss the issues facing our community and how best to keep it safe. From time to time, you will hear from me via the newsletter regarding Neighborhood Watch issues and ways to help prevent crime.

It is important to remember that an effective Neighborhood Watch crime prevention program is the responsibility of all residents, not just a few. It involves neighbors getting to know neighbors, working in cooperation with each other and law enforcement to help prevent crime. Law enforcement simply cannot be present in any community 24 hours a day. Resident involvement is essential to help combat crime. Please join me by becoming actively involved in our Neighborhood Watch program.

REFUSE CONTAINER on CROSSWOODS

A refuse bin will again be made available to Crosswoods residents at **SAN ALTOS CIRCLE.**

Allied Waste will provide the bin from **May 25th-27th**

Homeowners may dispose of unwanted items, except hazardous materials, dirt, concrete or rocks, batteries, or vehicle parts. A complete list of prohibited items is available on the Allied Waste Disposal website.

Please do not leave items outside the bin or place items into it once it is full.

Remember...

Reduce, Reuse & Recycle

Reduce the amount of trash you throw away and reuse containers & products. Recycle as much as possible and purchase products with recycled content.

"Listen up, you couch potatoes: each recycled beer can saves enough electricity to run a television for three hours."

~ Denis Hayes

WORK ORDER UPDATE

Landscape: At the beginning of February, there were **41** outstanding work orders. During the month of February, **17** new work orders were generated. **11** work orders were completed throughout the month leaving **47** work orders outstanding for the Landscaping crew as of 2/28/11. The following is a break-down of the remaining 47 work orders for Landscape:

Landscape Renovation/Applications: 12
Lawns care: 10
Shrub/Plant care: 6
Drainage Issues: 2
Tree /Stump Care: 14
Irrigation: 3

Facilities: At the beginning of February there were **37** open work orders. **35** new work orders were generated during the month. **29** work orders were completed leaving **43** outstanding work orders for the facilities crew as of 2/28/11. The following is a break-down of the remaining 43 work orders for Facilities:

Concrete/ Courtyard Repairs: 6
Deck, Ramada, Siding & Wood Sealing/ Repairs (Minor): 9
Deck, Ramada, Siding & Wood Sealing/ Repairs (Major): 10
Gutter Cleaning/Repairs: 10
Inspection Reports: 4
Paint: 4

Board Meeting Report

A Regular Board meeting was held on February 23rd and March 23rd. Some of the actions were as follows:

- Approved replacement of six Hardie-shake roofs and four flat roofs
- Authorized the repair of fencing separating Monticello Court and the Deterding property
- Approved liens on four properties
- Approved the 2010 financial review prepared by Propp Christensen & Caniglia LLP.
- Approved the Copy Paper Reform Act of 2011 to reduce the use of paper in Board packets
- Approved wooden replacement gate as recommended by the Architectural Control Committee

Crosswoods Homeowners Association
Office Hours: Mon, Tues & Thurs : 10am-4pm
Wed: 10am-6pm and Fri: 10am-3pm

The office will be closed on the following dates in observance of the following holiday.

Memorial Day
Monday, May 30th